



# Open Spaces

Asset Management Plan



The City of Prospect is responsible for the parks and reserves in our area, and the diverse range of assets you find within each. Open space assets can include:

- Park furniture (including seats and tables) you sit on,
- BBQs you cook on,
- Irrigation to keep the grass green,
- Playgrounds for your children to have fun on,
- Lighting to keep you safe in the evening, and
- Structures such as gazebos and verandahs to escape the sun or rain.

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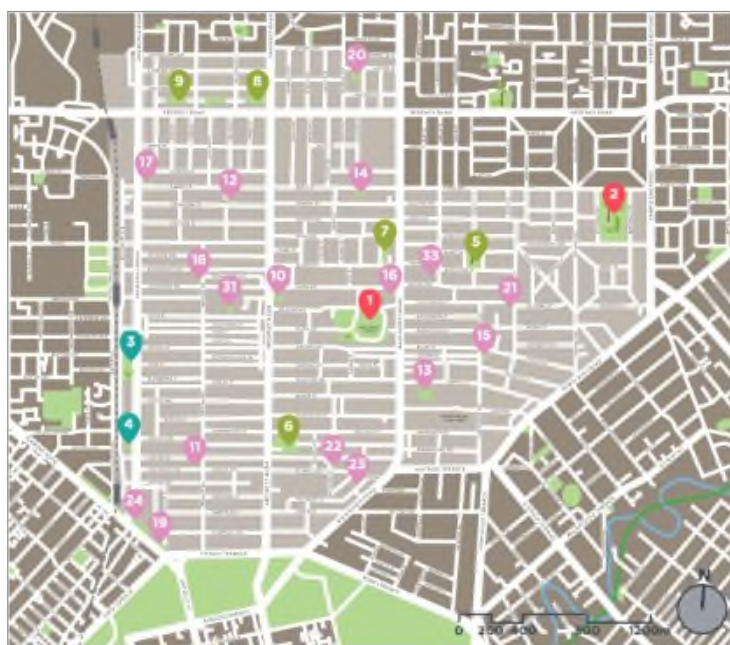
# What We Have

## The Local Open Spaces Network

Council has 25 parks and reserves, representing 3% of the total land area in the Council. Within our openspace we break our open spaces into four distinct types (Regional, District, Neighbourhood, Local) which helps dictate the level of service we provide for each

Park Type	Core Elements	Advanced Elements	Maintenance
<b>Regional</b> 1-2km/12.5min (or more) Walk	High standard irrigated oval, specialised sports facilities, quality club room, change rooms and toilets, fencing for spectators, quality field lighting, security lighting, landscaping and shade, pathways to and around the ground, seating, signage and on-site car parking (including disabled access).		High Quality
<b>District</b> 800m/10min Walk	Open green space, trees and landscaping, seating, picnic areas with shade, shelters, irrigated grass, walking tracks/pathways, signage and play space for junior (0-6) and senior (6-12).	BBQ, public toilets, water fountains, community art or special features, formal gardens, cultural, civic events or ceremonies, specialised sports facilities, club rooms and lighting.	Good Quality
<b>Neighbourhood</b> 600m/7.5min Walk	Low key planting, natural shade, bench seating (timber), picnic areas with shade, informal irrigated active areas, passive elements for family recreation, play space for junior (0-6) and senior (6-12), kick-to-kick areas and signage.	BBQ, public toilets, water fountains, community art or special features, feature garden beds and lighting.	Good Quality
<b>Local</b> 400m/5min Walk	Passive un-irrigated areas, low key planting, natural shade, seating, bench seating (low maintenance) and explore watersensitive urban design.	Minimal play equipment/ natureplay, minor irrigated areas, lighting and signage.	Safe and Appealing Quality signage.

