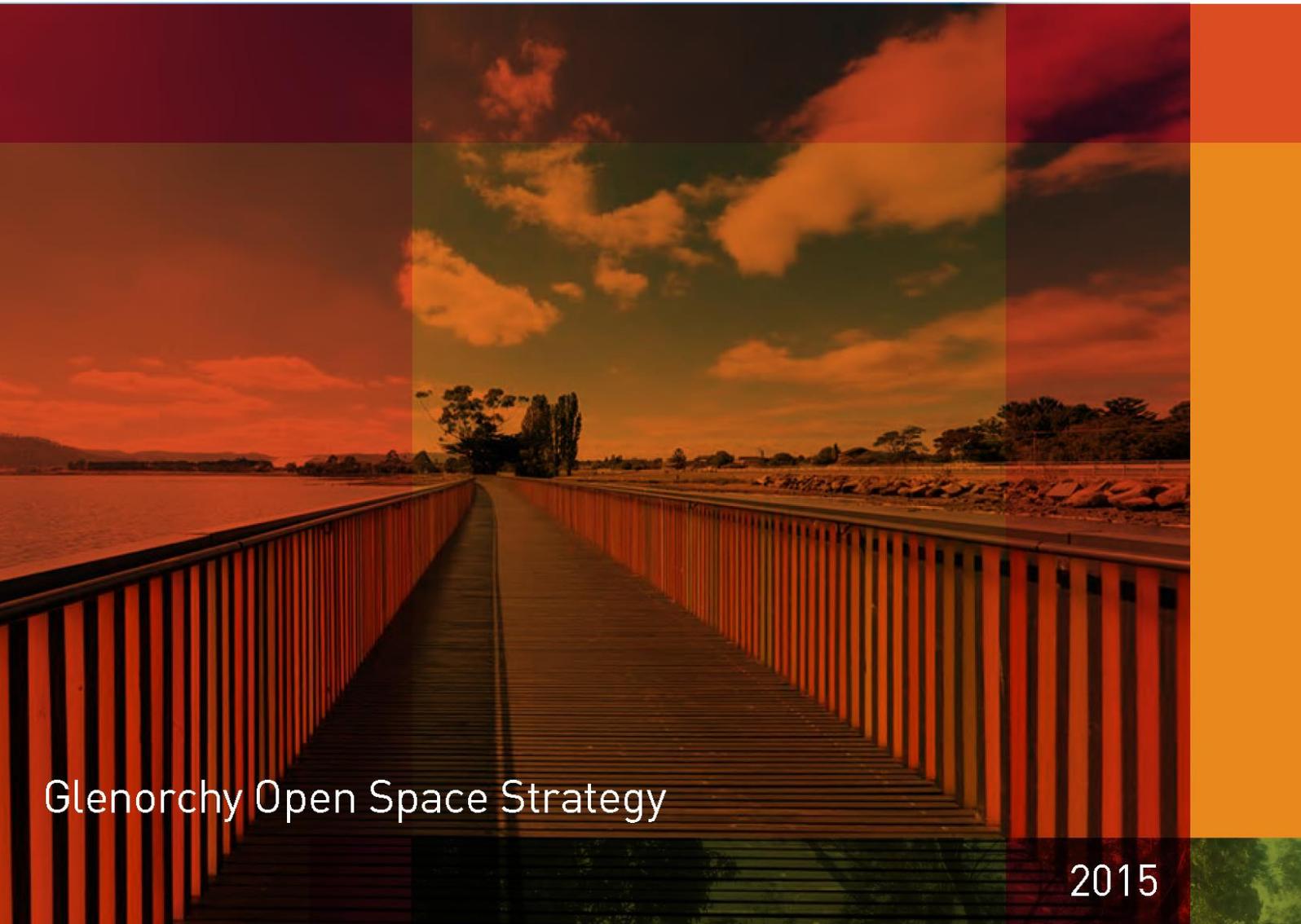




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Glenorchy Open Space Strategy

2015



About this document

This document is the Glenorchy Open Space Strategy 2015.

It builds on the Glenorchy Healthy Communities Plan, which is an overarching document endorsed by Council in 2014.

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1. Introduction

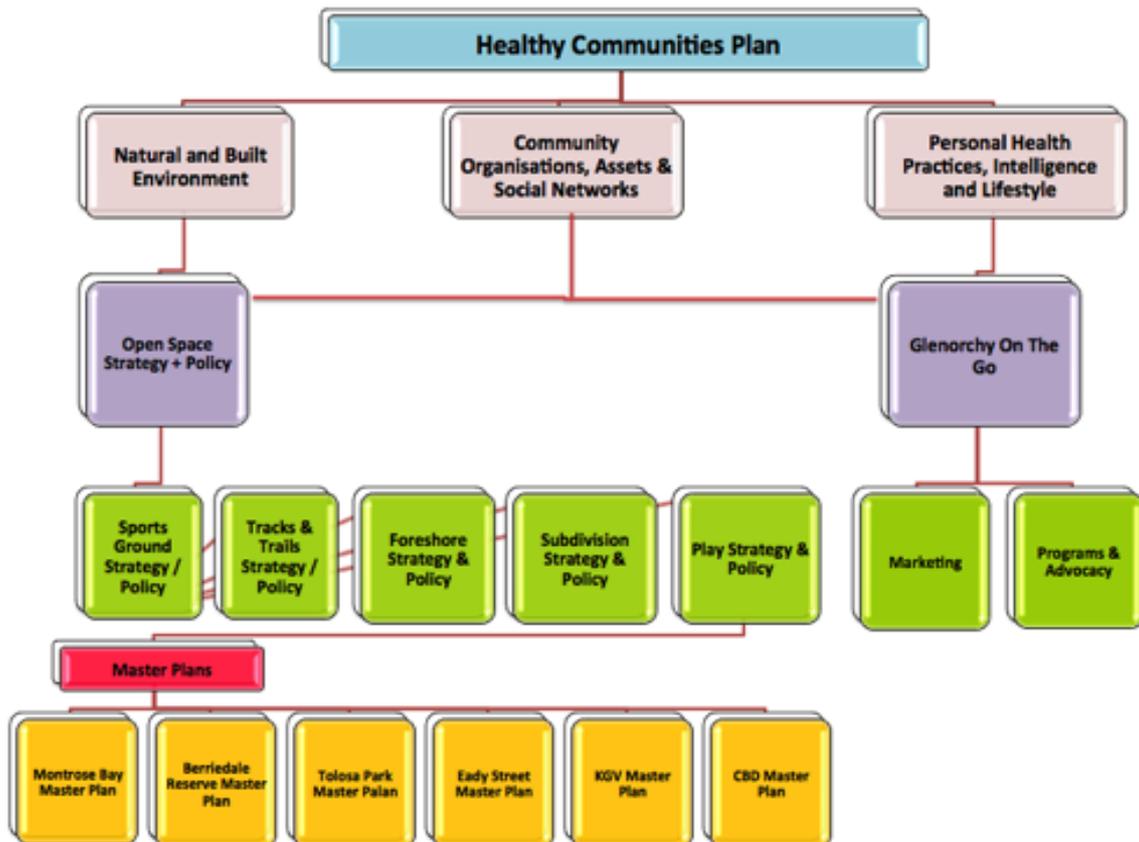
1.1. Why this plan?

This plan builds on the Glenorchy Healthy Communities Plan (GHCP) which is an overarching document endorsed by Council in 2014.

The Open Space Strategy is a high level strategic document that:

- Is influenced by a number of corporate policies and plans, and
- Influences a number of locality and issue specific plans, where site-specific master plans or designs sit.

The following diagram illustrates the alignment of the Open Space Strategy with other plans and policy.



The key directions related to open space from the Glenorchy Healthy Communities Plan are listed below. How these will be addressed is also listed.

Direction from the Glenorchy Healthy Communities Plan	How these will be addressed
1. Enhance the performance of open spaces that are underdeveloped or underperforming to fill gaps in functions, settings not available or divest for other purposes.	This is a key focus of this plan. Site-specific recommendations are included in the <i>Locality Analysis</i> .
2. Progressively develop selective play spaces to provide a social/family recreation park to serve a range of age groups in every precinct as a priority.	Future social/family recreation parks have been identified in the <i>Locality Analysis</i> .
3. Enhance the quality and play value of local parks (not just play equipment). Provide more imaginative and informal play spaces with more natural elements when equipment is up for renewal.	A future play strategy will provide details of policy supporting this issue and the developments of social/family recreation areas proposed in this plan.
4. Identify open spaces suitable as venues for events (e.g. places to run programs, or hold fun runs).	Some preliminary sites are listed in this plan.
5. Provide some irrigation in social/family recreation areas as well as areas used for dog off leash exercise, and personal training/boot camps.	Supported by this plan.
6. Advocate for the retention, and enhanced sustainability of key regional open space and sports facilities in Glenorchy not in Council ownership, where neglect or proposed developments to enhance viability may impact on the sports and recreation opportunities for residents and public amenity (e.g. Showgrounds, Golf Course, foreshore land).	Supported by this plan.
7. Address further potential impacts of climate change on open space and outdoor recreation opportunities.	This is addressed in a separate plan as well as the foreshore policy framework provided as part of this plan.
8. Consider preparing guidelines for sports about ground closures in extreme weather events.	To be provided in a separate sport policy.
9. Seek to enhance the quality, and viability of sporting and open space assets in the City.	Supported by this plan through equitable distribution of sporting opportunities, and to be further investigated in a separate sports policy.
10. Agree on key trail routes, and parks to have perimeter paths developed.	Off road trail routes and perimeter exercise circuits have been proposed in the <i>Locality Analysis</i> of this plan.
11. Determine the most appropriate form and provisions related to open space buffers to protect waterway foreshore open space, residential amenity, sporting uses, and for noise abatement industry etc. (housing density, music, dogs, lights and machinery use).	A policy framework addressing this issue is proposed as part of this plan.

1.2. The benefits of open space

The purpose of providing public open space is to deliver a range of benefits to individuals and the community as a whole.

A key aspect of the benefits approach is its focus on the **output** of open space provision, i.e. the benefit derived, rather than the facility or service itself. For this reason the open space classification system includes function types that reflect the key categories of benefit. *See Table 2.*

The benefits from open space arise from both inherent characteristics of the space, as well as those from seeing, and using the open space.

Benefits related to the inherent characteristics of open space

Benefits related to the inherent characteristics of open space include:

1. Aesthetic benefits. These contribute to neighbourhood character and civic pride, as well as liveability of a place
2. The benefits of clean air, reduction in heat island effect, the screening and separating from urban sights and sounds, and restorative values that contribute to a sense of wellbeing from seeing green space and nature
3. Biodiversity values: protecting biological heritage, habitat, environment integrity and diversity, and
4. The economic value of open space includes increased land value due to proximity to open space, and the opportunity for employers to attract employees in an area with good parks and open spaces.

Benefits derived from the use of open space

Social / family recreation

Parks provide legitimate and affordable places to socialise, and for families to recreate with other families and children; and children to develop the skills of co-operation and sharing, while improving co-ordination skills and physical agility, through play.

Parks and playgrounds provide a “flagpole” to children, who know these, are a legitimate place to go and play.

Going to the park and participating in recreation activities provides relief from stress and from mundane roles and home surroundings. These spaces should provide for people of all ages and abilities. They are very important for families with young children, carers, and for older persons to be included and feel a sense of belonging.

Parks, off-road trails, and sports fields provide people with opportunities for physical exercise

Open space provides a venue for informal physical activity, recreation activities, sport, events and celebrations. These provide physical health benefits as well as social stimulation and support, personal challenge, and a sense of belonging, and self-expression.

Community level sport promotes physical activity, with benefits in terms of reduced health-care costs and improved labour productivity.

Apart from the benefits to the individual from physical activity such as: mood and wellbeing enhancement and disease prevention, there are considerable social benefits to the community of individuals participating in, volunteering and being involved in sport.

Parks and open space contribute significantly to a sense of civic pride in a place

Parks and town squares provide places for civic gatherings and celebrations of cultural values.

Open space can enhance the visual quality and neighbourhood character of a place, and with ornamental decoration can help foster civic pride.

Open space protects trees and habitat and connects us with the natural world

Open spaces can provide 'restorative' qualities that foster recovery from the state of mental fatigue¹. These therapeutic effects of exposure to natural environments are most likely to have been learned, as well as have biological origins².

Natural spaces and parks provide stimuli and a diversity of changing elements that are attractive to children and that enable them to play, and develop. Nature allows children to experience risks and challenges, to explore new things, and to find inspiration and treasures.

The ability to view nature and explore parks are positive benefits that underpin the need to conserve trees and ecosystems in parks. Green space can provide relief from noisy, busy or overcrowded places, and contribute to residents' sense of wellbeing, global biodiversity and environmental sustainability. Contact with nature provides opportunities for specific recreation activities such as bird watching, photography, nature appreciation and spiritual fulfilment.

¹ S Kaplan. (1995) *The restorative benefits of nature: Toward an integrative framework*. Journal of Environmental Psychology, 15, 169-182.

² Ulrich et al., (1991). As cited in Healthy Parks, Healthy People. *The Health Benefits of Contact with Nature in a Park Context. A Review of Relevant Literature*. 2nd Edition Deakin University. March 2008.

Open space has educational value

Having parks and trails that encourage people to experience the outdoors and move freely around their local neighbourhood helps connect people with community life, as well as their social, cultural and ancestral origins. For children, open space encourages them to develop spatial knowledge and exposes them to natural life forms and processes.

Open space provides communities with significant economic benefit

Where large open space is in close proximity to residential areas, open space tends to increase the value and sale price of homes and property located nearby. Some residents will place a higher value on open space and recreation areas and will pay significantly more to be located near these amenities than others. This benefit tends to be negated when parks become overly busy, noisy or are poorly maintained.

The economic benefits of open space also extend to businesses for which an attractive neighbourhood around their office, and opportunities to exercise and take pleasant breaks assists in attracting and retaining employees.

Benefits provided by open space, such as water preservation and storm water control, are often significant. In many instances it is less expensive to maintain open space that naturally maintains water quality, and reduces runoff, or controls flooding than provide costly engineered infrastructure.

Open spaces can contribute significantly to visitor experiences, both for tourism and visiting friends and family.

Open space supports industries that generate billions of dollars in economic activity annually; these include sport, fitness, tourism and a range of infrastructure and landscape related businesses.

Key factors contributing to the personal recreational benefits described above are summarised in the following table.

Table 1. Key benefits sought from open space

1. Enjoy nature and aesthetics/biodiversity

- Appreciate nature, flora/fauna
- Learn about the environment
- Experience natural beauty/spectacle

2. Physical fitness/challenge

- Endurance
- Independence
- Skill development
- Physical challenge/competition
- Achievement stimulation

3. Reduce tension/reflection/civic pride

- Tension release/slow down mentally
- Spiritual reflection
- Escape role overloads and daily routines
- Escape physical stressors
- Introspection/contemplation
- Enhance sense of civic pride

4. Social gathering and interaction

- Be with friends and family off-territory
- Be with people having similar values
- Meet new people
- Observe other people

5. Child development/play

- Test, develop and extend their abilities
- Experience, explore and manipulate new things
- Imaginative/cognitive/creative development
- Learning through risk and challenge
- Teach/sharing skills

How these benefits can be enshrined in the open space planning framework

Key types of open space can be defined based on the range of benefits described earlier. In this way a conscious choice of open space function types, and an equitable distribution of those will then enshrine specific benefits in public open spaces, for future generations.

