

Darnley Taylor Park Master Plan

April 2019

An Intergenerational Open Space for Renmark's Community



**JENSEN
PLUS**

Planning
Landscape Architecture
Urban Design
Social Planning



Renmark Paringa
Council

tonkin

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Final Report

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1. Summary



Darnley Taylor Park is an important and large open space on the direct route into the heart of Renmark that includes strong historical ties for the community as well as a focus for youth recreation and as such displays a definable 'sense of place' for the region.

What it's all about

In recognition of the importance of Darnley Taylor Park within the redevelopment of the township, the Renmark Paringa Council wishes to commence the planning and design of this space. Darnley Taylor Park requires a high-level plan to guide its future, improve amenity and safety within the park and provide potential upgrades to its facilities.

The design responses include the park and streets surrounding the space with ideas for improving parking, pedestrian use and opportunities for community events. Connectivity within the park itself and to the greater area, including the CBD, has been addressed as part of this report.

This Master Plan Report proposes high level concepts and develops the ideas into considered designs. The Report outlines the site opportunities and constraints, developmental framework, the vision, staging implementation and maintenance parameters within a management plan.

Investigations were undertaken by the design team to understand the site, its opportunities and constraints. This included undertaking a "Place Check" site visit, consultation with Council Officers and community members as required, analysing desktop data and services information in the context of the broader strategic information available.

Included within these investigations was an extensive desktop analysis of land and groundwater contamination potentials resulting from prior land use as a railway corridor and neighbouring property use as a petrol station. These findings were provided in a separate report by Tonkin Consulting, the salient points which have been included within this document.

2. Introduction

An intergenerational Master Plan for Darnley Taylor Park



About Darnley Taylor Park

Darnley Taylor Park is a recreational and open space located in Renmark, South Australia, just over 250km from Adelaide. It is bound by Renmark Ave, Nineteenth St, Para St and neighbouring properties. Positioned on the main route into the heart of Renmark the park serves as an open space for visitors to stretch their legs, as well as a recreational, reflective and multi-purpose space for an intergenerational community of Renmark locals.

Project Objectives

The key deliverable for the Darnley Taylor Park project is to develop a Master Plan for the open space and establish a management plan that considers existing elements, allows immediate implementation of some elements, and provides a plan for the long term management of the park after implementation of the Master Plan.

In addition this framework aims to achieve the following objectives:

- _ Provide a document which is consistent with other relevant plans
- _ Adopt a multidisciplinary approach in developing an integrated strategy and plan
- _ Highlight and focus on areas within a budgetary framework
- _ Develop a framework that reflects community aspirations and addresses the inter-relationships between the elements of the urban environment
- _ Facilitate the development of a more attractive and vibrant public realm
- _ Consolidate priorities for the Renmark Paringa Council, the key stakeholders and the wider community of Renmark
- _ Create linkages with and build upon the Renmark Urban Design Framework (2017) Master Plan package
- _ Actively attract people to visit and stop in Renmark

Key Questions

Going into the project, thinking about Darnley Taylor Park and about lessons learnt from other regional town projects some early questions emerged:

- _ How can Darnley Taylor Park capitalise on the assets of its highly trafficked + visible location?
- _ What heritage + history of Darnley Taylor Park should be highlighted + how is this showcased?
- _ By what means can we entice residents to come to the park, and visitors to stop and explore?
- _ How can we create a sense of arrival to Darnley Taylor Park and a distinctive local character?
- _ In what ways can Darnley Taylor Park become a destination, encouraging users to linger, making the park a significant draw card for Renmark?
- _ By what means can we make the park more appealing for visitors of a range of ages?
- _ How can we provide an understanding of the natural environment to visitors on an educational level?
- _ What provisions will ensure a sustainable and resilient natural environment?
- _ Is Darnley Taylor Park a multi-purpose use space and can this be improved/enhanced?

Each of the recommendations made in the Master Plan are intended to address one or more of these questions and contribute to the overall success of Darnley Taylor Park in meeting the needs and expectations of residents while responding to budgetary constraints.



Current disparate memorials indicate significant contributors and history of the Park.

