

# **OPEN SPACE & PUBLIC DOMAIN**

## **Background**

Current Community standards require that public open space areas are provided in urban areas to enhance amenity and social sustainability. The open space areas are required to fulfil a number of functional requirements including passive and active recreation for children of various ages, adults, the aged and disabled, stormwater detention and treatment, increasing of biodiversity and habitat for native fauna, reduces visual impact, provides visual relief and acts as a neighbourhood focus.

The Minto Urban renewal Area contains a large amount of land currently zoned and managed as open space. These areas do not adequately serve the existing community nor will they be adequate for the incoming residential population. The areas are generally large, inaccessible and unembellished and attract an undesirable activity which in turn discourages others using the parks as they are regarded as unsafe. It is not feasible or practical for Council to upgrade the areas as they exist as they are both larger than can be properly utilised by the surrounding population and due to their planning and location will continue to be subject to high levels of vandalism.

As part of the background preparation for the Minto Urban Renewal Project a Review of Open Space and Community Facilities was undertaken by BBC Consulting Planners (April 2004). The review notes that the Minto area is generally well served with a wide variety of recreational facilities. It is noted that within the MURP area the quantity of open space is generally more than adequate, the quality is inadequate.

The review highlights that the provision of open space for the MURP should be determined by the demonstrated needs, local opportunities and the community's willingness and capacity to pay for and maintain the Parks.

In addition the existing open space areas have been formed around the existing "Radburn" development which is largely to be removed as part of the renewal. The new development in the area will be in a significantly different form and as such the existing open areas do not relate to new elements in the urban plan.

Within the MURP development this agreement will form the basis for funding of all the costs associated with the new and upgraded public open spaces.

## **Nexus**

An overall Open Space Network has been developed for the Minto Urban Renewal Site and is detailed in the Draft DCP. In the planning of the proposed development open space areas have been spread across the development more evenly to ensure all residents will be within a 5 -10 minute walk of their local open space.

The parks have been designed such that they will have vehicular access on all sides and wherever possible will have dwellings fronting onto the park across the road. In

addition the cross dimensions of the parks have been limited to assist casual surveillance and thus improve safety and security.

The facilities provided within the parks have been considered on a site wide basis in order to provide for a wide range of users.

Under the DCP significant elements of the existing open space network will be re-configured to reflect a contemporary subdivision layout in order to achieve the objectives of;

- Small local neighbourhoods developed around neighbourhood Parks to encourage a sense of community and ownership.
- Safety and Security.
- Increased biodiversity and native fauna habitat.
- Increased visual amenity.
- Increased physical amenity and recreational facilities for all ages and abilities.
- Minimise visual impact of the development.
- Contribute to water quality and environmental sustainability.

The areas of land designated as parks and ovals shall be dedicated as reserves to the Council. The Council will be responsible for the maintenance of the reserves and the facilities contained within them. The re-development will be introduced in line with the DCP.

## **Facilities**

The Public Open Space areas include the following:

- Soft Landscaping including planting, grassing and water features.
- Hard Landscape including paths, paving, street furniture, lighting, play equipment and landscape structures.
- Park facilities including BBQ's and sport and recreation elements.
- Landscape associated with Stormwater detention basins, bio-retention systems, vegetative filter strips, constructed wetlands and gross pollutant traps.
- Public Artwork.

To the following areas:

- Benham Oval
- Redfern Park
- Valley Vista Reserve
- Kids Community Park
- Scarborough Park
- Kyngmount Reserve
- Upgrade to existing Rose Park

## **Costing**

The following table provides estimated costs for each open space area based the concept designs.