City of Marion
Asset Management Plan
2024-2034

Open Space

Draft

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Stanley Street Reserve, Glengowrie

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Cover image: Stanley Street Reserve, Glengowrie. 2024 AILA SA Landscape Architecture Award for Play Spaces

Executive summary

Purpose of the plan

The purpose of the Open Space Asset Management Plan (AMP) is to improve Council's long-term strategic management of assets so that they effectively meet the required levels of service. The plan defines the state of the Open Space assets and considers future requirements whilst balancing performance cost and risk. It provides the optimum lifecycle management and costs for the next 10 years.

The Open Space AMP is aligned with the Council Strategic Plan and informs the Long-Term Financial Plan. The AMP is owned and managed by the Manager, City Activation. Information is current as of March 2024.

	Replacement cost
Active parks	$5,606,864
Furniture related	$2,060,714
Irrigation related	$10,466,181
Lighting	$8,131,344
Pathways	$3,667,727
Playground related	$9,872,695
Structures	$3,133,830
Other	$3,610,283
Total	**$46,549,638**

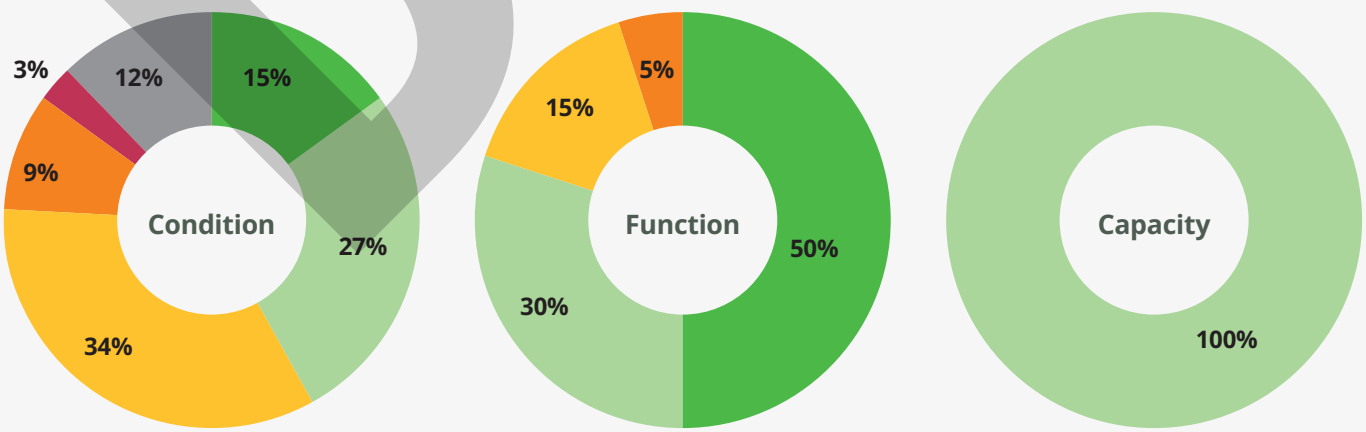
State of council assets

The table below outlines the replacement cost of the assets together with quantities of selective assets. For a further breakdown of asset information refer to pages 19-20.

	Asset type	Qty
Playgrounds	Local	41
	Neighborhood	42
	Regional	6
Community Sport Facitilities and Shelters	Basketball 3 on 3	26
	Cricket pitches	24
	Fitness equipment locations	15
	General sports ovals	9
	Multi use court - Basketball and netball	5
	Multi use court - Basketball and tennis	2
	Multi use court - Tennis and netball	10
	Netball Courts	3
	Shade Sail locations	47
	Tennis Courts	23

Note: BBQ's and toilets are managed under Buildings and Structures AMP.

More sports courts such as tennis and basketball are found in the Building and Structures AMP depending on their location or their designation as a community court.



Condition score

Very good | Good | Fair | Poor | Very poor | No data

The above graphs show condition, function and capacity rating as percentage of approximately 6000 assets. Refer to pages 21-23 for a description of the Ratings Scale 1-5 and a discussion on the ratings provided.

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Hugh Johnson Boulevard Reserve, Sheidow Park

This table provides provides a summary of the performance of the assets against condition, function, and capacity. Overall, open space assets are tracking well against these measures.

Parameter	Current performance	Expected trend based on planned budget
Condition (is the physical integrity sound?)	Nearly 90 % of the 6000 assets are in fair to good condition with signage being the bulk of those assets in poor condition.	Asset renewal program will ensure asset condition remains good overall. Trend is MAINTAIN.
Function (is the asset providing the intended service?)	95% of the assets are providing the right service. Some desired features lacking in playgrounds, and accessible pathways.	CapEx projects will add new functionality as per the O/Space Plan. Trend is MAINTAIN.
Capacity (is the asset over or underutilised?)	Current capacity is good overall with all assets operating within design limits.	CapEx implementation will ensure utilisation remains within design limits. Trend is MAINTAIN.
Climate Resilience - Not measured	Refer to page 18 climate change adaptation.	Refer to page 18 climate change adaptation.

Service levels

Summary activities to meet the service level required

Community service requirement	Activities funded to sustain the service requirement
Open space assets are safe to use, functional, compliant, and able to deliver the community services required.	• Renewal of assets to ensure the desired functionality is preserved. • Construction of new assets where the Open Space Plan identifies a required service. • Monitoring asset condition and compliance to standards through programmed inspections and audits – especially playgrounds. • Operation of irrigation systems to ensure vegetation and lawned areas thrive and are fit for purpose. • Repair of defects. Proactive replacement of components (where identified) via asset inspections.

Refer to page 11 for more information on levels of service.

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Future demand

Summary demand management plan

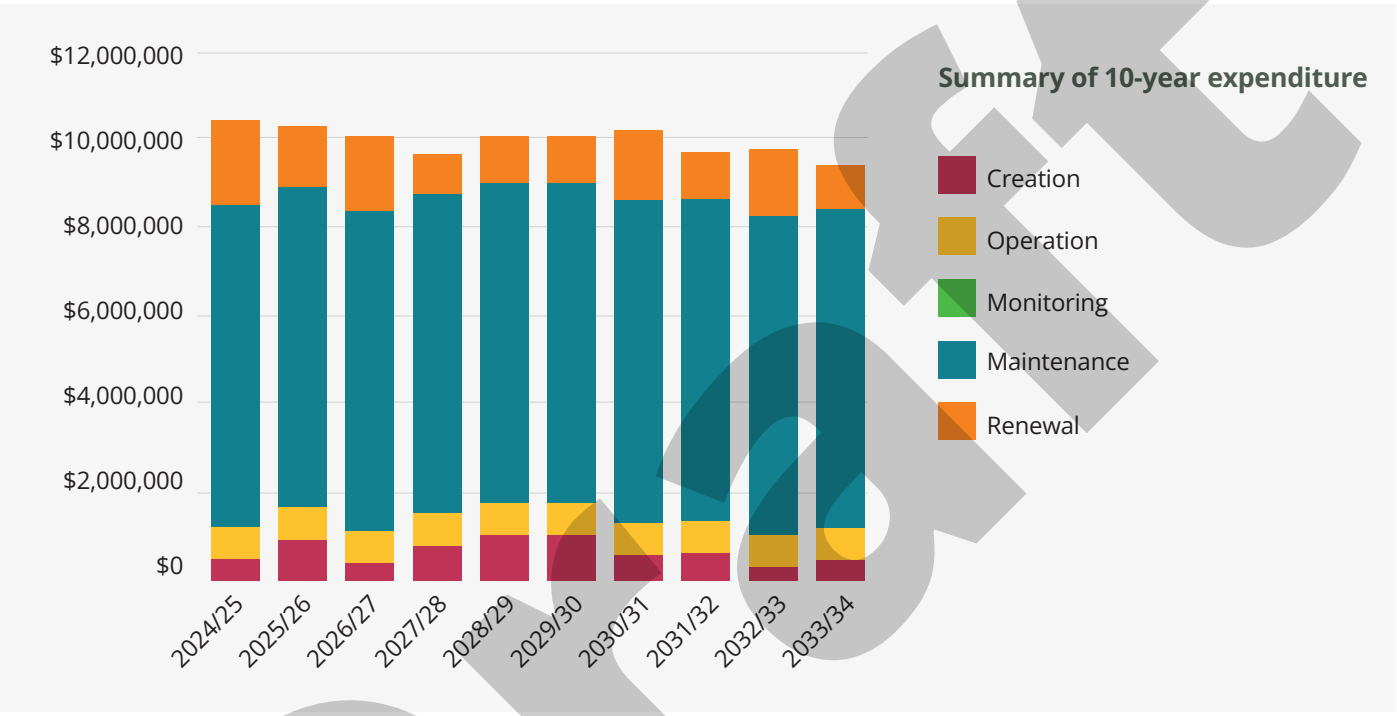
Demand impact	
Stakeholder Management - increase in collaboration between adjacent entities.	• Improve data sharing between Councils for better asset management decision. • Potential for more cross council collaboration in areas such as playground construction.
Social - increase in population density and demand for green and recreational spaces.	• Implement Open Space Plan initiatives. • Monitor utilisation rates.
Finance – improvements in accuracy and timeliness of forecast of budget.	• Communicate Open Space Plan to Stakeholders to ensure other entities contributions are in alignment and OpEx budget in place for gifted assets. • Review Open Space Plan annually to ensure agility in asset lifecycle management to manage costs.

Refer to pages 17-18 for more details on demand management, including climate change adaptation.

Lifecycle management

What it will cost

The forecast lifecycle cost distribution across asset lifecycle phases is shown below. The forecast expenditure of this 10-year plan is used to inform the Long-Term Financial Plan (LTFP). Page 29 contains the costs for each of the years and pages 24 and 25 provide information as to the make-up of OpEx and CapEx. A maintenance allowance has been provided for whenever additional assets are created.



Summary forecast expenditure

Forecast expenditure	10-year forecast	Average annual cost
Operational Cost (OpEx)	$79,642,564	$7,964,256
Capital Cost (CapEx)	$15,187,898	$1,518,790
Total	**$94,830,462**	**$9,483,046**

The forecast budget is sufficient to provide the services at the required performance levels for open space assets.