Lessons learnt from elsewhere

Experience from other open space and regional towns can help to identify wider trends and context that could influence the future of Darnley Taylor Park as well. Some trends include:

- _ Distinctive public realm areas that support a range of formal and informal activities and events, attracting residents and visitors of all age groups.
- _ Quality public realm is essential to attracting more visitors, and enticing them to stay longer. This includes seating, shelter, signage and outdoor experiences.
- _ Designing streets for people that are safe, functional, comfortable and green are increasingly pre-requisites to successful streetscapes and precincts.

All these lessons helped form the approach to the Darnley Taylor Park design investigations and framework.



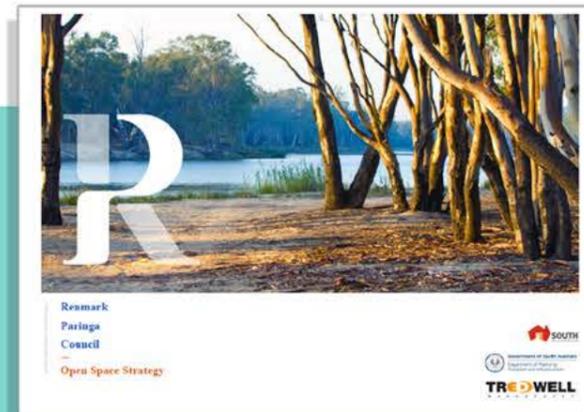
A variety of public realm projects which exhibit high levels of quality, greening and opportunities for use and activation.

3. Strategic Context

Review of relevant State, Regional and Local Policies and Data



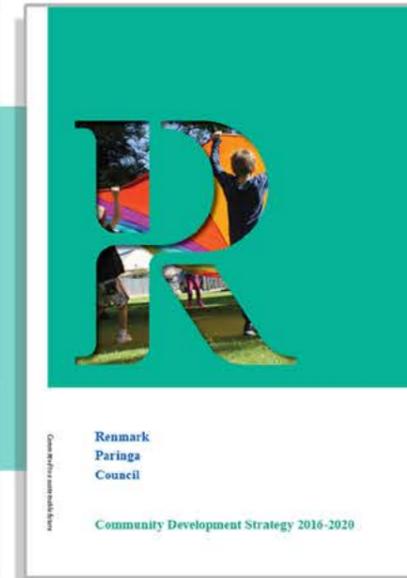
Strategic Tracks and Trails Plan , November 2014
180 Sports + Leisure Solutions and Renmark Paringa Council



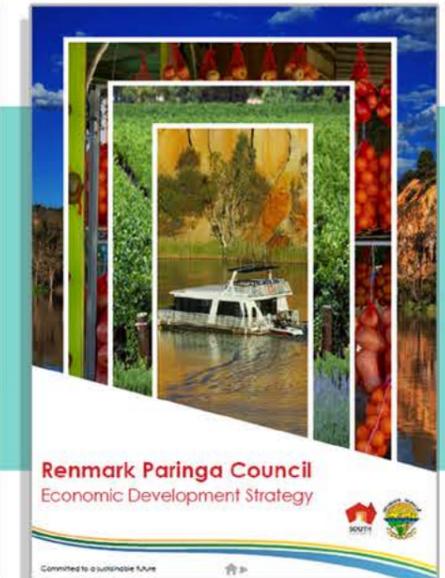
Open Space Strategy
Tredwell, Renmark Paringa Council and Government of South Australia



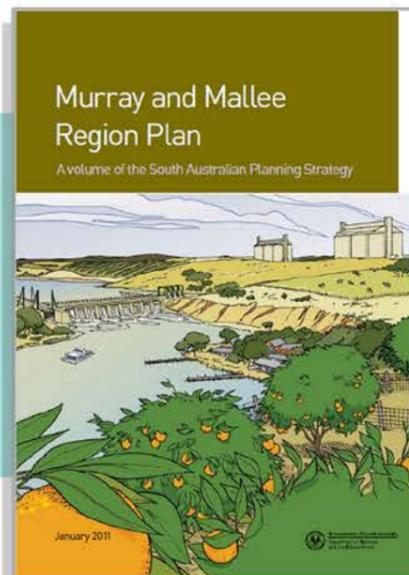
Community Plan 2016-2020
Renmark Paringa Council