Existing Park/Reserve	Address
1 Prospect Oval & Memorial Gardens	Menzies Cres, Prospect
2 Broadview Oval	Myponga Tce, Broadview
3 Charles Cane Reserve / Parndo Yerta	120 Churchill Rd, Prospect
4 George Whittle Reserve	56 Churchill Rd, Prospect
5 Prospect Gardens / Narnu Wirra	14-34 Buchanan St, Nailsworth
6 St Helens Park	39 Prospect Rd, Prospect
7 Peppermint Gums Reserve	Cnr Barker Rd/Dean St, Prospect
8 Prospect Estate Reserve	286 Prospect Rd, Prospect
9 Irish Harp Reserve	350 Regency Rd, Prospect
10 Barker Gardens	Cnr Prospect Rd/Alpha Rd
11 Braund Road Reserve	38 Braund Rd, Prospect
12 Ern Sconce Rotary Park	26 Alexandra St, Prospect
13 J.W. Rattley Reserve	21 Harvey St, Nailsworth
14 Percy Street Reserve	65 Percy St, Prospect
15 R.L. Pash Reserve	D'Erlanger Ave, Nailsworth
16 St Johns Wood Gardens	178 Main North Rd, Prospect
17 Stan Watson Reserve	93-95 Charles St, Prospect
18 W.T. Smith Reserve	Cnr Braund Rd & Gladstone Rd, Prospect
19 Cotton Street Reserve	Cotton St, Prospect
20 Matthews Reserve	Cnr Moore St & Straun Ave
21 A.J. Shard Reserve	69 California St, Collinswood
22 Bradford Reserve	2A Bradford St, Prospect
23 Wilson Street Reserve	Corner Wilson St/Highbury St, Prospect
24 Torrens Link Reserve	Corner Torrens Rd/Churchill Rd



# What They're Worth

## Replacement Value

The value of our assets is based on the cost to replace them in today's dollars with a current equivalent, noting that unlike some other asset classes there are newer standards for open space assets like play equipment and lighting, and replacing 'like for like' isn't always possible.

The cost to replace them includes the removal of the existing asset and construction of the new asset, and is determined from a combination of rates for similar recently completed projects, industry standards, and first principles. The values are updated on a regular basis and are regularly audited.

The length of time an asset is expected to provide an agreed level of service to the community is known as the useful life. This duration is a theoretical value based on the best information available and past experiences; however it is monitored on a regular basis with condition audits to check that assets are performing as expected. Where asset performance deviates from expected useful life, a forecast renewal date can be revised appropriately and future renewal funding, particularly in the near future, can be set with a greater level of confidence.

Every asset depreciates over the length of its useful life, from its initial replacement value when first constructed to ultimately a zero value at the end of the useful life.

This is essentially a measure of asset consumption. Annual depreciation is the amount the asset is financially consumed each year, and the written down value is the remaining financial value of the asset at a given point in time.

At the end of its useful life, when it no longer has any financial value, the asset is renewed and its replacement value is reinstated (proportional to what has been constructed).

This is a key reason why we undertake regular network condition audits, to ensure that assets are performing in the real world in line with our theoretical assumptions.

Our open space assets are broken down into their different functional areas depending on how we manage and maintain them, as well as how long they typically last.

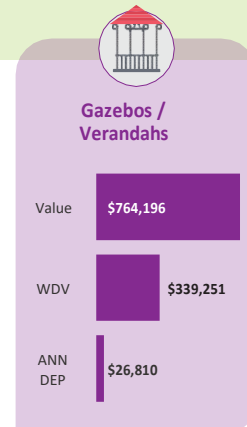
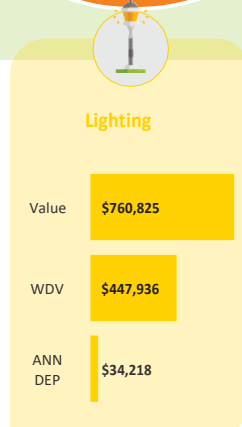
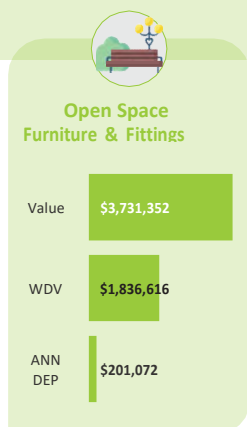
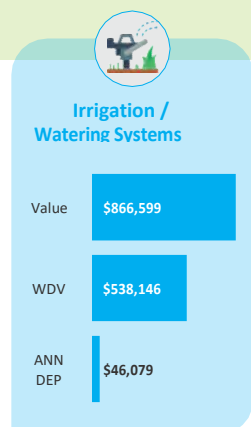
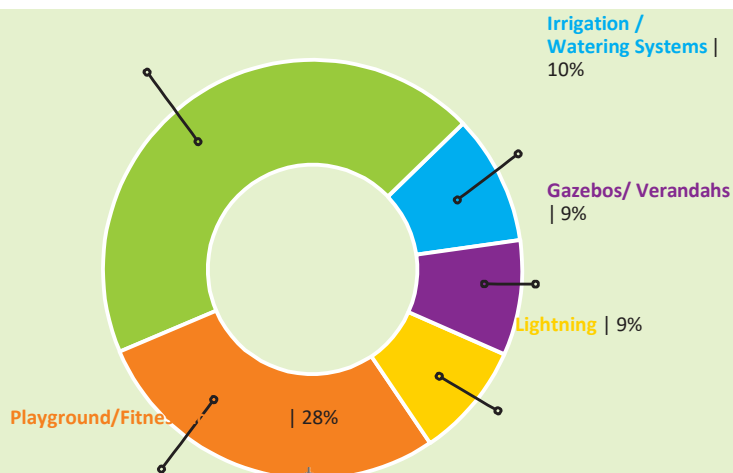
### City of Prospect Open Spaces