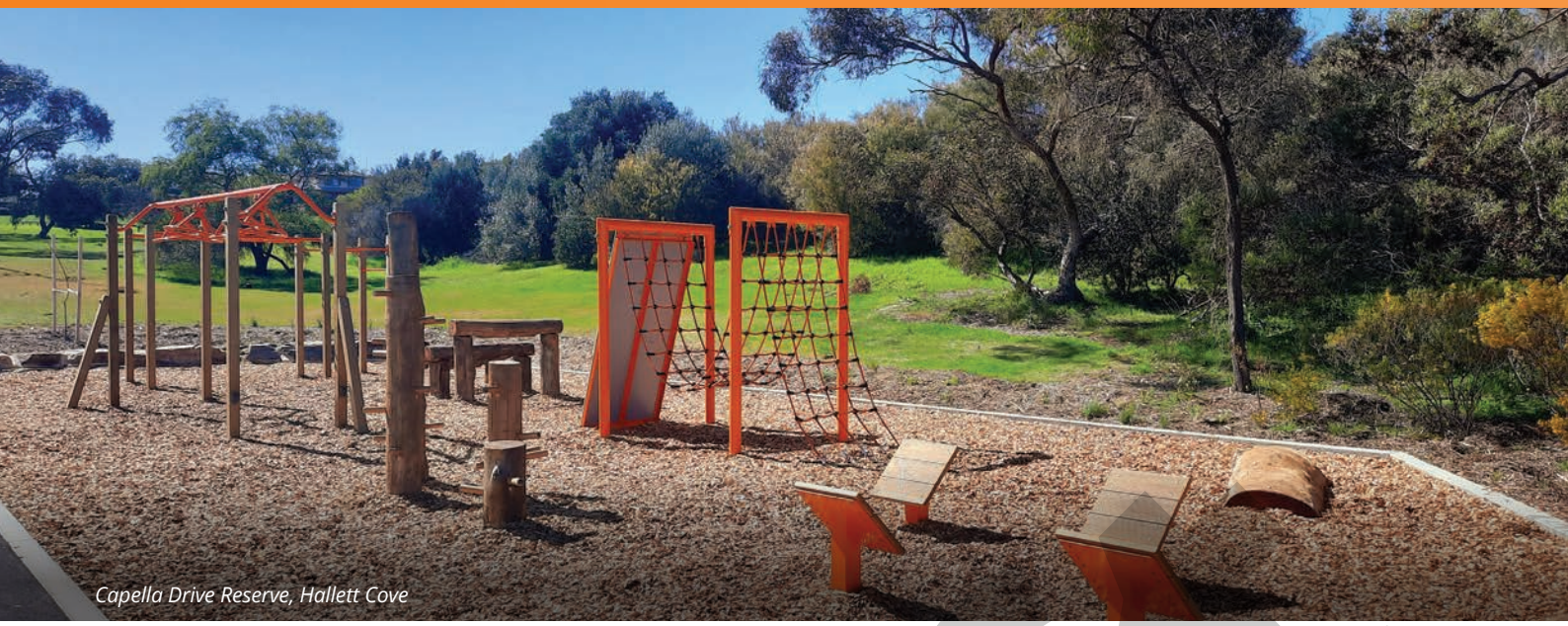
Managing the risk

- Risks are managed in accordance with Council's Risk Management Policy.
- No high or above level risks have been identified for open space assets.
- The forecast budget allows us to achieve all our service delivery objectives.

Improvement

- Investigate methods to measure utilisation of open space assets.
- Review the effectiveness of maintenance against the customer notification events (refer pages 15-16).
- Improve asset condition data.
- Implement a process to update the AMP annually to ensure information is current for annual financial cycles.

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Capella Drive Reserve, Hallett Cove

Introduction

Background

The Open Space AMP provides information on the state of the open space assets and their capability to meet the levels of service and demand requirements in a safe, cost effective and sustainable manner for the following 10 years. In delivering the service, risks are identified and managed so that a balance is achieved between achieving the desired performance of the asset, against the cost of providing the service.

This AMP complies with the requirements of Section 122 of the *Local Government Act 1999*; and is an input for the City of Marion (CoM) Long-Term Financial Plan. The AMP is owned and managed by the Manager, City Activation. Information contained in this plan is current as of March 2024.

The Open Space AMP should be read with reference to the Open Space Plan which provides the strategy. The Open Space Plan was endorsed by Council 12 March 2024 for a period of 10 years. The Open Space Plan is structured in such a way to focus on the improvement of the Council's assets, proactively prioritising Council's approach to renewal.

Open Space assets under the management of this AMP are outlined in the table on the right. These assets are located in nearly 300 parks, reserves and land parcels of diverse size and function.

The valuation replacement cost of our Open Space Assets is $46,549,638.

Asset sub-class	Asset type
Backflow devices	RPZ, DCV, Other
Barrier continuous	Barrier, fence, handrail, wall
Barrier point	Bollard, boulder, locking post
Bridges and structures	Decks
Furniture and ancillary	Bicycle fitting, drinking fountain, pergola, reserve shelter, rotunda, seat, shade sail, table
Irrigation equipment	Irrigation equipment
Irrigation pipework	Irrigation pipework
Memorials	Commemorative, historical, other, place marker
Pathways	Pathway, steps
Public lighting	Lighting - open space
Recreational areas	Cycling facility, dog facility, fitness, fitness equipment, other - sporting and game arenas, other equipment, play equipment, playground, skate park, sports court, sports equipment, sports field, sports oval
Retaining walls	Retaining wall
Signs - guide	Direction and location, hazard board markers
Signs - open space	Education, heritage and culture, information, regulatory by-law
Signs	Parking, shared and recreation, traffic instruction
Waste collection point	Butt bin, dog bag dispenser, wheelie bin

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Planning documents

- CoM Open Space Framework
- CoM Long Term Financial Plan
- CoM Strategic Plan 2019-2029
- CoM Biodiversity Plan
- CoM Irrigation Management Plan
- CoM Building Asset Strategy
- CoM Natural Landscaping Design Guide
- CoM Planning and Design Code (Plan SA)
- CoM Streetscapes Design Guidelines
- CoM Procurement and Contract Management Policy
- CoM Public Consultation Policy
- CoM Risk Management Policy
- CoM Tree AMP 2024-34
- State - The 30-Year Plan for Greater Adelaide (Plan SA)
- IPWEA NAMS+ AMP template

Community Vision Towards 2040	A shared Community Vision innovating a future for the city and its residents
Strategic Plan and Long Term Financial Plan	A suite of plans that focus council's contributions to the Community Vision
Asset Management Policy	A consistent and integrated approach to strategic and sustainable asset management decision making
Asset Management Strategy	Sets a clear direction to meet the evolving service delivery needs of our community - now and into the future
Asset Management Plans	Outline the financial and technical elements for managing assets to support the delivery of services to our community.
Business Process Manuals	Deliver defined levels of service in the most cost effective way throughout the asset management lifecycle.
Asset Management Operational Roadmap	Improvement Projects which build organisational capacity and refine processes.



Capella Drive Reserve, Hallett Cove

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Key stakeholders

- CoM Council Members - Represent community needs and endorse levels of service and endorse this AMP.
- CoM Executive Leadership - Allocate resources to ensure the service provided by Open Space assets is sustainable. They ensure risks are managed while meeting the objectives of the plan.
- CoM Operations Teams – Perform the required maintenance on the assets and manage defects.
- CoM Asset Solutions - provide support in AMP content and in the management of asset information systems.
- CoM Finance - allocate budgets according to forecasts and ensure alignment with the LTFP.
- Specialist contractors – perform maintenance of the assets and provide advice on design and risk.
- Community - provide feedback on level of service and offer a source of funding through rates.
- State Government - provide grant funding for some new open space asset projects.

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Levels of service

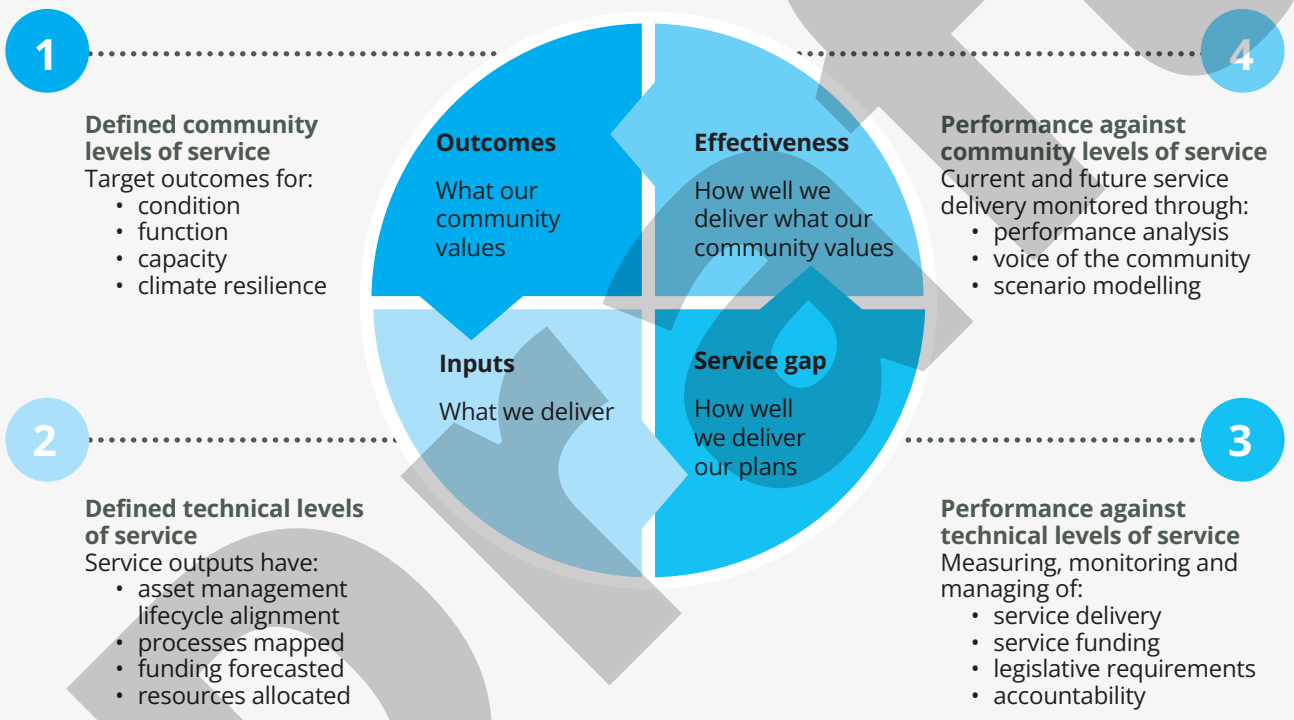
Levels of service ensure we meet customer expectations by describing what we deliver. The primary reason assets exist is to deliver services.

