

Shoalhaven City Council Public Open Space Plan



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File No 12579-02

6. Development Requirements for Future Recreational Open Space Provision

This section examines a suggested basis for spatial and development requirements and land acquisition standards for passive open space (parks) and active open space (sportsgrounds) in the Shoalhaven, set against the recommended hierarchical levels for these types of Council managed open space. It also establishes a standard for the acquisition of natural areas by Council.

The following requirements provide a basis for determining a minimum standard of provision that can be incorporated in future revisions of developer contribution plans and in negotiations when utilising a voluntary agreement or a fixed development consent levy arrangement.

It would also be worthwhile to develop realistic layout plans of the various levels of parks and sportsgrounds to graphically demonstrate development requirements and to provide examples of the nature of acceptable lands for future acquisition.

6.1 Requirements for Future Passive Recreational Open Space Provision

It is recommended that the existing level of provision of 12sqm per person be retained for the provision of future passive open space. 12sqm is considered a reasonable base standard of provision for passive recreational open space (parkland) and is consistent with other local government areas with similar key characteristics.

The catchment for local open space is predicated on a walking time of a maximum of 10 minutes which corresponds with 250 dwellings within 400-800 metres of the park. District parks should be within a 15-30 minute travelling time which would include driving time.

This figure does not specifically allow for an area provision for Icon Park level passive open space. This lack of specific provision is offset by the level of informal open space such as beaches and foreshores available to residents throughout the Shoalhaven and the level of area provision at the icon and district park levels.

The level of provision may need to be adjusted in some instances to take into account the influence of other variables such as residential density, walking distance and proximity to other usable open space.

Development requirements

Table 2 provides the basis of area and provision for the various levels of parkland across the City.

Details of infrastructure requirements for District and Local Parks are provided as a guide only and would need to be consistent with relevant Shoalhaven City Council policies such as a revised Parks Enhancement Policy, the Playground Strategy and the Generic Plans of Management.

Table 2: Development requirements for parks in the Shoalhaven

Park Level	Development requirements
Local Park	<p>Defined as primarily serving a local neighbourhood of approximately 250 people, and within walking distance and within a 5-10 minute walking time, 400–800m radius from the local park, of the surrounding residential area.</p> <p>The infrastructure associated with local parks includes, some playground equipment or infrastructure, minor landscaping reflecting existing vegetation, limited seating, shade, limited paths to enhance the play opportunities and signage. A playground facility will not be provided in land categorised as linkages and buffers.</p> <p>Local parks should be regular in shape and provide adequate passive surveillance opportunity from adjoining road. They should have good visibility into the park. All major embellishments in the park such as play equipment should be visible from the main access points.</p> <p>Minimum acceptable area not less than 3,000sqm or 0.3ha unless it adjoins existing open space (some merit assessment could enable minor variations up to 10% if there are other equal value offsets eg embellishment).</p>
District Park	<p>A park area of substantial size, which is well developed, offering a broad range of quality recreation opportunities, and that receives a high level of resident and tourist visitation. District playgrounds need to be central to populations of approximately 3,000 people and be sited no less than 2.0km of another park/playground of a similar size if practicable.</p> <p>Infrastructure associated with district parks includes a range of facilities to cater for a variety of users and recreational activities including toilets, high quality landscaping, BBQ facilities, shade, seating, lighting, bins, signage and paths, car parking, and playground equipment for toddlers, juniors and older children, and a hard surface area for ball games. It should be generally regular in shape, with linear foreshore parks preferably not less than 50m wide.</p> <p>Topography should be substantially flat and suitable for play, informal ball sports, picnicking and other appropriate recreational uses.</p> <p>Minimum acceptable area not less than 10,000sqm or 1ha.</p>
Icon Park	<p>Icon Parks are not intended to be developed to a single standard but will be developed to a level consistent with user expectations, and the natural setting and special requirements of individual sites.</p> <p>As a guide, each Icon Park would receive as a minimum, high quality landscaping, public artworks and interpretative signage together with appropriate supporting amenities and user facilities. It should provide excellent access for people of all ages and abilities and vehicles with a substantial frontage to a major road. It should be highly visible and preferably adjacent to a local town centre.</p>

Minimum standards

It is recommended that the following operations are carried out prior to the land being dedicated to or acquired by Council for local passive recreational open space:

- The land is to be inspected by Council staff to ensure compliance with basic performance standards;
- A determination is to be made by Council staff in regard to whether any natural or cultural heritage issues apply to the site or adjoining lands including threatened species habitat, Aboriginal archaeological material and so on;
- A determination is to be made by Council staff in regard to whether any drainage works are required;
- Rubbish, weeds, inappropriate vegetation, rocks, and other debris have been removed;
- The land is shaped and drained to an approved plan to make the land suitable for the approved use, and top soiled and landscaped to an approved specification;
- Boundaries such as fencing and vehicular barriers have been installed;
- The road frontage constructed according to Council standards; and
- Services to be provided as appropriate.

6.2 Acceptable Land for Passive Recreational Local Open Space for Parkland

The following criteria are provided as a guide to land that will not be accepted by Council for dedication for passive local open space for park purposes unless it adds to an existing reserve, or will be added to from future subdivisions to create at least the minimum area:

- Land with an area less than 3000sqm;
- Irregular land in which the widest section is less than 30m;
- Land that does not provide good visibility from local road and potential for adequate passive surveillance;
- Land which any part has a slope greater than 20%;
- Land which is substantially covered with native vegetation;
- Land which contains drainage areas and stormwater easements, which have no recreational value but primarily exist as part of a natural watercourse, or for drainage control or stormwater management;
- Land required to ensure the provision of appropriate riparian zones along watercourses as per the Department of Infrastructure, Planning and Natural Resources Study, "Riparian Corridor Objectives for selected streams in Nowra Bomaderry", 2004;
- Land upon which utilities such as water, sewerage pumping stations, stormwater pumping stations, electricity substations, power transmission towers or other similar level infrastructure is located;
- Land that does not have adequate access for maintenance vehicles, or for visitor parking if required;
- Land subject to inundation that is greater than 10% AEP;
- Land whose sole purpose is to form a setback to neighbouring properties for fire risk management.

Note that the above criteria does not apply to land that may be suitable as a walking track, or for open space linkage purposes.