Community Development Strategy 2016-2020
Renmark Paringa Council



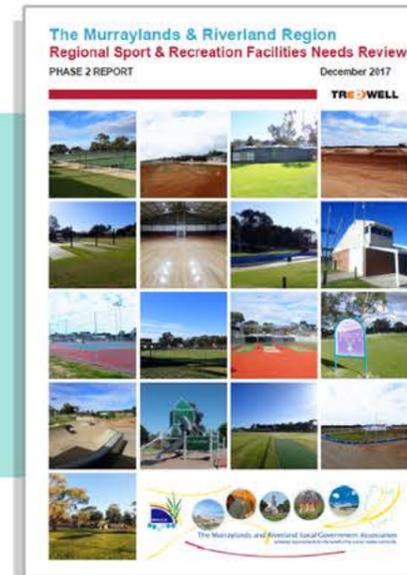
Economic Development Strategy
Renmark Paringa Council and Government of South Australia



Murray and Mallee Region Plan, January 2011
Government of South Australia



Regional Sport + Recreation Facilities Needs Review , September 2017
Tredwell and The Murraylands + Riverland Local Government Association



Regional Sport + Recreation Facilities Needs Review , December 2017
Tredwell and The Murraylands + Riverland Local Government Association



Renmark Caltex Groundwater Monitoring Event 2017, July 2018
AECOM

4. Site Context

Understanding the site's current conditions



Existing skate park exposed to all weather + minimal formal seating/ viewing area.



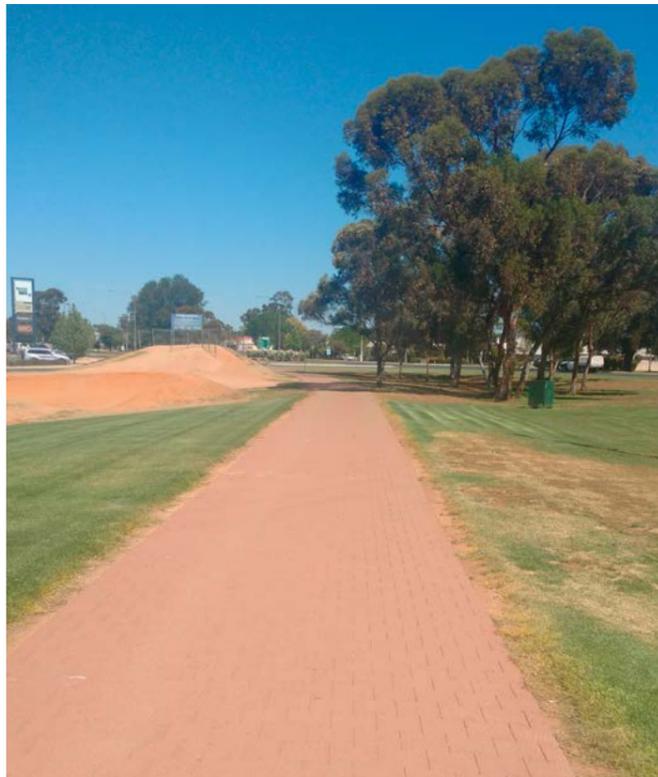
Basic park seating in turf area beside skate park with no shade + requiring maintenance.



Large expanse of turf area surrounding skate park is in reasonable condition.



Lions Memorial design and placement could be reconsidered to provide prominence + significance to memorial.



Paved heritage path connection to Renmark Square.



Paved heritage path connection to Para Street lacks natural shade + lighting.



Rear of Lions' Memorial provides canvas for murals.



Small toilet block location provides difficult route for DDA access + lacks separation from pedestrian + cycle traffic.



BMX mounding creates privacy issues for residential properties bounding the park + requires constant regrading/maintenance.



Turfed detention basin could provide stormwater treatment with WSUD planting.



Surrounding pedestrian + cycle paths lack amenity + shade.