Levels of service underpin asset management decisions. Defining and measuring levels of service is a key activity in developing Asset Management Plans. When levels of service are considered collectively, they provide clarity and assist with meeting council's strategic objectives.

Open Space assets contribute to CoM's unique identity, providing opportunities for play, recreation and leisure and access to nature.

In pursuit of community demand for quality and equitable access, CoM has drafted comprehensive Service level Standards for the Open Space Assets as a part of the Open Space Framework

Using levels of service to measure service delivery performance



When defining levels of service, council takes into consideration:

- the external context, including legislative requirements which may impose minimum standards
- the internal context including strategic objectives, the availability of resources and financial constraints
- customer expectations of the quality of service, balanced against the price they are willing and able to pay for that service.

These drivers influence council's decisions about the range, quality and quantity of services provided.



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Capella Drive Reserve, Hallett Cove

Strategic and corporate goals

Our purpose: To improve our resident's quality of life; continuously, smartly, and efficiently.

Our community vision: A community that is (L) Liveable, (VN) Valuing Nature, (E) Engaged, (P) Prosperous, (I) Innovative, and (C) Connected.

	Council strategic objective	How the objectives are addressed in the AMP
L1	We will make our services, facilities and open space more accessible.	• Provision of accessible open spaces that provide quality opportunities for residents. • Design will respond to community needs such as age or disadvantage when planning open space.
L2	We will create more opportunities for residents to enjoy recreation and asocial interaction in our neighbourhood centres, libraries, sports facilities and other council facilities.	• Support for the development of quality open space that corresponds to the hierarchy and classifications set out in the Open Space Policy. • Maintenance of open space will reflect the quality determined by the Open Space Policy.
VN4	We will, within budgetary constraints, provide playgrounds (including opportunities for Nature Play) within a fair distance to every resident.	• Support for the development of quality open space that corresponds to the hierarchy and classifications set out in the Open Space Policy, including playgrounds.
E6	We will encourage community led initiatives and community responses to all of our significant proposals.	• Residents will be invited to be involved with open space projects that have a value of $50,000 or more. • Community assistance to support design of open space will be supported in line with the methodology frameworks for open space.
P4	We will seek to activate our city through quality streetscapes and placemaking initiatives to deliver vibrant and prosperous business precincts.	• Open Space design will consider residents need to value and interact with nature.

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Legislation

The legislation and relevant Standards which are most relevant to the development of this AMP are shown in the table below.



Appleby Road Reserve, Morphettville

Legislation/standard	Relevance to this AMP
AS 4970 Protection of trees on development sites	Principles for protecting trees on land subject to development.
AS 4685 Playground equipment and surfacing	Informs the requirement for annual comprehensive playground inspections.
Aboriginal Heritage Act (1988)	Provides for the protection and preservation of Aboriginal heritage including the discovery, acquisition, damage or sale of sites, objects, or remains of Aboriginal significance.
Australian Accounting Standards	Sets out the financial reporting standards relating to the valuation and depreciation of infrastructure assets.
Disability Discrimination Act	Informs the need for inclusion of disability accessibility when planning open spaces.
Electricity Act (1996)	Framework for electrical industry. Clear proximity to electrical infrastructure.
Environment Protection Act 1993	Provides the regulatory framework to protect the environment as a whole (including land, air and water). Informs noise level management generated council reserves and parks.
Environment Protection and Biodiversity Conservation Act 1999	Matters of National Environmental Significance (MNES) include nationally threatened species and ecological communities.
Landscape South Australia Act 2022	Enhance the management of natural resource spaces.
Local Government Act (1999)	Requires the preparation of an asset management plan and a long-term financial plan.
Native Vegetation Act 1991 (NV Act)	The NV Act provides for the protection of native vegetation in South Australia.
Planning, Development, and Infrastructure Act (2016)	Sets requirements for development and building approval and requirements. Protection of Regulated and Significant Trees.
South Australian Public Health Act 2011	Provides response to public health challenges, which involves keeping people health and active.
Water Industry Act (2012)	Provides a framework for management of water and sewerage connections to open spaces.
Work Health and Safety Act (2012)	Informs the obligations on parties to provide and maintain safe workplaces.

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What our community values

Council uses a range of activities to engage with the community and stakeholders such as social media and website, community workshops and meetings, education services and through Council Members. This ensures that levels of service, funding and management practices proposed for our assets are appropriate.

The following table summarises the latest Customer Satisfaction Survey results:

Asset category	Importance	Satisfaction
Playground equipment	94%	85%
Lighting in reserves	93%	70%

A recent Toward 2040 consultation was responded to by 772 residents. This consultation successfully captured the importance of open space in the responses. The outcomes of the consultation show:

- The community aspire for CoM to be green and sustainable, with inviting spaces.
- A focus on cooling and greening the street with trees and vegetation and nature-based recreation were service priorities.
- Community is concerned with the built / nature balance.
- There is an opportunity for the provision for more open space to improve liveability in areas of high urban infill.

Community levels of service

By listening and understanding what services are important to our customers, we have developed Customer Levels of Service for the Open Spaces AMP. Council adopts the following service parameters for these assets:

Condition: Does the asset provide a safe and quality service?

Function: Is the asset fit for purpose?

Capacity: Is the service over or under used?

Climate Resilience: Is the asset's design resilient against projected climate stressors?

Performance is monitored against targets, using 1-5 rating scales using industry standard ratings where available. An outline of the open space customer levels of service is provided below.

Refer to pages 21-23 for a discussion on these measures.

Parameter	Community level of service	Achieved by	Predicted trend
Condition	All assets to be in good visual and structural condition.	Assets will be regularly inspected and maintained in accordance with standards.	Maintain
Function	Provide sufficient assets to meet levels of service.	Provide an open space network that provides a range of experiences to the public that supports health, wellbeing and nature conservation.	Maintain
Capacity	Assets can meet current and future demand.	Availability of appropriate infrastructure to meet community expectations in distributed locations.	Maintain
Climate resilience	Climate resilience is a consideration for new facilities.	Ensuring climate resilience is incorporated into outdoor design.	Increase

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Capella Drive Reserve, Hallett Cove

Technical levels of service

Lifecycle phase



Technical Levels of Service detail what we do to deliver our services. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure the best value for resources used.

It is important to monitor the levels of service regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances, such as technology and customer priorities, will change over time.

Business Process Manuals will be developed to define the best practice industry standards and legislation requirements criteria that demonstrate efficiency and effective organisational performance. Building on industry good practice, service outputs will have asset management lifecycle alignment, processes mapped, and funding forecasted.

Performance against Business Process Manuals will be monitored and reviewed to ensure delivery against technical levels of service.

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Planning

- Analysis against Council's upgrade and renewal plans and matrices: Assets planned in line with 20-25 year asset renewal program through regular review of the Open Space Plan.
- Preparation of concept designs.
- Analysis of asset condition and specialist reports to feed into the maintenance and renewal plan.
- Identify asset utilisation and remedies and community demand management options.

Creation

- Assets are identified for construction in accordance with the Open Space Plan.
- Assets created through prescribed transfer from other entities under the provisions of the *Development Act.*
- Initial development may be achieved through negotiated Development Approval condition.

Operation

- Responding to customers following notification events.
- Monitoring energy and tariff agreements.
- Cleaning and rubbish removal.
- Irrigated reserves – mowed fortnightly; Non-irrigated reserves – mowed monthly.

Monitoring

Inspection of assets to ensure they perform as intended:

- Inspection frequency, resource and requirement provided by Asset Inspection procedures
- Backflow prevention devices annual test.
- Level 1 playgrounds/reserves visual inspections of playgrounds and other assets: minor defects, cleanliness. Priority sites twice per week; Non-priority sites fortnightly.
- Level 2 playground/reserve asset inspections – quarterly - overall condition and integrity of the assets.
- Level 3 applicable to playgrounds - a comprehensive annual inspection to ensure conformance with relevant parts of AS 4685.

Maintenance

Reactive maintenance:

- Assets are maintained in a functioning condition with quick response times to reactive repair and maintenance.
- All service requests responded to within suitable timeframes.

Planned maintenance:

- Regular upkeep of grassed areas, landscaped zones.
- Scheduled maintenance of proprietary infrastructure in line with manufacturer's requirements.

Renewal

- Assets are programmed for renewal based on:
- The expected useful life for that asset as a guide, but confirmed on overall asset condition.
- The overall condition of the asset and any assessments relating to safety.
- In response to a change to design standards provided a risk assessment deems it necessary.
- The criteria established in the Open Space Plan.

Disposal

- Complies with legislative requirements including Disposal of Land and Assets Policy and Community Land Management Provisions of the *Local Government Act*. Disposal of infrastructure to be approved by a member of the executive leadership team.

In pursuit of community demand for quality and equitable access, CoM has drafted comprehensive Service Level Standards for its Open Space assets.

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Future demand

Demand drivers are those factors which have the potential to impact open space assets into the future. They include population and demographic changes, planning and design code changes, political and community expectations, economic, internal strategy, and environmental factors.

The impacts of demand drivers that may affect future service delivery are shown in the table below.