This Strategy adopts a series of open space function types that reflects each key benefit type, as outlined in the following table.

Table 2. Key benefit area by open space function type

Key Benefit	Corresponding function type classification
Enjoy nature/ biodiversity	<ul style="list-style-type: none"> • Flora/fauna conservation • Community horticulture • Lookout/ridgeline • Buffer
Physical activity/ challenge	<ul style="list-style-type: none"> • Sport • Accessway /off-road trail • Water based recreation
Reduce tension/ reflection Civic pride	<ul style="list-style-type: none"> • Relaxation/contemplation /escape • Visual amenity • Memorial/remembrance garden • Conservation of cultural heritage
Social gathering and interaction	<ul style="list-style-type: none"> • Social/family recreation • Wayside stop • Community horticulture
Child development/ play	<ul style="list-style-type: none"> • Play • Social / family recreation

2. What are the goals, key principles and values we support

2.1. Goals

The key goals related to open space from the Healthy Communities Plan are:

1. **A natural and built environment that encourages active lifestyles and healthy eating**
2. **A cohesive and inclusive community with well developed social and community networks and assets, and**
3. **Improved personal: health knowledge, practices, and lifestyles**

These will be met by providing a wide range of benefits through different types of open space and different activities in open space, equitably distributed across the City.

2.2. Principles

Key principles related to open space include the following:

Principle 1. Diversity of opportunity and open space experiences

A diversity of opportunities will be created within each space, across each suburb, and across the open space network.

By ensuring there is a range of open space function types and different landscape setting types in open space, the greatest number and range of the population will have access to a conscious range of benefits, now and in future.

Diversity can be created in open space by altering the landscape setting types and function of open space parcels along open space corridors – for example along the river foreshore and the cycle trails.

Where a large number of the same types of space is in one particular areas – the design, embellishment and planting of these to meet the requirements of different setting types and function can also create diversity. Diversity can be created through fencing select sites and by providing a variety of play opportunities for different age groups across different spaces.

For this reason the master planning of open spaces should be undertaken for multiple spaces across an area, at the same time, rather than master planning or designing specific spaces one at a time.

Principle 2. Accessibility and inclusion

Open spaces need to be accessible to the community they serve. This means that key types of open space or parks are within walking distance of most houses in the neighbourhood, and everyone can get to some area within each space.

As a priority the types of open space that should be in walking distance of all houses are social/family recreation, sport, and trails.

People of all ages and abilities should be able to see open space, be able to get to key areas in the space (for example the areas that offer social facilities) and be able to use facilities and furniture provided.

Principle 3. Equitable distribution

It is important for residents to have a diversity of opportunities and experiences available to them within their local areas. It is also important that open space is relatively equitably distributed and core open space opportunities such as access to social/family recreation, off road trails and sport, are available in each suburb.

Open spaces in the network should provide opportunities that are distributed relatively equitably so everyone benefits, and be

connected to community infrastructure. The ability to design and provide specific types of open space will however be dependant on inherent physical characteristics, as is the case for the foreshore and conservation spaces.

More equitable distribution of specific types of open space should include access to trails, sport and social/family recreation for employees as well as residents and visitors.

Principle 4. Fit-for-purpose and core service levels

Core service levels are requirements related to size, location and distribution, quality and design or management that will ensure an open space of a particular function type is fit for that purpose, and will provide the corresponding community benefits for which it is provided.

These core service levels are defined according to each catchment hierarchy of open space (local, district and regional), as the scale, quality and complexity of infrastructure increases as the sphere of influence and distance travelled to an open space increases.

These core service levels or provision standards are most relevant to open spaces provided in urban settlement types.

They will assist Council in determining what types of spaces are required when development occurs: how big, where spaces should be located, how they should be distributed and what core infrastructure should be provided, once demand for activities has been determined.

Core service levels provide a benchmark to enable more efficient decision making about development proposals and dealing with external requests for facility improvements. They inform asset management plans, and help to establish maintenance regimes in keeping with the role of the space and level of importance and use of a space. Core

service levels also enable more accurate forecasting of costs.

Where proposals for facility improvements are above the core service levels, alternate funding will need to be sourced to fill the gap between the increased costs and Council's allocated funding.

Draft core service levels are outlined in Appendix 8. for social/family recreation parks and sports parks.

The core characteristics, which can be specified for each, open space function types, at each catchment level include:

- Desirable minimum size
- Distribution (distance threshold-meters expected to travel to a specific type of space)
- Core facilities to be provided
- Other key characteristics

Principle 5. Affordability and sustainability

Council has a large amount of open space, many of which are under-performing.

A relatively equitable distribution of types of open space will reduce the duplication of opportunities, and enable more cost effective maintenance of facilities in open space.

Selective development of specific types of open space in nodes will be more effective to increase the sphere of influence of key open spaces and return specific benefits. This will also reduce uniformity.

This plan identifies a large number of long-term improvements to open space that can be incrementally undertaken – some as planning opportunities arise and others as capital become available from other sources.

How far should residents live from open space of any type?

In urban areas of Glenorchy a number of distance thresholds have been established. These guide the desirable distribution of important open space types provided within residential areas. These are:

Table 3. Desirable distance from types of open space

Type of open space	Desirable distance
Any open space for recreation	300m
Social / family recreation	400m
Accessway / trail (district level)	800m
Sport	1000m

3. What types of open space do we have and need

Overview

Council has some 344 parcels of open space (approximately 300 parks). Additional open spaces owned by the state government (for example education and defence properties) are located in the Council area – but these are not necessarily accessible to Glenorchy residents.

The open space opportunities present in Glenorchy are exceptional. Many open spaces provide outstanding views of the Derwent River and environs. Council's open space provides foreshore and foothill bushland opportunities. It includes significant memorials and cultural heritage, and community infrastructure.

In order to determine the range of opportunities present overall, open spaces were broadly classified in accordance with their primary function and benefits they provide to the network as a whole, and according to what type of landscape setting is present. Appendix 1 defines each type of open space.

The following table shows the number of spaces by primary function type and landscape setting type.

The largest number of open space provided for are utility/drainage easements – rather than recreation or conservation purposes. However these do contribute benefits in particular restorative values and opportunities to walk.

Volume 2: Locality Analysis analyses local open space provision by suburb and recommends specific embellishments, acquisitions and disposals, to maximise the value of the current open space network.

There are 49 spaces with “no identified function” because they have not been embellished in any way.

Table 4. Number of parcels of open space by function and landscape setting type

Primary Function Type	No. of Parcels *
Accessway/trail	64
Botanic or zoological garden	0
Community horticulture	5, 2 schools 3 centres
Conservation of cultural heritage	4 (1 not council)
Flora/fauna conservation	33
Lookout/ridgeline reserve	4
Memorial park/cemetery/remembrance garden	4
Play	28
Relaxation/contemplation/escape	24
Social/family recreation	15
Sport	23
Utility/environmental constraint/buffer/drainage/floodway	72
Visual amenity	21
Water-based recreation	9

Landscape Setting Type	No. of Parcels
Bushland/forest	34
Waterway foreshore/estuary	37
Lawn or managed turf	45
Native grassland/wetland	1
Open grassy area	134
Ornamental or formal garden	2
Paved area	13
Rough natural area	26
Specialised sports surfaces	9
Treed parkland	72
Vegetable garden/agriculture	4

*Note: These calculations were made from Council's GIS, and based on the number of parcels. Many parks and reserves consist of multiple parcels of land.

Open space for sport

Glenorchy has 23 open spaces with a sport open space function type. A further 11 parcels are privately owned sports spaces. In addition a number of sports facilities are provided in schools.

Some type of sporting open space is desirable within 1000m of all residential properties. There are some significant gaps in the distribution of sport open space.

Sport is focussed around two nodes – Claremont and Glenorchy. There is a lack of sport in Granton, Rosetta / Montrose, West Moonah and Moonah. These may be difficult to address with negotiated access to school facilities. Where possible, new residential development in Granton and new areas west of Claremont and Rosetta should provide sporting opportunities.

A detailed sports master plan/strategy will be undertaken separately to this study.

There is a significant amount of open space in schools. These could provide opportunities for social sport– especially for teenagers out of school hours as well as community sports club training for example.

Council should continue to seek to reinforce partnerships already developed with schools, and further develop those where there are opportunities for shared development or management of facilities or negotiated desirable, and specific issues recommended in the *Locality Analysis*.

Examples include:

- St Virgil’s College
- Mt Fawcner Primary
- Springfield Gardens
- Hilliard Christian School
- Rosetta Primary School
- Montrose Bay High School

Community horticulture

There are community gardens in both community centres and neighbourhood houses; including, Chigwell, West Moonah and Goodwood. Gardens are also provided in schools (Claremont College, Cosgrove High School).

There are opportunities for additional community gardens in the City to encourage contact with nature, healthy eating and access to gardening as a leisure activity. This type of open space can be a good use for small, unembellished spaces, especially those adjacent to schools, community centres and neighbourhood houses. Suburbs where community horticulture is not present include Granton / Austins Ferry (this study has identified Hestercombe Rd Reserve as a potential site), Rosetta / Montrose, Collinsvale, and Moonah / Derwent Park / Lutana.

Council should aim to provide a community garden in all suburbs if there is a suitable site and desirably within 1000m of most residential properties.

Conservation of cultural heritage

These are spaces reserved or provided for the protection of European or indigenous cultural heritage. Five such open space parcels are located in Glenorchy at:

- Hestercombe Church, Austins Ferry
- James Austin Reserve, Austins Ferry
- Voss Cottage, Collinsvale
- Austin’s Cottage, Austins Ferry
- Industrial Heritage Park, Derwent Park

An opportunity exists at Rothesay Circle Reserve to develop the site as a social/family recreation area with a cultural/indigenous theme, in line with the history of the area.

Memorial/remembrance garden

These are spaces reserved or provided for the memory of people or events. Four open space parcels with this function type are located at:

- Collinsvale Cemetery (2 parcels), Collinsvale
- Dog War Memorial, Berriedale
- International Peace Park, Berriedale

There are several open spaces that have memorial/remembrance garden as a secondary function type.

Flora/fauna conservation

These are open space areas reserved or provided for the protection of flora and fauna.

There are 33 flora/fauna conservation open space parcels in Glenorchy. These are generally either located in the west (eg Mt Wellington and Mt Faulkner areas), on the foreshore (eg adjacent to the Windermere Community Foreshore Park, Goulds Lagoon), and along rivulets (eg Faulkners Rivulet).

Visual amenity

Sites for visual amenity are required where other open space is not available to enhance visual amenity, civic pride and neighbourhood character, and provide restorative values and some contact with nature for example. These are particularly valuable in mixed use residential, commercial and industrial zones and higher density areas.

There are 21 open space parcels with a visual amenity function type. These are found particularly in southern areas (West Moonah and Moonah).

Relaxation/contemplation/escape

These are open space areas reserved or provided for quiet, contemplation pastimes and to provide high environmental quality and contact with nature. These areas have only minor infrastructure such as seats, paths, viewing areas and/or interpretative signage, and no other facilities.

Glenorchy has 24 parcels with this function type, generally well distributed through the municipality.

There are none in the Goodwood / Dowsing Point area. This suburb lacks open space with high environmental values.

Lookout/ridgeline

Open space with a lookout/ridgeline function type is characterised as being elevated open spaces providing views and protecting viewsheds and ridgelines.

Glenorchy has four parcels of open space with a lookout/ridgeline open space function type. These are located at:

- Poimena Reserve, Austins Ferry
- Bradfield Reserve, Claremont
- Tolosa Park Reserve, Glenorchy
- Glenlusk Rd Reserve, Glenlusk

The opportunity exists to provide another lookout at Hone Rd Reserve (17) at Rosetta / Montrose.

Water-based recreation

Water-based recreation areas are currently located at:

- Austins Ferry Yacht Club, Austins Ferry
- Bourneville Cres Reserve, Claremont
- Montrose Bay Yacht Club
- Glenorchy Rowing Club, Montrose
- Glenorchy Aquatic Centre, Glenorchy
- Giblins Reserve, Goodwood
- Gepp Pde River Reserve, Derwent Park
- Friends School Rowing Club, Lutana

A number of these could be further developed to provide for multiple types of aquatic activities and with adjacent social/family recreation hubs.

Council could look to embellish existing open spaces at well-distributed nodes along the foreshore (from above list) to provide further opportunities for water-based recreation. Others sites; such as Knights Point Reserve (Claremont) may be appropriate to develop for this function- although primarily for non-powered craft such as kayaking.

Berriedale and Dowsing Point are foreshore suburbs without water-based recreation nodes.

Off-road trails

A diverse network of off-road trails in Glenorchy should include off-road trails connecting Mt Wellington to the Derwent River as well as north-south trails, off-road trail circuits around each suburb connecting key open space and community facilities, and perimeter paths around large parks.

Perimeter paths should be provided around larger open spaces such as those used for sport or social/family recreation. Glenorchy lacks these types of trails with footpaths often located diagonally across a reserve and along park boundaries in only several directions.

Several open spaces (eg Benjafield Park, Jim Bacon Memorial Reserve, and Coinda Park) would benefit from exercise trails – separate to footpath – around the park perimeter. Glenorchy has many opportunities to provide these around significant open spaces.

The Intercity Cycleway is an excellent off-road trail in Glenorchy, providing north-south access largely along the foreshore. Trails need to be provided both **north-south and east-west orientation**.

The Humphrey Rivulet could be a very important trail route from Tolosa Park to Glenorchy, connecting a number of other key open spaces and community facilities.

An extension to the Intercity Cycleway and foreshore trail network would add considerable value in Glenorchy, and service the developing communities in the north.

East-West trails need to be established particularly through the numerous rivulets (eg Humphrey Rivulet to link Tolosa Park to the CBD / Cycleway / foreshore) and connecting existing open spaces. These trails should aim to link the mountains with the coast. Rivulets in general may provide further opportunities for walking, and in future possibly cycling around the City, as well as environmental experiences.

There are a number of opportunities to provide **local circuit** trails around suburbs connecting existing trails, potential perimeter paths and key destinations. Glenorchy does not have any designated circuit trails. Opportunities for example exist at:

- Granton / Austins Ferry – around Poimena Reserve and Roseneath Reserve connecting to the foreshore reserve
- West Moonah – Jim Bacon Memorial Park, Springfield Gardens Primary School, and Amy St Community Park

Glenorchy's foreshore provides a further opportunity to add to the off-road trails network. It is acknowledged however that the location of privately owned and defence land on the foreshore limit the ability to provide a continuous coastal trail. Gaps in the network on the foreshore exist, including:

- Berriedale Bay / Elwick Bay
- Claremont Peninsula
- Austins Ferry foreshore

The preferred distance threshold for district trails is within 800m of all residential dwellings. Areas of the municipality that are outside 800m include:

- West Glenorchy around Brent St, and
- Northern Granton

The *Locality Analysis* discusses and proposes key trail developments.

The Implementation Plan in this document identifies the priority off-road trails by suburb.