Some deceased trees in large turf area require replacement + improved screening of residential property fences could occur.



Minimal + broken infrastructure provided under shelter requires reconfiguration.



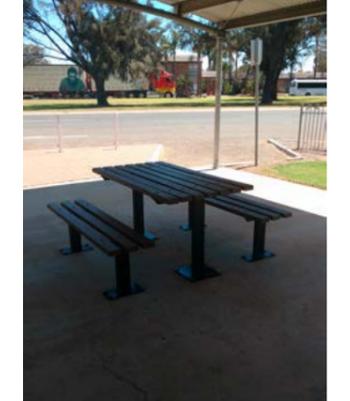
Iron sheet shelter to playground traps heat in play space creating an uncomfortable environment for visitors.



Single BBQ can not cater for any increased usage of the park.



Broken infrastructure being used as drinking fountain causing drainage issues.



Timber picnic setting located underneath large shelter.



Broken drinking fountain requires replacement.



Power infrastructure for the park located underneath shelter near drainage issues.



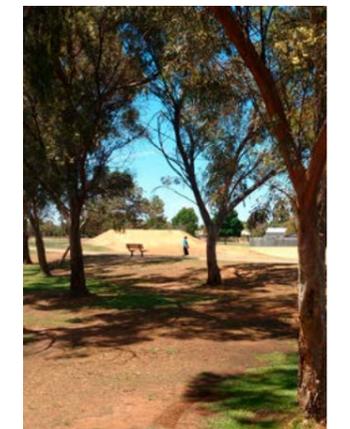
Entry signage to park requires updating.



Path connection from Renmark Square ends in road reserve leaving pedestrians to navigate vehicles before reaching pedestrian link across Renmark Ave.



Pedestrian connection to Renmark Square lacks shade + large turf area is under utilised.



Mature trees provide good shade value but lack formal seating area.

5. Site Contamination

Tonkin Consulting was commissioned by Jensen PLUS to undertake a Preliminary Site Investigation (PSI), involving a detailed site history review and site inspection, for three properties comprising Darnley Taylor Park, Renmark.

The Renmark Paringa Council was provided with a full copy of the report *Preliminary Site Investigation, Darnley Taylor Park, December 2018, Ref No. 20181582R001A*. The following is a summarised version of the pertinent issues.

The properties are located within the township of Renmark and are bounded by Renmark Avenue, Eighteenth Street, Nineteenth Street and Para Street.

It is understood that the site is a public park, is zoned as District Centre within the Renmark Paringa area and is proposed to continue to be utilised as a public park (open space) with potential for a playground and other developments fitting the land use.

Potentially Contaminating Activities

The following potentially contaminating activities (PCAs), as listed under the Environment Protection Regulations 2009, have been identified as being of potential significance for the site.

- _ Railway operations (including turn table);
- _ Storage of fuel;
- _ Fill or soil importation;

Another source of potential on site contamination is the use of septic systems and burning of materials as evidenced in the eastern portion of the site.

Offsite land use activities that have or have likely occurred and could have resulted in contamination on the site are as follows:

- _ Agricultural activities;
- _ Fire station;
- _ Railway operations;
- _ Operational Service Station;
- _ Fill or soil importation.

Conclusions

Tonkin Consulting was commissioned by Jensen PLUS to undertake a Preliminary Site Investigation (PSI) for Darnley Taylor Park in Renmark, South Australia which is described by Titles CR 5823/243, CT 5403/346 and CT 5485/700. It is proposed that the area continue to be utilised as a park with the potential development of a playground and other active spaces.

Based on our investigation and on our review of the information, Tonkin Consulting understands that historically the site was owned by individuals prior to its utilisation as a railway yard. Operation of the site as a former railway yard may have resulted in soil contamination potentially impacting on surficial soils and potentially underlying groundwater, particularly in areas of the site where above ground fuel storage, railway turntable and filling activities were evident.

Significant identified offsite sources of groundwater contamination impacting on the site and potential sources of offsite contamination that may impact on the site were identified during the investigation. Groundwater contamination emanating from the adjacent operational Caltex service station to the north has been identified on the site, with LNAPL identified and dissolved phase hydrocarbons within the shallow groundwater likely. An existing section 83A notification for the site and the adjacent site exists.

