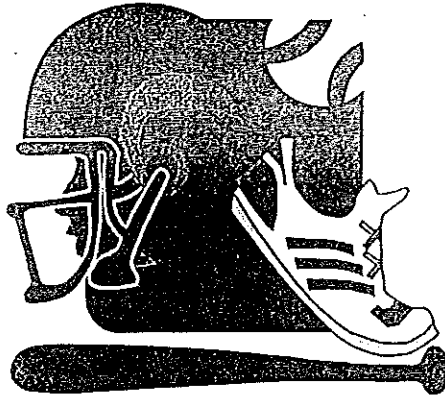


Development Control Plan No. 17

# 1. SITING AND DEVELOPMENT OF PUBLIC OPEN SPACE AREAS



## 1.1. What Is The Name Of This Plan?

This plan is called Development Control Plan No.17-Siting and Development of Public Open Space Areas

## 1.2. Where Does This Plan Apply?

To all land within the City of Griffith which is proposed to be developed for public open space purposes.

## 1.3. What Planning Instrument Is This Plan Made Under?

Griffith Local Environmental Plan 1994 (9/12/94)

## 1.4. When Does This Plan Come Into Force?

DCP 17 was adopted by Council on 13th August 1996 and effected on the date of its public notification -16th August 1996.

## 2. PRINCIPLES IN THE DESIGN AND SITING OF OPEN SPACE AREAS

### 2.1. What Are The Aims Of This Plan?

- a) To provide public open space areas which will satisfy the existing and projected future needs of the Griffith community
- b) To encourage the dual use of open space and drainage systems.
- c) To influence the design and embellishment of open space areas so that they :
  - i) contribute to the garden city image of Griffith
  - ii) require less high energy maintenance.
  - iii) satisfy visitor comfort levels in a semi-arid environment.
  - iv) are safe and user friendly
  - v) provide more desirable and safer movement corridors between one place and another.
  - vi) satisfy a range of community expectations, and which
  - vii) are more likely to be used by the community

### 2.2. Objectives Relating To Target Group

- a) To provide open space designed to:
  - i) meet the requirements of *young families*, or
  - ii) meet the requirements of the *aged community*, or
  - iii) satisfy a *culturally diverse* community; or
  - iv) a combination of the above, and

- v) to meet the needs of the *disabled* community.



### 2.2.1. Guidelines Relating To Target Group

The design of public open space shall include:

- a) Provision of Play Equipment<sup>1</sup> to the approved standard, and
- b) Provision for Disabled Access and
- c) Is to satisfy at least 2 of the following 4 criteria:
  - i) High and Low energy movement strip throughout the open space area of an approved and safe width.
  - ii) Seating or terrace seating (landscaping)
  - iii) A structured or casual recreational facility or cultural facilityProvision of local native endemic vegetation with appropriate identifying signage.

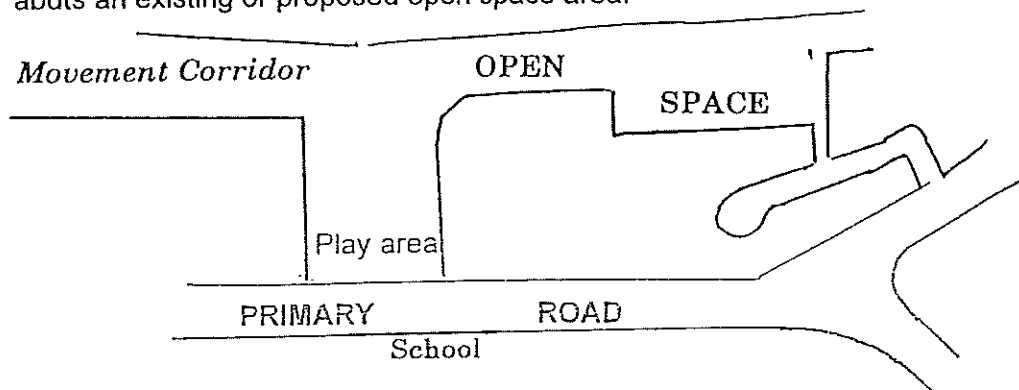
### 2.3. Objectives Relating To Siting

- a) To locate open space that is strategically related to adjoining landuses to maximise the use of movement corridors.
- b) To locate open space so that it is able to serve all existing and future residents within its defined precinct or catchment equitably.
- c) To discourage piecemeal siting of open space areas

#### 2.3.1. Guidelines Relating To Siting

Open space shall be sited so that:

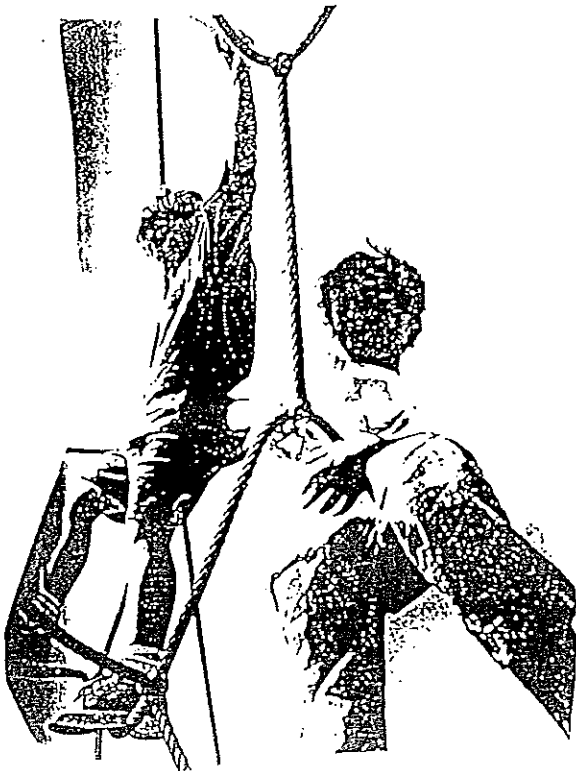
- a) If more than one open space area is proposed, they are sited as far away as possible from each other as required, to ensure that all residents (existing or proposed) in the neighbourhood, have reasonable paths of travel to one or the other, or both.
- b) If only one area is proposed, it is either:
  - i) centrally located in the neighbourhood, or
  - ii) is located so that one or both ends link up with existing or proposed movement corridors, not being a road; or
  - iii) is strategically related to facilitate movement between key landuses, such as schools, churches, shops etc.  
abuts an existing or proposed open space area.



<sup>1</sup> Play areas should be designed to cater for a combination of three age groups-the under 5s; the 5 to 9s; and 10 to 14 year olds. Play equipment will need to be accredited by the Director General under s120 of the Local Government Act, 1993. Regular audits by Council is essential

## 2.4. Objectives Relating To Function

- a) To provide open space of a reasonable shape and size to satisfy projected user groups
- b) To provide reasonable safety and comfort levels for users by appropriate selection and siting of:
  - i) Vegetation and mounding for privacy, shade, wind break, safety and enjoyment.
  - ii) Shade structures
  - iii) Pavement/hard-standing areas
  - iv) Rubbish bins
  - v) Lighting.
  - vi) Movement corridors
- c) To ensure the planting of vegetation that is suited to a semi-arid environment.
- d) To encourage the dual use of open space for drainage and recreation purposes, and
- e) To promote the use of open space by the community and visitors.



Dual use open space systems can provide attractive areas of open space and safe pedestrian networks

### 2.4.1. Guidelines Relating To Function

The open space shall be designed to be:

Factor	Guidelines	Reasons	Notes
Size	Minimum Area-1000m <sup>2</sup> Minimum width-25m at the property boundary of the primary service road	To ensure areas of adequate size and to achieve economies of scale in servicing and maintenance. To promote public visibility and improve safety and reduce vandalism	
Access & Parking	Where the open space area is not centrally located within the defined neighbourhood precinct to enable reasonable paths of travel for all residences in the precinct, a paved carparking area shall be provided. Minimum No of carspaces is 4 <sup>3</sup> for a local facility. Disabled access is to be provided	To provide reasonable transport opportunities and minimise pedestrian and vehicular conflict.	The carpark is to be paved to an approved standard and shall be of a varying treatment to pedestrian areas and the sealed public road.
Comfort	1 shrub/tree per 45m <sup>2</sup> of site area, and Minimum of 3 shade trees per site with 1 canopy (when mature) capable of shading the play area by at least 20%or Provision of an approved shade structure.	To promote a comfortable environment for play and rest in view of the semi-arid climate. To protect children from overexposure of ultra violet rays.	Landscaping shall be designed so as not to obscure visibility of play areas from at least one public road.
Safety	Play equipment and site must be of an approved standard and include rubbish bins, seating and lighting nearby The play area must be visible from at least one public road.	For safety and to encourage supervision to minimise Council liability and to reduce the incidence of vandalism.	
Landscaping	Landscaping beds are to be mounded. Plant species are to be primarily native or of a type which requires minimum irrigation and maintenance.	Drainage Visibility To create interest within a 'peneplain' environment Energy conservation	

## 2.5. Objectives Relating To Standards

To ensure that the design, siting and provision of the natural and built elements in open space areas satisfy Risk Management Principles and achieve the objectives of this plan.

### 2.5.1. Guidelines Relating To Standards

The open space elements shall satisfy Australian Standards and the design is to be certified as meeting the objectives of this plan by an accredited Landscape Architect.

<sup>2</sup> This is generally exclusive of the area of the site used for drainage purposes.

<sup>3</sup> Including 1 disabled carparking bay.