Social/family recreation spaces

The concept of a social/family recreation park is to provide more than a single purpose play space. It is to provide for a greater range of age groups, and a greater diversity of play experiences for people of all abilities. The development of selective spaces more intensively to offer social, physical and environmental benefits will be more effective and cost efficient way to future proof and provide play experiences and neighbourhood parks. The development of selective social/family recreation areas will enable the migration of some small sites currently used for play, to other types of space.

To increase intensity of use social / family recreation sites may need to be irrigated and more intensively planted.

Every suburb should have at least one social / family recreation open space to provide a range of social and physical recreation opportunities for a range of users locally.

Glenorchy has 15 open parcels that have been classified as social / family recreation. Most however only provide some of the range of features required for this type of park. These include:

- Roseneath Park, Poimena Reserve, Weston Park (Austins Ferry)
- Bethune Street Reserve, Chigwell Community Park (Chigwell)
- Windermere Community Foreshore Park (Claremont)
- Barry St Reserve, Flamenco Cir Reserve, Tolosa Park Reserve, Wilkinsons Point, Grove Reserve (Glenorchy)
- Benjafield Park (Moonah)
- Montrose Bay Foreshore Community Park (Montrose)
- Jim Bacon Memorial Reserve (West Moonah)
- Driscoll St Reserve (Rosetta)

Further sites (or part of sites) have been identified as having the potential for social / family recreation, should resources permit.

These spaces are best located within walking distance and 400m of all residential properties. Residential areas outside this catchment include:

- Goodwood / Dowsing Point does not have a social / family recreation open space, however there is the opportunity to embellish Goodwood Park for this function
- Granton - social / family recreation should be acquired through development of the Gunn's Land
- Claremont (west of the highway) – Abbotfield Park Sportsground could be embellished to provide social / family recreation opportunities

The *Locality Analysis* discusses key works relevant to social / family recreation.

4. Distribution, accessibility sustainability and diversity of open spaces

4.1. Distribution

Open space is best equitably distributed both locally and Council-wide to maximise opportunities available to all residents. Equitable distribution of social / family recreation parks, off-road trails and sports facilities are particularly important in residential areas.

There is a relatively good distribution of open space generally within the Council area. Most residential properties are within 300m of some type of open space in Glenorchy. However there are a large number of parks that have not been embellished for either social or environmental purposes.

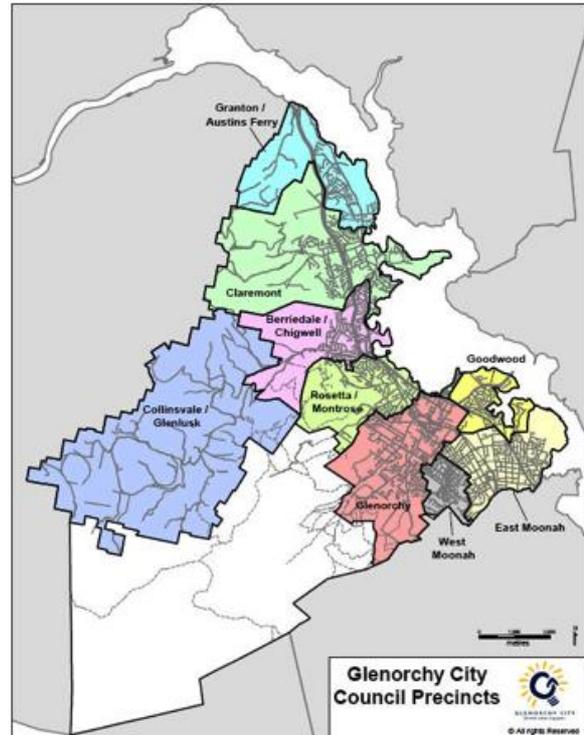
Open space for sports is largely concentrated around two nodes in Claremont and Glenorchy. Significant gaps in the distribution of sport within 1000m of residential properties exist in Granton / Austins Ferry and south-western areas of Glenorchy / West Moonah.

Social / family recreation is reasonably well distributed, however of the larger spaces are located close to the foreshore. Significant gaps in the distribution of social / family recreation within 400m of residential properties exist in the south-east (Goodwood, Derwent Park, Lutana) and Claremont, Rosetta and Montrose away from the foreshore.

Whilst the Intercity Cycleway and the foreshore provides off-road trails through the spine of the municipality, there are many gaps in the distribution of trails. Significant residential areas outside a 800m catchment of an off-road trail include western Glenorchy and western Claremont. Collinsvale lacks a network of trails.

The City has been divided into precincts for the purpose of analysing distribution.

The following image illustrates the location of each precinct in the City of Glenorchy.



Regional open spaces not owned by Council

Glenorchy Council has several large state level open spaces located in the area. These include the Royal Showgrounds and the Elwick Racecourse. The two sites provide considerable opportunities for sporting developments. They are also in key strategic and prominent locations. Due to their size and irregular use these sites could provide options for different and high level sports to collocate. In addition the proximity of the Elwick Racecourse to the foreshore means that opportunities for using perimeter land for an off road trail should be considered and agreed – to continue even if there is a change of land use. Council could resolve to seek to keep these as open space uses and to work with the lease holders to make them more sustainable and to increase community and local club use.

4.2. Accessibility

The topography and era of residential subdivision in much of the Council area has resulted in a street pattern that includes cul-de-sacs and relatively impermeable street patterns and residential areas generally.

A number of small open spaces within residential areas are cul-de-sacs ends or battle-axe blocks. These often have small and not very prominent entries and relatively limited good public surveillance. This should be avoided in all future subdivisions.

Public open space for social / family recreation and sports should be large enough to enable roads around the perimeter and overlooked by houses on at least three sides.

Many reserves are not physically accessible to people using prams, wheelchairs and mobility devices.

More attention to road access, physical prominence, access by shared pathways, the design entries and provision of paths and social infrastructure suited to people using mobility aids is essential in future planning of parks and open spaces.

4.3. Making the network sustainable and affordable

In order to ensure the sustainability of more open spaces in the Council areas there are some key desirable directions. These include the following.

- Aggregate social spaces to provide more functional spaces and greater a greater sphere of attraction and use of each
- Create fewer larger play spaces – that serve a wider range of people (age groups and abilities) through the selective development of social, family recreation parks. These will assist with future proofing provision of neighbourhood open space
- Minimise the number of single field / code sports grounds on reserves- and enhance the flexibility of use
- Develop sports reserves with a perimeter trail and social / family recreation space to enhance use for physical and social activity by a wide ranger of people
- Dispose of reserves – but only to expand or embellish others
- Provide water based activities in hubs where there is access to at least one – and preferably multi code water based recreation club, social family recreation activities – access by off road trail, boat ramp, pontoon, parking, and shelter etc
- The development of key nodes along the foreshore – retaining sites between with high environmental values is an important strategy in protecting the environmental integrity and values and managing the impacts of climate change for example
- Council should adopt the high level core service provision outlined in Appendix 8.

4.4. Diversifying open space opportunities

There is considerable opportunity to increase the diversity of the open space offered at present, as most parks have significant underinvestment in design and infrastructure and planting, that limits activities and experiences available.

This diversity of opportunity in open space could be enhanced significantly just through planting of trees, for example. Other opportunities to enhance diversity include reducing the number of sites that have no identified function, and the number of small spaces provided for play with minimal equipment, in favour of developing other types of spaces. These small sites of low value can be migrated to other functions such as community garden, or visual amenity for example. Greater diversity can be provided by selectively developing larger sites more intensively with social, physical and environmental attributes to provide more social family recreation spaces- and less single purpose play spaces.

Increasing the proportion of sites that are treed parkland and have other vegetation on sites that are currently simply 'open grassy areas' can also provide a diversity of experiences, and enhance biodiversity and contact with nature.

Events

The need for open spaces to be programmed as a venue is increasing. This programming may be small scale 'programs' such as fitness training and group exercise, school excursions as well as community fun runs, and large scale sporting carnivals and events.

Key general criteria that in part will determine the feasibility to conduct events include the following:

- Generally a large and relatively flat site (unless the activity to be conducted requires hilly ground)
- Space for, or existing car parking
- Existing shelter and shade
- Access by public transport and off road trail
- Open spaces that are provided in conjunction with an existing services or managed facilities where these may act as a marshalling, gathering or service point
- Main road access and preferably a prominent site- to assist advertising and levels of use
- A space that is generally social in nature and has some level of infrastructure such as at least some services (power and water) toilets and a sealed road in
- Opportunities to bump in additional toilets, shelters, and food and beverages, stage etc. should be considered for events other than training and community exercise classes
- Capacity of existing services to support additional lights, music and PA and access to three phase power should be considered
- Good signage
- Where the standard of sporting or other infrastructure lends its self to events and high levels of competition.

Key spaces that are likely to meet these criteria include:

1. Community level programs or events (ie in conjunction with district or local reserves and community centres:

- Benjafield Park, Moonah
- Goodwood Park Reserve, Goodwood
- Rothesay Cir Reserve. Goodwood
- Cooina Park Reserve, West Moonah
- Private open space adjacent to the Salvation Army Hall, Hopkins St, Moonah
- Bethune St Reserve, Chigwell

2. District and regional space event spaces:

- Tolosa Park, Glenorchy
- King George V Oval, Glenorchy
- GASP / Elwick Bay, Glenorchy
- Poimena Reserve, Austins Ferry
- Wilkinsons Reserve (near Derwent Entertainment Centre), Glenorchy
- Cadbury Sportsground, Claremont
- Abbotsfield Park, Claremont
- Weston / Shoobridge Parks, Austins Ferry
- Giblins Reserve, Derwent Park
- Berriedale Reserve, Berriedale
- Royal Showgrounds, Glenorchy
- Elwick Racecourse, Glenorchy

Diversifying opportunities in each suburb

The *Locality Analysis* provides greater detail on the diversity and distribution of open space by suburb. Some key findings related to diversity and landscape setting type by suburb includes the following.

Granton / Austins Ferry

This suburb has as narrow range of landscape settings, and one third of open space parcels are open grassy areas. St Virgils College and Poimena Reserve are well vegetated.

Claremont

Has the greatest number of lawn / managed turf open spaces. Additional opportunities can be provided through embellishing open space for water-based recreation and social / family recreation (that provide a range of settings on site).

Berriedale / Chigwell

There are a relatively wide range of landscape settings, but half are open grassy areas or open parkland. There is little significant vegetation in the suburb aside from bushland areas northwest of Glenlusk Rd.

Rosetta / Montrose

Has the greatest number of rough natural areas but lacks open space for vegetable gardens or ornamental gardens for example.

There are opportunities to create further diversity of plantings in the land slip areas, if these don't require irrigation.

Collinsvale

The majority of sites are lawn or managed turf. Some further areas of paving may add diversity due to the rural location.

Glenorchy

40% of open spaces in Glenorchy are classified as open grassy area, indicating a lack of diversity in vegetation.

There are opportunities in this suburb to create more 'natural' landscape settings (eg creek corridor, rough natural area, native grassland / wetland) that could be investigated to increase environmental amenity and contact with nature.

West Moonah

West Moonah generally has a good coverage of vegetation throughout its open spaces.

Rear yards on private parcels and large spaces such as Jim Bacon Memorial Park and Amy St Community Park are particularly well vegetated.

Moonah / Derwent Park / Lutana

Over half of spaces are either open grassy area or open parkland.

Moonah and Derwent Park are predominantly commercial and industrial suburbs therefore require additional plantings to offset the visual effect of this.

Goodwood / Dowsing Point

There seven different landscape settings across 12 parcels of open space, however there is very little vegetation in open space in the area.

The *Locality Analysis* has evaluated the different types of open space available in each suburb. Where it is possible to provide these types or change the nature of existing open space through design and development, the following types of open space should be the priority.

Table 5. Priority types of open space where there is demand

Suburb	Priority types of open space where there is demand
Granton / Austins Ferry	Sport Social / family recreation Water-based recreation Community horticulture
Claremont	Social / family recreation Water-based recreation
Berriedale / Chigwell	Water-based recreation Sport
Rosetta / Montrose	Social / family recreation Sport Community horticulture
Collinsvale	Accessways / trails
Glenorchy	Water-based recreation Accessways / trails
West Moonah	Social / family recreation Sport
Moonah / Derwent Park / Lutana	Social / family recreation Water-based recreation Community horticulture
Goodwood / Dowsing Point	Social / family recreation

Characteristics of reserves

Design

Many spaces do not have a design evident. They have most probably been provided as unembellished open space during subdivision and left in this condition. In a number of spaces there is only one isolated element for example a half court - and no other design elements, paths or equipment. As these are social elements they are best provided only in conjunction with other social elements. These facilities are expensive to maintain and provide little return on investment as they provide minimal attraction and have limited use.

There is a need to consolidate social elements in key reserves that can attract significant use and collectively provide a good return on investment.

There is a need to integrate elements park elements such as trees paths fences and any facilities in an integrated design.

Fencing of sites

A large proportion of sites are fenced. Fences are in high demand from people with children and dogs, especially where spaces abut roads, waterways and other hazards.

Fences are however expensive to provide and maintain and are only as effective in controlling children and dogs, as the gate. Hence in future they should be provided only at selective sites.

Size of reserves

There are a number of very small reserves. These provide good accessibility to some from of green space and contribute to restorative values, neighbourhood character, civic pride and visual amenity. However size limits diversity, and larger spaces are needed for key social, sports and environmental reserves.

Many of the small spaces are similar in presentation, an area of open grassy area and a few trees, no formed path or other facilities.

Where social infrastructure is consolidated into larger reserves from very small local reserves there may be opportunities to utilise these small reserves for other uses such relaxation / contemplation, conservation, as well as dog exercise and socialisation, community gardens, outdoor gym and fitness etc.

If future additional sporting reserves are provided, more fields together should be achieved, in larger sites, abutting a social / family recreation.

Trees

The presence of trees, quality and density of tree canopy provides:

- Considerable health benefits; restorative values, that can influence productivity
- Air and water filtration, as well as soil enhancement
- An opportunity to mitigate climate change, capture carbon dioxide, and reduce heat island effect
- Protection of habitat, cultural and biological heritage
- Play value, a sources of inspiration and treasures, and environmental education
- Amenity, shade and visual character in the public domain
- Economic value, though enhanced aesthetics, civic pride, neighbourhood character and resulting house values

Few open spaces in residential areas have boundary plantings of trees, or trees integrated into the design of parks.

There is a significant opportunity to add shade, vertical interest, access to nature and a range of play opportunities as well as enhance visual quality by protecting trees within open space, providing boundary planting and incorporating specimen and other planting in open space design – as an integral design element.

The absence of trees is particularly pronounced in Goodwood.

Internal paths

In most small parks there is an absence of paths into and around spaces. Where they do exist they are diagonally across reserves resulting in division of the space (eg Benjafield park). Perhaps these have been provided to follow desire lines made by people walking through. In many cases these diagonal paths then dominate the space and limit the possibility of utilising the space for other activities.

Paths are very important element of parks; to ensure inclusion, to enhance physical activity, provide for specific users, and activities, and link park elements.

They must be integrated into the whole of park design and acknowledge the primary function of the open space.