Hugh Johnson Boulevard Reserve, Sheidow Park

Demand driver group	Driver and projection	Impact on services	Demand management plan
Political	State and Federal funded initiatives for CoM managed assets will continue cyclically.	• Changed priorities needing to be allowed for. • Impacts staff workload. • Increases to OpEx.	• Review Open Space Plan and AMP annually to enable adjustments due to changed priorities.
Financial	Historical state and federal gifting of new assets expected to continue.	• Increase to operation and maintenance lifecycle costs.	• Ensure cost of ownership is included as a formal component of the development of gifted assets.
Social	Increase in population density.	• Limited open space available to achieve the service desired of parks and reserves. • Noise levels increase around open spaces. • Traffic level increase at local reserves on residents.	• Monitoring community expectations balancing performance cost and risk. • Monitor community notifications with noise. • Monitor community notifications regarding access to facilities and movement.
Social	Community expects greater amenity of green spaces and recreation equipment.	• Community dissatisfaction with a service not provided and ease of access.	• Promote the Open Space Plan to reinforce the medium term strategy. • Plan for increasing accessibility and connectivity to reserves. • Implement projects which improve amenity.
Technological	Greater demand for asset utilisation data to help inform asset management decisions.	• Improved ability to forecast renewals and improved service delivery operationally.	• Investigate whether open space public usage information can be derived through maintenance activity data.
Financial	Change of design standards as older renewals fall due.	• Minor impact on OpEx costs for playground assets and pathway connections to conform.	• Awareness to include in forecast expenditure in operating budgets.
Stakeholder management	Increased collaboration between Councils (CS, PAE) and others within shared catchments.	• Improved data sharing leading to better asset management decisions. • Ability to deliver services at a higher operational level through resource sharing.	• Adopting good practice across all three councils to deliver best value. • Continue to engage and consult with key stakeholders.

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Climate change adaptation

Climate change effects are an important consideration for the management of open space assets.

The Department of Environment and Water produced Guide to Climate Projections for Risk Assessment and Planning in South Australia, 2022. This document outlines climate trends which the table addresses below.

Climate change impact is manageable for open space assets within the life of this AMP. For assets created whose lifespan extends beyond this AMP, it is expected that following Australian Standards will provide assurance that expected design life will be achieved that is resilient to the effects of climate change. Natural assets such as grassed and landscaped areas will be monitored for any adverse effects.

Climate parameter	Projected trend	Impact on asset and services	Resilience management
Temperature	• Maximum, minimum, and average temperatures will increase. • Warmer spring temperatures. • Hotter and more frequent hot days.	• Extended heat may cause fragile materials to become damaged over time. • Extended hotter days may reduce community engagement. • Heat may cause metal equipment to become too hot to use.	• Consider orientation and location of recreation assets that easily conduct heat to minimise potential for hot surfaces exposure. • Specify temperature tolerant materials into asset design. • Ensure material selection is robust and look to Australian Standards. Resilient species selection.
Rainfall	• Declining rainfall. • Lower spring rainfall. • More drought.	• Declining rainfall may impact the growth of plants and greening of reserves.	• Utilise alternative water sources such as Oaklands Water. • Utilise the Tree AMP Park and reserve character zone tables and Natural Landscaping Guidelines to plant drought or low rainfall tolerant plants.
Storms	• More intense heavy rainfall events which carry intensified winds.	• Localised flooding potential not understood.	• Understand where flood potential exists in relation to playgrounds and open space developments and take appropriate action to manage access to these areas at times of flood risk. • Species selection to be resilient against limb dropping, increase monitoring to high use areas (refer also to the Trees AMP).
Evaporation	• Evapotranspiration increases across all seasons.	• Irrigation water increase on ovals and reserves	• Check the rate of available water from Oaklands wetland.
Fire	• More dangerous fire weather, drier fuels.	• Potential vulnerability to fire through lack of planning	• Identify locations where fire potential risk exists. • Planting palettes and equipment material take into account fire risk potential. • Ensure open space development in areas of high fire risk are suitable and to legislative requirements.

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Lifecycle management

Preliminary information

Open Space is any piece of CoM owned land that is accessible to the public and is not a building, that provides opportunity for recreation and / or conservation.

Open Space can include: Green space, including reserves and community gardens; playgrounds and youth recreation spaces; public plazas; and community courts.

The Open Space Policy (2018), within the Open Space Framework, underpins the Open Space Plan, aligning a hierarchy and classification to each project.

An Open Space Hierarchy is applied across the CoM's open space network to enable Council to assess what types of open space and playgrounds are required now and into the future and to ensure accessibility and adequate diversity. The location and design complexity of open space and playgrounds located in the open space network is guided by the following hierarchy.

For more information on Open Space Strategy, refer to the Open Space Plan.

Climate parameter	Resilience management
Local	Less complex in design providing limited facilities that generally cater for a low-density urban environment. They provide environmental value through urban heat mitigation, contributing to biodiversity, water management, and improving air quality.
Neighborhood	Higher quality with a diversity of character in locations that cater for a higher density population. Due to the broader scale of facilities people can use these open spaces for extended periods of time. They provide similar environmental value as Local Level open spaces.
Regional	Large, high-quality destinations that have broad appeal and attract visitors and local community members alike. They can offer sporting facilities, and unique play and recreation opportunities. Environmental benefits are provided through the enhancement of natural landscapes.
City Wide Attraction	Attract city wide visitors and tourists and offer a unique opportunity to celebrate CoM's sense of place and offer environmental benefits through the enhancement of natural landscapes.
State Owned	Managed for public benefit under a State or Federal Government management plan including Marino Conservation Park, Hallett Cove Conservation Park, Glenthorne National Park, and Field River.

Replacement cost	
Active parks	$5,606,864
Furniture related	$2,060,714
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Lighting	$8,131,344
Pathways	$3,667,727
Playground related	$9,872,695
Structures	$3,133,830
Other	$3,610,283
Total	**$46,549,638**

	Asset type	Qty
Playgrounds	Local	41
	Neighborhood	42
	Regional	6
Community Sport Facilities and shelters	Basketball 3 on 3	26
	Cricket pitches	24
	Fitness equipment locations	15
	General sports ovals	9
	Multi use court - Basketball and netball	5
	Multi use court - Basketball and tennis	2
	Multi use court - Tennis and netball	10
	Netball Courts	3
	Shade Sail locations	47
	Tennis Courts	23

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Asset sub class	Asset type	Quantity	Useful life
Backflow Devices	RPZ, DCV, Other	184	15
Barrier Continuous	Barrier, Fence, Handrail, Wall	492	40
Barrier Point	Bollard, Boulder, Locking post	482	40
Bridges & Structures	Decks	65	40-60
Furniture & Ancillary	Bicycle fitting, drinking fountain, pergola, reserve shelter, rotunda, seat, shade sail, table, wheelie bin	1077	20
Irrigation Equipment	Irrigation Equipment	144	10
Irrigation Pipework	Irrigation Pipework	6	60
Memorials	Commemorative, historical, other, place marker	60	20-40
Pathway	Pathway, steps	322	30-40
Public Lighting	Lighting – open space	155	15-25
Recreational Area	Cricket pitch, cycling facility, dog facility, fitness area, fitness equipment, cycling track, games area, playground equipment, playground, skate park, sports court, sports equipment, sports oval	1032	20-60
Retaining Walls	Retaining wall	104	30-60
Signs - Guide	Direction and location, hazard board markers	6	15
Signs - Open Space	Education, heritage and culture, information, regulatory by-law	1457	15
Signs - Regulatory	Parking, shared and recreation, traffic instruction	17	15
Waste Collection Point	Butt bin, dog bag dispenser, wheelie bin	403	10
Total		**6006**	

Note: Toilets and BBQ's, are not reported in Open Spaces AMP and are instead provided for in the Buildings and Structures AMP.

Age profile

Age related data for Open Space assets is incomplete and is not presented as part of this AMP. CoM has improved its processes in recent times which will enable this information to be captured and analysed for future editions.

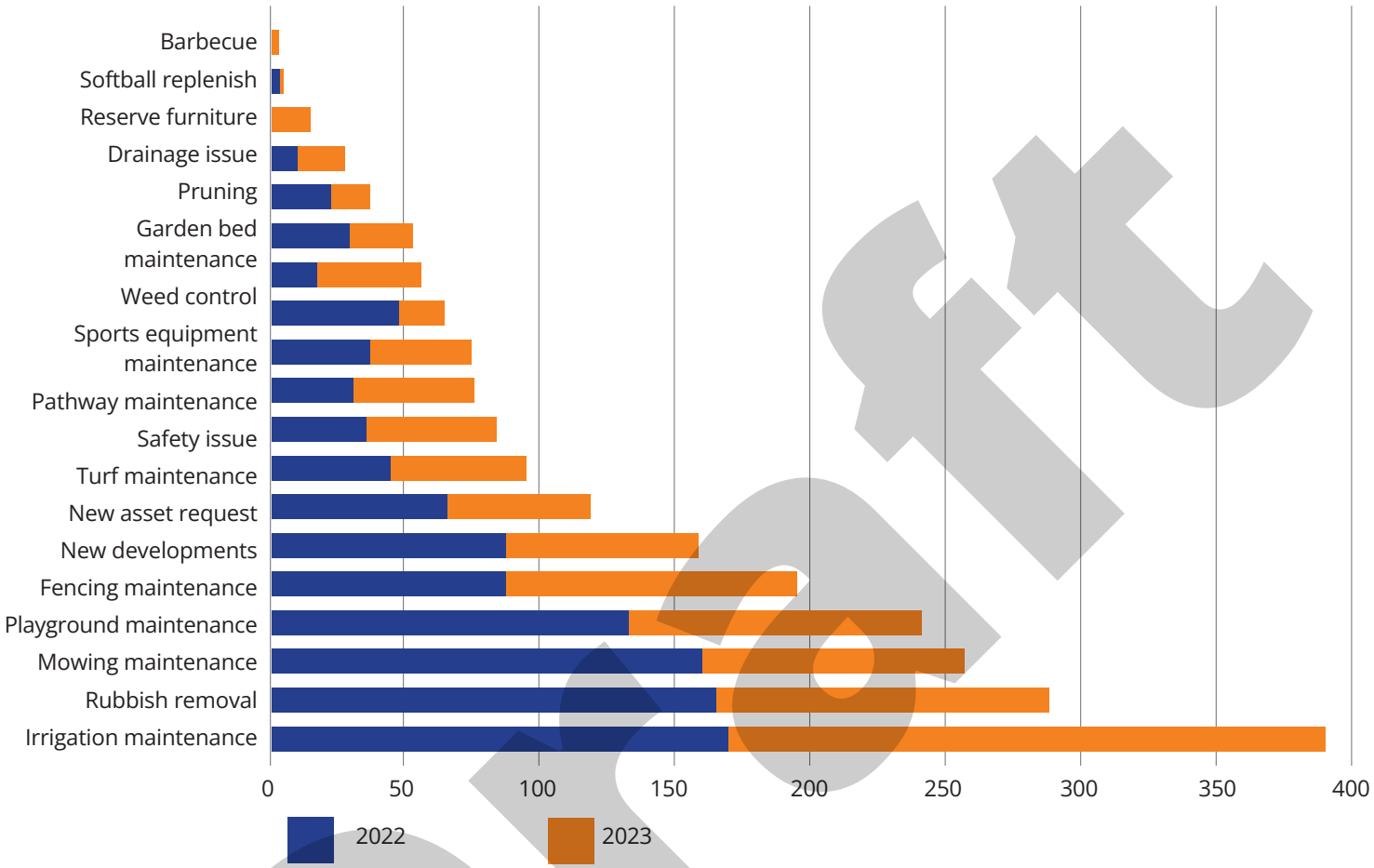


Capella Drive Reserve, Hallett Cove

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Asset performance

Customer notification trends



Customer notification events to council relating to open space assets is shown in the figure above.

