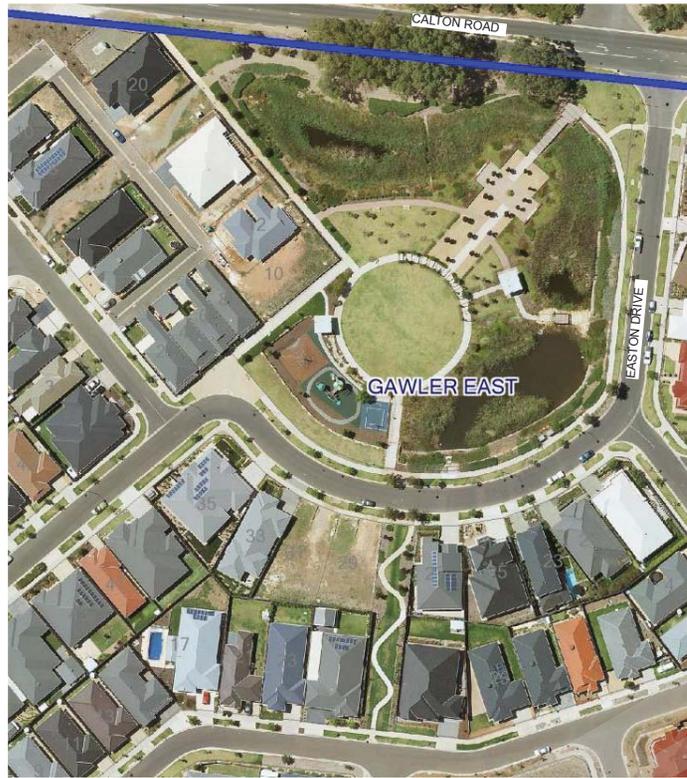


Item 7.5 – New Land Division Maintenance Management Update

- | | |
|--------------|--|
| ATTACHMENT 1 | Scenario 2 – Proposed alterations to existing reserves |
| ATTACHMENT 2 | Developer Feedback Received |

LOCATION MAP



TOWN OF GAWLER
INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING
AGENDA 10 APRIL 2018



LEGEND

IRRIGATED LAWN	RUBBER SOFTFALL	SOFTFALL MULCH
IRRIGATED GARDEN BEDS	CONCRETE PATH/CONCRETE SLAB	EXISTING TREES
GRANITIC SAND	RUBBLE PATH	PARK BOUNDARY
NATIVE PLANTING	FENCE	ROAD VERGE BOUNDARY
WETLAND	DECKING	

OPEN SPACE HIERARCHY (PLANNING) : NEIGHBOURHOOD PARK

COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)

	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM
Total Allotment Size:	0.74	100%	\$70,751
<i>Features within the Park Boundary</i>			
IRRIGATED LAWN	0.65	88%	\$62,261
IRRIGATED GARDEN BEDS	0.11	15%	
GRANITIC SAND PATH	0.03	4%	
CONCRETE PATH/PADS	0.01	1%	
DECKING	0.05	7%	
RUBBLE PATH	0.02	3%	
SOFTFALL (MULCH)	0.01	1%	
SOFTFALL (RUBBER)	0.02	3%	
WETLAND	0.40	54%	
TREES	85		
<i>Features within the Road Verge</i>			
IRRIGATED LAWN	0.03	4%	\$8,490
IRRIGATED GARDEN BEDS	0.03	4%	
GRANITIC SAND PATH	0	0%	
CONCRETE PATH/PADS	0.03	4%	
DECKING	0	0%	
RUBBLE PATH	0	0%	
SOFTFALL (MULCH)	0	0%	
SOFTFALL (RUBBER)	0	0%	
WETLAND	0	0%	
TREES	0		

COST PER HECTARE = 70,751 / 0.74 = **\$95,610/HA**

INFRASTRUCTURE ELEMENTS WITHIN THE PARK	UNITS
PARK SHELTER	2
ELECTRICAL BBQ	1
DRINK FOUNTAIN	1
PARK SEATS	1
PARK BENCH	3
PICNIC SETTINGS	2
RETAINING WALL SEATS	4
PLAYGROUND ELEMENTS	3
ARBOUR	12
RUBBISH BINS	2
RECYCLING BINS	1
DOG BAG BIN	1
FENCE	40m

Notes

1. Average maintenance cost for 'Class B' reserve across new delivered parks is averaged at approximately \$63,000 per hectare.
2. Pricing is based on set 'Class B' and scope of works is calculated from:
 - 1) Labour hours per park components (\$51 per hour on average (2017/2018 pricing)).
 - 2) Plant hours per park components (Varies).
 - 3) Includes water (\$3.24 per KL (2017/2018 pricing))
3. The pricing provided is an average based on seasonal variation on environmental conditions
4. Maintenance of verges in front of a residential property are the responsibility of the residential property owner.

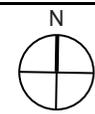
GREEN FEATURES



INFRASTRUCTURE FEATURES



OPEN SPACE REPORT
SPRINGWOOD CENTRAL RESERVE (CURRENT)





CURRENT LANEWAY RESERVE TREATMENT - LAWN



REVERT LANEWAY RESERVE TREATMENT BACK TO EXISTING GAWLER - MULCH & PLANTING

- IRRIGATED LAWN
- IRRIGATED GARDEN BEDS
- GRANITIC SAND
- NATIVE PLANTING
- WETLAND
- RUBBER SOFTFALL
- CONCRETE PATH/CONCRETE SLAB
- RUBBLE PATH
- FENCE
- DECKING
- SOFTFALL MULCH
- EXISTING TREES
- PARK BOUNDARY
- ROAD VERGE BOUNDARY

COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)

	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM
Total Allotment Size:	0.74	100%	\$70,751
Features within the Park Boundary	0.65	88%	\$62,261
IRRIGATED LAWN	0.11	15%	
IRRIGATED GARDEN BEDS	0.03	4%	
GRANITIC SAND PATH	0.01	1%	
CONCRETE PATH/PADS	0.05	7%	
DECKING	0.003	0%	
RUBBLE PATH	0.02	3%	
SOFTFALL (MULCH)	0.01	1%	
SOFTFALL (RUBBER)	0.02	3%	
WETLAND	0.40	54%	
TREES	85		
Features within the Road Verge	0.09	12%	\$8,500
IRRIGATED LAWN	0.03	4%	
IRRIGATED GARDEN BEDS	0.03	4%	
GRANITIC SAND PATH	0	0%	
CONCRETE PATH/PADS	0.03	4%	
DECKING	0	0%	
RUBBLE PATH	0	0%	
SOFTFALL (MULCH)	0	0%	
SOFTFALL (RUBBER)	0	0%	
WETLAND	0	0%	
TREES	0		

COST PER HECTARE = 70,751 / 0.74 = \$95,610/HA

	PERCENTAGE COST SAVINGS	REVISED AVERAGE COST PER ANNUM	AVERAGE COST SAVINGS PER ANNUM
Cost Savings Scenario 1	25%	\$53,063	\$17,688
Cost Savings Scenario 2	21%	\$55,893	\$14,858
Cost Savings Scenario 3	15%	\$60,138	\$10,613

- Notes
1. Propose works balance of reduced maintenance and managed amenity.
 2. To note the proximity of the dwelling to the open space of respective outlook
 3. To replace the existing with native grasses, the associated cost will be as follows:

CAPITAL INVESTMENT REQUIRED FOR MAINTENANCE COST SAVING SCENARIOS:

SCENARIO 1

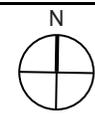
- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance scope
- 1) Red - Remove turf & replace with rubble. \$35,300
- 2) Purple - Remove turf & replace with mulch. \$64,450
- **TOTAL CAPITAL ADJUSTMENT COST - \$99,750**

SCENARIO 2

- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance scope
- 1) Red - Remove turf & replace with rubble. \$35,300
- **TOTAL CAPITAL ADJUSTMENT COST - \$35,300**

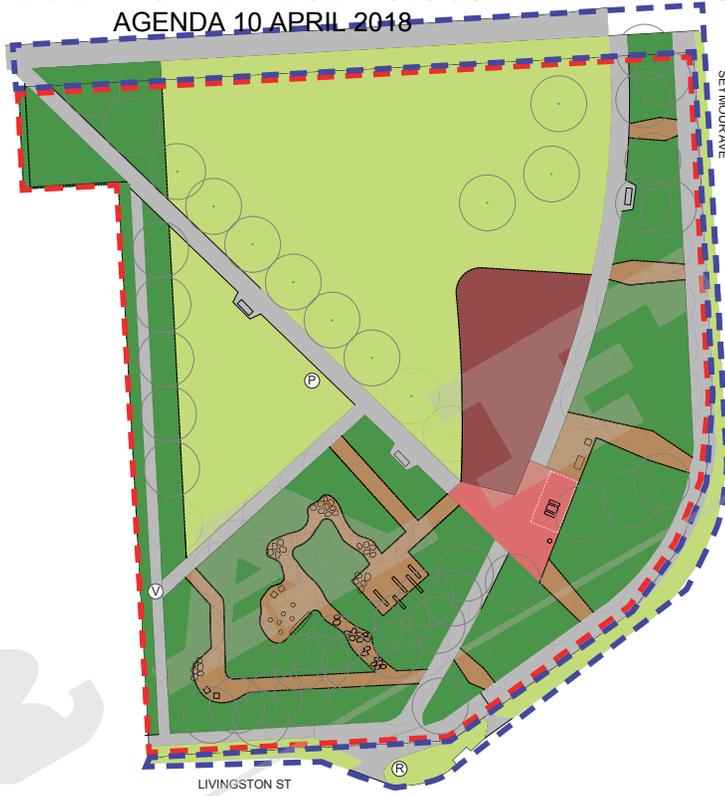
SCENARIO 3

- Outsource low risk labour items (e.g. Turf mowing)
- **TOTAL CAPITAL ADJUSTMENT COST - \$0**



TOWN OF GAWLER
 INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING
 AGENDA 10 APRIL 2018

LOCATION MAP



LEGEND

 IRRIGATED LAWN	 CONCRETE PATH/ CONCRETE SLAB	P PARK BOUNDARY
 IRRIGATED GARDEN BEDS	 SOFTFALL MULCH	R ROAD VERGE BOUNDARY
 RUBBLE/ GRANITIC SAND PATH	 EXISTING TREES	
 PAVED AREA		

OPEN SPACE HIERARCHY (PLANNING) : NEIGHBOURHOOD PARK

COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)

	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM	
Total Allotment Size:	0.54	100%	\$24,460	
<i>Features within the Park Boundary</i>	<i>0.49</i>	<i>90.7%</i>	\$22,185	
IRRIGATED LAWN	0.17	31.5%		
IRRIGATED GARDEN BEDS	0.15	27.8%		
PAVED AREA	0.01	1.9%		
CONCRETE PATH/PADS	0.10	18.5%		
GRANITIC SAND	0.03	5.5%		
SOFTFALL (MULCH)	0.03	5.5%		
TREES	118			
<i>Features within the Road Verge</i>	<i>0.05</i>	<i>9.3%</i>		\$2,275
IRRIGATED LAWN	0.03	5.6%		
IRRIGATED GARDEN BEDS	0	0%		
PAVED AREA	0	0%		
CONCRETE PATH/PADS	0.02	3.7%		
GRANITIC SAND	0	0%		
SOFTFALL (MULCH)	0	0%		
TREES	0	0%		

COST PER HECTARE = $\$24,460 / 0.54 = \$45,296/HA$

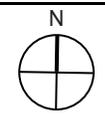
INFRASTRUCTURE ELEMENTS WITHIN THE PARK	UNITS
PARK SHELTER	1
ELECTRICAL BBQ	1
DRINK FOUNTAIN	1
CUSTOM CHAIRS	4
BENCH SEATS	3
PICNIC SETTINGS	1
PLAYGROUND ELEMENTS	1
RUBBISH BINS	1
STONE SHARD WALL	1
BOULDER SEATS	11
TIMBER LOG	1
LOG STEPPERS	6

- Notes**
- Average maintenance cost for 'Class B' reserve across new delivered parks is averaged at approximately \$63,000 per hectare.
 - Pricing is based on set 'Class B' and scope of works is calculated from:
 - Labour hours per park components (\$51 per hour on average (2017/2018 pricing)).
 - Plant hours per park components (Varies).
 - Includes water (\$3.24 per KL (2017/2018 pricing))
 - The pricing provided is an average based on seasonal variation on environmental conditions
 - Maintenance of verges in front of a residential property are the responsibility of the residential property owner.
 - Not currently maintained by staff. Handover anticipated October 2017.