5. Opportunities

5.1. Provision of new open space as part of the land development process

Open spaces taken as part of subdivision

One of the major ways of acquiring new open space is through the subdivision process. Additional policy and processes are needed to maximise the value of the land taken for open space or cash in lieu of land, to facilitate additional open space in future designation of public open space.

The priority function types of open space required in new residential developments should be identified by Council, before a developer prepares a plan. The nature of open space required should be determined by the nature of residential settlement type, as well as the outcomes of an open space and recreation demand and supply assessment. Apart from protecting land with environmental significance (which should be separate to that required for recreation to serve new residents, the priority types of open space to be provided through subdivision are: social family recreation space, off road trails and sport.

The characteristics of those spaces, and the distribution and location of those should be based on the primary open space function and the core service levels specified for each.

Currently the land take allowable does not reflect the amount of land required to meet recreation demand.

In the past, some land taken as an open space contributions through the subdivision has not significantly contributed to the overall value of the network or met the priority for open space required close to occupants (stimulated by development).

A clear and transparent process is needed in order to determine how and where open space contributions are spent. Currently, Council favours using cash in lieu contributions from residential subdivision on regional projects, which are disbursed across the City. This is contrary to the established principle of nexus whereby a clear relationship can be identified between the development from which the funds were generated and the area where such funds are spent. However all residents utilise regional and district open spaces and it follows that a proportion of funds collected are used for district or City wide projects.

Open space as a buffer

There are circumstances in which public open space can be located and designed to act as a buffer between land use activities.

In addition, in order to protect specific benefits, experiences and uses of open space, it may be necessary to ensure a buffer between these and other urban developments or land uses is maintained.

Council would benefit from a policy to guide when development where buffers are required and whether they are satisfactory to ensure that open space is 'fit for purpose' and safe for its intended use.

A policy framework to address these issues is provided in Appendix 4.

5.2. Getting the right mix of open space

In many cases, local open spaces taken in the 1960's, 70's and 80's are not fit for purpose for the functions of open space required today. In particular, a large number of small, unembellished spaces in a suburb limit use. However if these are reviewed together there may be opportunities to create a good mix of open space through a combination of strategies, such as:

1. Embellishing an existing open space to become fit-for-purpose for the desired function.
2. Improve access to an existing site perhaps by reducing the walkable distance to an existing site or providing a wider access to the park from the street. Secure rights of access to, or across, another site.
3. Extending an existing reserve through purchase / securing an adjoining parcel of land.
4. Working with the Crown or a school to develop or utilise an existing public site not in Council management to fulfil the missing function.
5. Acquiring a new parcel of land subdivision or purchase:
 - Care needs to be taken when considering the disposal of public open space, because community expectations and knowledge of the benefits of open space are increasing, and it is difficult to replace open space and acquire additional space
 - The long-term future needs for open space should be considered
 - Selling small pieces of open space now have been shown not to be a good way of revenue raising in many cases considering costs such as clean up, fencing, decontamination, subdivision, valuing, listing for sale and selling etc
 - If the space was taken as subdivision it will need to be replaced

Council would benefit from clear criteria to use as a basis for assessing whether low value open space should be developed or disposed of. It is strongly recommended that any proposal to divest open space is considered at the same time as the need to acquire open space.

There may be a need to strategically secure land in the long term in order to:

- Address gaps in the supply and distribution of open space as a priority for social / family recreation, sport and off-road trails
- To provide space that secures a type of landscape setting not present (e.g. bushland)
- Meet identified demand for outdoor recreation or sport
- Expand an existing site to make it fit-for-purpose
- Protect a site of significance (biological, cultural heritage or landscape character) or create continuous public land along a waterway or other corridor
- Prevent significant ramifications arising from the development of a parcel of land that would otherwise impact negatively on an existing reserve, off-road trail, or site of significance

A policy framework has been prepared to guide the disposal and acquisition of public open space through the land development process.

5.3. Glenorchy's foreshore reserves

Glenorchy's foreshore reserves are highly valued by the community for scenic beauty, to enjoy and connect with for a range of recreation, relaxation, social / family activities and community gatherings and events.

The foreshore also provides important access points for a range of water-based recreation activities such as swimming, fishing, sailing, boating and kayaking.

The character of the Derwent is an integral and historic part of the community's identity. If properly managed it can continue to provide both environmental, recreation and sustainable tourism and commercial opportunities that can benefit both residents and visitors.

The foreshore contains valuable and irreplaceable remnants of vegetation that form a corridor for fauna and also has important habitat and nesting sites for birds and other wildlife.

The river foreshore has a number of pressures, including commercial and residential development, and erosion associated with river uses and climate change.

The community views the foreshore as finite and precious public resource which is vulnerable to long term damage if its development and use is not well planned and managed.

Securing public access to and along the foreshore is important however development needs to be at designated nodes and uncontrolled access needs to be prevented.

Foreshore reserves need be managed to provide for trails, conservation of significant sites and vegetation, water based recreation, events and activities that encourage healthy active and connected lifestyles, and tourism.

The impacts of coastal hazards including extreme weather, climate change and projected sea level rise also will need to be managed. Due to the complexity of issues surrounding the foreshore it is desirable that Council develop a foreshore policy.

A policy framework to address these issues is provided in Appendix 6.

5.4. Programming, marketing and promotion of open spaces

Programs like 'Glenorchy on the Go' and community events targeting active living, physical activity and healthy eating are central to the activation and accrual of benefits from open space.

Organised and incidental activity in open space will encourage further activity and enjoyment of the outdoors.

In order to maximise choice and match the available opportunities with suitable uses and users it is imperative that Council further promotes individual open spaces and provides information about available opportunities, infrastructure and experiences.

This can be achieved through more detailed information and directories as well as signing available opportunities.

Additional information about specific activities such as dog walking and the degree of physical accessibility of parks and their facilities would be valuable.

6. Implementation

6.1. Policy frameworks

Utilising the frameworks provided in this plan, Council can update the following policies:

- Council acquisition of open space from subdivision (See Appendix 2)
- Public open space acquisition and cash in lieu of land (See Appendix 3)
- Open space and buffers (See Appendix 4)
- Strategic acquisition and disposal of open space (See Appendix 5)
- Foreshore policy (See Appendix 6)

6.2. Recommended developments

A number of aspirational projects have been identified in the *Locality Analysis*.

These are focused around getting the right mix of open space to enhance distribution accessibility, diversity and sustainability of open space. In many cases implementation will require opportunities and funding sources to arise, and hence implementation will be long term. Development works in many cases rely on other projects within the one suburb. Hence that is desirable that they are approached collectively (especially with acquisitions and disposals). Reference should be made to the *Locality Analysis* which is a separate volume to this Strategy.

Table 6. lists priority projects.

Table 7. lists priority off-road trail projects by precinct.

Table 8. List the priority social /family recreation park developments.

As a guide to priorities by precinct, the following recommended projects include planning projects (P) and developments (D).

Recommended acquisitions and disposals are listed by precinct in Appendix 2.

Table 6. Priority Projects by Precinct

Precinct and recommendations	Type of project*
Granton / Austin Ferry	
1. Enhance open space around, and extending from, Goulds Lagoon	P
2. Develop a social / family recreation reserve in Gunn's Land, and a foreshore trail around this land	D
3. Negotiate community access to St Virgils south cricket ground	P
Claremont	
4. Develop Abbotsfield Park Sportsfield site as a social / family recreation park- with landscape treatments and a perimeter path	D
5. Develop water-based recreation hubs north of Claremont Bowling Club, and at Knights Point Reserve	P
6. Undertake major planting of the foreshore and rivulet corridors and small reserves	D
Berriedale / Chigwell	
7. Upgrade Berriedale Recreation Reserve and relocate the BMX track to Tolosa Reserve	D
8. Protect the Berriedale Reserve and access along the foreshore from incremental development associated with MONA	P
9. Redesign Alroy Crt Reserve	P
10. Negotiate community access arrangements to Mt Faulkner Primary School site as open space	P
11. Upgrade and expand Chigwell Community Park	D
Collinsvale	
12. Create better prominence and access to the Town Hall Recreation Reserve	P
Rosetta / Montrose	
13. Create a social / family recreation open space to the south of the suburb, through future subdivision	P
14. Plant select open spaces for visual amenity	D
15. Plant the landslip properties with native trees as houses are demolished	P
16. Investigate the realignment of roads around Pitcairn Reserve to create one large park, and construct a trail around these reserves	P
17. Seek to negotiate public access to Frying Pan Island	P
Glenorchy	
18. Enhance access to, and develop the support facilities for Glenorchy Recreation Reserve, following disposal of the non-sports parcel (see disposals)	P

Precinct and recommendations	Type of project*
West Moonah	
19. Embellish Cooinda Park Reserve, and provide a circuit trail around the park	D
20. Create better connections between the community garden and Cooinda Park Reserve, the park and the community centre, the park and Jim Bacon Memorial Reserve	P
Moonah / Derwent Park / Lutana	
21. Develop St Aubyn Square Reserve for social / family recreation	D
22. Reafforest and embellish part of Lutana Woodlands Reserve., perhaps through a community greening program	D
23. Plant and redesign Apex Park	D
24. Formalise a car park at the Risdon Road adjacent to Newtown Rivulet and design for relaxation and water based recreation	D
25. Embellish Giblins Reserve for social / family recreation	D
26. Embellish POW Bay Recreation Ground as a social / family recreation space, and construct a trail that connects with Lutana Woodlands	P
27. Seek public access to the foreshore for a trail development	P
<ul style="list-style-type: none"> • Goodwood / Dowsing Point 	
28. Landscape and develop Rothesay Cir Reserve as a social / family recreation area and pleasant green space	D

Table 7. Priority off-road trail projects by precinct

Precinct and recommendation	Type of project*
Granton / Austin Ferry	
1. Develop a major perimeter trail around Poimena / Roseneath Reserves	P
2. Develop a foreshore trail along Gunn's land to Gould Lagoon Reserve	P
3. Establish off-road trail between Roseneath Park and Weston Park (via Roseneath Rivulet)	P
Claremont	
4. Create a continuous link (for revegetation and an off road trail) to Mt Faulkner Conservation Area	P
5. Create an off-road trail from Berriedale Bay to Windermere Bay along the foreshore	P
Berriedale / Chigwell	
6. Develop a trail along Faulkner Rivulet	P
7. Construct a perimeter path around the combined Bethune St Reserve / Catherine St Reserves	D
8. Connect the Chigwell Community park to the Rivulet, and construct a perimeter path around Chigwell Community Park	P
9. Develop a trail along Berriedale Bay to connect MONA with existing trails in Berriedale	P
10. Provide a curb crossing, path and sign at the cul-de-sac to create access to the foreshore on the accessway at the end of Casuarina Crescent	D
11. Provide a curb crossing, path and sign at the cul de sac to create access to the foreshore at the end of Tamara Court	D
Collinsvale	
12. Provide improved routes for walking, cycling and equestrian use around the locality	P
13. Provide formalised access into Wellington Park from the Collinsvale Hall Reserve	P
Rosetta / Montrose	
14. Replant and seal a trail along Jacques Creek	D
15. Investigate trails along Littlejohn Creek / Islet Rivulet and through significant open spaces around Pitcairn St and Montrose Rd	P

Precinct and recommendation	Type of project*
Glenorchy	
16. Remediate vegetation and create a continuous trail along Humphrey Rivulet connecting Glenorchy CBD to Tolosa Reserve	P
17. Create better access to Eady Street Reserve /Glenorchy Recreation Grounds through from Windsor and Bowden Street as well as create a formalised shared access from Main Rd	P
18. Develop a perimeter path around Chapel St Reserve (136)	D
West Moonah	
19. Develop a trail around and between Jim Bacon Memorial Park / Springfield Gardens Primary School and Amy St Community Park	P
20. Continue the Amy St Community Park trail around the eastern edge of the open space	D
21. Construct a perimeter exercise path around Coinda Park	D
22. Develop the route along Springfield and Ripley Rds, through the Ripley Rd Reserve and adjacent accessways	P
Moonah / Derwent Park / Lutana	
23. Extend the internal path system around Lutana Woodlands Reserve (for example around the south east)	D
24. Construct a perimeter path around both St Aubyn Square Reserve and Benjafield Park	D
25. Create trail connection from Benjafield Park with the Intercity Cycleway	P
26. Investigate opportunities to construct a trail along the railway spur line Derwent Park / Nystar	P
27. Provide a trail around the perimeter of POW Bay Recreation Ground, linking to the proposed trails along the railway spur line and to the Lutana Woodland Reserve to the east	P
28. Construct a trail along Gepp Pde River Reserve to connect POW Bay Recreation Reserve, and continue to Giblins Reserve	P
29. Investigate a foreshore path from Risdan Rd Adj Newtown Rivulet up to the north of the NyStar Tennis Club	P
Goodwood / Dowsing Point	
30. Extend the network of off-road trails around the foreshore	D

Table 8. Priority social / family recreation projects by precinct

Precinct and recommendation	Type of project*
Granton / Austin Ferry	•
1. Master plan the development of a social / family recreation reserve and water based hub at Austins Ferry and Weston Park, connecting Poimena / Roseneath Reserves	P
Claremont	•
2. Continue to develop Windermere Community Foreshore Park as a social / family recreation open space	D
Berriedale / Chigwell	•
3. Continue to develop Bethune / Catherine Reserves for social / family recreation, walking and environmental amenity, and construct one perimeter trail around these reserves	D
Rosetta / Montrose	
4. Continue to develop Montrose Bay Foreshore Community Park as social / family recreation open space	D
Glenorchy	
5. Develop Chapel Reserve (136) for social / family recreation and construct a perimeter trail around this reserve	D
West Moonah	•
6. Further develop social / family recreation at Jim Bacon Memorial Reserve, and possibly at Hilliard Christian School, and extend the off-road trail to the school and Amy Street Park	D
Moonah / Derwent Park / Lutana	•
7. Embellish part of Lutana Woodland Reserve as a social / family recreation open space	D
Goodwood / Dowsing Point	•
8. Embellish Dowsing Point Community Park in partnership with the Defence Department as a social / family recreation open space	P

7. Appendices

Appendix 1. Definitions of Open Space Types

Defining the 'primary function' of open spaces

The key functions of open space, reflecting benefits sought from open space, and role of the space in the network are defined below: three priority functions first, followed by others in alphabetical order. The function type of a space needs to be defined before its quality can be assessed.

Table 9. Open space function types

Primary Function Type	Definition	Sample Image
Social / family recreation (SFR)	Areas that provide opportunities for social and physical play activities of people from a wide range of age groups and abilities, typically catering for play, picnics, casual ball games, social sports activities, picnic and trail activities as well as environmental elements.	
Accessway / trail	A walkway between streets for example, or an area dedicated to, or dominated by, a off-road trail or pathway, or an area along a corridor of open space.	
Sport	Areas reserved for sporting pursuits.	
Utility / environmental constraint / buffer / drainage / floodway	Areas of open space not provided primarily for recreation - but retained as either: a buffer around industry or hazardous areas, areas of land slip or contamination, drainage, floodway or stormwater retention or areas containing utilities for water, sewer or electricity supply infrastructure etc. May be used for recreation, or access.	