These events inform our knowledge of where operation and maintenance activities can be improved to increase community satisfaction.

This AMP will review our current service levels and practices in relation to: irrigation issues, rubbish removal, mowing of reserves and playground maintenance in particular. Our aim is to ensure our maintenance interventions are effective.

Of those events from the figure classified as safety, most related to playground maintenance, while other safety issues relate to dog activity, youth activity, and general cleanliness.

Council will continue to seek the feedback from SAPOL regarding community safety and the best approach to reduce crime prevention in open space.



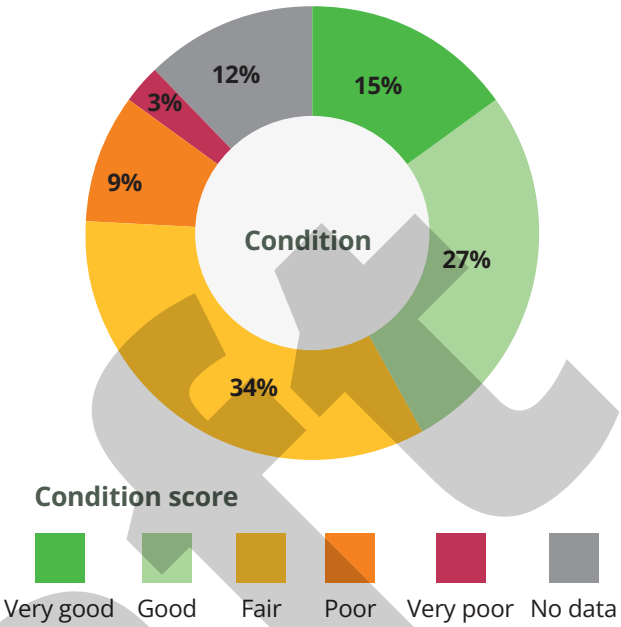
Hugh Johnson Boulevard Reserve

Draft

Asset condition

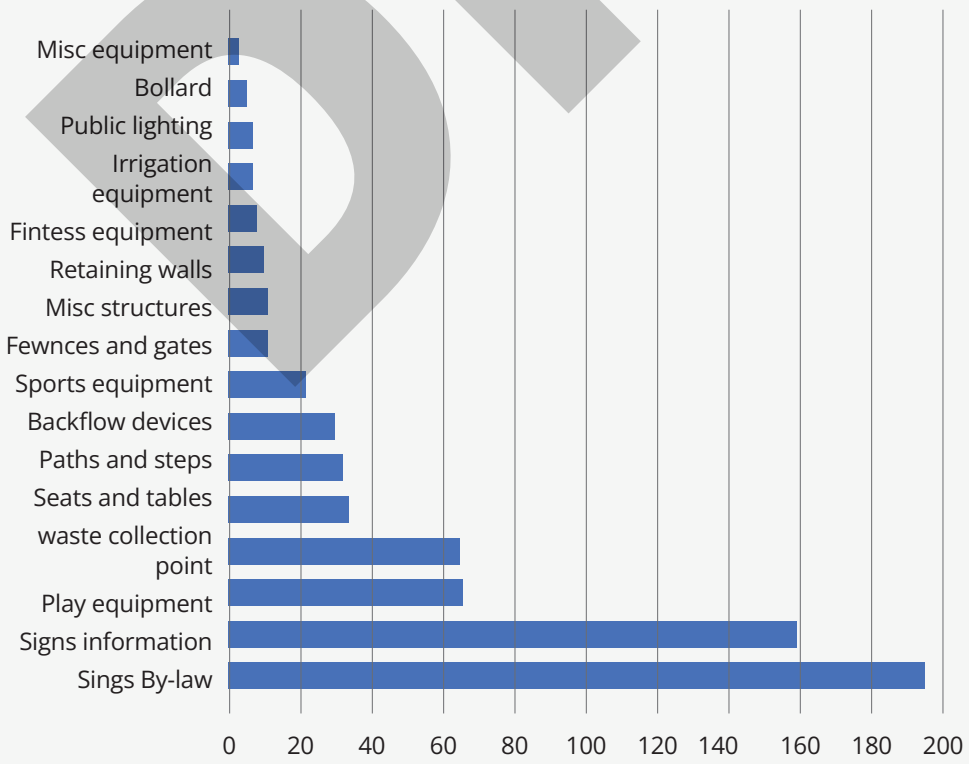
Asset condition performance description

Grade	Condition measure description
1	Very good: Only planned operation and maintenance required
2	Good: Minor defects only. Repairs as needed plus planned maintenance.
3	Fair: Significant maintenance required to Return to Accepted Level of Service.
4	Poor: Significant maintenance or renewal required. Asset requires review to determine optimal action. Consider Renewal and/or Disposal.
5	Very Poor: Approaching Unserviceable. Consider Renewal, Removal and/or Disposal.
No data	Lack of data at time of reporting



Approximately 12% of open space assets have not had a condition rating formally assigned. Of these, about a third of each of the barrier assets, pathway assets and recreational area assets are without condition data. The largest contribution to missing data belongs to the recreational areas sub-class of assets. This AMP has highlighted an improvement initiative which will endeavour to obtain condition data for all assets.

The figure below, shows the distribution of assets rated as either poor or very poor. Most of these belong to signs, with other notable asset of poor condition being play equipment and waste collection points. This AMP provides the funding required to renew assets in poor condition.



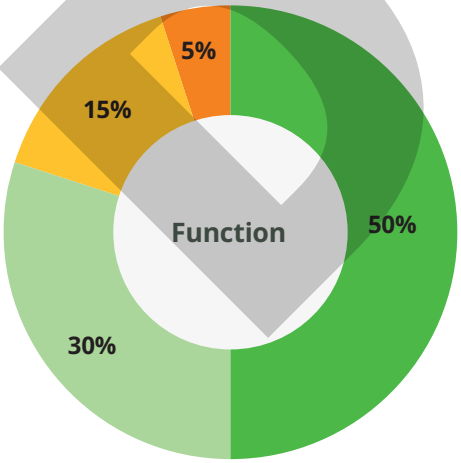
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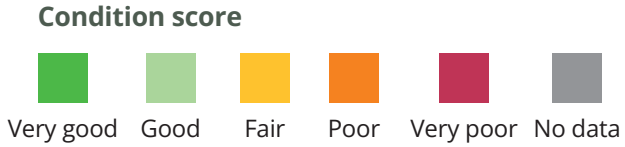
Asset function

Function is a measure that indicates whether the asset is providing the right type of service. The ratings below suggests that nearly all of the open space assets are fulfilling this demand of the community.

Guided by the future demand, we interpret some of our assets to have a limited ability to meet the service needs (function rating 4). The Open Space Plan provides for an upgrade to these service levels. Refer to Appendix A for a list of projects which will ensure the assets continue to provide the right service including accessibility.

Grade	Condition measure description
1	Very good: meets program/service delivery needs in a fully efficient and effective manner.
2	Good: meets program/service delivery needs in an acceptable manner.
3	Fair: meets most program/service delivery needs with some inefficiencies and ineffectiveness present.
4	Poor: limited ability to meet program/ service needs.
5	Very Poor: critically deficient, does not meet program/service needs, neither efficient nor effective.

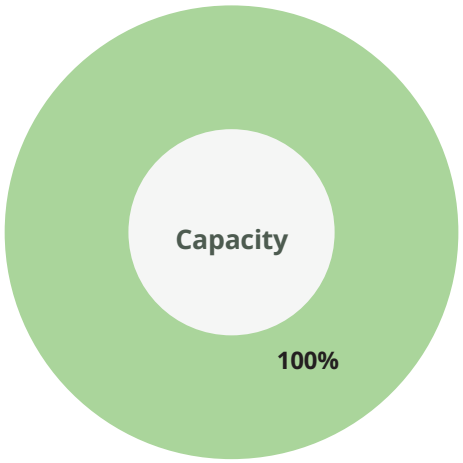


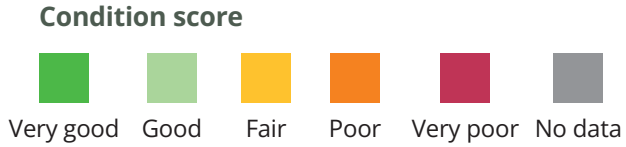


Asset capacity

Capacity helps us understand if the assets are underutilised or overutilised. It is a measure of the assets in existence now. Although utilisation information is not well known, we are able to use available customer events together with a broad understanding of the principles of the Open Space Plan to determine that the existing assets are not capacity constrained and are operating within their design limits. We have identified an improvement action to improve our understanding of utilisation better.

Grade	Condition measure description
1	Very good: usage corresponds with design capacity.
2	Good: usage is within design capacity
3	Fair: demand is approaching design capacity
4	Poor: demand exceeds or is well below design capacity.
5	Very Poor: critically deficient, does not meet program/service needs, neither efficient nor effective.





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Operations expenditure (OpEx)

OpEx costs are those considered as direct costs for the service provided. They exclude salaried staff not engaged in direct supervision.

Planning

Planning costs include contractor field investigation works to help provide information for project work as well as for specialists to undertake design work for minor projects not big enough to be capitalised. Planning costs equate to $45,000 annually.

Operation

94% of operation costs are for water charges. The remaining costs in order of magnitude are for fuel charges, electricity charges, and waste management costs.

Monitoring

Monitoring activities include an allowance of $25,000 annually for a comprehensive annual inspection on playgrounds as per the requirements of AS 4685. This activity is performed by contractors.