GREEN FEATURES



INFRASTRUCTURE FEATURES



TOWN OF GAWLER
AGENDA 10 APRIL 2018

HORTICULTURE MAINTENANCE COST SAVINGS SCENARIOS INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING



LEGEND

- IRRIGATED LAWN
- IRRIGATED GARDEN BEDS
- RUBBLE/ GRANITIC SAND PATH
- PAVED AREA
- CONCRETE PATH/ CONCRETE SLAB
- SOFTFALL MULCH
- EXISTING TREES
- Ⓟ PARK BOUNDARY
- Ⓟ ROAD VERGE BOUNDARY

COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)

	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM
Total Allotment Size:	0.54	100%	\$24,460
<i>Features within the Park Boundary</i>			
IRRIGATED LAWN	0.17	31.5%	\$22,185
IRRIGATED GARDEN BEDS	0.15	27.8%	
PAVED AREA	0.01	1.9%	
CONCRETE PATH/PADS	0.10	18.5%	
GRANITIC SAND	0.03	5.5%	
SOFTFALL (MULCH)	0.03	5.5%	
TREES	118		
<i>Features within the Road Verge</i>			
IRRIGATED LAWN	0.03	5.6%	\$2,275
IRRIGATED GARDEN BEDS	0	0%	
PAVED AREA	0	0%	
CONCRETE PATH/PADS	0.02	3.7%	
GRANITIC SAND	0	0%	
SOFTFALL (MULCH)	0	0%	
TREES	0	0%	

COST PER HECTARE = \$24,460 / 0.54 = \$45,296/HA

	PERCENTAGE COST SAVINGS	REVISED AVERAGE COST PER ANNUM	AVERAGE COST SAVINGS PER ANNUM
Cost Savings Scenario 1	29%	\$17,293	\$7,167
Cost Savings Scenario 2	20%	\$19,690	\$4,770
Cost Savings Scenario 3	15%	\$20,791	\$3,669

Notes:
 1. Propose works balance of reduced maintenance and managed amenity.
 2. To note the proximity of the dwelling to the open space of respective outlook
 3. To replace the existing with native grasses, the associated cost will be as follows:

CAPITAL INVESTMENT REQUIRED FOR MAINTENANCE COST SAVING SCENARIOS:

SCENARIO 1

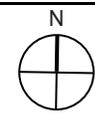
- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance scope
- 1) Red - Remove turf & replace with rubble. \$9,900
- 2) Purple - Remove granitic sand & replace with mulch. \$15,400
- **TOTAL CAPITAL ADJUSTMENT COST - \$25,300**

SCENARIO 2

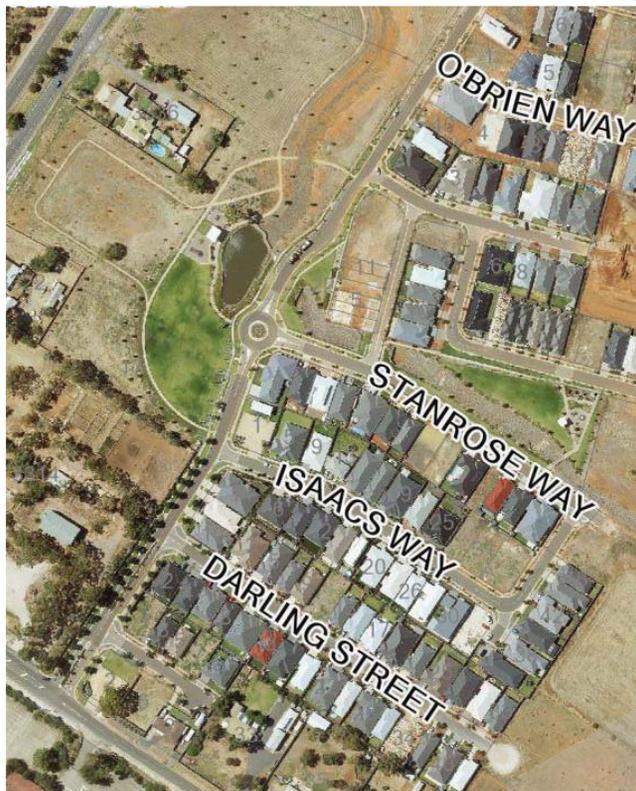
- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance scope
- 1) Red - Remove turf & replace with rubble. \$9,900
- **TOTAL CAPITAL ADJUSTMENT COST - \$9,900**

SCENARIO 3

- Outsource low risk labour items (e.g. Turf mowing)
- **TOTAL CAPITAL ADJUSTMENT COST - \$0**



LOCATION MAP



GREEN FEATURES



IRRIGATED LAWN & TREES IN GRAVEL IRRIGATED PLANTING AREAS CONCRETE PATH RUBBLE PATH BESIDE IRRIGATED LAWN & NATIVE GRASSES DECKING OVER WETLAND LOOKING TOWARDS THE WETLAND

INFRASTRUCTURE FEATURES



PICNIC SETTING BBQ PLAY EQUIPMENT - SWING SET PLAY EQUIPMENT - SLIDE PLAY EQUIPMENT - CLIMBING SET ARBOUR

TOWN OF GAWLER
 PUBLIC & ENVIRONMENTAL SERVICES COMMITTEE MEETING
 AGENDA 10 APRIL 2018



LEGEND

	IRRIGATED LAWN		RUBBER SOFTFALL		EXISTING TREES
	IRRIGATED GARDEN BEDS		CONCRETE PATH/ CONCRETE SLAB		PARK BOUNDARY
	NATIVE GRASSES		RUBBLE PATH		ROAD VERGE BOUNDARY
	WETLAND		DECKING		
	SWALE		SOFTFALL MULCH		

OPEN SPACE HIERARCHY (PLANNING) - NEIGHBOURHOOD PARK

COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)

	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM
Total Allotment Size:	1.57	100%	\$119,382
<i>Features within the Park Boundary</i>			
IRRIGATED LAWN	1.37	87.3%	\$104,220
IRRIGATED GARDEN BEDS	0.66	42.1%	
RUBBLE PATH	0.22	14.1%	
CONCRETE PATH/PADS	0.09	5.7%	
DECKING	0.10	6.4%	
GRAVEL (MULCH)	0.01	0.6%	
SOFTFALL (MULCH)	0.01	0.6%	
SOFTFALL (RUBBER)	0.03	1.9%	
WETLAND	0.01	0.6%	
SWALE	0.10	6.4%	
TREES	0.14	8.9%	
<i>Features within the Road Verge</i>			
IRRIGATED LAWN	0.20	12.7%	\$15,162
IRRIGATED GARDEN BEDS	0.16	10.2%	
RUBBLE PATH	0.01	0.6%	
CONCRETE PATH/PADS	0.03	1.9%	
DECKING	0	0%	
GRAVEL (MULCH)	0	0%	
SOFTFALL (MULCH)	0	0%	
SOFTFALL (RUBBER)	0	0%	
WETLAND	0	0%	
SWALE	0	0%	
TREES	0	0%	

COST PER HECTARE (CLASS 'B') = \$119,382 / 1.57 = \$76,040/HA

INFRASTRUCTURE ELEMENTS WITHIN THE PARK	UNITS
PARK SHELTER	2
ELECTRICAL BBQ	2
DRINK FOUNTAIN	2
BENCH SEATS	6
PICNIC SETTINGS	2
PLAYGROUND ELEMENTS	8
ARBOUR	24
RUBBISH BINS	2

Notes

- Average maintenance cost for 'Class B' reserve across new delivered parks is averaged at approximately \$63,000 per hectare.
- Pricing is based on set 'Class B' and scope of works is calculated from:
 - Labour hours per park components (\$51 per hour on average (2017/2018 pricing)).
 - Plant hours per park components (Varies).
 - Includes water (\$3.24 per KL (2017/2018 pricing))
- The pricing provided is an average based on seasonal variation on environmental conditions
- Maintenance of verges in front of a residential property are the responsibility of the residential property owner.
- Not currently maintained by staff. Handover on 23/08/2017





LEGEND

IRRIGATED LAWN	RUBBER SOFTFALL	GRAVEL MULCH
IRRIGATED GARDEN BEDS	CONCRETE PATH/ CONCRETE SLAB	EXISTING TREES
NATIVE GRASSES	RUBBLE PATH	PARK BOUNDARY
WETLAND	DECKING	ROAD VERGE BOUNDARY
SWALE	SOFTFALL (RUBBER)	

COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)

	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM
Total Allotment Size:	1.57	100%	\$119,382
<i>Features within the Park Boundary</i>			
IRRIGATED LAWN	1.37	87.3%	\$104,220
IRRIGATED GARDEN BEDS	0.66	42.1%	
RUBBLE PATH	0.22	14.1%	
CONCRETE PATH/PADS	0.09	5.7%	
DECKING	0.10	6.4%	
GRAVEL (MULCH)	0.01	0.6%	
SOFTFALL (MULCH)	0.03	1.9%	
SOFTFALL (RUBBER)	0.01	0.6%	
WETLAND	0.10	6.4%	
SWALE	0.14	8.9%	
TREES	224		
<i>Features within the Road Verge</i>			
IRRIGATED LAWN	0.20	12.7%	\$15,162
IRRIGATED GARDEN BEDS	0.16	10.2%	
RUBBLE PATH	0.01	0.6%	
CONCRETE PATH/PADS	0	0%	
DECKING	0.03	1.9%	
GRAVEL (MULCH)	0	0%	
SOFTFALL (MULCH)	0	0%	
SOFTFALL (RUBBER)	0	0%	
WETLAND	0	0%	
SWALE	0	0%	
TREES	66	0%	

COST PER HECTARE (CLASS 'B') = \$119,382 / 1.57 = \$76,040/HA

	PERCENTAGE COST SAVINGS	REVISED AVERAGE COST PER ANNUM	AVERAGE COST SAVINGS PER ANNUM
Cost Savings Scenario 1	25%	\$89,298	\$30,084
Cost Savings Scenario 2	21%	\$94,312	\$25,312
Cost Savings Scenario 3	19%	\$96,699	\$22,699

Notes:
 1. Propose works balance of reduced maintenance and managed amenity.
 2. To note the proximity of the dwelling to the open space of respective outlook
 3. To replace the existing with native grasses, the associated cost will be as follows:

CAPITAL INVESTMENT REQUIRED FOR MAINTENANCE COST SAVING SCENARIOS:

SCENARIO 1

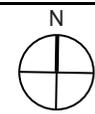
- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance scope
- 1) Red - Remove turf & replace with rubble. \$113,600
- 2) Purple - Remove turf & replace with mulch \$49,950
- TOTAL CAPITAL ADJUSTMENT COST - \$163,550**

SCENARIO 2

- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance scope
- 1) Red - Remove turf & replace with rubble. \$113,600
- TOTAL CAPITAL ADJUSTMENT COST - \$113,600**

SCENARIO 3

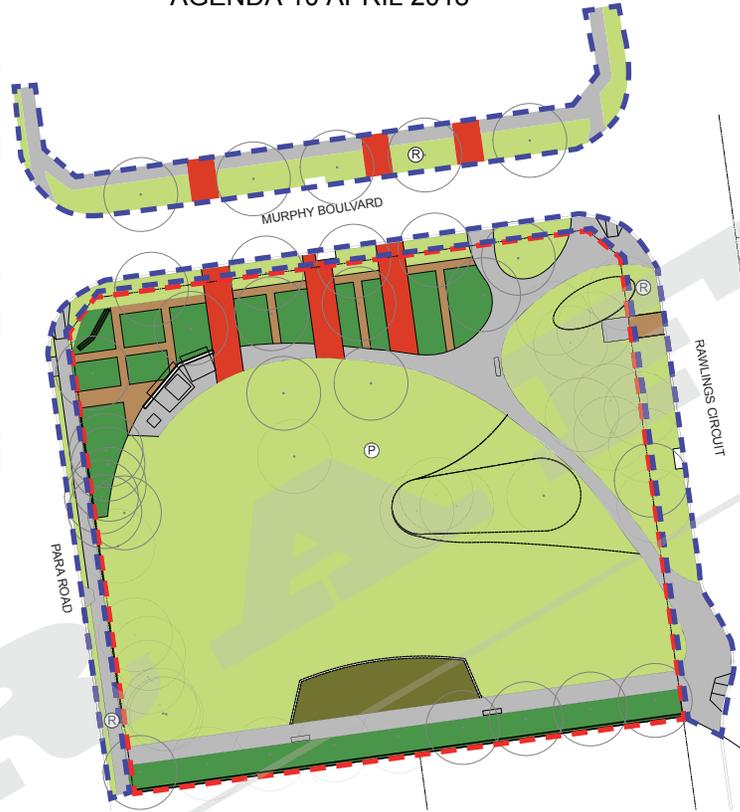
- Outsource low risk labour items (e.g. Turf mowing)
- TOTAL CAPITAL ADJUSTMENT COST - \$0**



LOCATION MAP



TOWN OF GAWLER
 INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING
 AGENDA 10 APRIL 2018