Primary Function Type	Definition	Sample Image
Memorial park / cemetery / remembrance garden	Parks or gardens (or avenues of honour) dedicated to the memory of people or events. E.g. Shrine of remembrance, crematorium and memorial park. May include Peace Parks.	
Community horticulture / agriculture	Areas for community horticultural or agricultural recreation activities.	
Flora and fauna conservation	Areas managed primarily for the protection of flora and fauna. These may include conservation areas, national park, flora reserves, coastlines, biolinks and carbon sinks). These may accommodate recreational opportunities such as trails, seats, and interpretative signage, paths, bird hides etc.	
Conservation of cultural heritage	Sites reserved for the protection, or interpretation of significant trees, gardens or buildings reflecting European settlement or indigenous cultural heritage.	
Botanic or zoological garden	Areas dedicated specifically to collections of flora, exotic and ornamental plants for educational purposes. May include arboretums.	

Primary Function Type	Definition	Sample Image
Play	<ul style="list-style-type: none"> Small, single-use areas that are primarily play equipment. Note: These single purpose spaces should be phased out in future in favour of larger, multi- purpose social / family recreation areas accommodating play. 	
Relaxation / contemplation / escape	<p>Open space with some but minimal recreational infrastructure such as seats and paths, viewing areas or interpretative signage that are primarily green or natural areas with high environmental quality, providing for relaxation, contemplation / escape.</p>	
Visual amenity	<p>Areas principally providing visual relief from urban surroundings, enhancing the amenity of streetscapes or for civic pride, restorative values or respite.</p>	
Water based recreation	<p>-Areas principally designed to support water based recreation activities (e.g. fishing, swimming or boating).</p>	
Wayside stop	<p>Areas set aside for people travelling along main roads/highways to stop for rest breaks or picnics.</p>	

Primary Function Type	Definition	Sample Image
Lookout / ridge or skyline reserve	Areas dedicated to viewing scenery, or to protect view sheds, ridgelines or skylines.	

Defining landscape setting types

A landscape setting type classification assists with differentiating sites based on experiences and environmental quality and sustainability they offer, and for planning, management and marketing purposes.

Categories are defined in the following table. These would be used where the setting type may not be evident from the functional classification.

Table 10. Open space landscape setting types

Landscape Setting Type	Definition	Sample Image
Bushland / forest	Area of trees typical indigenous or native vegetation with two or more storeys including canopy trees	
Ornamental or formal garden	A garden area designed with ornamental flowering (typically exotic) plants, that generally includes garden beds, lawns and specimen trees and may other decorative features such as fountains, pools or artworks	
Open grassy area	Open areas of exotic or rough grass not be specifically cultivated as turf for sports, may have some tree around the boundaries	

Landscape Setting Type	Definition	Sample Image
<p>Native grassland / wetland</p>	<p>Indigenous grassland / wetland</p>	
<p>Lawn or managed turf</p>	<p>Areas of mown turf managed for sports, aesthetic purposes, picnics or ball games</p>	
<p>Treed parkland</p>	<p>Parkland with scattered trees throughout and possibly around the boundaries, as well as some open areas in between</p>	
<p>Specialised sports Surfaces</p>	<p>Areas of synthetic turf or specialised playing surfaces used for sports such as tennis, bowling, athletics, hockey</p>	
<p>Waterway / lake</p>	<p>A waterway corridor where water is the dominant landscape or an open water body or lake.</p>	

Landscape Setting Type	Definition	Sample Image
Foreshore / estuary	The zone of space abutting the waters edge and including a foredune, mudflats or vegetated zone (but not including a beach if present)	
Beach	An areas of sand between a waters edge and foreshore vegetation	
Rough natural area	An area of vegetation typically including more than one storey, and native or indigenous vegetation, that is not fenced or protected for conservation purposes	
Paved area	A sealed or paved area such as a plaza, or square	
Vegetable garden / agriculture	An area cultivated for food or wine such as pasture, crop, vegetable garden, or vineyard	

Appendix 2. Draft Policy Framework: Council Acquisition of Open Space from Subdivision

Draft proposed policy objectives and strategies to inform Council's decision making process

The aim of this policy is to guide Council in considering and approving subdivisions as to:

- Whether an area of the subdivision should be set aside for public open space
- Whether cash in lieu of providing public open space should be required to contribute to the development of existing public open space or the acquisition of future open space
- Whether contribution of land or cash in lieu of public open space is required
- The type of public open spaces to be provided
- Where a cash in lieu contribution should be spent

Objectives:

1. To ensure that adequate provision is made for a network or fit for purpose public open spaces that enable high quality outcomes, which benefit all residents and users, particularly the additional open space demands stimulated by development.
2. To ensure the provision of public open spaces provide for a range of multiple uses and diverse activities, including connecting different public open spaces, encouraging healthy activities and facilitating tourism In addition to protecting natural, historic and amenity values and habitat corridors.
3. To ensure that land developers contribute to the provision of the network of public open spaces commensurate with scale, type and purpose of the development.
4. To ensure that the legislative requirements of Section 117 of the Local Government (Building and Miscellaneous Provision) Act 1993 are met and implemented with respect to public open space being provided as part of the subdivision process.
5. To have a clear, transparent and equitable process to determine how and where open space contributions are spent.

Scope:

This policy applies to properties zoned or intended to be zoned, for residential or mixed-use

Strategies:

1. Public open space will be required where subdivision involves the creation of more than one lot (consistent with the zones above). The requirement will be:
 - a) 5 per cent of the area of land being subdivided into new lots being allocated as a public open space contribution; or
 - b) A cash in lieu contribution that is of equal value to 5 per cent of the unimproved value land area being subdivided into new lots; or
 - c) As negotiated with the developer by agreement under the *Land Use Planning Approvals Act 1993*.

2. Council's determination as to whether land or cash in lieu is provided will depend on whether the proposed subdivision provides an opportunity to obtain land that is deemed fit for purpose to provide the priority open space functions for the nature of the settlement type, or whether such land deemed as required is already available within the specified walking distance of the subject development area.

3. Where policy objectives and community benefits cannot be met through the provision of the suitable quality and quantity of land, or where embellishment of a site to provide for the priority open space function type, then a cash in lieu contribution will be required.

4. Council will not require provision of public open space or a cash in lieu contribution where:
 - a) One (1) lot is being subdivided from an existing residential, or mixed-use zone lot.
 - b) Where subdivision relates to the adjustment of lot boundaries only and no additional lots are created.
 - c) Fully developed public open space exists that is fit for purpose for the priority function types, and within the identified distance thresholds for that function, unless the acquisition of land will provide more convenient or improved access to that public open space.

5. Where land is provided, such a contribution will be quantified and apportioned based on the outcome of a supply and demand assessment and consideration of future community needs detailed in an adopted open space strategy or equivalent. This assessment will consider:
 - a) The characteristics of any open space (compared to those required for it to be fit for purpose for the most likely open space function it can serve).
 - b) Distance to existing spaces that may serve the area, currently provide, or have the potential to provide the priority open space function types.

This will include the provision of public open spaces to serve the priority functions of: 'social / family recreation', 'sport', and 'off-road trails' or those identified in the prior assessment (see 5.) of the open space strategy or to meet demonstrable community needs.

6. Council will allocate funds collected as cash in lieu from subdivisions, to the development and or embellishment of open space in the locality from which it has been collected. A proportion of funds collected will be allocated to district and regional open space and recreation infrastructure projects across the City.
7. Funds derived from cash in lieu as part of subdivision and the disposal of public open space are to be held in a form to assist the purchase, development or improvement of open space.
8. Recommended transfers from the Public Open Space Reserve fund shall be jointly prepared by Property Management and Planning Services and reported to Council.

Related policies:

This policy should be read in conjunction with:

- Policy for council acquisition of public open space from subdivision
- Glenorchy Draft Interim Planning Scheme 2014
- Glenorchy Healthy Communities Plan 2014
- Open Space Strategy 2015
- Public Open Space Reserve.

Further discussion points around principles

- The specific function types of open space required in a new development will be determined by the settlement type, and the outcome of the demand and supply assessment. The characteristics of those, and the distribution and location of those are based on the primary open space function and the core service levels specified for each
- Land taken through subdivision for public open space is a contribution or levy. The percentage required under the *Local Government (Building and Miscellaneous Provision) Act 1993* does not reflect the amount of land required to meet recreation demand
- Through subdivision, Council should seek to acquire appropriate parcels of land that add to the overall value of the network and meet the priority for open space required close to occupants (stimulated by development)
- Council should seek to take open space contributions as land, where practicable, and where the site is capable and suitable for the purposes intended, or can contribute to a staged acquisition
- Council should have a clear and transparent process in order to determine how and where open space contributions are spent. Currently, Council favours using cash in lieu contributions from residential subdivision on regional projects, which are disbursed across the City
- This is contrary to the established principle of nexus whereby a clear relationship can be identified between the development from which the funds were generated and the area where such funds are spent. All residents use regional and district open spaces and it follows that a proportion of funds collected are used for district or City-wide projects

Appendix 3. Draft Policy Framework: Public Open Space Acquisition and Cash in Lieu of Land

Draft proposed policy objectives and strategies to inform council planning scheme

The aim of this policy is to guide Council in considering and approving subdivisions as to:

- Whether public open space contributions will be received as land or as cash in lieu of providing land
- How monies received as cash in lieu will be spent

Objectives:

1. To provide a rational and consistent basis for Council decision-making regarding public open space acquisitions and contributions.
2. To ensure that resources are available for the acquisition of, development or improvement of the public open space network.
3. To ensure that land developers contribute to the provision of the network of public open spaces commensurate with the scale and type of the development.
4. To ensure that the legislative requirements of the Local Government (Building and Miscellaneous Provision) Act 1993 are met and implemented with respect to the public open space being provided through the subdivision process.

Scope:

This policy applies to land intended to be used for the purposes of public open space as defined in the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

Strategies:

1. Identifying land in established areas for acquisition preference will be given to land that provides the greatest community benefit to the public open space network and is consistent with the priorities identified in an adopted open space strategy. Preference will be given to expanding the size or local open spaces that are currently inadequate to meet the identified need for open space functions or settings and to extend and improve the trail network, walkability and accessibility.
2. A land contribution will be taken in preference to a monetary contribution in the following situations. Where:
 - a) There is demonstrable demand for open space in that location.
 - b) There is a need to provide public open space for the functions of: 'social / family recreation', 'sport', 'relaxation / contemplation' and 'off-road trails' as identified in the open space strategy or to meet demonstrable community needs.
 - c) An existing public open space corridor needs to be extended or enhanced to provide for recreation activities.
 - d) A strategically important link is required with adjoining public open space or land use for wildlife movement, or for an off-road trail.
 - e) There are mature trees, or features of environmental or cultural significance.

- f) The provision of public open space can serve as a buffer zone between incompatible or conflicting land uses or activities.
 - g) The land is of sufficient size and in an appropriate location to meet the requirements for a type of public open space, recreation or sporting activity needed in the area.
 - h) The nature and condition of the land is compatible with the preferred end use and purpose, and its development for that purpose can be cost effective.
3. A monetary cash in lieu public open space contribution will be taken in preference to a land contribution in the following situations. Where:
 - a) The size of the subdivision does not allow sufficient land to be taken as public open space and land cannot be taken to adjoin a future subdivision where land may be taken as open space.
 - b) A good range of public open space functions and landscape settings is already available (that meets the distance thresholds specified for each in the Open Space Strategy).
 - c) Land is not required for one of the priority functions (as determined by the nature of settlement type) and specific embellishments of existing public open space are required.
 - d) Resources are needed to contribute to a regional recreational resource that serves the new residential development.
 4. The monetary cash in lieu is to be based on the newly created additional lots and the unimproved value of the additional lots created.
 5. Monetary cash in lieu contributions shall be spent in the locality where the public open space contribution was taken, unless a district or regional open space is required that will serve multiple suburbs or localities. In which case, the funds can be utilised from multiple localities.
 6. Funds derived from the monetary cash in lieu contributions are to be transferred to and held in an 'Open Space Development Fund' (or trust) to assist the purchase, development or improvement of open space.
 7. Funds derived from monetary cash in lieu contributions are to be allocated and expended consistently with future community needs detailed in, and in accordance with, an adopted open space strategy or equivalent.
 8. The expenditure of the Open Space Development Fund shall be reported to Council.

Related policies:

This policy should be read in conjunction with:

- Policy for Public Open Space Acquisition and Cash in Lieu of Land
- Glenorchy Draft Interim Planning Scheme 2013
- Glenorchy Healthy Communities Plan 2014
- Open Space Strategy

Appendix 4. Draft Policy Framework: Open Space and Buffers

For where buffers are required and where such a buffer can be considered “public open space”

There are circumstances in which public open space can be located and designed to act as a buffer between land use activities. In addition, in order to protect specific benefits, experiences and uses of open space, it may be necessary to ensure a buffer between these and other urban developments or land uses is maintained.

The aim of this guideline is to guide council in considering and approving the circumstances whereby public open space may serve as an ‘open space buffer’ between conflicting or incompatible land uses, structures, or where buffers will ensure that open space is ‘fit for purpose’ and safe for its intended use.

Definitions:

‘Buffer’ – areas of land provided or retained to provide a separation between industry, hazardous areas, roads and rail corridors, habitat corridors, riparian corridors, waterways and water bodies, residential lots, sporting fields and playgrounds, and other conflicting or incompatible land uses or structures.

‘Open space buffers’ – are buffers which also qualify as ‘public open space’ that are fit for purpose in accordance with ‘function types’ identified in this Plan.

‘Fit for purpose’ – public open space of suitable size, shape, quality and safety for its intended use, function and maintenance.

‘Public open space’ – as defined in the relevant local planning scheme.

Objectives:

1. To provide a rational and consistent basis for Council decision making on the circumstances whereby public open space can be retained, provided or function as a buffer between conflicting or incompatible land uses or structures.
2. To identify the circumstances whereby buffers can ensure that open space is functional and fit for purpose; i.e. suitable for its intended use and function.
3. To identify adequate widths and setbacks for buffers and open space buffers where such widths, setbacks and separation distances are not specified in the local planning scheme.

Strategies:

1. Public open space may serve as a buffer when:
 - a. It separates conflicting adjacent land uses or structures
 - b. It separates incompatible adjacent land uses or structures
 - c. The use of open space as a buffer will reduce safety hazards for an open space user
 - d. The use of open space as a buffer zone will improve the overall open space network
 - e. The use of open space as a buffer will protect or provide direct benefits to open space users.
 - f. The use of open space as a buffer zone will provide positive environmental outcomes.
2. Public open space will not be used for a buffer where the impacts of the adjoining land use preclude use of the land as fit for purpose public open space.
3. Where open space is provided and used as a buffer zone, the primary beneficiaries must be the users of the opens space within and in the vicinity of the buffer zone and the broader open space network.
4. Where public open space is to be provided to Council through subdivision and/or development contributions, its use as buffer zones will only be accepted where public open space is deemed the primary purpose.
5. Where buffer zones are proposed to be used as trail corridors for pathways and cycleways, they must be greater than 10 metres wide to allow for the buffer, landscape elements, adequate sight lines, surveillance and maintenance and emergency vehicle access. Additionally they must minimise intrusions on adjoining residences or adjoining open space activities (e.g. sport fields).
6. Where buffer zones are proposed within or adjacent to waterways and riparian corridors, they must be greater than 30 metres wide to allow for the buffer, setback from stream or river bank, landscape elements, adequate sight lines, surveillance, maintenance and emergency vehicle access. Additionally they must minimise habitat disturbance and minimise intrusions on adjoining residences or adjoining open space activities (e.g. sports fields).