Maintenance

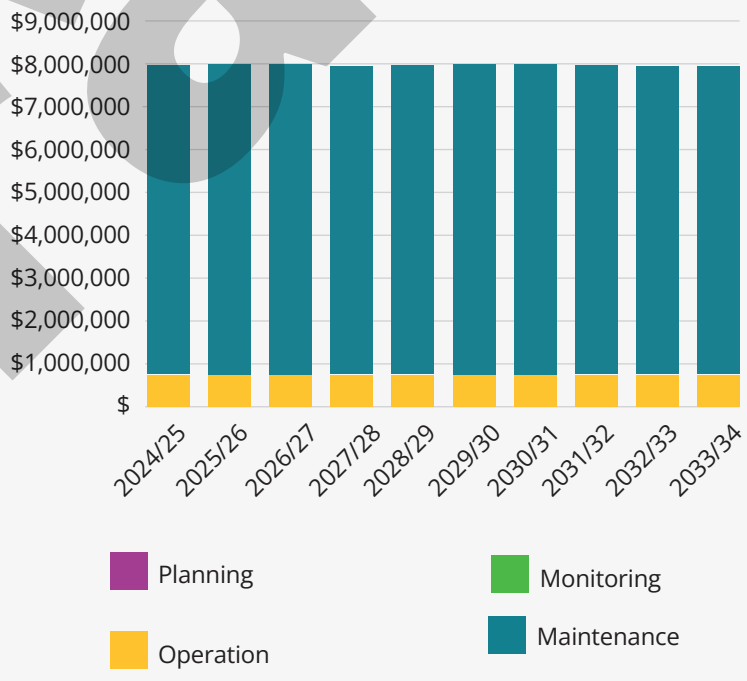
- Plant and fleet hire - $577,000 annually – with almost all being for internal hire charge.
- Materials costs of $373,000 annually – the bulk of which is for landscaping materials.
- Contractor costs amount to just over $2.3m annually.
- The remainder of the maintenance relates to council wages and internal costs. Costs for the monitoring and maintenance of Trees have been included separately in the Trees AMP.

Open Space equipment is subject to degradation due to environmental conditions as well as the everyday usage from the community. A small number of defects occur due to vandalism. Staff and external contractors both operate, monitor, and these Open Space assets in a planned way Improvement is required as can be seen from the customer event log.

Regular maintenance is provided to our reserves with improvement opportunity evident from the customer event log of Sec 2.5.1. Prioritisation is given according to reserve and playground levels of hierarchy. Regional level reserve and playground receive the highest levels of regular maintenance, followed by neighbourhood, then local level reserves.

The OpEx forecast budget will enable the Open Space assets to provide the service required.

10 year forecast Operations Expenditure (OpEx)



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Renewal ranking criteria

Renewal

Generally, playground items have an asset life of 20-25 years. Within this timeframe CoM seeks to replace these items through a reserve upgrade. Reserve furniture generally has a 25 year asset life. This 20-25 asset life is also generally applied to other reserve sports and equipment items except for items posing a safety risk or in significant disrepair earlier than the anticipated asset life from other use, vandalism or other external conditions.

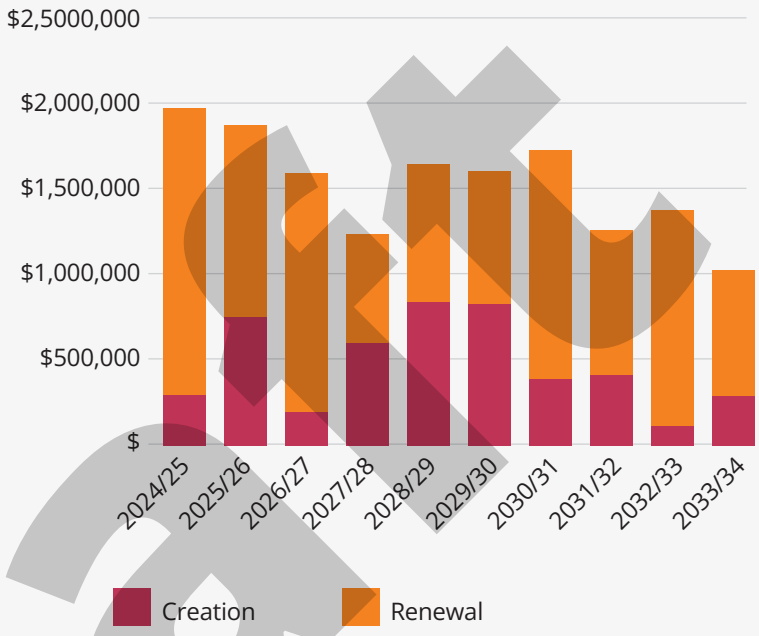
Rather than like for like replacement a unique design is developed, consulted on with the community, and an adapted design is developed. Procurement and construction occur in the following year, and aims to align with the Open Space Plan service levels.

Creation

The Open Space Plan together with an understanding of future demand identifies where a service function is needed to be created that previously had existed.

A summary of the CapEx projects from the Open Space Plan is provided as Appendix A. This includes both renewal projects and creation projects.

10 year forecast Renewal and Disposal (CapEx)



CapEx costs include contractors and specialists as well as 3 roles of design landscape architects of CoM salaried staff.

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Capella Drive Reserve, Hallett Cove



Hugh Johnson Boulevard Reserve, Sheidow Park

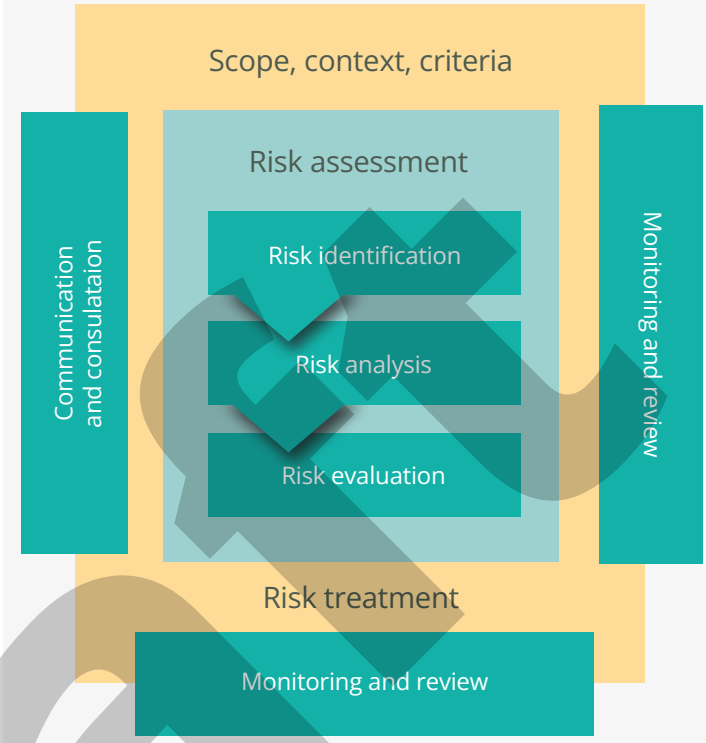
Risk management

Council's Risk Management Policy sets the overall framework for addressing risk within the framework of ISO31000.

The elements of this framework are:

- Risk Management Context: Establishes the objectives, stakeholders, key issues, and criteria against which risks will be evaluated.
- Identify the Risk: Identifies what risk events are likely to impact on assets and services.
- Analyse the risk: Reviews the existing controls and then analyses the likelihood of an event occurring and the consequence of the event to determine the level of risk.
- Evaluate the Risk: Assesses and ranks the identified risks in a Risk Register.
- Treat the Risks: Identifies actions to reduce/ control the risk.

Risk Management Process from ISO 31000:2018



Critical assets

Defining critical assets

For Open Space assets, higher criticality assets are typically those which have a higher exposure to the community with a higher number of people relying on their utility. For example, a park bench in a local reserve has a lower consequence of it not being available for use than that of a netball court where organised competitions have many people relying on the assets performing.

Ranking assets according to their business criticality (or consequence of failure) ensures the appropriate level of operation and maintenance activities are performed at the right time.

High level risk assets

Generally, the assets with a higher criticality ranking will attract a higher risk should risk consequences present themselves. Typically risk events result from the overall condition or structural integrity of the asset but they may also result from failure to provide the right asset or the right amount of the asset.

There are no high or greater level risks identified for Open Space assets.

What we cannot do

The forecast budget of this AMP is used to inform the LTFP. It is expected that through this process of alignment with the LTFP, the objectives of this AMP will be achieved.



Hugh Johnson Boulevard Reserve, Sheidow Park

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Hugh Johnson Boulevard Reserve, Sheidow Park

Financial summary

Financial sustainability

Sustainability of service delivery

Two key indicators of sustainable service delivery are considered in the Open Space AMP:

1. The forecast renewals are funded over the life of this plan to ensure the continuity of function that the asset provides. Assets are scheduled for renewal based on the end an end of estimated useful life.
2. OpEx is funded to ensure the day to day management and integrity of the asset to ensure the required levels of service are met.

This AMP is used to inform the LTFP, through an iterative process balancing cost, performance, and risk. As a part of its Annual Business Planning process, CoM undertakes a review of forecast asset management expenditures. This revised forecast annual funding requirement is incorporated into Council's currently adopted Annual Business Plan and Long-Term Financial Plan.

10-year financial planning period

This AMP identifies the forecast OpEx and CapEx required to provide an agreed level of service to our customers over a 10-year period.