(A section 83A notification is a notification of site contamination that affects or threatens underground water pursuant to section 83A of the *Environmental Protection Act 1993*. An owner of land where contamination has occurred is required to notify the EPA as soon as practicable after becoming aware of the existence of site contamination. With respect to Darnley

Taylor Park, the adjacent landowner to the north-east, Caltex undertook an extensive investigation into the extent of contamination in 2017).

Based on the findings of the PSI and the Conceptual Site Model, significant contaminating activities have been identified on and adjacent to the site or have been thought to have occurred within proximity to the site.

Based on the investigation the following data gaps were identified:

- _ The status of soil contamination primarily due to historic use as a railway yard; and
- _ The status of groundwater contamination at the site, primarily due to onsite uses as a railway yard and offsite sources emanating from the adjacent service station.

Recommendations

On the basis of our conclusions and the information provided herein, it is deemed by Tonkin Consulting that some further assessment/ management works are required in order to ensure the suitability of the site for the proposed land use. The likely further management works are summarised as follows:

- _ Undertake soil assessment in accordance with the previously submitted proposal;
- _ Undertake an assessment of groundwater beneath the site in accordance with NEPM 2013

Jensen PLUS recommend that prior to any detailed design or implementation the Renmark Paringa Council undertake all appropriate investigations, auditing and approval measures to ensure any potential site contamination risks are mitigated to acceptable levels for all Darnley Taylor Park's proposed land uses and activities.



<p>PROJECT ID 69492295 CREATED BY SB LAST MODIFIED SCS 30 NOV 2017</p> <p>AECOM www.aecom.com</p> <p>DATUM GDA 1994, PROJECTION MGA ZONE 54 0 5.5 11 16.5 22 Scale: 1:650 (A3)</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Site Boundary Assumed UST location Groundwater Monitoring Well 	<p>Land Use</p> <ul style="list-style-type: none"> Commercial Public Institution Reserve Residential Retail Commercial 	<p>nearmap Data sources: Base Data: © NEARMAP, 2016</p> <p>SITE FEATURES PLAN</p> <p>CALTEX AUSTRALIA PETROLEUM PTY LTD</p> <p>CALTEX SERVICE STATION (44178) GROUNDWATER MONITORING EVENT</p> <p>EIGHTEENTH STREET, RENMARK, SA</p> <p>Figure 2</p>
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Map Document: (P:\605X\60539882\4_Tech Work Area\4.99 GIS\FIGURES\MXD\60539882-044.mxd)

Groundwater Monitoring Bores as indicated within Renmark Caltex (44178) Groundwater Monitoring Event 2017, Lot 100 Renmark Avenue (Corner Eighteenth Street), Renmark. Report produced by AECOM for Caltex Australia Petroleum Pty Ltd.

6. Community Consultation

Engaging the local community

An Engagement Framework was agreed at the start-up meeting of the project to get the best response from the Renmark community. It was based on the following key project objectives and outcomes.

A site visit occurred with Jensen PLUS and Renmark Paringa Council staff with a Place Check site investigation to identify current conditions. Following this the Community Focus Group members joined the conversation in a workshop to provide their view on the park and visions for its future.

Engagement framework

Objectives

- _ Engage the community in productive consultation to give them ownership of the Master Plan and eventual built form.
- _ Increase visitors, both local and tourists, to the park with a strong emphasis on youth.
- _ Establish a strong link between Renmark Square and the riverfront via Para Street.
- _ Provide an 'active open space that promotes physical activity with a focus on intergenerational ability and inclusiveness.
- _ Create Darnley Taylor Park as a key inclusive play and activity area able to be incorporated within a regional playground trail.
- _ Build on existing infrastructure and maximising sustainability through WSUD principles, creating ecological niches and conservation promotion with well considered planting design and sourcing of local and/or recycled materials.
- _ Improve safety via both design with the use of CPTED

principles and innovative lighting options for both day and night activities.