LEGEND

IRRIGATED LAWN	GRANITIC SAND	PARK BOUNDARY
IRRIGATED GARDEN BEDS	PAVED AREA	ROAD VERGE BOUNDARY
RAIN GARDENS	EXISTING TREES	
CONCRETE PATH/CONCRETE SLAB		

OPEN SPACE HIERARCHY (PLANNING) - NEIGHBOURHOOD PARK

COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)

	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM	
Total Allotment Size:	0.45	100%	\$23,260	
<i>Features within the Park Boundary</i>				
Features within the Park Boundary	0.37	82.2%	\$19,120	
IRRIGATED LAWN	0.21	46.7%		
IRRIGATED GARDEN BEDS	0.04	8.9%		
GRANITIC SAND PATH	0.05	11.1%		
CONCRETE PATH/PADS	0.05	11.1%		
PAVED AREA	0.01	2.2%		
RAIN GARDEN	0.01	2.2%		
TREES	118			
<i>Features within the Road Verge</i>				
IRRIGATED LAWN	0.04	8.9%		\$4,140
IRRIGATED GARDEN BEDS	0	0%		
GRANITIC SAND PATH	0	0%		
CONCRETE PATH/PADS	0.03	6.7%		
PAVED AREA	0.01	2.2%		
RAIN GARDEN	0	0%		
TREES	9			

COST PER HECTARE = 23,260 / 0.45 = \$51,689/HA

INFRASTRUCTURE ELEMENTS WITHIN THE PARK	UNITS
BENCH SEATS	1
PICNIC SETTING	1
BBO	1
SHELTER	1
SIGNAGE WALL	1
BINS	1

- Notes
- Average maintenance cost for 'Class B' reserve across new delivered parks is averaged at approximately \$63,000 per hectare.
 - Pricing is based on set 'Class B' and scope of works is calculated from:
 - Labour hours per park components (\$51 per hour on average (2017/2018 pricing)).
 - Plant hours per park components (Varies).
 - Includes water (\$3.24 per KL (2017/2018 pricing))
 - The pricing provided is an average based on seasonal variation on environmental conditions
 - Maintenance of verges in front of a residential property are the responsibility of the residential property owner.

GREEN FEATURES

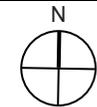


IRRIGATED LAWN IRRIGATED GARDEN BED RAIN GARDEN CONCRETE PATH WITH IRRIGATED PLANTING VERGE TREATMENT - IRRIGATED LAWN VERGE TREATMENT - IRRIGATED LAWN WITH CONCRETE FOOTPATH VERGE TREATMENT - BRICK PAVING



PICNIC SETTING PARK BENCH RUBBISH BIN SHELTER BBQ SIGNAGE WALL

OPEN SPACE REPORT
 ACACIA GREEN RESERVE (CURRENT)



PAGE: 11
 ISSUE: G
 DATE: 12/09/17



COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)			
	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM
Total Allotment Size:	0.45	100%	\$23,260
Features within the Park Boundary			
IRRIGATED LAWN	0.21	46.7%	\$19,120
IRRIGATED GARDEN BEDS	0.04	8.9%	
GRANITIC SAND PATH	0.05	11.1%	
CONCRETE PATH/PADS	0.05	11.1%	
PAVED AREA	0.01	2.2%	
RAIN GARDEN	0.01	2.2%	
TREES	118		
Features within the Road Verge			
IRRIGATED LAWN	0.04	8.9%	\$4,140
IRRIGATED GARDEN BEDS	0	0%	
GRANITIC SAND PATH	0	0%	
CONCRETE PATH/PADS	0.03	6.7%	
PAVED AREA	0.01	2.2%	
RAIN GARDEN	0	0%	
TREES	9		

COST PER HECTARE = 23,260 / 0.45 = \$51,689/HA

	PERCENTAGE COST SAVINGS	REVISED AVERAGE COST PER ANNUM	AVERAGE COST SAVINGS PER ANNUM
Cost Savings Scenario 1	30%	\$16,282	\$6,978
Cost Savings Scenario 2	26%	\$17,282	\$5,978
Cost Savings Scenario 3	15%	\$19,771	\$3,489

Notes

- Propose works balance of reduced maintenance and managed amenity.
- To note the proximity of the dwelling to the open space of respective outlook
- To replace the existing with native grasses, the associated cost will be as follows:

CAPITAL INVESTMENT REQUIRED FOR MAINTENANCE COST SAVING SCENARIOS:

SCENARIO 1

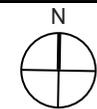
- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance score
- 1) Red - Remove turf & replace with rubble. \$23,600
- 2) Purple - Consolidate area as one garden bed. Mulch the garden bed and all existing paths within the area to be removed. \$6,900
- 3) Blue - Switch off irrigation system and mulch trees. \$12,750
- TOTAL CAPITAL ADJUSTMENT COST - \$43,250**

SCENARIO 2

- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance score
- 1) Red - Remove turf & replace with rubble. \$23,600
- 2) Purple - Consolidate area as one garden bed. Mulch the garden bed and all existing paths within the area to be removed. \$6,900
- TOTAL CAPITAL ADJUSTMENT COST - \$30,500**

SCENARIO 3

- Outsource low risk labour items (e.g. Turf mowing)
- TOTAL CAPITAL ADJUSTMENT COST - \$0**



TOWN OF GAWLER
CITY & ENVIRONMENTAL SERVICES COMMITTEE MEETING
AGENDA 10 APRIL 2018

LOCATION MAP



LEGEND

	IRRIGATED LAWN		SWALE		SOFTFALL MULCH
	IRRIGATED GARDEN BEDS		RAIN GARDENS		EXISTING TREES
	NATIVE GRASSES		CONCRETE PATH/ CONCRETE SLAB		PARK BOUNDARY
	NON-IRRIGATED GARDEN BEDS		GRANITIC SAND		ROAD VERGE BOUNDARY

OPEN SPACE HIERARCHY (PLANNING) - NEIGHBOURHOOD PARK

COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)			
	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM
Total Allotment Size:	0.92	100%	\$41,620
<i>Features within the Park Boundary</i>	<i>0.87</i>	<i>94.6%</i>	\$39,373
IRRIGATED LAWN	0.21	22.8%	
GARDEN BEDS	0.09	9.8%	
GRANITIC SAND PATH	0.01	1%	
NON - IRRIGATED GARDEN BEDS	0.19	20.7%	
CONCRETE PATH/PADS	0.07	7.6%	
SWALE	0.28	30.5%	
RAIN GARDEN	0.02	2.2%	
TREES	70		
<i>Features within the Road Verge</i>	<i>0.05</i>	<i>5.4%</i>	
IRRIGATED LAWN	0.03	3.4%	
GARDEN BEDS	0.01	1%	
GRANITIC SAND PATH	0	0%	
NON - IRRIGATED GARDEN BEDS	0	0%	
CONCRETE PATH/PADS	0	0%	
SWALE	0.01	1%	
RAIN GARDEN	0	0%	
TREES	19		

COST PER HECTARE = \$41,620 / 0.92 = \$46,245/HA

INFRASTRUCTURE ELEMENTS WITHIN THE PARK	UNITS
PICNIC SETTINGS	2
RETAINING WALL SEATS	4
ARBOUR	12

Notes

- Average maintenance cost for 'Class B' reserve across new delivered parks is averaged at approximately \$63,000 per hectare.
- Pricing is based on set 'Class B' and scope of works is calculated from:
 - Labour hours per park components (\$51 per hour on average (2017/2018 pricing)).
 - Plant hours per park components (Varies).
 - Includes water (\$3.24 per KL (2017/2018 pricing))
- The pricing provided is an average based on seasonal variation on environmental conditions
- Maintenance of verges in front of a residential property are the responsibility of the residential property owner.

GREEN FEATURES



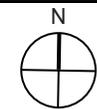
IRRIGATED LAWN IRRIGATED GARDEN BED RAIN GARDEN RUBBLE PATH SWALE VERGE TREATMENT - IRRIGATED LAWN AND IRRIGATED PLANTING AREAS

INFRASTRUCTURE FEATURES



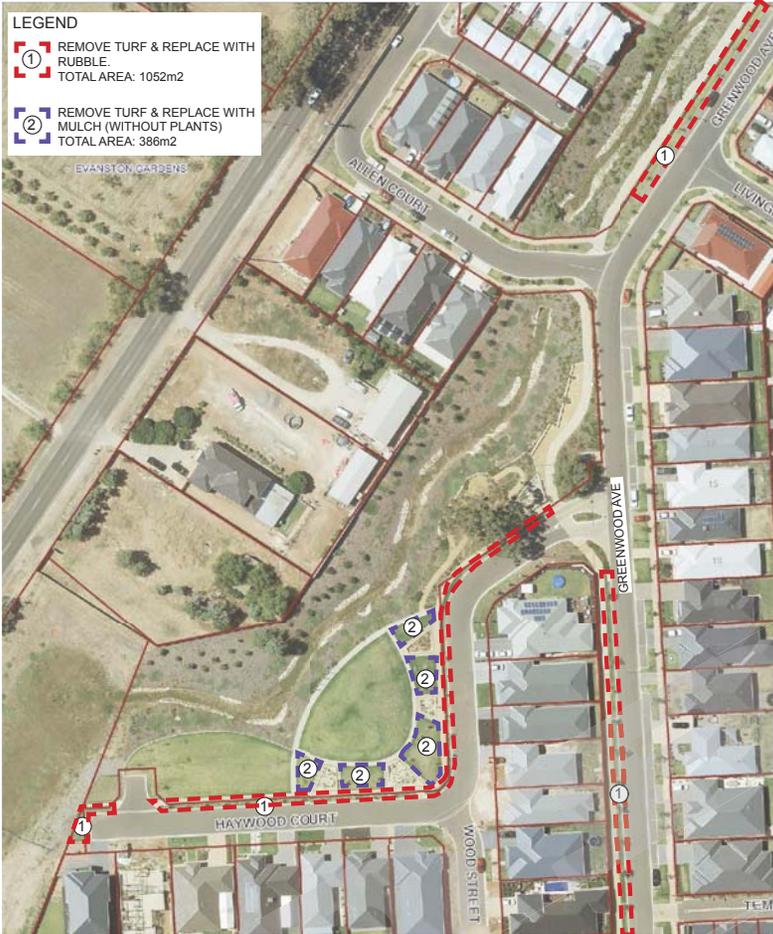
PICNIC SETTING SITTING WALLS ARBOR

OPEN SPACE REPORT
BROOKSIDE RESERVE (CURRENT)



TOWN OF GAWLER
AGENDA 10 APRIL 2018

HORTICULTURE MAINTENANCE COST SAVINGS SCENARIOS INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING



LEGEND

① REMOVE TURF & REPLACE WITH RUBBLE
TOTAL AREA: 1052m²

② REMOVE TURF & REPLACE WITH MULCH (WITHOUT PLANTS)
TOTAL AREA: 386m²

- IRRIGATED LAWN
- IRRIGATED GARDEN BEDS
- NATIVE GRASSES
- NON-IRRIGATED GARDEN BEDS
- SWALE
- RAIN GARDENS
- CONCRETE PATH/CONCRETE SLAB
- GRANITIC SAND
- SOFTFALL MULCH
- EXISTING TREES
- PARK BOUNDARY
- ROAD VERGE BOUNDARY

COUNCIL MAINTENANCE CATEGORY: CLASS B (BASE CASE)				
	AREA (Hectares)	PERCENTAGE OF COVER BY ELEMENTS WITHIN THE ENTIRE PARK	AVERAGE COST PER ANNUM	
Total Allotment Size:	0.92	100%	\$41,620	
Features within the Park Boundary				
IRRIGATED LAWN	0.21	22.8%	\$39,373	
GARDEN BEDS	0.09	9.8%		
GRANITIC SAND PATH	0.01	1%		
NON - IRRIGATED GARDEN BEDS	0.19	20.7%		
CONCRETE PATH/PADS	0.07	7.6%		
SWALE	0.28	30.5%		
RAIN GARDEN	0.02	2.2%		
TREES	70			
Features within the Road Verge				
IRRIGATED LAWN	0.03	3.4%		\$2,247
GARDEN BEDS	0.01	1%		
GRANITIC SAND PATH	0	0%		
NON - IRRIGATED GARDEN BEDS	0	0%		
CONCRETE PATH/PADS	0	0%		
SWALE	0.01	1%		
RAIN GARDEN	0	0%		
TREES	19			

COST PER HECTARE = \$41,620 / 0.92 = \$45,239/HA

	PERCENTAGE COST SAVINGS	REVISED AVERAGE COST PER ANNUM	AVERAGE COST SAVINGS PER ANNUM
Cost Savings Scenario 1	23%	\$32,047	\$9,573
Cost Savings Scenario 2	20%	\$33,504	\$8,116
Cost Savings Scenario 3	15%	\$35,377	\$6,243

- Notes**
- Propose works balance of reduced maintenance and managed amenity.
 - To note the proximity of the dwelling to the open space of respective outlook
 - To replace the existing with native grasses, the associated cost will be as follows:

CAPITAL INVESTMENT REQUIRED FOR MAINTENANCE COST SAVING SCENARIOS:

SCENARIO 1

- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance scope
 - Red - Remove turf & replace with rubble. \$52,600
 - Purple - Remove turf & replace with mulch. \$19,300
- TOTAL CAPITAL ADJUSTMENT COST - \$71,900**

SCENARIO 2

- Outsource low risk labour items (e.g. Turf mowing)
- Reduce maintenance scope
 - Red - Remove turf & replace with rubble. \$52,600
- TOTAL CAPITAL ADJUSTMENT COST - \$52,600**

SCENARIO 3

- Outsource low risk labour items (e.g. Turf mowing)
- TOTAL CAPITAL ADJUSTMENT COST - \$0**



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1800 224 551 | myspringwood.com.au

23 November 2017

Ben DeGilio
Team Leader Asset Planning
Town of Gawler
ben.degilio@gawler.sa.gov.au

Dear Ben,

SPRINGWOOD ESTATE RESERVES – CONSULTATION WITH DEVELOPERS

I write to Town of Gawler Council (**Council**) on behalf of Springwood Communities in response to the offer for consultation received from Council 9 November 2017 regarding the proposed changes to Springwood Park. I also make this submission on behalf of the hundreds of residents who currently live at Springwood and who have made submissions to Springwood Communities on this issue.