This forecast is compared with the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

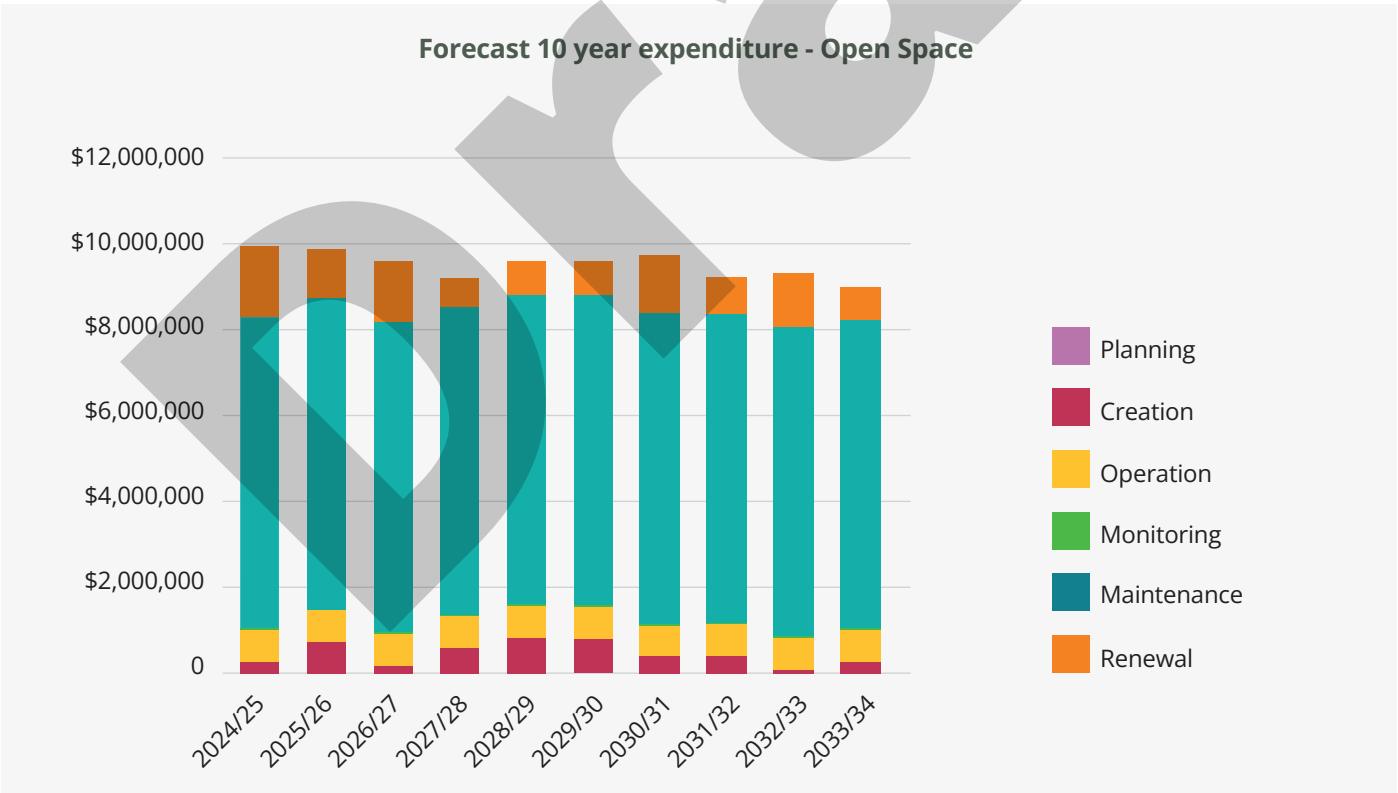
Forecast total outlay for OpEx and CapEx

Forecast expenditure	10-year forecast	Average annual cost
Operational Cost (OpEx)	$79,642,564	$7,964,256
Capital Cost (CapEx)	$15,187,898	$1,518,790
Total	$94,830,462	$9,483,046

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Forecast outlays for the LTFP

Year	Planning	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	Forecast Total
2024/25	45,000	296,082	730,636	25,000	7,171,316	1,654,894	0	$9,922,928
2025/26	45,000	740,701	730,636	25,000	7,187,606	1,113,387	0	$9,842,331
2026/27	45,000	193,600	730,636	25,000	7,188,445	1,390,111	0	$9,572,793
2027/28	45,000	592,775	730,636	25,000	7,143,848	635,882	0	$9,173,141
2028/29	45,000	836,792	730,636	25,000	7,158,824	790,199	0	$9,586,452
2029/30	45,000	820,600	730,636	25,000	7,176,677	771,393	0	$9,569,306
2030/31	45,000	390,500	730,636	25,000	7,188,582	1,324,740	0	$9,704,459
2031/32	45,000	408,760	730,636	25,000	7,157,012	842,785	0	$9,209,193
2032/33	45,000	110,880	730,636	25,000	7,140,495	1,252,475	0	$9,304,486
2033/34	45,000	286,000	730,636	25,000	7,123,394	735,342	0	$8,945,372
Total	**$450,000**	**$4,676,690**	**$7,306,364**	**$250,000**	**$71,636,200**	**$10,511,208**	**$0**	**$94,830,462**



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Hugh Johnson Boulevard Reserve, Sheidow Park



Hugh Johnson Boulevard Reserve, Sheidow Park

Valuation forecasts

The best available estimate of assets included in this AMP are shown below. This estimate is based on recent purchases of equivalent assets (what it would cost to replace the asset today), or an indexed value (the original purchase cost of the asset in today's dollars).

Replacement Cost (Current/Gross):	**$46,549,638**
Accumulated Depreciation:	**$13,602,592**
Depreciated Replacement Cost:	**$32,947,047**
Depreciation:	**$1,645,490**

Key assumptions in financial forecasts

- All data used in this AMP is current as of March 2024.
- The forecast 10-year expenditure profile is provided in 2024 dollars.
- The Long-Term Financial Plan will be adjusted annually to account for cost index increases and utility cost anomalies.
- Operation and Maintenance costs are based on existing service levels
- Contractor cost increases are consistent with the allowance for CoM indexed increases to LTFP

Forecast reliability and data confidence

The forecast costs, proposed budgets, and valuation projections in this AMP are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified in accordance with the table below.

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Data confidence definitions and grades

Confidence grade	Description
A. Very high	Data based on sound records, procedures, investigations, and analysis, documented properly, and agreed as the best method of assessment. Dataset is complete and estimated to be accurate ± 2%.
B. High	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%.
C. Medium	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%.
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy ± 40%.
E. Very low	None or very little data held.



Hugh Johnson Boulevard Reserve, Sheidow Park

Data confidence assessment outcome

Data	Confidence Assessment
Asset Condition	C
Asset Function	C
Asset Capacity	C
Asset Age Profile	D
Replacement Value	B
Service Levels	B
Demand drivers	B
Capital Expenditure Forecasts	B
Operational Expenditure Forecast	B

Monitoring and review

This AMP will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

Cost changes will be reviewed annually, and any changes needed to the table on page 29 will be published separately to this plan.

The AMP will be reviewed and updated every four years to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, creation and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the Long-Term Financial Plan or will be incorporated into the Long-Term Financial Plan once completed.

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Improvement plan

The following improvement initiatives were identified as part of the development of this AMP and show alignment with the overall Council Strategy.

Alignment	Task	Resource	Completion
E1	Implement a process which helps to provide utilisation information for open space assets.	Manager City Activation	Dec-25
E1	Review the performance of maintenance against service levels and customer requests for all Open Space assets.	Manager City Activation Manager Operations	Dec-25
I1	Ensure asset handover process is utilised to ensure asset acquisition, upgrade, renewal and disposal is captured and communicated to maintain the Asset Management Information System.	Manager City Activation Manager Operations	Dec-25
I1	Implement a system to ensure condition assessment is performed on all Open Space assets on a regular cycle.	Manager City Activation	Dec-25
I2	Ensure the agreed maintenance budget for each created, gifted, upgraded or renewed asset is transferred to Operations and that systems are introduced to facilitate the tracking of agreed spend on each of these assets to maintain service level.	Manager City Activation Finance Manager Operations	Dec-25
I2	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle.	Manager City Activation Manager Operations	Dec-25
I2	Implement a process to update this AMP during annual budget planning processes to show any material changes in service levels and/or resources.	Manager City Activation	Nov-24
I2	Review completeness of asset data in the AMIS	Manager City Activation	Dec-25
I2	Improve quality and completeness of asset data in the centralised asset management information system including condition assessments.	Manager City Activation	Dec-25
L1	Audit the performance of lighting operation against levels of service	Manager City Activation	Apr-26
VN3	Investigate opportunities to integrate with Carbon Neutrality Plan to map out how CoM Open Space Assets can reduce carbon emissions for Council operations by 2030.	Manager City Activation	Dec-25

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Appendix A - List of capital projects

List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Ascot park	Daws Road Reserve	Apply natural landscaping	2025
Clovelly park	Byron Avenue Reserve	Pathway through reserve and fencing upgrade	2024
Clovelly park	Graham Watts Reserve Cosgrove Hall)	Local Playground. Drink fountain. Remove post and rail fencing (Community Garden no longer in scope) Irrigation upgrade (2,000 sqm)	2024
Clovelly park	Graham Watts Reserve (Cosgrove Hall)	Public Toilet (in conjunction with hall upgrade)	2025
Clovelly park	Kensington Street Reserve	Open Space Upgrade	2029
Clovelly park	Rosslyn Street Reserve	Neighbourhood Playground (irrigation upgrade not required) Community Garden Placeholder	2031
Darlington	Grace Road Land	Open Space Upgrade	2027
Dover gardens	Branksome Terrace Reserve	Dog friendly reserve - drink fountain with dog bowl, seating. Community Garden placeholder	2025
Dover gardens	Scarborough Terrace Reserve	Neighbourhood Playground and Fitness Replace tubular fencing and post and rail with other fencing (140m)	2025
Dover gardens	McKay Street Reserve	Drink fountain and Local Playground Remove chain and post fence (180m) Irrigation Upgrade (2,000 sqm)	2027
Dover gardens	Bristol Street Reserve	Open Space Upgrade	2033
Edwardstown	Weaver Street Reserve	Shelter over picnic area	2027
Edwardstown	Dumbarton Ave Reserve	Local Playground Tubular fence removal and replacement (140m) Irrigation upgrade (3,000 sqm)	2031
Glandore	Glandore Oval	Neighbourhood Playground	2033
Glengowrie	Willoughby Avenue Reserve	Irrigation upgrade (2,000 sqm)	2024
Glengowrie	Stanley Street Reserve	Public Toilet	2026
Glengowrie	Willoughby Avenue Reserve	Neighbourhood Playground Add drinking fountain and dog bowl. Landscaping and tree planting. Community Garden Placeholder Post and rail fence removal (100m)	2027
Hallett cove	Capella Drive Reserve	Seating node and drink fountain	2024
Hallett cove	Chatsworth Court Reserve	Drink fountain	2024
Hallett cove	Linear Park Reserve	The trail through Linear Park(s) needs an identity. Tunnel under Barramundi Road to be made nice - art? Lighting Drink fountain at playground. Opportunity for fitness trail along the pathway.	2024
Hallett cove	Pavana Reserve	Replace goal post. Apply natural landscaping guidelines. Irrigation upgrade (5,000 sqm)	2024
Hallett cove	Perry Barr Farm	Work with place makers to see how we can make this site a destination. Partnership potential with Lions Club and Scouts. Community Garden Placeholder	2024

Note: The timing and scope of these works may vary to suit a change in priorities.