Furniture & Fittings | 44%

Total Value	\$8.5m
Written Down Value	\$4.7m
Annual Depreciation	\$488k

**Written Down Value (WDV)** is calculated by removing the total depreciation from the total network value.

**Annual Depreciation (Ann Dep)** is a value to indicate how much the asset network depreciates in value each year.











## What Condition They're In

### Condition Audit Profiles

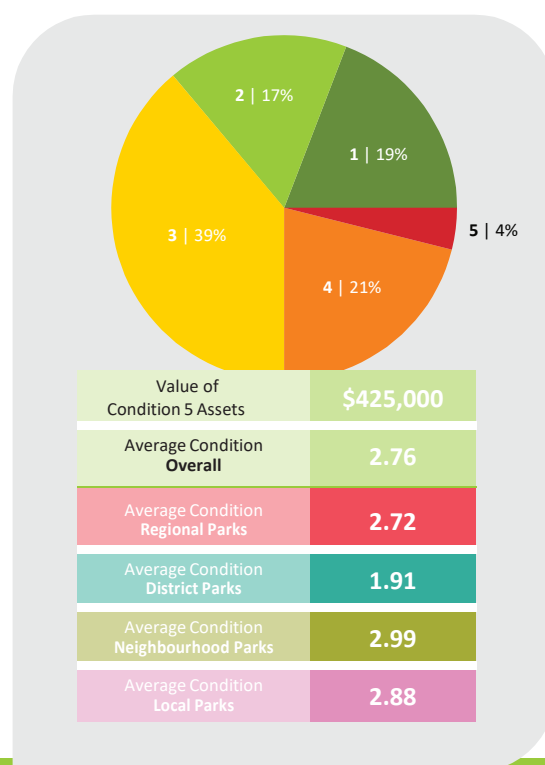
Condition audits are undertaken on a regular basis for all open space assets, measured on a 1 to 5 scale where 1 represents a new asset, and 5 represents an asset requiring renewal.

Condition audits are legislated by the Local Government Act, guided by industry standards for assessments, and are specific to each asset type being reviewed.

This is particularly important for open space assets such as playgrounds where poor condition equipment can be a safety risk to the public.

Regular condition audits are important because site conditions and unforeseen events can occasionally lead to assets under or over performing when compared to their expected useful life, and monitoring against past condition audits allows us to understand how our open space assets are performing over time.

The current condition of our open space network can be seen on this page.



Condition Rating	Condition Description	Actions
1	Very Good / New	No Action Required
2	Good	Minor Defects Only
3	Fair	Maintenance required to return to accepted level of service
4	Poor	Reaching a point where intervention will soon be required
5	Very Poor	No longer meets the service level expectations of the community

# Why We Have Them

## Excellence In Infrastructure

**People, Place, Prosperity – Great Prospects** is the vision we have for our City, and the open space network is an integral building block to achieve this goal. Our parks, gardens, and open spaces are the thread that links our diverse population together, fostering a healthy and active community by encouraging and facilitating recreation, both active and passive.

Population growth, climate change and the need for diverse urban green space. Easy to access and well-designed parks provide a wealth of benefits to individuals, families, communities, the economy and environment. Although the size, functionality and facilities vary across our parks and open spaces, from district ovals to pocket parks, there is significant research on the benefits of urban green space at each scale.



### STRATEGY 2.2 | Loved Heritage, Leafy Streets, Fabulous Places

**Outcome:** Look after what we love; the character, native fauna, stories, neighbourhoods, people, parks and colour

**Target:** Year on year increase on the baseline of 80% satisfaction rating from the Resident Satisfaction Survey (relating to Parks).