### 3. EXPLANATORY NOTES

#### 3.1. What Is Meant By 'Embellishment' Of Open Space?

Embellishment of open space means the improvement and development of vacant land so it can be used for low or high energy recreational pursuits..

'Embellishment' includes such things as:

Drainage including kerb and gutter or detention basins, as necessary.  
Earthworks and landforming  
Design  
Access- including movement corridors and parking  
Irrigation system  
Tree Planting, vegetation and beautification  
Play equipment  
Structure or casual recreational facilities  
Sand and mulching  
Pavers  
Lighting  
Seating  
Shade constructions  
Rubbish bins  
and the like.

#### 3.2. What Are The Open Space Needs Of The Community?

In order to ensure that open space areas that meet the community's needs are provided, it is necessary to have an idea of what those community needs are. This is difficult to do because of the diverse nature of a community and the ability of a community to change over time. As people move in and out of neighbourhoods, their needs change. These needs may be related to demographic characteristics or cultural or socio-economic conditions. The needs of a young family may be quite different to the needs of an elderly couple and within the community there may be different expectations because of the influences of culture and background. Even within easily defined groups there will be differences in expectations which relate to behaviour. Suffice to say, that unless significant community consultation takes place, the exercise of measuring open space requirements may not extend beyond generalisations.

In summary, the open space needs of the community may be gleaned from:

1. Consultation with the community, and
2. An understanding of the demographic profile.

### 3.3. What Are The Elements That Characterises The Demographic Profile Of Griffith?

Significant points include:

1. Cultural Diversity
2. 'Young' families
3. Rural lifestyle
4. Irrigation setting  
Anecdotally, additional factors include:
5. High sporting participation
6. Significant Italian influence.

There could be several others that you may think of.

### 3.4. How Do You Measure Embellishment Cost?

The embellishment of local open space needs to be quantitatively and qualitatively measured. In other words, the cost of providing open space is directly related to

1. The function of open space
2. The quality of open space

This is not to suggest, that quality open space can only be provided at some significant cost.

The *function* of open space relates to its setting, diversity, shape, size, links with adjoining development, its ability to be used, etc. The *quality* of open space relates not only to the design of open space but how well it meets the community's needs and how well it is likely to be used.

There are several ways to determine embellishment cost. The easiest is to use a *standard*. The problem with this, is that it is prescriptive. It suggests a certain type of open space embellishment will occur in every situation. Its usefulness lies in that it is readily accounted for. For instance, if a person moving into a new neighbourhood knows that it is Council's policy to provide a pocket park with play equipment for every new suburb, he will be satisfied if one is provided.

The other way to determine embellishment cost is to more accurately *predict and influence by way of policy*, a range of open space embellishment facilities that will be provided in the future, based on catchment boundaries and the community's needs and calculated accordingly.

This method relies on:

1. An identified open space strategy which is acceptable to the community (to ensure community and political consensus)
2. A commitment and consistency in the application of policy (to ensure equity)

### 3.5. What Is The Cost Of Embellishing Open Space In Griffith?

The costs are explained in Council's Section 94 Contribution Plan No. 3-Open Space.

The embellishment cost has been determined by historical reference and recent development trends and relies on Council adopting a policy on the standards and type of open space to be provided for future urban release areas.

### 3.6. What Standards Does Council Require In Open Space Provision And Embellishment?

- Council's policy seeks to *influence* the provision of open space areas to ensure that *target groups* benefit.
- The Policy contains *objectives* which are related to target groups based on the *demographic profile* and *characteristics* of the Griffith community.
- Similarly, the essential *elements* that Council would like to see provided in open space areas are included.
- *Options* are available to give developer's choice in planning open space areas and to ensure variety in design.

The following elements are considered essential elements for local open space areas in Griffith.

#### 1. Play Equipment

All parks shall have play equipment which is of an approved standard and finish and satisfies Australian Standards Play areas are commonly tailored towards the 5 to 9 year olds and more regard needs to be given to the design of play areas to target the needs of three specific groups: The under 5s; the 5 to 9s and the 10 to 14 year olds.

#### 2. Movement Corridor

Comprising high and low energy recreation movement paths.

A Hardstanding strip of an approved surface such as pavers, concrete or bitumen is required through an open space area to facilitate movement through the open space area by pedestrians and wheeled contraptions, including wheelchairs, cycles, prams, trolleys etc.

#### 3. Vegetation Beautification

A mixture of trees, shrubs and groundcovers should be included in the landscaping design. The plant selection and siting of these areas should encourage low energy maintenance.

#### 4. Tree Planting/Shade structures

Adequate mature tree planting or shade structures to provide shade in this semi-arid climate.

#### 5. Lighting/Furniture

Park lighting structures and furniture should be compatible with the character of the neighbourhood that they are proposed to service.

In this respect the develop, shall consult with the local Neighbourhood Watch Committee, Progress Association or other nominated precinct representative.