7. Where public open space is provided for sporting fields, an adequate buffer zone of a minimum of 10 metres wide shall be provided between the boundary line or, if provided, the boundary fencing of the playing field area and adjoining land uses including residences, roads, car parking areas and water bodies in order to:
 - a) Provide adequate run out and safety zones for players
 - b) Provide adequate space for pedestrian circulation and pathways / cycleways
 - c) Provide adequate space for associated facilities (such as cricket nets, scoreboards, storage /maintenance sheds)
 - d) Provide for landscaping, seating and shaded areas
 - e) Minimise impact on adjoining residences from sports ground use including: player noise, ground lighting, stray balls, and whistle noise, crowd noise and functions

8. The setback/ buffers / reserve widths from road / rail corridors should be a minimum of 25 - 40 metres from the edge of the corridor.

9. Foreshore setbacks (to housing) should be a minimum of 50 metres unless the foreshore contains significant ecological habitat or is prone to coastal erosion, then the minimum is 100 metres (using the most landward reference point on the foreshore).

10. Where council receives a development application which is likely to result in a conflict with existing or likely future adjoining land uses, it will be the responsibility of the 'encroaching development' to provide the recommended buffer areas or satisfactorily reduce or remove the conflict through some other method approved by council.

11. The measurement for buffer zones will be taken from the boundary of the affected land.

12. In waterway corridors the measurement for the buffer zone shall be taken from the prescribed stream boundary or, if not available, the outermost edge of the stream bank.

Related policies:

This guideline should be read in conjunction with:

- Policy for Council Acquisition of Public Open Space from Subdivision
- Glenorchy Draft Interim Planning Scheme 2013
- Glenorchy Healthy Communities Plan 2014
- Open Space Strategy

Appendix 5. Draft Policy Framework: The Strategic Acquisition and Disposal of Public Open Space

The aim of this policy framework is to guide Council in

- a) planning for the acquisition of open space required, and
- b) considering and approving the disposal of public open space. It provides criteria for Council when considering disposing of public open spaces identified for disposal in an Open Space Strategy.

There is a legislated process councils must use for the sale of public land identified for disposal. This process is summarised in 'Sale of Public Land Information Sheet' published by the Tasmania Department of Premier and Cabinet Local Government Division, March 2014.

Objectives:

1. To provide a rational and consistent basis for Council decision making on the acquisition and disposal of public open space.
2. To ensure that resources derived from disposal are available for the acquisition of, development or improvement in the public open space network.
3. To consult the community affected by the disposal of public open space consistent with the processes detailed in the *Local Government Act 1993*. Refer 'Sale of Public Land Information Sheet' published by the Tasmania Department of Premier and Cabinet Local Government Division, March 2014.

4. To ensure that the legislative requirements of the *Local Government Act 1993* and the *Local Government (Building and Miscellaneous Provision) Act 1993* are met and implemented with respect to the disposal of public open space.
5. To provide a basis for prioritising open space acquisitions.

Strategies:

1. The disposal of public open space shall only be considered in cases where such disposal is demonstrably beneficial to the public open space network and the land for disposal is identified in an adopted open space strategy or equivalent.
2. Funds derived from the disposal of public open space shall be used for the acquisition of, development or improvement of the open space network.
3. Funds derived from the disposal of public open space are to be transferred to and held in an 'Open Space Reserve' to assist the purchase, development or improvement of open space.
4. Funds derived from the disposal of public open space are to be allocated and expended consistent with community needs detailed in, and in accordance with, an adopted Open Space Strategy or equivalent.
5. The expenditure of the Open Space Development Fund shall be reported to Council.
6. Adopt transparent assessment criteria to assess open space proposed for divestment.

7. Prior to acquisition of a site, the primary function of the open space to be acquired will be determined (i.e. its function type, landscape setting and catchment) to ensure all parties are clear as to its future use.
8. Once sites have been identified as suitable for purchase as open space, relevant assessments will be required, before acquisition to ascertain:
 - a) Condition of infrastructure
 - b) Risk management
 - c) Environmental hazards
 - d) Services / easements
 - e) Geotechnical issues
 - f) Covenants, ownership, legal and planning issues or encumbrances
 - g) The likelihood of the site being fit-for purpose as a specific type of open space
 - h) The conceptual layout of specific facilities required.
9. The priority for land to be acquired other than through subdivision will be determined considering the following:
 - a) Whether the land can be leased or accessed via other management arrangements in the short term rather than waiting until a development opportunity arises and whether the site can be taken as an open space contribution during subdivision
 - b) Whether the space meets multiple criteria, including one or more of the following:
 - Located in an area where population will grow
 - Located where open space will decline as a result of other urban development
 - In a locality identified as not well served with priority open space functions (i.e. without social / family recreation space within 400m, sport within 1km, or 800m for a district off-road trail)
 - Located in an area with little other public or incidental open space, (e.g. Crown land, school land, or undeveloped, vegetated land)
 - Located in a residential area
 - Able to serve an employment area
 - Capable of serving a district catchment
 - Capable of serving multiple open space function types in addition to that identified as the gap (i.e. trails, social / family recreation, sport, biodiversity)
 - Adding to an existing corridor for environmental and off-road trail purposes
 - Able to connect existing spaces along a waterway or other corridor, particularly if it leads to a significant space or river
 - Preserves valuable features (e.g. bushland, unique landscape quality)
 - Has no environmental constraints (e.g. encumbrances, contamination, noxious weeds, or infrastructure in need of repair)
 - Located where no other space serves similar opportunities on other public land (e.g. transport corridor, schools) within walking distance
 - Where public access can not be achieved another way (e.g. through lease of flood prone land)

Assessment criteria

Decisions to dispose of public land should be considered and assessed against the following criteria:

1. Is the land proposed for disposal identified in an Open Space Strategy?
2. How will disposal affect public open space opportunities in the local area?
3. What contribution does the land make to the public open space network?
4. Environmental, conservation or biodiversity values of significance.
5. Historical and cultural values of significance.
6. Impacts on adjacent land, including activities undertaken on adjacent land.
7. Any conditions attached to the land when it was purchased, acquired or gifted to Council.
8. Any encumbrances associated with the land (e.g. flood mitigation, drainage, easements, underground utilities etc).
9. Can the land be rezoned to be compatible with adjacent land use zones?
10. Will the benefits of disposing of the land outweigh the costs of retaining the land?
11. Is the net market return on the land sufficient to fund improvements to the public open space network?

The process

The process to be used to assess open spaces proposed for divestment will include:

1. Identify the availability and the function and setting types of other open space in the vicinity (i.e. for restorative or unique qualities and then against functions, landscape settings and activities suitable, to the nature of the settlement type).
2. Identify the potential of the site based on site characteristics and on core service levels such as size, location, distribution, quality, design and accessibility. It should be asked if the site could add diversity of functions or experiences, does it address any gaps or specific demand identified for that locality?
3. Review opportunities and constraints associated with the site, such as encumbrances: including those that may extend beyond the site i.e. flora fauna, easements, heritage, future subdivisions, other public land or facilities etc.
4. Assess the location of the site and its distance to other community facilities / open space sites and whether it can or already provides connectively through a non-grid subdivision, school or community facility (e.g. a shopping centre etc.).
5. Assess the opportunity to extend or embellish this site if the low value of the site relates primarily to its size, or lack of development.

6. Assess the implications of selling the site including opportunity costs: i.e. building on the site, for example the loss of off-road access through the neighbourhood or loss of legibility and permeability due to the design of the road network or subdivision layout in the local area. Other examples include: the loss of restorative values or the only public land and the loss of the ability to connect with future adjacent subdivisions or corridors.
7. Determine the likelihood of selling the site, and amount likely to be received, against cost of valuing, subdividing, advertising, and legal fees. Consider likely encumbrances to and the ability to construct a dwelling on the site that will determine value and likely sale price.
8. Consider other issues identified by Council Policy.
9. Consider other costs / benefits related to: physical activity, social, environmental, and financial.
10. Before sale, assess any local history of the space and its provision (i.e. whether the space may have been bequeathed, taken as part of subdivision, and what levels of community involvement there have been to development or management).

Supporting principles and discussion

In many cases, local open spaces taken in the 1960's, 70's and 80's are not fit for purpose for the functions of open space required today. In particular, a large number of small unembellished spaces in a suburb limit use, however if these are reviewed together there may be opportunities to create a good mix of open space through a combination of strategies, such as:

1. Embellishing an existing open space to become fit-for-purpose for the desired function.
2. Improve access to an existing site perhaps by reducing the walkable distance to an existing site or providing a wider access to the park from the street.
3. Secure access to, or across, another site perhaps by:
 - a) Leasing a parcel of Crown or private land to, for example: create a continuous off-road trail.
 - b) Providing an off-road trail on a closed road, or in the verge of a road reserve.
4. Extending an existing reserve through purchase / securing an adjoining parcel of land.
5. Work with the Crown or a school to develop or utilise an existing public site not in Council management to fulfil the missing function.
6. Acquiring a new parcel of land through:
 - a) Take a parcel of land as an open space contribution, if the land is subject to future residential development.
 - b) Seek the transfer of a surplus parcel of public land at no cost.
 - c) Purchase a site.

Acquisition of open space

There may be a need to strategically secure land in the long term in order to:

- Address gaps in the supply and distribution of open space as a priority for social / family recreation, sport and off-road trails
- To provide space that secures a type of landscape setting not present (e.g. bushland)
- Meet identified demand for outdoor recreation or sport
- Expand an existing site to make it fit-for-purpose
- Protect a site of significance (biological, cultural heritage or landscape character) or create continuous public land along a waterway or other corridor
- Prevent significant ramifications arising from the development of a parcel of land that would otherwise impact negatively on an existing reserve, off-road trail, or site of significance

Disposing of open space

- Care needs to be taken when considering the disposal of public open space, because community expectations and knowledge of the benefits of open space are increasing, and it is difficult to replace open space and acquire additional space
- The long-term future needs for open space should be considered
- Selling small pieces of open space now have been shown not to be a good way of revenue raising in many cases considering costs such as clean up, fencing, decontamination, subdivision, valuing, listing for sale and selling etc
- If the space was taken as subdivision it will need to be replaced

Related policies and reference documents

This guideline should be read in conjunction with:

- Acquisition of open space through subdivision
- 'Sale of Public Land Information Sheet' published by the Tasmania Department of Premier and Cabinet Local Government Division, March 2014.
- Glenorchy Healthy Communities Plan 2014
- Glenorchy Open Space Strategy 2014

Appendix 6. Policy framework: Foreshore Reserves

Glenorchy's foreshore reserves are highly valued by the community for visual amenity, to enjoy and connect with for a range of recreation, relaxation, social / family activities and community gatherings and events. The foreshore also provides important access points for a range of water-based recreation activities such as swimming, fishing, sailing, boating and kayaking.

The character of the Derwent is an integral and historic part of the community's identity and if properly managed can continue to provide both environmental, recreation and sustainable tourism and commercial opportunities that can benefit both residents and visitors.

The foreshore contains valuable and irreplaceable remnants of vegetation that form a corridor for fauna and also has important habitat and nesting sites for birds and other wildlife.

The river foreshore has a number of pressures, including commercial and residential development, and erosion associated with river uses and climate change.

The community views the foreshore as finite and precious public resource which is vulnerable to long term damage if its development and use is not well planned and managed.

Aim and scope:

The aim of this policy framework is to assist council towards preparing a comprehensive and integrated land-use policy and planning approach to foreshore management to inform its decision making.

This framework focuses on elements of the foreshore reserve relating to community and visitor activities for recreation and tourism purposes. Directions for the planning and management of other coastal values, particularly natural systems management, erosion, water quality, heritage protection, vegetation, visual amenity (both landward and seaward) and development interfaces are beyond the scope of this framework. However, the integrated planning of these values must be provided for in the local planning decision-making.

Definitions:

'Appropriate' recreation (and tourism) activities – means uses, activities or infrastructure that:

- a) Accords with the legislative objectives under which the land (or waters) is reserved and managed, including other relevant legislation, State planning policies, and local planning scheme provisions including zones, codes and overlays.
- b) Meets a demonstrated need and is dependent on the foreshore location or the environmental, historical and cultural values of the area.
- c) Involves levels of risk that are consistent with the skills and experience of the likely users and does not require impractical levels of risk mitigation for the setting.
- d) Unless for protection of natural and cultural values, health and safety or security reasons, does not unreasonably restrict other community users from access to and along the foreshore; and
- e) Creates a net public benefit to the community in the short and long term.

Proposed policy objectives:

- To achieve consistency with the legislative framework and provisions including the *Draft Tasmanian Coastal Policy Statement*³
- To achieve and enhance unfettered community access to and along the foreshore
- To ensure the foreshore is integrated within the broader public open space network
- To encourage the community and visitors to enhance their value and understanding of the foreshore through connection, enjoyment and education
- To provide for appropriate foreshore and water-based recreation and tourism activities, including infrastructure
- To protect foreshore natural values from inappropriate recreation and tourism activities
- To protect recreation and tourism values from incompatible and / or conflicting adjoining or land use activities
- To provide a connection between Mt Wellington Park and the Derwent River foreshore
- A diversity of landscape setting and functions of open space will be provided along Council's foreshore reserves from those that are predominantly environmental, to those that are highly social in nature.

³ In July 2013 the Department of Premier and Cabinet published a consultation Draft Tasmanian Coastal Policy Statement. This review is currently being finalised and the draft Coastal Policy Statement details the current position of the State Government.

Strategies:

1. Public access to and along the foreshore, both landward and seaward, shall be 'as of right' and will be maintained or enhanced unless it conflicts with the protection of natural and cultural values, health and safety requirements, or security reasons. Access points will be identified and uncontrolled access points will be prevented.
2. Council will seek to create and retain a contiguous foreshore reserve in public ownership. This may be a combination of council owned and State Government owned land. Such land will be suitably zoned to provide for public recreation and, if owned by council, listed in council's public land register.
3. A part of the public open space network, foreshore reserves will be managed to provide for a range of multiple uses and diverse activities, including connecting different public open spaces, encouraging healthy activities, facilitating tourism, and protecting natural, historic and amenity values and habitat corridors.
4. Achieving strategically important public open space links to the foreshore, including a link to Mt Wellington Park, the western area of the Council area, and those identified in Council's open space strategy will be a Council priority.
5. The foreshore reserve will be of adequate width to provide continuous passage along the length of the foreshore for appropriate recreation activities and associated infrastructure, and to protect identified values.
6. Where continuous passage along the foreshore reserve cannot be provided, due to environmental risk, site hazards, user risk or cost impracticalities, alternative engineering solutions may be sought to provide, at a minimum, for pedestrian /cycle access.
7. Infrastructure to facilitate access to and enjoyment of the foreshore will be provided at select, appropriate and designated locations only, considering potential erosion, flora and fauna, view sheds, width of the foreshore reserve, and existing access
8. Where new recreation and tourism infrastructure is proposed to be sited on the foreshore reserve, it must be demonstrated that the location of such infrastructure:
 - a) Is dependent on the coastal location.
 - b) Will not impede scenic amenity, view lines, natural values.
 - c) Will not impact on significant or indigenous flora and fauna, or water quality and estuarine/marine ecology.
 - d) Will not be subject to high potential erosion.
 - e) Will be suitable for cost effective construction and management.
 - f) Ensures that like facilities are not made unsustainable.
 - g) Is easily accessible.
 - h) Provides an overall net public benefit.