**Outcome:** Engaging and innovative Parks which provide a range of accessible leisure opportunities

**Target:** The Open Space Strategy is endorsed, budgeted and implemented each year as outlined in the strategy.

#### SOCIAL BENEFITS

- Connect and build strong communities by providing opportunities for locals to come together for leisure, cultural and recreational activities.
- Enhance opportunities for social cohesion and inclusion.
- Improve liveability by offering affordable recreation opportunities for all.
- Display and preserve cultural heritage values.

#### ENVIRONMENTAL BENEFITS

- Conservation of environmentally important areas.
- Reduce air pollution
- Provide publicly accessible shade, shelter and cooling.
- Educating people on the environment.

#### HEALTH BENEFITS

- Encourages physical activity.
- Enhances physical and mental health.
- Helps reduce the risk of developing chronic diseases.
- Assists in recovery from mental fatigue.
- Enhances children's development and well-being.

#### ENABLE BIODIVERSITY

- Protect local and rare species and their habitats.
- Create stepping stones or corridors for local species movements.
- Connect people with nature.
- Conserve an ecosystem balance.

#### ENHANCE LOCAL VIBRANCY

- Parks are great places to host community events.
- Contribute to safer and more well-used urban environments.
- Flow on effects to economic industry such as retail shops and cafes.

#### REDUCE NOISE POLLUTION

- Trees and foliage absorb and block urban noises like traffic.
- Reducing urban noise makes the local area a better place to live, meet and play.

#### REDUCE IMPACTS OF CLIMATE CHANGE

- Contribute to urban heat abatement.
- Trees, plants, grass and other porous surfaces contribute to improved stormwater management.

#### ECONOMIC BENEFITS

- Parks are a major drawcard for recreation and tourism industries.
- Parks and open spaces are shown to increase local house and land values.
- Parks that support sports and other events attract participants, spectators and visitors beyond the district, bringing significant economic flow-on benefits.

# When We Repair Them & How We Maintain Them

## Maintaining Exemplary Service Levels

As our open space assets age and are used by the community, they wear. We repair the assets as necessary to ensure a safe and enjoyable experience for all users, and the standards to which we maintain our assets form part of our service levels.

The City of Mitcham aims to provide a level of service in which asset defects are repaired as necessary depending upon their severity and potential hazard posed to the community.

We identify these defects through a mix of both proactive maintenance strategies and reactive response. Council audits every streetscape and public space within the City on an annual basis as part of a targeted Precinct maintenance program.

For higher risk assets like playgrounds we inspect these more frequently and on a more rigorous basis.

This identifies defects as they are beginning to arise and facilitates the repair of these before they develop into tangible hazards. Additionally, we welcome customer feedback and respond through our reactive maintenance teams to reports of defects as they are identified by the community and are brought to our attention.

Once identified, defects are assessed on a risk-based approach with identification of triggers which determines the priority of the issue.

When assets reach the end of their life and are no longer providing the agreed service to the community, they are scheduled for renewal.

It is at this point that isolated repairs are no longer able to maintain the asset effectively, and complete replacement is required.