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List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Hallett cove	Fryer Street Reserve	Toilet wrap and increased landscaping Irrigation to whole reserve and hydroseed	2025
Hallett cove	Manoora Drive Reserve	Drink fountain Local Playground Replace fencing - fence playground (150m) Irrigation upgrade (2,000 sqm)	2025
Hallett cove	Olivier Terrace Reserve	Drink fountain	2025
Hallett cove	Arachne Drive Reserve	The trail through Linear Park(s) needs an identity.	2026
Hallett cove	Aroona Road Reserve	The trail through Linear Park(s) needs an identity.	2026
Hallett cove	Beeches Road Reserve	Dog Friendly reserve. Work in conjunction with the biodiversity plan for natural landscaping. Remove post and rail fencing and replace with natural barriers	2026
Hallett cove	Lucrecia Way Reserve	Bench and Dog Bowl near Lucrecia Way. Bench seat other side of bridge looking over water. Remove post and rail fencing	2026
Hallett cove	Ragamuffin Drive Reserve	The trail through Linear Park(s) needs an identity.	2026
Hallett cove	Zwerner Drive Reserve	The trail through Linear Park(s) needs an identity. Coast to Vines bike repair station?	2026
Hallett cove	The Cove Oval	Neighbourhood Playground	2026
Hallett cove	Koomooloo Cresent Reserve	Local Playground + Drink Fountain Remove chain and post fencing (340m) Irrigation upgrade (2,000 sqm)	2027
Hallett cove	Central Avenue Reserve	Community consultation for a multi-use court. Remove and Replace reserve fencing	2028
Hallett cove	Weerab Drive Railway Corridor / Reserve	Capture the cultural aspect of this site. Work with Cycling and Walking Strategy to add a pathway.	2028
Hallett cove	McConnell Street Reserve West	Natural landscaping. No funding be applied to this site, external funding only	2029
Hallett cove	Olivier Terrace Reserve	Local Playground (irrigation does not need upgrade) Community Garden Placeholder	2029
Hallett cove	Fairhill Reserve	Seat / path to complement natural landscaping through Biodiversity Plan	2030
Hallett cove	Pavana Reserve	Neighbourhood Playground and sport equipment upgrade	2030
Hallett cove	Antonia Circuit Reserve	Landscaping	2033
Marino	Newland Ave Linear Park	Seat to be replaced. Biodiversity zone.	2024
Marino	Bandon Terrace Reserve	Natural landscaping	2026
Marino	Nimboya Road Reserve	Local Playground Remove chain and post fencing (240m)	2034
Marion	Ben Pethick Reserve	Irrigation Upgrade (add to Oaklands Water 1,200sqm)	2024
Marion	Jasmine Ave Reserve (next to Marion Oval)	Pathway to oval - mulching around trees.	2025
Marion	Marion Oval	Neighbourhood Playground	2026

Note: The timing and scope of these works may vary to suit a change in priorities.

Draft

List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Marion	Nicholas Road Reserve	Apply natural landscaping, seating, nature play.	2027
Marion	Alison Avenue Reserve	Local Playground. (Council request to remove drink fountain from original scope) and sports goals. Remove post and rail fencing (200m) Irrigation upgrade (2,000 sqm)	2028
Mitchell park	Quick Road Reserve	New furniture and seating. Drink fountain (Council request to remove dog bowl from original scope)	2024
Mitchell park	Sampson Road Reserve	Formalise pathways to school entrance, seating, planting to screen fences. Fencing	2024
Mitchell park	Maldon Avenue Reserve	Toilet Wrap	2025
Mitchell park	Penrith Court Reserve	Irrigation upgrade (2,000 sqm) Open Space Upgrade. Community Garden placeholder.	2025
Mitchell park	Tonsley Hall Reserve	Open Space Upgrade	2029
Morphettville	Nunyah Avenue Reserve	Demolish housing and make space into Local Level Playground Open Space Development - remediate space and add landscaping Irrigation upgrade	2026
Morphettville	Chittleborough Reserve 2	Irrigation upgrade (1300 sqm)	2033
O'halloran hill	Majors Road	Junior Pump Track Light towers for senior pump track	2030
Oaklands park	Jacaranda Grove Reserve - Peppertree Reserve	Increased tree planting, tables and seating. Remove post and rail fencing Irrigation upgrade (3,000 sqm)	2024
Oaklands park	Kenton Avenue Reserve	Replace and renew fitness equipment	2027
Oaklands park	Oliphant Avenue Reserves	Develop the back block for recreation - non active. Native turf and plantings, seating etc. Additional Pathway works to access Community Garden and possible expansion of community garden Irrigation upgrade (1,000 sqm)	2027
Ohalloran hill	Peter Court Reserve	Bike repair station and drink fountain with dog bowl.	2024
Ohalloran hill	Matthew Street Reserve	Nature play and picnic bench.	2025
Ohalloran hill	South Road Reserve	Open Space Upgrade with bridge as HERO point	2028
Park holme	Elizabeth Ryan Reserve	Incorporate Herbert Street land and upgrade local playground.	2024
Park holme	Mulcra Avenue Reserve	Irrigation upgrade (2,000 sqm)	2024
Park holme	Ascot Park Bowling Club	Irrigation upgrade (6930 sqm)	2026
Park holme	Cowra Crescent Reserve	Consult with playground removal in conjunction with Nunyah Avenue Reserve upgrade.	2026
Park holme	Hazelmere Road Reserve	Neighbourhood Playground Upgrade - Change of hierarchy from Regional Tubular fencing removal and replacement (200m) Irrigation upgrade (9,800sqm)	2029
Plympton park	Teesdale Crescent Reserve	Dog Friendly Reserve - drink fountain with dog bowl, seat	2025

Note: The timing and scope of these works may vary to suit a change in priorities.

Draft

List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Seacliff park	Gully Road Reserve South	There is a clear desire line through the park to the Recreation Park that should be formalised. Fitness equipment across the reserve. Remove post and rail fencing Irrigation upgrade (10,000 sqm)	2025
Seacombe gardens	Sandery Avenue Reserve	Neighbourhood Playground and Fitness. Drink fountain Replace chain mesh fence and add bottom rail to tennis court. Add another basketball ring to heavily used court. Remove post and rail fencing. Community Garden placeholder. Irrigation upgrade (5,000 sqm)	2030
Seacombe gardens	Ramsay Avenue Reserve	Local Playground Upgrade	2032
Seacombe gardens	Harbrow Grove Reserve	Regional Playground Upgrade. Fence upgrade (paint) Irrigation upgrade (5,000 sqm)	2034
Seaview downs	Roy Lander Reserve	Active recreation options for the open space Irrigation upgrade (5,000 sqm)	2024
Seaview downs	Mitchell Street Reserve	Dog friendly reserve. Add 3 v 3 Basketball and Netball ring and sport goals? Community Garden Placeholder	2026
Seaview downs	Wandana Reserve	Apply natural landscaping and tree planting.	2027
Seaview downs	Cadell Street Reserve	Drink fountain with dog bowl, kick about goals. Neighbourhood Playground and Fitness. Community Garden placeholder.	2028
Seaview downs	Roy Lander Reserve	Neighbourhood Playground. Community Garden placeholder.	2033
Sheidow park	Nari Drive Reserve	Dog friendly reserve. Be mindful of native grasses.	2024
Sheidow park	Spinnaker Circuit Reserve - West	Drink fountain	2024
Sheidow park	Southbank Boulevard Reserve	Neighbourhood Playground. Community Garden placeholder.	2025
Sheidow park	Clare Avenue Reserve	Drink fountain Trail through reserve near fence line	2027
Sheidow park	Islington Drive Reserve	Desire line through park and around water could be formalised.	2027
Sheidow park	Miners Court Reserve	3 v 3 basketball, netball ring, seating and landscaping. Community Garden placeholder. Upgraded reserve may trigger irrigation (2,000 sqm)	2027
Sheidow park	Eurelia Road Reserve/Elgata Reserve	Local Playground	2031
Sheidow park	Young Street Reserve	Open Space Upgrade	2031
Sheidow park	Elura Avenue Reserve	Open Space Upgrade	2032
South plympton	Edwardstown Memorial Oval	Toilet Wrap	2025
Sturt	Maesbury Circuit Reserve	Irrigation and re - grassing (1,000 sqm)	2025
Sturt	Myer Road Reserve (Travers)	Upgrade reserve with resident feedback. Remove post and rail fencing Irrigation upgrade (2,000 sqm)	2025
Sturt	Brolga Place Reserve	Neighbourhood Playground (irrigation upgrade not required) Fencing removal (300m)	2032

Note: The timing and scope of these works may vary to suit a change in priorities.

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List of CapEx projects from Open Space Plan by suburb with proposed timing (continued)

Suburb	Reserve Name	Proposed Works	Timing (year)
Tonsley	Chestnut Court Reserve	Investigate the future of this Reserve in conjunction with Ash Avenue Reserve	2025
Trott park	Hughes Court Reserve	Seat for school pick up waiting	2027
Trott park	Reserve Street Reserve	Small dog park within existing dog park, lighting, irrigation upgrade to playground area (5,000 sqm)	2029
Trott park	Percival Crescent Reserve	Open Space Upgrade	2031
Trott park	Phyllis Court Reserve	Open Space Upgrade	2032
Trott park	French Crescent Reserve	Open Space Upgrade	2033
Trott park	Strutt Court Reserve	Open Space Upgrade	2033
Warradale	Ballara Park Reserve	Toilet Wrap	2025
Warradale	Warradale Park Reserve	Public Toilet and landscaping	2025
Warradale	Marion Community House	Open Space Upgrade Community Garden Placeholder	2029
Warradale	Kent Avenue Reserve	Open Space Upgrade	2030



Oaklands Estate Reserve, Oaklands Park

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