9. Preference will be given to clustering like activities and infrastructure where compatible, into sustainable development nodes – separated by areas with high natural values and limited urban sights and sounds.
10. Council will work with water-based recreation groups in identifying opportunities to share and jointly develop/use infrastructure, and will offer occupancy incentives where agreed outcomes are achieved.
11. The impacts of coastal hazards including extreme weather, climate change and projected sea level rise will be considered as part of the planning and development of any infrastructure on the foreshore reserve. Such risks will be considered in council's service levels and the identification of such risks shall not be reason alone to preclude the development of appropriate infrastructure.

Related policies and documents:

This guideline should be read in conjunction with:

- Tasmanian Coastal Policy Statement (Draft)
- Glenorchy Draft Interim Planning Scheme 2013
- Glenorchy Healthy Communities Plan 2014
- Open Space Strategy 2015
- Council's levels of service
- Related Council policy such as public open space buffers guideline

Note there are a number of secondary and subordinate documents to those listed above such as:

- Derwent Estuary Program Environmental Management Plan 2009
- Derwent Estuary Conservation Action Plan 2012.

Appendix 7. Draft Core Service Levels

Table 11. Draft core service levels: Sports Park

CHARACTERISTIC	LOCAL	DISTRICT	SUB-REGIONAL
LOCATION, DISTRIBUTION, SIZE, ACCESSIBILITY			
<i>Minimum size and minimum dimensions</i>	<ul style="list-style-type: none"> Competition sport should not be delivered at a local level other than tennis/ netball courts etc, practice crickets, soccer football etc. or a single oval for over flow sports, kick to kick etc Some on-street car parking may be required but will be avoided if possible. Area to be determined by available land. 	<ul style="list-style-type: none"> A double oval with at least four winter sports fields, larger amenities building and off-street car parking. Area to be determined by sporting code and optimum complex size. Ideal minimum size is 8ha). Ensure adequate buffers for lights and noise between adjacent residential. 	<ul style="list-style-type: none"> At minimum a double oval (typically more) with at least four or more winter sports fields. Minimum size 12ha to accommodate a range of sporting activities in response to sub-regional sporting demand analysis. Ensure adequate buffers for lights and noise between adjacent residential
<i>Model of provision for commercial, industrial and residential areas</i>	<ul style="list-style-type: none"> May be provided in rural, residential, business/commercial and industrial zones ie for employees. 	<ul style="list-style-type: none"> May be provided in residential, business, and industrial zones. 	<ul style="list-style-type: none"> May be provided in residential, business, and industrial zones.
<i>Provided in prominent locations for surveillance</i>	<ul style="list-style-type: none"> Prominent locations with high visibility that draws local users 	<ul style="list-style-type: none"> Prominent locations with high visibility that draws users from beyond a suburb 	<ul style="list-style-type: none"> Prominent locations with high visibility that draws users from across the Council area
<i>Equitable distribution in urban areas / one in each precinct</i>	<ul style="list-style-type: none"> At least one in each precinct, and within 1km of every household in an urban area In rural areas will be typically located in central are in conjunction with school or hall 	<ul style="list-style-type: none"> At least one in each suburb, and within 2 km of every household in an urban area (without having to cross an arterial road / railway or other major physical barrier). Distribution responds to participation trends. 	<ul style="list-style-type: none"> Sub-regional open space not subject to distance thresholds. Distribution responds to participation trends.
<i>Hierarchy of roads / public transport routes</i>	<ul style="list-style-type: none"> Provided central to a community. 	<ul style="list-style-type: none"> May be located on collector / arterial roads (as long as they are central to the catchment it is designed to serve). Located on public transport routes, and off road trail. 	<ul style="list-style-type: none"> Located on collector / arterial roads. Must have access to major public transport routes. Access by shared trail.
<i>Relationship with community facilities</i>	<ul style="list-style-type: none"> Community hub with relationship with local facilities or use of schools 	<ul style="list-style-type: none"> Provided in conjunction with activity centre and secondary schools (to be collectively made available to the community after hours). May be established as part of open space for social gathering / family recreation 	<ul style="list-style-type: none"> May be established as part of open space for social gathering / family recreation.

CHARACTERISTIC	LOCAL	DISTRICT	SUB-REGIONAL
Accessibility of infrastructure to people with a disability	<ul style="list-style-type: none"> Social facilities and hard courts accessible to people with a disability. Toilets may not be provided. 	<ul style="list-style-type: none"> Key elements accessible to people with a disability and accessible toilets. 	<ul style="list-style-type: none"> Full accessibility to people with a disability.
<i>STANDARD OF INFRASTRUCTURE: note: specific playing field, sporting equipment, field lighting, infrastructure and spectator facilities to be determined by sport</i>			
On-site car parking	<ul style="list-style-type: none"> Car park may not be provided 	<ul style="list-style-type: none"> Standard space requirements. Street lighting to car park. 	<ul style="list-style-type: none"> Standard space requirements. Street lighting to car park. Sealed car park.
Bicycle parking	<ul style="list-style-type: none"> Bicycle rack provided. 	<ul style="list-style-type: none"> Bicycle rack provided. 	<ul style="list-style-type: none"> Bicycle lock up facility provided.
Signage	<ul style="list-style-type: none"> Reserve name. 	<ul style="list-style-type: none"> Reserves name. Directional and way finding signs. Contact details who to call or who plays 	<ul style="list-style-type: none"> Reserve name. Directional and way finding signs. Interpretive signs.
Provision of toilets	<ul style="list-style-type: none"> May not include toilets or public accessible toilets. 	<ul style="list-style-type: none"> Publicly accessible toilet facilities. 	<ul style="list-style-type: none"> Accessible toilet facilities. May include multiple facilities dependant on the size of open space.
Shade, shelter and seating	<ul style="list-style-type: none"> Areas of natural or built shade, shelter and seating. 	<ul style="list-style-type: none"> Areas of natural and built shade, shelter and seating. 	<ul style="list-style-type: none"> Significant natural and built shade, shelter and seating.
Other additional recreation facilities:	<ul style="list-style-type: none"> To include some hard court ball courts e.g. free access tennis, basketball or multisport courts. 	<ul style="list-style-type: none"> To include some hard court ball courts e.g. free access tennis, basketball or multisport courts. May be colocated with /include skate, mountain bike or BMX facilities. May include BBQ subject to demand. 	<ul style="list-style-type: none"> To include some hard court ball courts e.g. free access tennis and basketball courts. May be colocated with skate, mountain bike or BMX facilities. Will include BBQ facilities including large family shelter.
Tree / garden planting	<ul style="list-style-type: none"> Provide boundary, shade and amenity planting as a priority. 	<ul style="list-style-type: none"> Provide boundary, shade and amenity planting as a priority. 	<ul style="list-style-type: none"> Provide boundary, shade and amenity planting as a priority.
QUALITY, COMPLEXITY			
Range of age groups	<ul style="list-style-type: none"> Predominantly caters to social and school sport, and over flow as required 	<ul style="list-style-type: none"> Capable of accommodating senior sports. Provides a wide range of facilities that cater to a range of abilities and age groups. 	<ul style="list-style-type: none"> Capable of accommodating senior sports. Provides a wide range of facilities that cater to a range of abilities and age groups. Potential to cater for grand final activities for a range of sports.
Solar access	<ul style="list-style-type: none"> Areas of sun and shade. 	<ul style="list-style-type: none"> Areas of sun and shade, fields not to be directly overshadowed by adjoining multi-storey buildings 	<ul style="list-style-type: none"> Areas of sun and shade, fields not to be directly overshadowed by adjoining multi-storey buildings.

CHARACTERISTIC	LOCAL	DISTRICT	SUB-REGIONAL
<i>Appropriate grass / tree species / mulching</i>	<ul style="list-style-type: none"> To use hardwearing turf grass species to minimise need for irrigation. 	<ul style="list-style-type: none"> Use hardwearing turf grass species suitable for the nature of the sport Minimise areas mowed, through planting of hardy flowering plants and trees. Garden mulching maintained to minimum 80 mm depth. 	<ul style="list-style-type: none"> Use hardwearing turf grass species suitable for the nature of the sport and level of competition Minimise areas mowed, through planting of hardy flowering plants and trees. Garden mulching maintained to minimum 80 mm depth.
<i>Irrigation and drainage</i>	<ul style="list-style-type: none"> May not be irrigated depending on facility and context Playing fields to be drained. 	<ul style="list-style-type: none"> Fields under irrigation, using recycled or harvested water from water irrigation tanks where possible Playing fields to support drainage infrastructure 	<ul style="list-style-type: none"> Considerable areas under irrigation, using recycled or harvested water from water irrigation tanks. Playing fields to support drainage infrastructure.
<i>Rubbish and collection</i>	<ul style="list-style-type: none"> Rubbish receptacles may not be provided 	<ul style="list-style-type: none"> Stylised bin enclosure. Rubbish collection service to be provided. 	<ul style="list-style-type: none"> Stylised bin enclosure. Rubbish collection service to be provided.

Table 12. Draft core service levels: Social / family recreation parks

CHARACTERISTIC	LOCAL	DISTRICT	SUB-REGIONAL
LOCATION, DISTRIBUTION, SIZE, ACCESSIBILITY			
Minimum size and minimum dimensions	<ul style="list-style-type: none"> Minimum size of 1 ha and minimum dimensions of 70m in any direction (for new open space). 	<ul style="list-style-type: none"> Minimum size of 1ha and minimum dimensions of 70m in any direction. 	<ul style="list-style-type: none"> Minimum size of 2ha and minimum dimensions of 70m in any direction.
Street frontage	<ul style="list-style-type: none"> Over looked by houses. Preferably over a street frontage on at least three sides. 	<ul style="list-style-type: none"> Street frontages on at least three sides. Preferably over a street frontage on at least three sides. 	<ul style="list-style-type: none"> Street frontages on all sides.
One in each suburb and within walking distance of all houses	<ul style="list-style-type: none"> In urban areas provide within 400 m of every household Spaces to be developed with a range of landscape setting types to create diversity. 	<ul style="list-style-type: none"> At least one in each suburb Spaces to be developed with a range of landscape setting types to create diversity. 	<ul style="list-style-type: none"> Sub-regional open space not subject to distance thresholds. A range of vegetation types with a subregional park.
Suitable topography	<ul style="list-style-type: none"> Generally flat to undulating topography. 	<ul style="list-style-type: none"> Generally flat to undulating topography. 	<ul style="list-style-type: none"> No specific requirement other than one area generally flat to undulating topography.
Encumbrances	<ul style="list-style-type: none"> Not to be provided on encumbered land (including retarding basins). Area subject to encumbrances may be located contiguous to the core function to provide a larger overall open space. 	<ul style="list-style-type: none"> Not to be provided on encumbered land (including retarding basins). Area subject to encumbrances may be located contiguous to the core function to provide a larger overall open space. 	<ul style="list-style-type: none"> Not to be provided on encumbered land (including retarding basins). Area subject to encumbrances may be located contiguous to the core function to provide a larger overall open space.
Relationship with waterway corridors	<ul style="list-style-type: none"> May be co-located adjacent to waterway corridors, however a minimum 30m wide riparian buffer is required (encumbered land will not be considered an open space contribution). 	<ul style="list-style-type: none"> May be co-located adjacent to waterway corridors, however a minimum 30m wide riparian buffer is required (encumbered land will not be considered an open space contribution). 	<ul style="list-style-type: none"> May be co-located adjacent to waterway corridors; however a minimum 30m wide riparian buffer is required (encumbered land will not be considered an open space contribution).
Hierarchy of roads / public transport routes	<ul style="list-style-type: none"> Should not be located on collector / arterial roads. Located central to the catchment it is designed to serve. 	<ul style="list-style-type: none"> May be located on collector / arterial roads (as long as they are central to the catchment it is designed to serve). Located on public transport and off road trail routes 	<ul style="list-style-type: none"> Located on collector / arterial roads. Located on public transport routes and off road trail routes.

CHARACTERISTIC	LOCAL	DISTRICT	SUB-REGIONAL
Relationship with schools and activity centres	<ul style="list-style-type: none"> Provided in conjunction with neighbourhood activity centres and primary schools (to be collectively made available to the community after hours). 	<ul style="list-style-type: none"> Provided in conjunction with activity centres and secondary schools where possible (to be collectively made available to the community after hours). 	<ul style="list-style-type: none"> Whilst not necessary to be located in conjunction with schools and activity centres, there should be consideration of access and proximity to these facilities.
Co-location with community facilities	<ul style="list-style-type: none"> Centrally located in community activity node e.g. adjacent to sports, commercial or community meeting facilities. 	<ul style="list-style-type: none"> Centrally located in community activity node e.g. adjacent to sports, commercial or community meeting facilities. 	<ul style="list-style-type: none"> Preferably centrally located in community activity node e.g. adjacent to sports, commercial or community meeting facilities.
Provided in prominent locations for surveillance	<ul style="list-style-type: none"> Prominent locations within a development with high public visibility. Overlooked by houses, businesses or public areas on at least three sides. 	<ul style="list-style-type: none"> Prominent locations with high visibility that draws users from beyond a suburb. Overlooked by houses, businesses or public areas on at least three sides. 	<ul style="list-style-type: none"> Prominent locations with high visibility that draws users from across the Shire. Overlooked by houses, businesses or public areas on at least three sides.
Accessible path of travel	<ul style="list-style-type: none"> An accessible path of travel is provided into the space and where possible to social infrastructure. 	<ul style="list-style-type: none"> An accessible path of travel is provided into the space and key social facilities around the space linking key infrastructure 	<ul style="list-style-type: none"> An accessible path of travel is provided into the space and all infrastructure
Off-road shared path / trail	<ul style="list-style-type: none"> Served by an off-road shared path / trail. 	<ul style="list-style-type: none"> Served by an off-road shared path / trail. 	<ul style="list-style-type: none"> Served by an off-road shared path / trail.
Landscape plan requirements / permit conditions	<ul style="list-style-type: none"> Specify proposed open space function type, landscape setting and catchment. 	<ul style="list-style-type: none"> Specify proposed open space function type, landscape setting and catchment. 	<ul style="list-style-type: none"> Specify proposed open space function type, landscape setting and catchment.
STANDARD OF INFRASTRUCTURE			
Perimeter exercise path	<ul style="list-style-type: none"> 2.5m wide perimeter exercise path if the space is above 1ha in size. 	<ul style="list-style-type: none"> 2.5m perimeter exercise path 	<ul style="list-style-type: none"> 3+ m perimeter exercise path
Accessibility of infrastructure to people with a disability	<ul style="list-style-type: none"> Key elements accessible to people with a disability and accessible toilets. 	<ul style="list-style-type: none"> Key elements accessible to people with a disability and accessible toilets. 	<ul style="list-style-type: none"> Full accessibility to people with a disability.
Access to drinking water	<ul style="list-style-type: none"> Access to drinking water in existing facilities only. 	<ul style="list-style-type: none"> Access to drinking water. 	<ul style="list-style-type: none"> Access to drinking water.
Solar access	<ul style="list-style-type: none"> Areas of sun and shade, not to be directly overshadowed by adjoining multi-storey buildings (through building setbacks). 	<ul style="list-style-type: none"> Areas of sun and shade, not to be directly overshadowed by adjoining multi-storey buildings (through building setbacks). 	<ul style="list-style-type: none"> Areas of sun and shade, not to be directly overshadowed by adjoining multi-storey buildings (through building setbacks).
On-site car parking	<ul style="list-style-type: none"> No on-site car parking. Barriers to restrict vehicle access to sensitive areas. 	<ul style="list-style-type: none"> On-site car parking. Barriers to restrict vehicle access to sensitive areas. 	<ul style="list-style-type: none"> Sealed on-site car parking. Barriers to restrict vehicle access to sensitive areas.