As I have previously outlined, Springwood Communities is supportive of Council pursuing a policy based approach to Open Space delivery, as for developers providing greater certainty is important in a sometimes ambiguous planning process. We also understand that Council needs to promote effective and sustainable financing of its obligations. This cannot be a policy, however, which seeks to value the benefits of open spaces solely based on cost of maintenance.

Springwood Park Proposal – Scenario 2

Springwood Communities does not support the retrospective downgrading of the public spaces in Springwood Park in the strongest terms, for the reasons outlined below. Further, we take issue with the content of the officer's report to the IES Committee on this issue as containing information which we do not believe is correct, nor supportable by virtue of our fact-based analysis.

1. Economic Benefit

Council's position is based on an aspiration to save maintenance costs over a ten-year period. When preparing this submission, a request was made of Council on 17 November 2017 to provide the detail of how the proposed cost savings of **\$14,858** per annum were to be achieved however this information was not provided.

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When analysing the proposed changes to Springwood Park, two (2) opportunities were identified to reduce maintenance costs:

1. Outsourcing low risk labour items
2. Reducing maintenance scope

Springwood Communities currently engages The Bedford Group to maintain areas of Springwood. We understand from working closely with the Bedford Group that at the present time Council in fact already engages The Bedford Group to maintain Springwood Park in the areas identified as being opportunities for maintenance costs savings. As such we do not believe item 1 (above) is achievable.

Further, Springwood Communities sought input from The Bedford Group as to the indicative costs to maintain the areas identified in Council's proposal marked red which would be subject to removal:

- For areas highlighted in red as being removed and replaced with rubble:
 - The estimate for ongoing maintenance to cut and edge fortnightly as well as spraying all tree bowls was \$160 per visit
 - This reduces to \$90 per visit if converted to rubble
 - **Total saving for the year = \$70 x 26 fortnights = \$1,820 per annum**
- For areas highlighted in blue where grass is to be removed and replaced with mulch and no plants
 - The estimate for ongoing maintenance to cut and edge fortnightly, spray and garden where required was \$320 per visit
 - This reduces to \$180 per visit
 - **Total saving for the year = \$140 x 26 fortnights = \$3,640 per annum**

The figures above indicate a total annual potential saving of only **\$5,460 per annum** in maintenance. The only amount, therefore, unknown in our assessment is the annual water bill for irrigation of these areas, however given that there is a disparity of \$9,398 per annum between Council's proposed costs savings and its own maintenance group's cost proposal, we cannot understand how the figure of \$14,858 per annum is to be achieved.

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Further, Council's analysis on the issue excludes the following potential maintenance concerns, raised by specialist maintenance groups operating in this field:

- Mulch will need to be topped up periodically, frequency will depend on type of mulch used.
- Mulch is prone to fading and natural breakdown will occur which leaves the areas looking drab with bare earth in between mulching.
- Aside from the initial cost of conversion, there will be an ongoing cost to top up or re-mulch additional to an ongoing weed control program.
- Trees in these sections will be currently getting water from the lawn irrigation. If switched off the current trees may struggle with the reduction of water.
- Without suitable plants installed to provide coverage and competition for weed species the potential for additional weed germination is significantly heightened, i.e. dense vegetation with no bare earth prevents weeds from the opportunity to blow in and germinate.

As such, to the point of achieving maintenance cost savings which would justify the extensive capital investment in removing the landscaping as proposed, we do not believe this argument has merit economically as (a) the work is already being outsourced and (b) the savings estimated appear significantly over inflated and exclude the physical works which may result in additional ongoing maintenance costs.

Further, at a basic level the simple economic argument that an arbitrary management cost number in 2017 multiplied by 10 can give a definitive economic benefit is, in our view, short sighted not in the least in that it assumes consistency of costs annually with no inflation.

2. Council Tax

The analysis in Council's IES report has outlined the cost of maintenance of a % of overall rate revenue as the metric against which to evaluate decision making. By far the most damning assessment contained within the report is that it makes clear that the maintenance cost as a % of revenue for Springwood Park is only higher than existing Gawler parks on the basis that the development has not yet been completed, and that when it is the cost as a % of rates will be consistent across these areas and wider Gawler. This is the detail presented in Council's report, not just our opinion.

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Councillors have previously dismissed the concept of higher rates supporting higher maintenance costs and a desire to ensure “equity” across all of Gawler. Whilst the concept of equity is admirable, it is not always achievable in a practical sense and the point above makes a strong case that Council will be generating higher rates from areas like Springwood yet not providing a service any greater than that applied elsewhere which one could argue is, in fact, not equity to those paying higher rates.

It is our experience as developers that parks in new areas such as Springwood see higher usage rates than existing parks due to the quality of the spaces and we certainly see that at Springwood Park, hence the argument that all areas be treated exactly the same is difficult to resolve.

We also note that no analysis has been provided by Council as to the benefits to any residential properties *outside* of Springwood, thus implying Springwood Park is only available for use by Springwood residents. If the evaluation metric of rates as a % of maintenance costs included the total catchment area using Springwood Park, the % would be significantly lower.

Within this submission we have included the results of a survey carried out by Springwood Communities of our residents. Council is directed to comments from many residents who attach a direct link between the higher rates payable at Springwood and an expectation of a standard of maintenance and amenity in public spaces.

Further, the assumption that the rate base will remain at the same level when the level of public amenity is reduced is flawed economic logic. A loss of amenity will reduce values, which will in turn reduce rates. As such the rate base has the potential to fall.

Conversely, in a recent study undertaken in Brisbane, analysis performed identified higher residential values for properties in streets which had higher proportions of street trees and landscaping. Home-buyers in residential Brisbane were willing to pay a premium of 3.73% above median house sale price for houses in leafy streets. When that premium was translated to annual property value benefits, homeowners were gaining a benefit, however, the consequent annual property tax revenues that could be attributed to leafy street premiums were calculated to be around 7% of Council's total annual costs of planting and maintaining the trees and landscaping.¹

¹ Plant, L., A. Rambaldi and N. Sipe (2017). Evaluating Revealed Preferences for Street Tree Cover Targets: A Business Case for Collaborative Investment in Leafier Streetscapes in Brisbane, Australia. *Ecological Economics* 134: 238-249)

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3. Springwood Residents

As part of our submission, Springwood Communities has consulted with residents including providing the IES report for consideration. We undertook a survey of our residents (attached in Appendix A) posing a series of questions including their support or otherwise for Council's proposal.

Attached in Appendix B is the outcome of that survey. 109 respondents from a total of just over 200 homes surveyed lodged an objection to the proposal.

Of the respondents, over 95% were residents and ratepayers in Springwood and almost 80% used the park more than 2 times per week, including 25% who used the park daily.

Over 80% of respondents used the park principally for the grassed areas and, as contained within the appendix, a large number use the park for exercise.

We particularly draw Council's attention to the results of Question 6 of our survey asking for specific comments or concerns in relation to the proposal. These are Council's constituents and the message is very clear that rate payer's expectations were retention of what was in place at the time of acquisition, coupled with a desire to ensure the amenity of the park (and wider Gawler) is not lost to rubble.

We have previously advised Council on an anecdotal basis that the use of the areas identified for removal is significant and in the view of Springwood Communities will significantly detract from visitation to the park.

Residential Amenity

A proposal which would commit \$240,000 of ratepayer funds to capital costs reducing amenity for those same ratepayers is counterproductive to promoting community and 'investment' by the residential population in their area.

Within the IES report, it includes a statement which states these changes will "not undermine the amenity" and yet on page 33 of the same report it makes a clear statement to say these will result "in both a diminished residential amenity and reduced community benefit from the reserve areas". Council's own position does not seem clear or consistent on this issue.

This is further interpreted in that on the one hand, Council is seeking to ensure the verges of individual homes are maintained by residents to a good standard, and yet on the other Council send the message that it does not support doing the same to its own assets.

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Council must consider its position towards rate payers, residents and the local community who have bought into a residential area – and Gawler – in good faith that the level of amenity provided to them will be consistent with the experience at acquisition. Actions of the type proposed at the IES Committee, and supported in principle by the Council, set a dangerous precedent and, in the view of Springwood Communities, sends the wrong message to existing residents, potential new residents of Gawler, developers, investors and the wider state about what is happening, and will be happening in Gawler.

At Springwood, Council has only been maintaining the park for nine (9) months and is yet to actually take handover of the wetlands. We believe it is not a supportable position by Council that the same Council body which approved the creation of this space will now reduce its amenity just a short time after the developer had completed its maintenance obligations.

4. Environmental

A substantial amount of literature exists relating to the overall environmental impacts and benefits of enhanced green spaces in urban environments. It is not proposed that in this submission we provide this background information other than to highlight the following key points:

- **Urban Heat Island**

- The Urban Heat island is the effect whereby an urban area or metropolitan area is significantly warmer than its surrounding rural areas due to human activities.
- Heat islands can occur year-round during the day or night. Urban-rural temperature differences are often largest during calm, clear evenings. This is because rural areas cool off faster at night than cities, which retain much of the heat stored in roads, buildings, and other structures.²
- With a move towards more intense development in metropolitan areas, the requirements for development to offset the effects of the Urban Heat Island become more significant.
- Springwood has actively sought input from industry specialists to seek to combat the effects of the Urban Heat Island through landscape design.
- Reduction in grassed areas and removal of landscaping as proposed by the IES Committee will have the effect of enhancing this effect in Gawler, increasing temperatures.

² UCAR Centre for Science & Education

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- **Green Cover**

- In the past 8 years, research across Adelaide has concluded that average canopy cover from trees has reduced almost 2%.
- In Gawler, this loss has been almost 4%, coupled with a loss of over 4% in green cover (grasses & shrubs).

Research undertaken by RMIT, University of Western Australia and CSIRO in a report titled, *Where Should All the Trees Go?* (extract for South Australia attached in Appendix C), created a specialist index to identify the areas of socioeconomic and health disadvantage coinciding with a lack of green cover and high heat, known as the VHHEDA Index. In South Australia, the Town of Gawler Council area is now identified as the third most vulnerable on this index.

The proposals identified by the IES report will further detract from the Town of Gawler's performance against its peers in South Australia and nationally.

- **Human Benefits**

- Research undertaken for the vision2020 project (<http://2020vision.com.au/>) has articulated clearly the wide-ranging benefits to individuals and the community of enhanced and maintained green spaces, specifically to:
 - Health & Wellbeing of individuals
 - Productivity of workers
 - Community Connections around green spaces
 - Local Commerce – preferences for shoppers to be in green spaces with tree canopies

5. Springwood Communities & Town of Gawler

We believe Gawler needs to re-establish itself as being the “business hub” of the north of Adelaide and pursue a growth strategy which will support the long term social and economic success of our region. Whilst an issue like removing landscaping treatments may seem minor to this goal, in our view actions such as this send a message that Gawler is not “open for business” and certainly not progressive.

Most disappointingly, as a developer, landowner and ratepayer in Gawler as well as being a group which has embraced being a part of the community of Gawler, we at Springwood feel this proposal takes the intangible benefits of great community public spaces and reduces them to the dollars and cents of maintenance costs. At Springwood we have such a diversity of open spaces and yet throughout this report it talks to “standardised”, “consistent”, “simplified” as being the aim for Gawler's parks and open spaces – in short delivering a poorer quality of urban outcomes for residents.