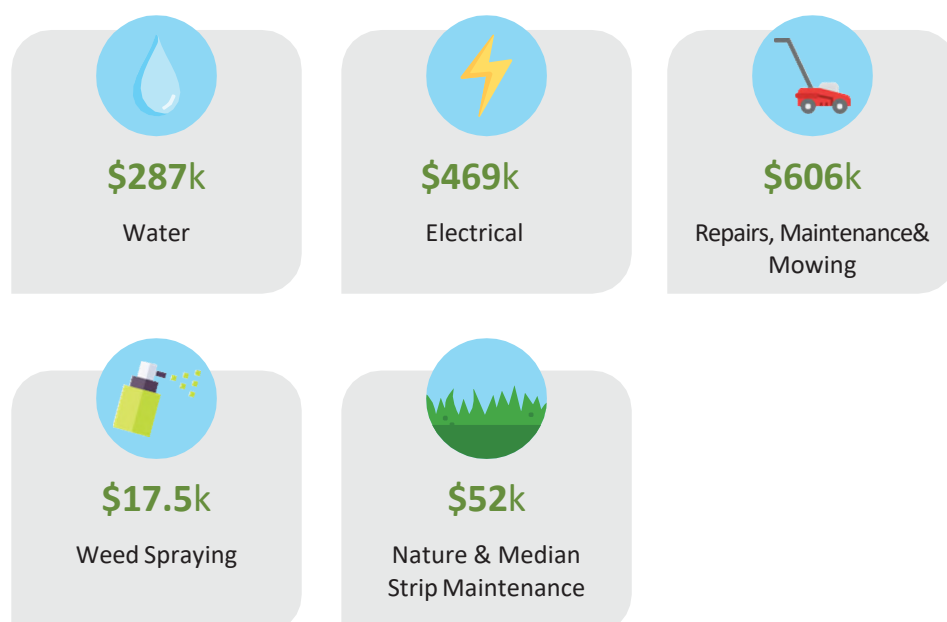
## Maintenance Expenses

The maintenance expenses are based on the current level of service with the assets we currently provide. Over time as we upgrade our open spaces with new assets this figure will have to grow to ensure we provide the same quality expected by the community.

The cost to maintain our parks depends on the category of park (regional, district, neighbourhood, local), as we use the category to plan the frequency of our mowing and visits.

The Maintenance costs annually for all our open spaces are shown below.

Over time as we increase the planting of trees and nature strips (for example Main North Rd) and this will create an increased operational expense.





## When We Renew Them

### End of Life Replacement

The point at which we intervene to replace ageing assets is intrinsically linked to the level of service we provide to our community.

When we renew the park we aim not to just renew based on like for like, but to meet the changing demographics of the area and as urban infill demand for engaging and active open spaces. This creates more demand for nature play and

active play spaces, and improved passive recreation areas to meet and greet as urban infill means people have smaller backyards.

When planning renewals we look at the overall open space and park as a whole and plan strategically to upgrade at the same time in a coordinated approach using a masterplan for the site.

The renewal of our open space assets are aligned to our approved open space strategy:

[https://www.prospect.sa.gov.au/data/assets/pdf\\_file/0016/107602/CoP-Open-Space-Strategy\\_v7\\_Endorsed\\_low-res2.pdf](https://www.prospect.sa.gov.au/data/assets/pdf_file/0016/107602/CoP-Open-Space-Strategy_v7_Endorsed_low-res2.pdf)





## How Much Will They Cost Us Over the Next 10 Years?

Under the Local Government Act 1999, Council is required to develop and adopt an infrastructure asset management plan covering a period of at least 10 years. In addition, Council is required to adopt a long-term financial plan associated with such service plans also covering a period of at least 10 years.

There is a direct link between the development and implementation of these two plans, with the LTFP updated to reflect forecast expenditure as detailed within these plans. Variations to the scheduled works within the AMP and the LTFP may be adjusted as the need arises.

The projected spend is based on the condition data to inform the open space assets required for renewal as well as the cost of new assets that will be included in any strategic open space upgrade to meet the changing demographics of our area.

The projected spend is balanced against Council's ability to both afford and deliver the works each year, and the availability of grant funding.

The projected renewal expenditure can be found in the graph below:



### Total Spend Over 10 Years

Total	<b>\$3.7m</b>
Renewals	<b>\$1.3m</b>
New / Upgrades	<b>\$2.4m</b>

Park/Reserve	Short Term (1-5Yrs)	Medium Term (6-10Yrs)
Prospect Oval & Memorial Gardens		
Broadview Oval		
Charles Cane Reserve / Parndo Yerta		
George Whittle Reserve		
Prospect Gardens / Narnu Wirra		
St Helens Park		
Peppermint Gums Reserve		
Prospect Estate Reserve		
Irish Harp Reserve		
Park/Reserve	Short Term (1-5 Yrs)	Medium Term (6-10 Yrs)
Barker Gardens		
Braund Road Reserve		
Ern Sconce Rotary Park		
J.W. Rattley Reserve		
Percy Street Reserve		
R.L. Pash Reserve		
St Johns Wood Gardens		
Stan Watson Reserve		
W.T. Smith Reserve		
Cotton Street Reserve		
Matthews Reserve		
A.J. Shard Reserve		
Bradford Reserve		
Wilson Street Reserve		
Torrens Link Reserve		

The planned open spaces expenditure spending is balanced against what Council can afford using current projections for rate rises, acknowledging that there are already financial pressures on the community due to Covid that may have an impact for years to come.

The open spaces chosen for renewal in each year are based on condition and risk, however the program should be reviewed annually given there is some risk that footpaths can degrade to a point where urgent intervention is required due to changes in weather conditions or traffic.