CHARACTERISTIC	LOCAL	DISTRICT	SUB-REGIONAL
Bicycle parking	<ul style="list-style-type: none"> Bicycle parking may be provided depending on expected usage. 	<ul style="list-style-type: none"> Bicycle parking. 	<ul style="list-style-type: none"> Bicycle parking.
Provision of toilets (may be in conjunction with sporting fields)	<ul style="list-style-type: none"> No toilet facilities. 	<ul style="list-style-type: none"> Accessible toilet facilities. 	<ul style="list-style-type: none"> Accessible toilet facilities. May include multiple facilities dependexnt on the size of open space.
BBQ and associated facilities	<ul style="list-style-type: none"> No BBQ facilities. 	<ul style="list-style-type: none"> Some areas to have picnic / BBQ, and additional facilities. 	<ul style="list-style-type: none"> To include picnic / BBQ, and / or food and beverages.
Play equipment	<ul style="list-style-type: none"> May include play equipment depending on proximity to other play areas. 	<ul style="list-style-type: none"> Includes play equipment for various ages and abilities. 	<ul style="list-style-type: none"> Includes play equipment for various ages and abilities.
Shade, shelter and seating	<ul style="list-style-type: none"> Some shade, shelter and seating. 	<ul style="list-style-type: none"> Areas of natural and built shade, shelter and seating. 	<ul style="list-style-type: none"> Significant natural and built shade, shelter and seating.
Other specific recreation facilities: e.g. skate facilities, mountain bike, BMX or hard ball courts e.g. free access tennis and basketball courts	<ul style="list-style-type: none"> May include some multipurpose hardcourt ball courts (e.g. for free access tennis and basketball). 	<ul style="list-style-type: none"> May include or be colocated with skate facilities and multipurpose hardball courts (e.g. for free access tennis and basketball). Possibly mountain bike or BMX facilities, depending on provision in catchment and size of space. 	<ul style="list-style-type: none"> Skate facilities skate facilities and multipurpose hard court ball courts (e.g. for free access tennis and basketball). Possibly mountain bike or BMX facilities, depending on provision in catchment and size of space.
Dog off-leash area	<ul style="list-style-type: none"> May include provision of a dog off-leash area depending on distribution of other dog off-leash areas in the area and size of park. 	<ul style="list-style-type: none"> Likely to include provision of a dog off-leash area depending on distribution of other dog off-leash areas in the area and size of park. 	<ul style="list-style-type: none"> Likely to include provision of a dog off-leash area depending on distribution of other dog off-leash areas in the area and size of park.
Synthetic soft fall under play equipment	<ul style="list-style-type: none"> Selective use of synthetic surfaces. 	<ul style="list-style-type: none"> May include areas of synthetic surfaces under playground equipment. 	<ul style="list-style-type: none"> Likely to include facilities with synthetic surfaces or soft pour rubber under playground facilities.
Provision of lighting	<ul style="list-style-type: none"> May include security lighting dependent on activity. 	<ul style="list-style-type: none"> May include the provision of pathway lights for some night activities where site is suitable. 	<ul style="list-style-type: none"> Will include extensive pathway and recreation area lighting for some night activities.
Fencing	<ul style="list-style-type: none"> Fence only one or a selection of parks in any one neighbourhood. If play equipment is to be fenced ensure a large area of open space is contained inside the fence. 	<ul style="list-style-type: none"> Fence selective parks if suitable sites. Fence whole site perimeter in preference to play equipment. If play equipment only is to be fenced ensure a large area of open space is contained inside the fence. 	<ul style="list-style-type: none"> Fence selective parks if suitable sites. Fence whole site perimeter in preference to play equipment. If play equipment only is to be fenced ensure a large area of open space is contained inside the fence.

CHARACTERISTIC	LOCAL	DISTRICT	SUB-REGIONAL
<i>Non-recreational structures such as substations, environmental monitoring stations, and emergency service structures</i>	<ul style="list-style-type: none"> • <i>Non-recreational structures such as substations, environmental monitoring stations, and emergency service structures and storage should not be located on local social / family recreation open space. Site in other types of land or in road verges to be located underground.</i> 	<ul style="list-style-type: none"> • <i>Non-recreational structures such as substations, environmental monitoring stations, and emergency service structures and storage should not be located on local social gathering / family recreation open space. Site in other types of land or in road verges to be located underground.</i> 	<ul style="list-style-type: none"> • <i>Non-recreational structures such as substations, environmental monitoring stations, and emergency service structures and storage should not be located on local social gathering / family recreation open space. Site in other types of land or in road verges to be located underground.</i>
Tree and shrub planting	<ul style="list-style-type: none"> • <i>Provide boundary, shade and amenity planting as a priority.</i> • <i>Minimised dense vegetation that blocks casual surveillance (between 0.7m and 2.4m above the ground).</i> 	<ul style="list-style-type: none"> • <i>Provide boundary, shade and amenity planting as a priority.</i> • <i>Minimised dense vegetation that blocks casual surveillance (between 0.7m and 2.4m above the ground).</i> 	<ul style="list-style-type: none"> • <i>Provide boundary, shade and amenity planting as a priority. Extensive planting of trees or multiple storeys to create areas of denser vegetation.</i> • <i>Minimised dense vegetation that blocks casual surveillance (between 0.7m and 2.4m above the ground).</i>
Range of age groups	<ul style="list-style-type: none"> • <i>Provides facilities that cater to a range of abilities and age groups.</i> 	<ul style="list-style-type: none"> • <i>Provides a range of facilities that cater to a range of abilities and age groups.</i> 	<ul style="list-style-type: none"> • <i>Provides a wider range of facilities that cater to a range of abilities and age groups.</i> • <i>Provide some dedicated facilities for teenagers and older adults.</i>
<i>Range of activities</i>	<ul style="list-style-type: none"> • <i>Includes areas for cooperative play and games, some props and range of surfaces, kick about space, loose materials / contact with nature, equipment for exercise, areas with places to hide and retreat from activity, screened from boisterous play.</i> 	<ul style="list-style-type: none"> • <i>Includes areas for cooperative play and games, some props and range of surfaces, kick about space, loose materials / contact with nature, equipment for exercise, areas with places to hide and retreat from activity, screened from boisterous play.</i> 	<ul style="list-style-type: none"> • <i>Includes areas for cooperative play and games, some props and range of surfaces, kick about space, loose materials / contact with nature, equipment for exercise, areas with places to hide and retreat from activity, screened from boisterous play.</i>
Views into the space and proximity to residences, schools, hospitals, employment areas	<ul style="list-style-type: none"> • <i>Good views into the space. Views out of the space preferably beyond the immediate residences and visible from neighbouring streets, schools and other buildings.</i> • <i>Consider proximity to major community facilities.</i> 	<ul style="list-style-type: none"> • <i>Good views into the space. Views out of the space beyond the immediate residences and visible from neighbouring streets, schools and other buildings.</i> • <i>Consider proximity to major community facilities.</i> 	<ul style="list-style-type: none"> • <i>Good views into the space. Views out of the space beyond the immediate residences and visible from neighbouring streets, schools and other buildings.</i> • <i>Consider proximity to major community facilities.</i>
Appropriate grass / tree species	<ul style="list-style-type: none"> • <i>Use hard wearing grass species e.g. Kikuyu to minimise need for irrigation.</i> • <i>Minimise areas mowed, through planting of hardy flowering plants and trees.</i> 	<ul style="list-style-type: none"> • <i>Use hard wearing grass species e.g. Kikuyu to minimise need for irrigation.</i> • <i>Minimise areas mowed, through planting of hardy flowering plants and trees.</i> 	<ul style="list-style-type: none"> • <i>Use hard wearing grass species e.g. Kikuyu to minimise need for irrigation.</i> • <i>Minimise areas mowed, through planting of hardy flowering plants and trees</i>
STANDARD OF MAINTENANCE			

CHARACTERISTIC	LOCAL	DISTRICT	SUB-REGIONAL
Emergency and maintenance vehicle access	<ul style="list-style-type: none"> Emergency and maintenance vehicle access avoids sports turf, formed paths and synthetic surfaces. 	<ul style="list-style-type: none"> Emergency and maintenance vehicle access avoids sports turf, formed paths and synthetic surfaces. 	<ul style="list-style-type: none"> Emergency and maintenance vehicle access avoids sports turf, formed paths and synthetic surfaces.
Irrigation	<ul style="list-style-type: none"> Irrigate main space in every suburb – and only one if multiple spaces in a suburb. 	<ul style="list-style-type: none"> Include some areas of irrigated green lawn. Irrigate with recycled or harvested water. 	<ul style="list-style-type: none"> Could include considerable areas under irrigation, using recycled or harvested water.
Rubbish collection	<ul style="list-style-type: none"> No rubbish collection service provided. 	<ul style="list-style-type: none"> Rubbish collection service is provided. 	<ul style="list-style-type: none"> Rubbish collection service is provided.

Appendix 8: Summary of Possible Acquisitions and Disposals by Precinct⁴

Possible acquisitions (or negotiated access)

Granton and Austin Ferry

- Seek to create a social / family recreation open space if there is further residential development in this suburb
- Investigate the potential for public access, between Whitestone Dr and Austins Ferry Park, and rezone as Open Space
- Negotiate community access to the St Virgils south cricket ground
- Protect the Gunn's land foreshore as public open space, St Virgils creek corridor and provide land for at least one social / family recreation in residential development
- Seek a site adjacent to combine with Hestercombe church as a public open space
- Create a public corridor along the foreshore in this precinct

Claremont

- Land directly west of Claremont Bowls Club (west green) to create better public access to the boat ramp.

Berriedale/Chigwell

- Future residential development along the Berriedale Rd growth corridor must as a priority provide social / family recreation, sport, and trails to address gaps already existing in this area.
- Investigate the acquisition of a site in Arunta Cres to provide a continuous public corridor along Faulkner's Rivulet.
- Investigate the acquisition of two house lots on Coraki St or Tootonga St to provide better access to Catherine St Reserve
- Investigate the acquisition of the private corner property of Chigwell Community Park and integrate into the reserve
- Negotiate community access to the Mt Faulkner Primary School soccer ground and play space to provide two soccer grounds at North Chigwell Soccer Ground.

Collinsvale

- Provide formalised access into Wellington Park from the Collinsvale Hall Reserve, and better off-road trail access around the locality.

Rosetta / Montrose

- Consider a partnership with Rosetta Primary school to provide a social / family recreation open space.

⁴ These exclude the major developments by precinct listed in the Implementation Plan.

Glenorchy

- Seek to acquire social / family recreation open space through subdivision in the south of the suburb
- Reserve the site adjacent to 3 Bosco Dr as open space
- Provide open space in any development of land east of Kalang Ave
- Two private sites between Humphrey Rivulet and Chapel St (rear of 85 Chapel St)
- Create a links between Elliot Rd Reservoir and bushland to the west
- Create a link between Brent St Reserve (upper) to Garfield Rd
- Bushland adjacent to Barossa Rd Reserve (56-58) on Nagle Pl

West Moonah

- Seek to create more opportunities for social family recreation and sport in conjunction with Springfield Gardens School and possibly Hilliard Christian School
- Create a connection between Loftus Rd Reserve and Davies Rd Reserve. Link the two parallel easements and create a trail circuit around them.

Moonah / Derwent Park / Lutana

- Seek to create more opportunities for social family recreation in conjunction with St Therese's
- Consider acquiring a block adjacent to Coleman Street Reserve to provide social family recreation
- Acquisition of the block of land behind the former kindergarten (Johnston St Reserve)
- Seek public access to the western part of the foreshore and Nystar tennis court / area, north of Lallaby Rd Reserve
- out of hours access to the substantial open parkland section of Goodwood Primary School

Goodwood / Dowsing Point

- Consider acquiring the non-Council owned green space west of Rothesay Cir Reserve
- Consider acquiring two parcels on the corner of Acton Crescent
- Seek to develop a one social /family recreation area using open space in Defence land abutting Dowsing Point Community Park

Possible disposals

Granton and Austin Ferry

- Investigate the disposal of Brendan Reserve and Whitestone Dr Reserve

Claremont

- Investigate the disposal of Edgar St Reserve.
- Investigate the disposal of Gillies St vacant land.

Berriedale/Chigwell

- Sell Bycool Reserve to fund the expansion of Chigwell Community Park or the purchase of a site in Arunta Cres.
- Investigate the disposal of Bellette Park (that used to be leased to the school for carparking and is no longer needed)
- Consider selling Burgan Court Reserve (to fund the purchase the corner block at Arunta St and Bucaan St)
- Consider selling Taree St Reserve - a rear battle axe block, with limited access and legibility to fund the purchase of two house lots on Coraki St or Tootonga St to provide better access to Catherine St Reserve. Alternatively purchase several adjoining house blocks to provide prominence to the site – and develop.

Collinsvale

- Consider disposing of the very small parcel of land with no identified function known as Collinsvale Rd Reserve, and use the funds to support trail development, and the hall reserve improvements.
- Consider disposing of the Collins Gap Quarry Reserve (on Collins Cap Road).

Rosetta / Montrose

- Barclay Cres Reserve
- Neilson Dr Reserve (western part of parcel)

Glenorchy

Consider disposing of the following open spaces to develop other key sites in Glenorchy:

- Kalang Ave Reserve
- Lang Pl Reserve
- Grace Court Reserve
- Bosco Dr Reserve
- Nagel Pl Reserve
- Milburn Place Reserve
- Victor Place Reserve
- The small southern extension of Glenorchy Recreation Reserve (Eady Street Reserve) retaining part for access, and to purchase 58 Barry St.

West Moonah

Consider disposing of the following open spaces to fund reserve developments:

- Part Of Woodstock Reserve
- Eight Avenue
- Fourth Avenue Reserve
- Amy St Reserve (77A)
- Springfield Avenue Reserve
- Corinda Grove Reserve (34B)
- Ransley Court (if any adjacent site can be developed as a social / family recreation site or access to Hilliard Christian School for community use can be negotiated).

Moonah / Derwent Park / Lutana

Consider disposing of the following open space:

- Delwood Dr Reserve

Goodwood / Dowsing Point

Consider disposing of the following open spaces to fund acquisition and the development of a social family recreation space in this precinct:

- Stradbroke Rd Reserve
- Negara Cres Reserve