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Inconsistency, complexity, diversity are the attributes of *good* urban planning, and of course delivered in such a way as to ensure there is a sustainable management solution for the ultimate owner in Council.

Gawler has an opportunity to deliver amazing parks and open spaces and truly support our position as the focus of growth and development in the north. To this end, we respectfully request Council do not make any amendments to existing public spaces such as Springwood Park and afford us the opportunity to work closely with Council Executive to develop Open Space Policies which promote good urban development outcomes as well as sustainable, prudent financial management.

Yours sincerely

SPRINGWOOD COMMUNITIES



Warwick Mittiga
PROJECT DIRECTOR

TOWN OF GAWLER
INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING
AGENDA 10 APRIL 2018

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APPENDIX A – Resident Survey



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Preserve Springwood Park

Sign the Petition

This Tuesday 26 September, Town of Gawler Elected Members, will vote to endorse a Council officer recommendation that would see the 'refit' of a number of 'higher standard reserves' in the Gawler area, including Springwood Park.

The recommendation proposes to spend \$242,000 of ratepayer funds to retrospectively remove grass and other landscaping to reduce annual maintenance costs. Specifically in Springwood Park this would see the grassed perimeter and verges being removed and replaced with rubble.

We at Springwood Communities strongly oppose this proposal and have made multiple representations to Council on behalf of residents and the wider community to this end. We do not agree with removing an amenity our residents enjoy and contribute to via their rates, nor do we believe that the economic argument made by Council is correct. As importantly, we strongly oppose the notion that the community benefit of good quality open spaces should be reduced to the simple dollars and cents argument made by Council.

We know that Springwood Park is a significant community resource and that it is highly valued by the community. We believe that access to quality open spaces, to the natural environment and to quality play opportunities for our children requires Council's advocacy and protection. Further, we firmly believe that Council should not, having only recently taken over maintenance of Springwood Park, now reduce the quality of the park at a cost to the ratepayer solely to reduce maintenance costs.

Please join us by signing this petition as we continue to advocate on this important issue.

UPDATE:

At the 26 September Council Meeting, Elected Members voted to support, in principal, the recommendation outlined above and requested Council staff consult with key developers regarding the proposed changes.

We know that Springwood Park is enjoyed by not only our residents, but the wider community. In order to help make a difference, please continue to sign and share this petition.



I, the undersigned, object to the Town of Gawler removing grass and other landscaping from Springwood Park as proposed at its Council Meeting on 26 September 2017.

Name

Address

City/Town

State

Postal Code

Email Address

Do you live in Springwood?

- Yes
- No

TOWN OF GAWLER
INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING
AGENDA 10 APRIL 2018

Are you a Town of Gawler:

- Resident
- Ratepayer
- Visitor

How often do you use Springwood Park?

- Daily
- More than 4 times per week
- 2 - 4 times per week
- Fortnightly
- Monthly
- Occasionally

Why do you visit Springwood Park?

- Playground equipment
- Basketball court
- BBQ
- Park shelter
- Picnic seating
- Shelter
- Large grassed area
- Wetlands
- Other (please specify)

Do you have any other comments, questions, or concerns?

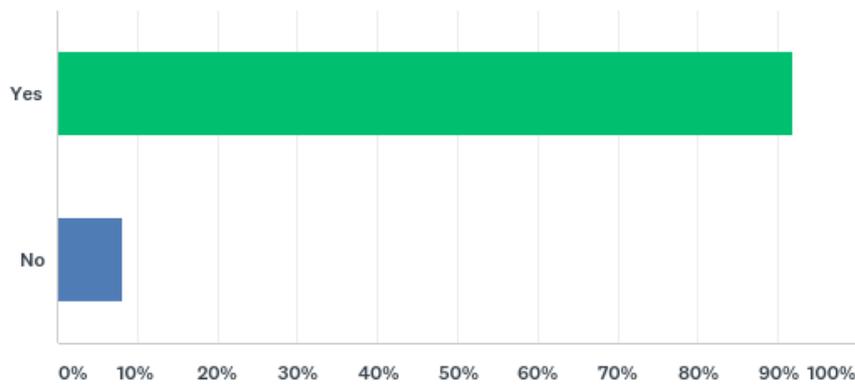
Springwood Sales & Information Centre
Easton Drive, Gawler East SA 5118
Phone 1800 224 551
myspringwood.com.au

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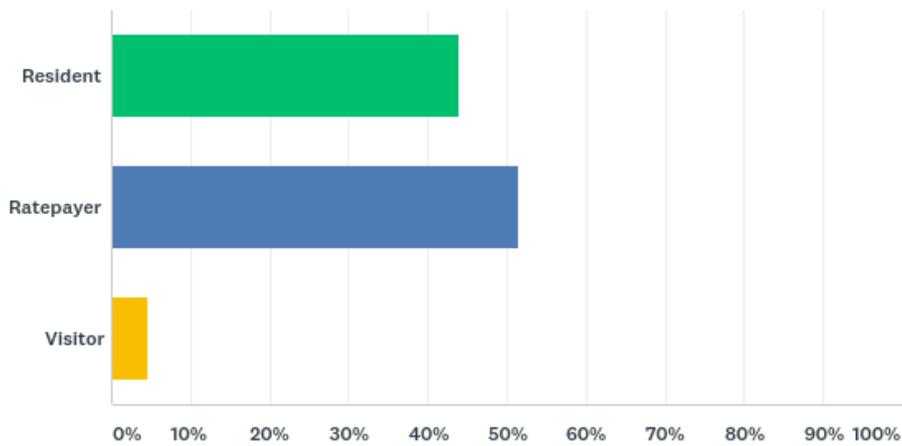
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APPENDIX B – Outcomes of Resident Survey

Q2 Do you live in Springwood?



Q3 Are you a Town of Gawler:

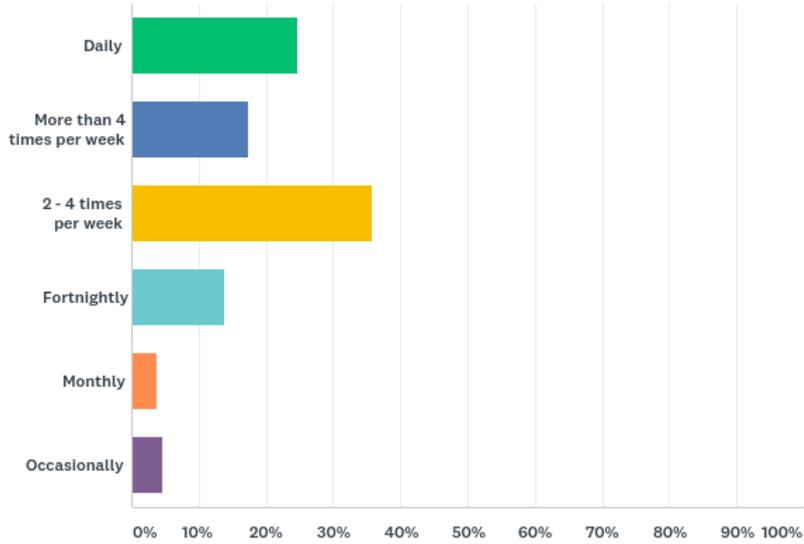


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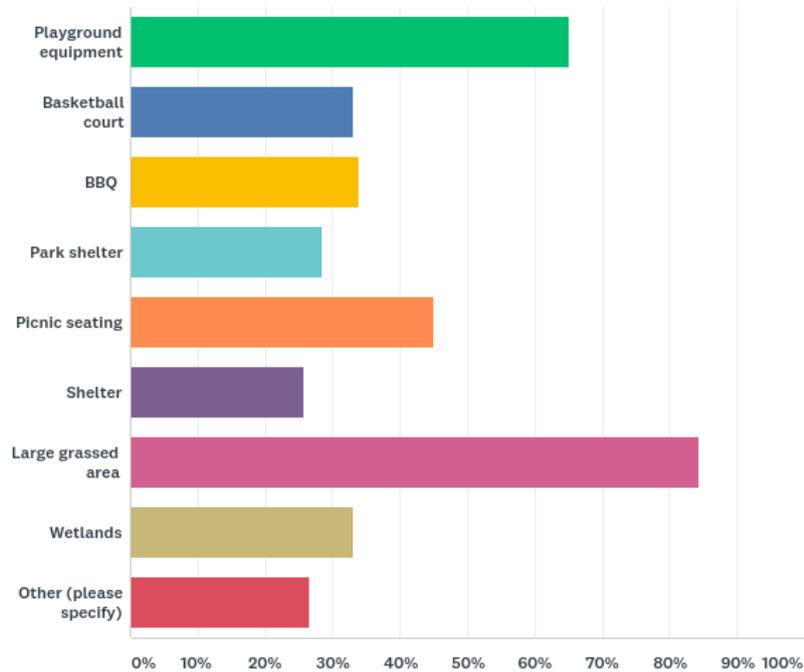
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Q4 How often do you use Springwood Park?



Q5 Why do you visit Springwood Park?



Q6 Do you have any other comments, questions, or concerns?

Answered: 53 Skipped: 56

#	RESPONSES	DATE
1	The reason we built in the Springwood development was the beautiful green spaces and the promise of more walking trails and parks as the development continues. Furthermore I find it outrageous that the council would even consider removing something already in place just to save a few dollars on maintenance, especially when we pay such high rates. The council needs to exercise some common sense and look at other ways of managing its budget.	11/21/2017 9:26 PM
2	By removing the grass, the area will become dusty, hot and very unsightly. Children and families need a clean and beautiful recreational area to use. Tea tree gully council & Playford council have some beautiful areas for families to have a picnic and for the children enjoy the playgrounds. Gawler council unfortunately, always looks at cutting cost and provides very little services. I have lived in Gawler for the past 20 years and the Gawler council members should consider beautifying the Town not make it dry and unattractive.	11/20/2017 4:40 PM
3	Our rates are considerably higher than other councils, surely we cover the cost of maintaining attractive and functional outdoor spaces. Not everything is about cost - think long term Gawler Council! What will penny pinching today do to the community and investment attraction within the area long term?	11/20/2017 9:45 AM
4	council give us a break, a lot of time and money has been put in to make this area welcoming and forgiving to young knee's and our old bones.	11/19/2017 5:05 PM
5	We have lived in Springwood since the estate was established. One of the reason we moved here was Springwood Park. We consider the decision proposed by the Gawler council to spend ratepayers money on downgrading the park to be disgraceful when the money could be better used in other areas such as footpaths on streets such as Sunnysdale. Many people use Sunnysdale during their walks.	11/17/2017 7:10 PM
6	The reason we moved here was because of the open area and parklands. We pay enough with our rats to pay for the upkeep of these parklands...	11/17/2017 7:05 PM
7	Removing any of 5m the grass or plants or trees will greatly impact the area negatively. It will be a terrible mistake to do so and will reduce numbers of visitors and buyers in my opinion	11/17/2017 5:55 PM
8	short sighted bureaucrats following an inflexible routine, in this case destroying the beauty of this established area. Use tax payers money better than this.	11/17/2017 5:06 PM
9	I am starting to build here in the new year and the parks and open spaces was a main factor in choosing the development	11/17/2017 4:47 PM
10	Please leave the grassed areas, my dogs and son use this area a lot and I believe by removing the grass it will detract from the beautiful park	10/3/2017 2:03 PM
11	Surely the Council should be responsible for keeping the Lawns as we all pay Council Rates also with the tiny back yards which council allow it is necessary for all to have Springwood Park to use.	9/30/2017 12:50 PM
12	This would be awful for the residents of Springwood; the park is the hub of this new estate and widely used by all.	9/29/2017 4:32 PM
13	Rediculas idea by a council who are out of touch and like to waste money.	9/29/2017 2:04 PM
14	Rediculas idea by a council who are out of touch and like to waste money.	9/29/2017 2:04 PM
15	We love overlooking the greenery of Springwood Park rubble would make it unfriendly and ugly which is not why we purchased our home opposite the park.	9/28/2017 5:28 PM
16	It is a beautiful area and one of the reasons why I bought into the estate. It would be disappointing to see the quality of our open spaces diminished.	9/27/2017 9:25 AM
17	toilets are needed as visitors urinate in reeds	9/26/2017 8:17 PM
18	toilets are needed as visitors urinate in reeds	9/26/2017 8:15 PM

INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING

AGENDA 16 APRIL 2018

19	There is a lot of literature promoting the benefits of playing and aesthetic areas to be proud of as part of a community when planning for healthy cities. A certified town planner should be well aware of this and include the merits of it when decisions need to be made. The costs of poor public health as a result are much greater than maintenance costs. If you would like to know more information, I would be happy to point you towards the multitudes of research available. Please do not take away part of what makes Springwood such a wonderful place to live.	9/26/2017 7:41 PM
20	Leave the grass please	9/26/2017 6:49 PM
21	Please put toilets at the park and why oh why are we even having to sign a petition to keep this park? It is used regularly by residents of Springwood and other Gawler families, honestly this is the most ridiculous thing I've heard about in along time.	9/26/2017 4:48 PM
22	Don't remove the grass at our park! It is one of the best features of the park and our kids love it. We pay a lot of money in council rates and the Gawler Council need to give us what we pay for. Instead of spending money installing the spades at the entrance to Gawler this would have been better spent maintaining places for families to visit.	9/26/2017 4:21 PM
23	We pay so much money in council rates I will be fuming mad if they remove this to save a dollar. we pay some of the highest council rates per square metre in South Australia.	9/26/2017 4:19 PM
24	Id like to know what rates area going towards. Statues? What about spending that money and implementing a recycled water system (like mawson lakes) using what's already been put in place and making it sustainable. Perhaps work with developers on future gardens to ensure this issue doesn't arise. Perhaps maintain all current gardens as and make emcumbances on developers for all future gardens etc	9/26/2017 2:23 PM
25	This is a disgusting cash grab, coming so soon after an increase in rates in the Springwood area above the 3% interest rate forecast in the 2017/18 budget and immense recent expenditure by Council. The 'Mayor' herself stating in her rates increase news release; "Being a growth council, it means investing and spending to ensure our infrastructure keeps up with the growth, so a three per cent rate rise is not unreasonable in this climate" - the Council is now going to spend money to reduce investment in infrastructure? I presume that our rates will be reduced in accordance with the impact on valuations in the area? Springwood residents also paid beyond the 3% increase 'to assist with future infrastructure spend on roads etc', which will predominantly come from the Federal Government, not Council's budget. Now to reduce green areas for play is a terrible decision, caused by a lack of foresight. Perhaps reallocating some of the recent immense expenditure would allow children to play on grass, instead of rubble.	9/26/2017 10:56 AM
26	another radical council showing it's true colours	9/26/2017 10:00 AM
27	This is a beautiful park and well used. Removing the grass will take away its beauty and functional use as lots of kids play on this area daily. Where will they go? Such a joy to see so many families sitting and picnicking and playing in this area. This area is not wasted. Please leave it alone. Also one of main attractions why I built my dream home here. I don't want my tax money going to destroy something so peaceful and beautiful.	9/26/2017 9:34 AM
28	Considering the rates we pay (the highest we have ever paid compared to other councils) the council can afford to maintain our little park. I can't see any other monies presently being spent on the Gawler East area ie. road improvements, street lighting on Calton road, footpaths. Don't make one of the key features of this estate into an ugly low maintenance park.	9/26/2017 9:20 AM
29	We believe that if the grass area is removed, that events like the outdoor theatre will not be comfortable as well as it will result in injuries when kicking the football if it is replaced with rubble. Thank you.	9/26/2017 8:56 AM
30	The reason we moved to Gawler and particularly Springwood are the actual and future landscaped open areas. If we knew this would change due to council cost savings be perhaps would have chosen living in another council. Changes like this will work against families settling on this development but also having an impact in the value of our homes. Would the council reduced its rates if my house price goes down? I don't think so.	9/26/2017 8:06 AM
31	Driving into Springwood the grass area and families in the park creates a community who actually "like each other".	9/26/2017 7:43 AM
32	It would greatly detract from the area to remove any of this. The main reason we bought in this area, to raise our family, was because every time we came to visit there were kids playing in the park. Or families relaxibg and enjoying themselves.	9/25/2017 11:01 PM
33	Absolute pity if its covered with hot rocks in summer time..	9/25/2017 10:31 PM
34	With home gardens getting smaller kids need somewhere to kick a ball and play games	9/25/2017 9:38 PM

INFRASTRUCUTRE & ENVIRONMENTAL SERVICES COMMITTEE MEETING

AGENDA TO APRIL 2018

35	The park is the gateway to the estate and as the first impression for the development. If people are going to invest in Gawler, the aesthetics are critical. If the grass was removed, the estate will look dry. Residents will also be reluctant to invest time and money into their front gardens if they can't see the council making an effort to keep the estate looking nice. The change would also go completely against the support of healthy living which I have seen other councils invest in heavily.	9/25/2017 9:22 PM
36	Use of rubble, whilst unattractive to look at will have greater weed issues than the healthy grass (which can overcome weeds), and will reflect more heat onto surrounding surfaces. Rubble is easily spread to neighboring surfaces like paths, roads, gardens & play areas by local wildlife and playing children. Much time will be spent keeping this neatly contained, there are no such issues with grass.	9/25/2017 9:20 PM
37	This is a fabulous shared space that the community enjoys regularly for informal and more organised events. It is essential for children to have grassed spaces for recreation.	9/25/2017 9:16 PM
38	I like walking my dog on the grassed areas.	9/25/2017 9:06 PM
39	Please please please don't change the grassed areas of our park! My children play on all areas of the grass...if it was changed we wouldn't visit as much as I'd be worried about my children tripping on hard rubble and causing injuries. Grass is a safety measure for our little ones!!! The grass also is a cooling measure for the warmer months. The Springwood Park is a large attraction for the Gawler East area, changing the grassed areas will affect the appeal of the estate! Please consider these points!!!	9/25/2017 9:05 PM
40	The park is well looked after and a pleasant environment. I fear this will change if the grassed areas are replaced with rubble.	9/25/2017 9:04 PM
41	The availability of a park was one of the reasons we built in this estate. I see this park being used on a daily basis and there are many community events held there.	9/25/2017 9:01 PM
42	Some things are more important than Money,,, children and families spending quality time outside is more important.	9/25/2017 8:48 PM
43	Removing grass and a park for the kids to run around will only increase the obesity rates as the council is limiting the places parents can take their children.	9/25/2017 7:22 PM
44	This is disappointing considering the waste of money spent on that rusty metal 'art' as you enter Gawler, and the hundreds of wonderful trees that were destroyed in the process.	9/25/2017 7:07 PM
45	My partner and i have a rental property in springwood and would appreciate the park to be kept how it is	9/25/2017 7:03 PM
46	When friends visit for the first time they all comment about the beautiful entry/park.	9/25/2017 6:55 PM
47	It would be a travesty to remove the grass as it absorbs carbon dioxide and gives off oxygen through photosynthesis as all green plants do	9/25/2017 6:36 PM
48	Should be more open space, walking trails in the area	9/25/2017 6:30 PM
49	Yes we need some swings for smaller children in the park please	9/25/2017 6:13 PM
50	Going to b a lot of unhappy ppl	9/25/2017 6:04 PM
51	My grandson loves to play on equipment and running around kicking his soccer ball, it also gives him the opportunity to meet and play with other children	9/25/2017 5:58 PM
52	They should put toilets in	9/25/2017 5:57 PM
53	We moved to Springwood because of the lovely look of the area and the beautifully kept park. It is lovely to see a nicely kept park with beautiful lawns and garden areas like it has. It looks so nice driving in and out of Springwood every day. It would be terrible if the council doesn't keep looking after it and keep it the way it is now and just put down something that would spoil it for their convenience.	9/25/2017 5:52 PM

TOWN OF GAWLER
INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING
AGENDA 10 APRIL 2018

SPRINGWOOD

GAWLER EAST

DISCOVERY CENTRE Easton Drive, Gawler East SA 5118
1800 224 551 | myspringwood.com.au

APPENDIX C – Extract for South Australia from 'Where Should All the Trees Go' University of Western Australia and CSIRO report

SOUTH AUSTRALIA

Average canopy cover for urban SA is **19.45%** down 1.92% from **21.37%** in 2009.

79% of the urban LGAs in SA are rated as vulnerable on our VHHEDA Index.

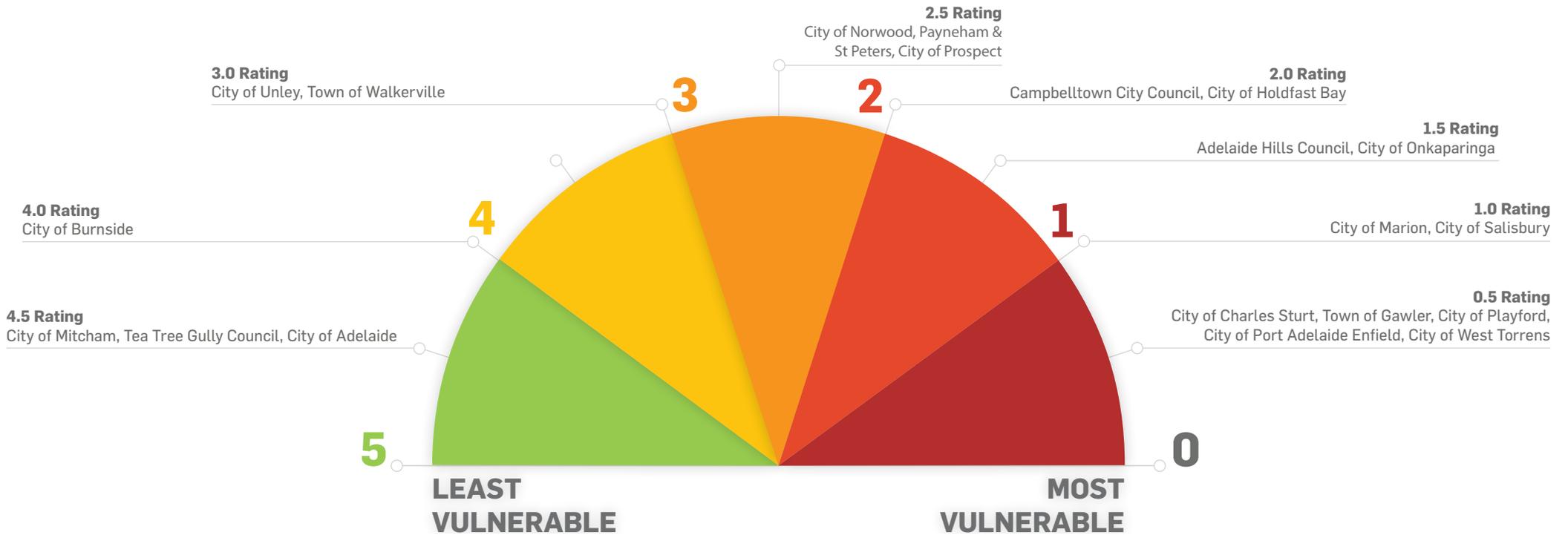
NO COUNCIL has had a significant gain in urban tree canopy cover.

43% of urban LGAs have had a significant loss in tree canopy cover.

The City of Playford appears to be the most vulnerable LGA in the state. It only has **9.4%** canopy cover and has undergone a loss of **5.4%** since 2009, in combination with a loss of shrubbery and a **4.5%** increase in hard surfaces. It is rated as one of the most vulnerable LGAs in the country.

36% of urban LGAs have had a significant increase in hard surfaces, on average this increase has been by **5%**

The loss of grassed surfaces by **10.9%** in the City of Burnside, and the gain in shrubbery would suggest some greening.



TOP URBAN GREENING OPPORTUNITIES:

- City of Charles Sturt, Town of Gawler, City of Playford, City of Port Adelaide Enfield, City of West Torrens (0.5)
- City of Marion, City of Salisbury (1)
- Adelaide Hills Council, City of Onkaparinga (1.5)
- Campbelltown City Council, City of Holdfast Bay (2)
- City of Norwood, Payneham & St Peters, City of Prospect (2.5)
- City of Unley, Town of Walkerville (3)

THE GREEN KEY

In technical terms, a tree is a plant over six metres, while a shrub is under six metres. However, for an accurate comparison to our previous mapping report, 'Where are all the trees?', we have used the following definitions:



Trees

Anything that looks like a tree from above, distinguished from shrubs by the shadows cast.



Shrub

Landscaped vegetation as well as bushland shrubs, crops and grapevines.



Grass

Cleared road sides, lawns, pastures, sites cleared for development and sporting grounds.

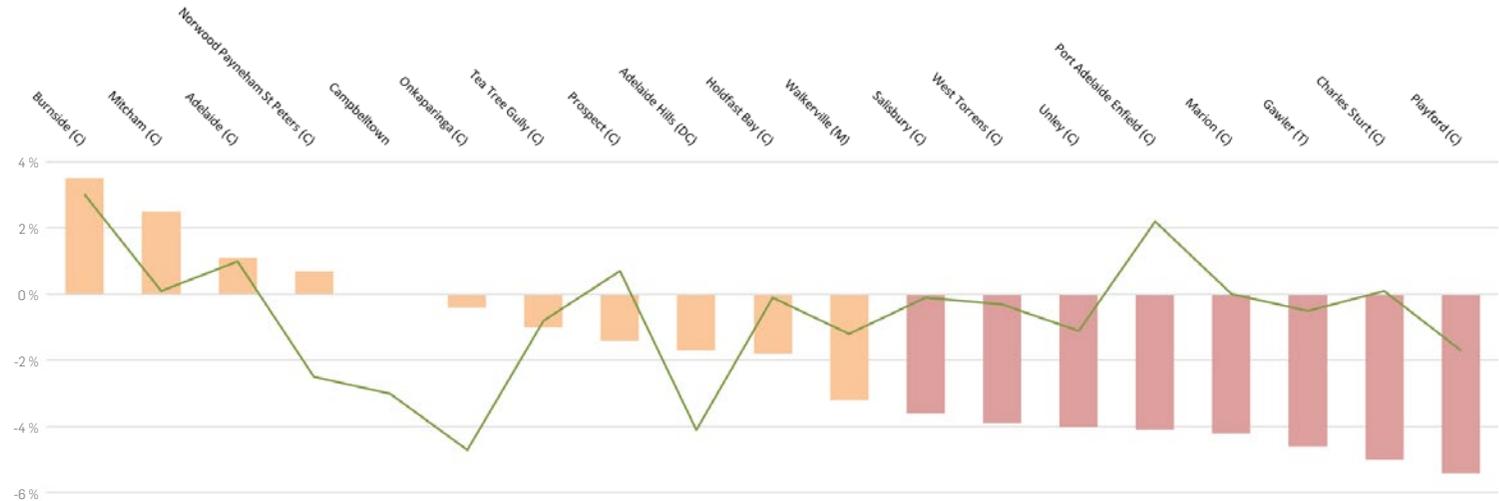


Hard surfaces

Asphalt, buildings, car parks, footpaths, sandy beaches, train lines, rocky coastlines and water.

KEY STATISTICS	2009*	2016	
Tree Canopy Cover	21.37%	19.45%	1.92% Loss
Shrub Cover	5.92%	5.23%	0.69% Loss
Grass Cover	32.08%	32.1%	0.02% Gain
Hard Surface	40.63%	43.2%	2.57% Increase

SHRUB & TREE CANOPY COVER CHANGES IN SA LGAs 2009-2016

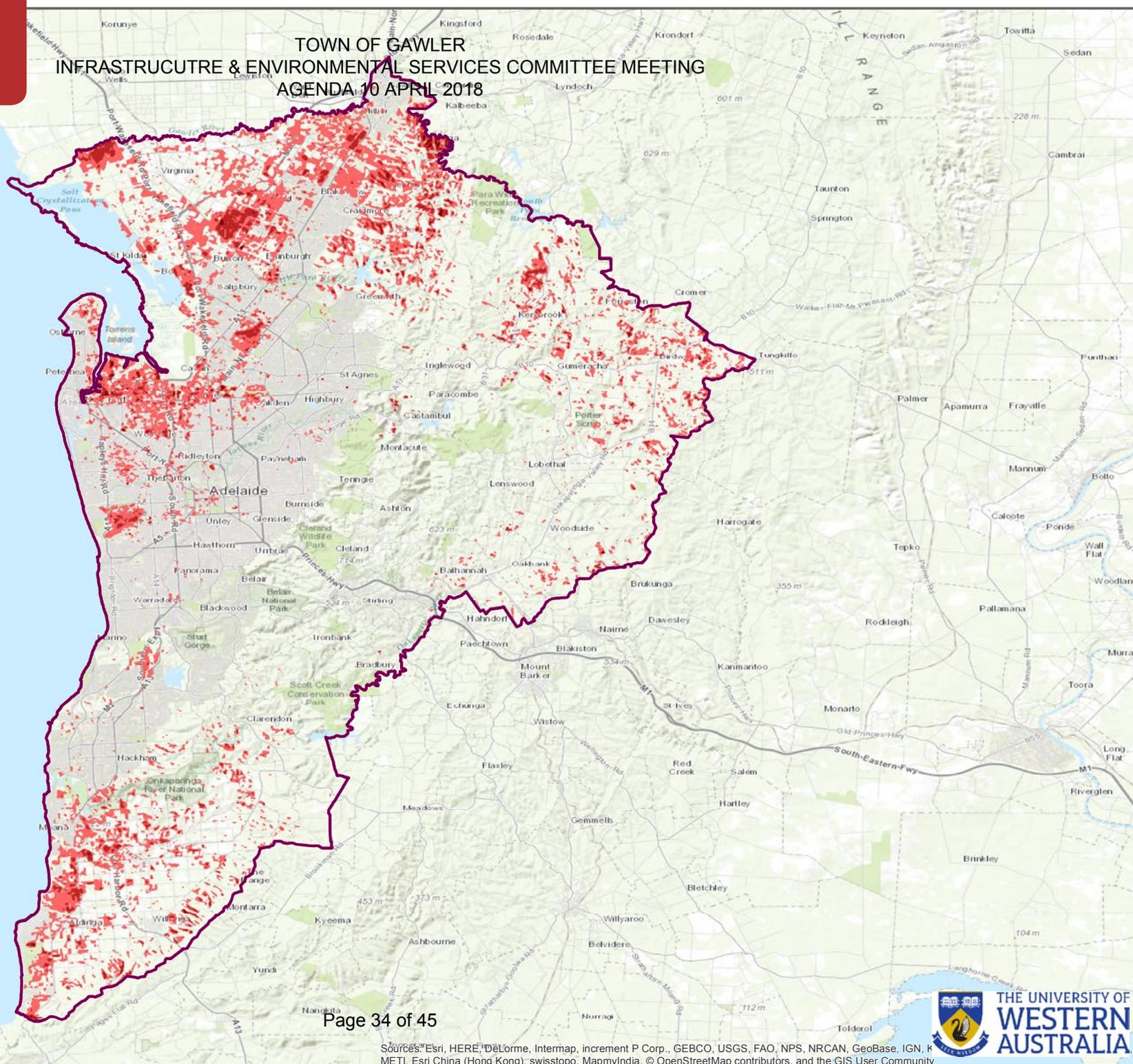


GREEN COVER GAIN & LOSS IN SA LGAs 2009-2016



URBAN HEAT ISLAND MAPPING

An urban heat island is an area that heats up more than – and stays hotter than – its surrounding areas due to human impact of hard surfaces and development. Colours are used below to differentiate intensity of urban heat islands.



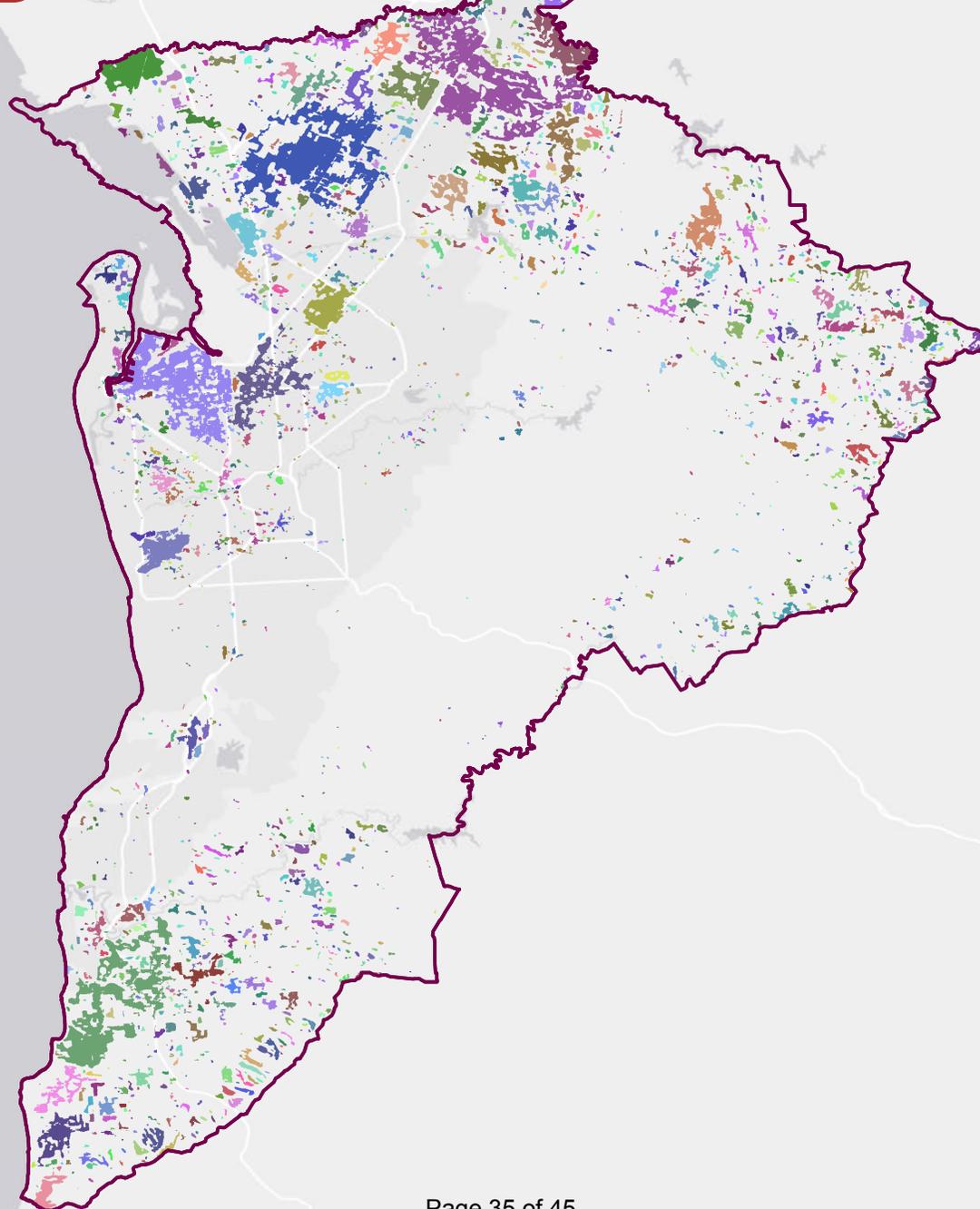
Legend

- Hottest Areas
- Hottest 16%
- Hottest 8%
- Hottest 2.5%

0 5.5 11 Kilometers
Map by: Alex Saunders Date: 23/05/2017

URBAN HEAT CONTINENTS

Contiguous areas of urban heat spots or islands show a phenomenon more akin to an urban heat continent than a spot or island. The colours differentiate the various heat continents.





Despite being the most densely populated part of SA, the City of Adelaide's canopy cover of 21.4% (up by 1.1% from 2009 figures), has the 8th best canopy cover of the 19 urban LGAs.



Despite a significant loss of grassed surfaces, the City of Burnside has gained 3% shrub cover.

CITY OF WEST TORRENS

The City of West Torrens (with the University of South Australia) undertook an i-tree Canopy assessment in 2017 and came up with slightly different results to those in the RMIT report. Notably a 2.3% loss of canopy, compared to the 3.9% on the snapshot and a 1.6% increase in impervious surfaces, compared to the 4.9% increase reported by RMIT. Based on our sample we would be in the 'no significant change' category.

We are currently undertaking detailed heat mapping which will be available in due course.

CAMPBELLTOWN CITY COUNCIL

The snapshot seems in keeping with our observations. The City has experienced a notable increase in subdivisions since the baseline data. In 2016, there were 340 new allotments created and in 2015 there were 329. This compares to only 179 new allotments in 2014.

Much of the loss in green cover is on private land and unfortunately this is something we have little control over. Across all of Campbelltown's suburbs, Council data suggests an average 6% decrease in tree canopy cover from 2006 to 2016.

Therefore the key statistic for tree canopy cover that says "no change" in the snapshot appears misleading – it doesn't seem to align with the VHHEDA Index rating of 2 (a figure that does seem in keeping with our observations).

NICKY O'BROIN
SUSTAINABILITY PLANNER

CITY OF ONKAPARINGA

The City of Onkaparinga undertook high-resolution multispectral airborne image collection for heat and canopy in February 2016, however this was for our urban area only.

Our urban canopy cover varied from the RMIT snapshot, and instead we recorded tree canopy cover of 12.5% and overall vegetation cover of 24.8%. Our definition of a tree was over three metres as this is the height at which cooling can begin to be attributed.

The heat mapping is difficult to compare as our focus was on urban areas only and not the entire LGA. In terms of vulnerability this would appear to us to be consistent with our understanding of the area, particularly considering that the 12.5% tree canopy cover is one of the lowest rates I've encountered.

One of the key challenges is that our LGA is peri-urban and consequently the rural areas skew findings for tree canopy – this would happen favourably or unfavourably depending on land use. In our LGA, land is used for vineyards, cropping and horticulture whereas in others there may be mainly national parks.

JENNI MCLENNON
SUSTAINABILITY
COORDINATOR, STRATEGIC
FUTURES

HENRY HAAVISTO
TREE MANAGEMENT
OFFICE

CITY OF PORT ADELAIDE ENFIELD**MAGGIE HINE***ACTING MANAGER CITY
DEVELOPMENT*

Since the data was collected for this snapshot, the City of Port Adelaide Enfield, along with their partners in the Adapt West Climate Change Adaptation Program (Cities of West Torrens and Charles Sturt with the support of the Adelaide Mount Lofty Ranges Natural Resources Management Board), have undertaken urban heat mapping of the region. The councils have also undertaken further i-tree assessments. The findings from Adapt West's more localised assessment are due to be released in late 2017. These localised assessments will provide more detailed information to help identify where green infrastructure might be placed.

CITY OF PROSPECT

The areas that have been identified in the heat map are consistent with our data because they are either areas with a shopping centre or vacant land. Currently, the land on the north-west corner of our council area is being developed and will most definitely include vegetation and street tree planting.

We have also increased our budget for our Street Tree Planting program in the last year and this is consistent with the Council Strategic Plan indicating increased tree canopy cover. We have a Green Neighbourhoods program running that is specifically looking at streets of poor tree canopy cover as we aim to achieve a 'green tunnel' canopy cover for all streets. Currently this has been captured through looking at a minimum of 70% tree canopy cover. We have identified that the laneways do not achieve this and will be difficult to achieve as they are so narrow.

NINA PHILLIPS*LANDSCAPE ARCHITECT*

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Page 39 of 45
20% MORE GREEN SPACES
IN URBAN AREAS BY 2020

Feedback received from Devine Communities

Good afternoon Ben,

As discussed I am currently on leave and have had to put this info together quite quickly. In all our discussions no one from council has ever mentioned that the proposal for council to provide lower quality landscape verges and reserves would impact on existing reserves. It was only ever discussed for streetscapes and reserves moving forward, which we have expressed we are happy to work with council to deliver a quality outcome. I am shocked and disappointed that council would consider destroying established landscaping and compromise the quality of a master planned community.

proposed adjustment to service levels via verge treatment at the Orleana Waters Central Reserve and Brookside Reserve. This letter is provided as part of the consultation process as Council considers proposed service level reductions to align with service levels provided to established areas of Gawler.

The commentary above from your email outlines to me that council wish to undertake 'no' maintenance what so ever even though council have approved a land division. It is Ludacris to even compare a master planned community with established Gawler when it is expected that the residents within these estate would be contributing more rates toward these open spaces due to higher property values expected.

Please refer to commentary below for our view on council's proposal to remove existing established landscape works within the Orleana Waters Community.

Commentary:

The DA for the Orleana Waters project was first approved in February 2012 and then revised in 2014 to include the redesigned 2ha Sothern wetland. The DA also included a council prepared development deed for Devine to deliver external infrastructure along with a 2ha wetland. At this time council also approved a high quality landscape entry feature that set the precedents for the entire community moving forward. Progressively council have approved the Stage 6 Central Reserve and the Brookside Main Reserve along with a number of streetscapes which have been constructed, maintained and now handed over to council.

Devine have committed to deliver a high amenity, high quality community with which existing residents have invested into. They too share the vision in which Devine have portrayed through various marketing campaigns and have committed to continue to deliver the dream of living in a master planned community. The residents of this community and others alike in the Gawler Council area have purchased in these communities knowing that their council rates will be higher than surrounding areas of Gawler because they understand that the developers are investing a lot of money into making it a desirable place to live and that the local council are also committed to continue to maintain what they have approved and inherited.

The Orleana Waters Community have a number of social media groups currently active in which they view their opinions about their community, infrastructure and other day to day issues. The majority who are involved are passionate about where they live and continue to lobby for what they feel the community require. For example the Brookside Village off Greenwood Avenue is a separate village which fronts onto a high amenity landscape reserve the residents within this village regularly meet within the reserve as a group, they often contact us to discuss maintenance items or what they can do to assist. They along with

TOWN OF GAWLER
INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING
AGENDA 10 APRIL 2018

many others have invested a lot of money into a project that will be a desirable place to live for many years to come.

In my opinion what council are proposing is to remove the amenity we have tried so hard to create and establish. Through this proposal council will create an undesirable outcome for many within this community, simply to save a few dollars, this will not only compromise the quality of the community but will also have negative impacts on property values and in turn council rates.

In short council will need to consult with local residents and have their views heard prior to undertaking anything which will negatively impact on property values and the wellbeing of the community.

Please refer to a few dot points below:

General comments:

- Master Planned Community with high amenity and large open spaced areas approved in 2012 and then revised in 2014.
- The development agreements included external infrastructure along with a 2ha wetland in which council enforced upon Devine for stormwater collection and an ASR to water proof the southern urban areas. Collectively the consortium that includes Gawler Council, RSA, Devine and Lanser Communities will contribute to approx. \$10m worth of infrastructure for the council.
- Approved development within the Gawler Council
- Orleana Waters has developed approx. 350 allotments therefore council will be in receipt of approx. \$350K worth of extra council rates
- Devine have invested millions of dollars into the open space at Orleana Waters and council have committed to maintain these areas by approving them.
- The numbers council have provided re maintenance are questionable. Outsourcing these works and using commercial rates in a competitive market would portray a more accurate account of the cost to construct and maintain.
- As mentioned on a number of occasions we are more than happy to provide council 3 options i.e. Planted verge, grass verge and sand verge with maintenance costs vs construction costs.
- Council need to visit the playford area to inspect what the granuletic compacted sand verge actually looks like and how it looks after a few years. There are still maintenance costs involved in this undesirable finish
- Turf verges offer colour, a cooling feeling along with quality boulevard avenues, rather sand verges attract heat and are not aesthetically pleasing.
- Back of kerb footpaths are not only dangerous, but also remove the boulevard effect of tree lined avenues with either under storey planting or turf.

Central Reserve:

- The Stage 6 Central Reserve has received a lot of positive feedback from all redcints within the community
- The use of compacted sand pathways we see to be very similar to compacted rubble in terms of maintenance requirements. Hence we find it strange that the plans proposed to remove large areas of compacted sand and reinstate large areas of rubble.

TOWN OF GAWLER
INFRASTRUCTURE & ENVIRONMENTAL SERVICES COMMITTEE MEETING
AGENDA 10 APRIL 2018

- Reserves were approved by Council within the last two years without any issues. If the maintenance requirements were raised at the time of approval, adjustments would have been made. The design of both reserves works fundamentally off some of the materials that Council proposed to remove, this will greatly affect the reserves and provide the general public with a much lower standard of public open space.
- Nature play within the Central offers children different elements and finishes which is what Nature play is all about
- The compacted sand pathways running between the two main concrete pathways act as desirable cut-through pathways. To convert these into mulch would jeopardise the entire layout of the reserve and heavily restrict movement. People would end up walking through mulch or planting bed areas, which is far from desirable.
- Changing the compacted sand to mulch within the nature play area would also remove access for children etc to use the area.
- Tree planting is not included within the turf verge area, hence it can be mowed in a single straight line.

Brookside Reserve:

- The turf areas that are proposed to be changed to mulch are very large in size, and are very accessible for a lawn mower to access whilst mowing the main turf area. People currently use this as part of the recreational open space, to change them to mulch would completely change the use and create a much less desirable reserve.
- This is a village type setting with a separate encumbrance which encourages higher quality house finishes along with front landscaping which compliments the reserve, for council to remove any amenity especially the turf verge along with western side of the road will compromise this village type feel.

Upon my return I would like to arrange a meeting with yourself, Peter and Sam to discuss further. The other developers have also expressed their concerns so it may be best if council arrange a meeting with us to discuss collectively.

Kind regards

Pelle Ranaldo

Development Manager
Devine Communities

Feedback received from Lanser Communities

Hi Ben

Below is our response to the consultation process outlined in the letter attached. We note that no one has been in contact with us regarding setting up a meeting with Council's Executive Managers and relevant staff and we would still like this meeting to occur.

We note council are proposing to excavate/box out established, irrigated turf verges at councils cost, and replace these verges with compact rubble or mulch with no plants in order to save money on maintenance.

We have a number of issues with what council are proposing, but I will focus on the 3 main points so our response is more succinct.

- 1- Landscape maintenance costings
- 2- Place making, community building, land value
- 3- Rezoning obligations, Recycled water harvesting & Distribution Network

Landscape Maintenance Costing

The maintenance costings council have provided are overinflated and at least double, close to triple what it actually has costed Aspire to undertake the maintenance of the same area over the past 3 years. The difference between the maintenance of turfed areas compared to mulched areas has proven to be minimal if not the same – Mount Barker Council have looked into this on our connector boulevard and agree that planted garden beds vs turf is cost neutral.

Gawler council are suggesting non planted mulched areas but this still requires the need for weed control and topping up the mulch. Rubble verges still require weed control, topping up and they also promote people parking up on the verges.

The cost of maintaining a turf verge is even more efficient when it is adjacent a turf reserve ie the reserve has to be mowed and the verge can be mowed at the same time.

Place making, community building, land value

People aspire to live in a community that is safe, friendly, welcoming and it is well documented that the streetscape plays a huge role in this. Gawler council should (and have done) aspired to be a council of choice that attracts people to want to live in Gawler Council because of its communities within the council. Our Aspire development already has a strong sense of community with an active Facebook group which arranges Christmas shows and events within the development. The open space and verges help create a sense of pride and community building amongst the residents. If the council were to replace established turfed verges with rubble it would be a giant step backwards for an already community proud neighbourhood. The rubble verges are a throw back in time to the old housing trust areas, they create hot streets and have little aesthetic appeal. Future potential residents would question whether this is a council they would want to live in.

This step backwards would have an effect on the value of the area and negatively impact house prices. Given the council rates are based on house prices, and the growth of house prices this will then reduce the council rates collected every year. This doesn't seem like it has been factored into councils assessment.

Rezoning obligations, Recycled water harvesting & Distribution Network

Part of the Southern Urban Areas Re-zoning, included landowners signing up to infrastructure levies for external/internal works to the development area. One of the components of the infrastructure levy is Recycled Water Harvesting & Distribution Network. This included ASR headworks, wetlands, transfer pipe and distribution pipes totalling \$2.249M and ensured water sustainability for the rezoning areas. This was agreed to by landowners with the expectation that our developments would receive a supply of recycled back to the project and this demand was calculated to ensure it allowed for irrigation of our reserves and irrigated verges. This meant we could develop our land with an expectation to be able to deliver on a certain quality for our reserves and verges which included irrigated turf, and that this would be sustainable for years to come.

If Gawler council are unwinding these principles then it puts the obligation of the Recycled Water Harvesting & Distribution Network levy in jeopardy. Aspire has already constructed a significant portion of the distribution pipe which is an element of the \$2.249M but we would question in any further contribution towards this scheme is warranted.

Lanser have also been in discussion with Springwood and Devine regarding these issues, and amongst us we are all united on these points of view regarding council's proposal. We have refrained from sending this information out to our residents as we hope based on the comments above, common sense and best practise council reconsider this proposal.

If you have any questions regarding any of these items please feel free to give me a call.

We look forward to discussing this further.

Kind Regards,

Shaun Bowden
Director



Lanser Communities
Unit 4, 66 Rundle Street
Kent Town, South Australia 5067

Feedback received from Metro Property SA

Hi Ben,

Having reviewed Council's proposed changes to the entry reserve at Acacia Green, Metro are of the opinion that no changes are to be made.

The reserve is a large, open and well presented playing area for residents to utilise. The changes appear to devalue the area, particularly for the residents who overlook the reserve.

An appealing entry statement, especially one that incorporates a reserve, is vitally important when doing a land development with new builds for families. It is important for both selling into the development and also for the quality of the street appeal for the residents living in those developments. Metro take great pride in providing developments which are attractive and appealing for purchasers during the construction stage, the maintenance stage and it is our expectation that the level of quality does not change after the asset is handed over.

We have had constant positive feedback (including from Gawler Council employees) regarding how well both reserves at Acacia Green have turned out. Changing the outlook of it would most likely lead to critical feedback directed at Metro. It would also have a negative impact on our ability to sell into new developments if we were to use Acacia Green as an example of one of our completed projects.

Another point is the cost to Metro for supplying this reserve and street verges for Council. It's not only the cost of installing the large grassed areas and paths, but also the fact that we have maintained the reserve to a high standard while under our ownership. If Metro were initially instructed to provide the reserve as per your proposed cost saving measures, this would have saved us money for the difference in materials, labor and maintenance. Instead, Council are now proposing to spend more money to remediate a perfectly functional, usable reserve.

We therefore strongly object to the proposed changes to the Acacia Green reserve and seek further representation and recourse should Council proceed with proposed works.

Regards,

Ryan

RYAN WEIGHTMAN
INVESTMENT SALES MANAGER AND DEVELOPMENT MANAGER