Outcomes

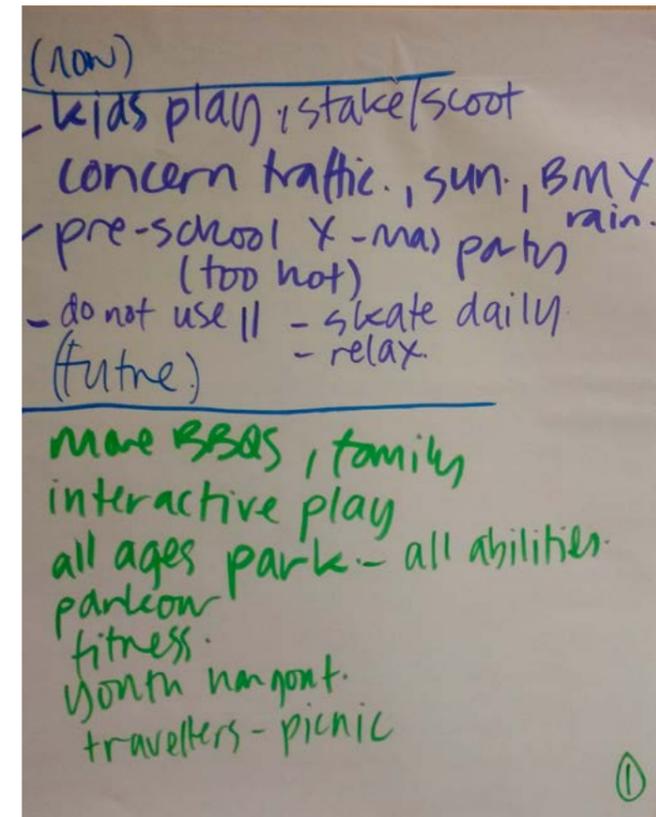
- _ Acquiring an understanding of the existing condition of public spaces and recreation areas
- _ Engaging the local community in identifying the desired character and the uniqueness of the park
- _ Planning for the development or enhancement of open spaces and pedestrian/cycle links
- _ Providing a unified, community-friendly design for the park
- _ Consolidating future development priorities for Council and the township of Renmark

The Engagement Framework outlined actions for this project based on these objectives and outcomes by defining the stakeholders, the principles for engagement, and outlining important engagement steps.

Stakeholders

The Engagement Framework identified several stakeholders who included;

- _ Renmark Paringa Council
- _ Community/User Focus Group
- _ Local residents and,
- _ Wider communities of Renmark



The Community Focus Group members discuss how they see Darnley Taylor Park now and how they would like to see it in the future.



Engagement approach - Community Focus Group Workshop

Engagement with communities to facilitate respectful collaboration is a tried and tested approach for many of Jensen PLUS' projects. To achieve strong community and stakeholder engagement an intensive community focus group workshop was envisaged.

For Renmark, an initial workshop involving the community members was undertaken to;

- _ ensure the existing conditions were discovered and understood and;
- _ what the community values and opportunities for improving key local places and the links between them.

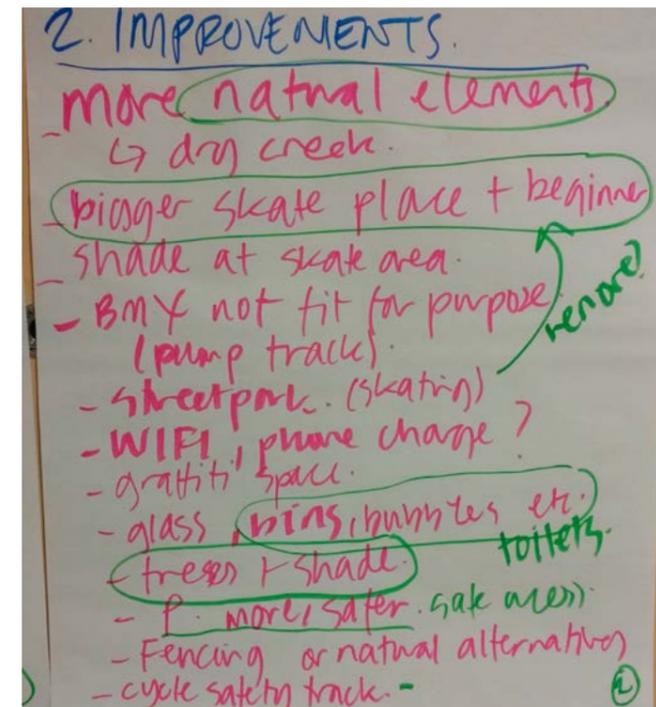
The workshop was facilitated by Renmark Paringa Council staff and Jensen PLUS. The community focus group was comprised of the following members from a range of user groups:

- _ Dan Palat
- _ Robert Harding
- _ Sally Schwartzkopff
- _ Alyson Modlinski
- _ Amber Burgess
- _ Phil Rosenthal
- _ Greg Olds and;
- _ Allan Dowling

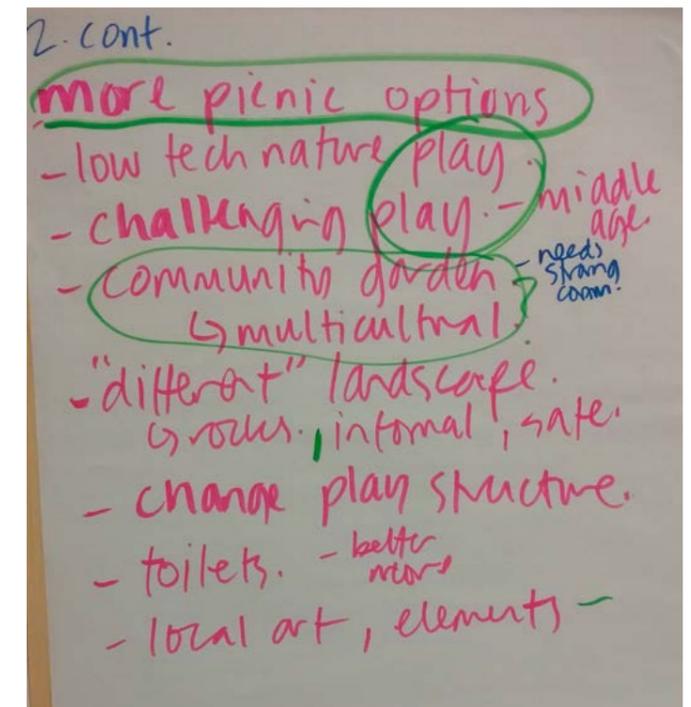
The Renmark Paringa Council was the venue for the 1.5 hour session on Wednesday 31st October. Comments from the workshop were summarised and the following came forth as the highest priority elements or actions:

- _ Skate park extension for all ages and experience levels (removal of BMX with reallocation of bike use integrated into the new extension). This facility was deemed to be well utilised currently but experienced some minor conflict between users with different skill levels.
- _ Basic infrastructure improvements (bins, bubbler, shelters, toilets, seating and drink fountains). While all these were included within the park currently they display various ages and conditions and it was considered that upgrading and possible repositioning of many elements would improve the park's infrastructure.
- _ Natural landscape character that is different to other parks in Renmark and includes nature play elements as well as native plants, trees + more shade. Darnlet Taylor Park does exhibit medium to mature growth trees but further planting was highlighted as a natural improvement to the green space.
- _ An iconic playground. This element was highlighted by both Council and the community as an item to assist in activating the park as well as it becoming part of a regional trail of similar play spaces within the Riverlands. Additionally, the community focus group identified the opportunity for this play space to include elements for adult play. This aligned to the vision for the park to be an intergenerational space.
- _ More picnic options through out the park. Increasing the opportunity for picnic settings under established trees in conjunction with additional seating was further infrastructure for incorporation.

These ideas were compiled into a *Community Advisory Committee Initial Meeting Notes* document that was provided to Council and was used by Jensen PLUS in the development of a Master Plan.



Community members prioritise landscape elements they want to see most.



‘To design is much more than simply to assemble, to order, or even to edit; it is to add value and meaning, to illuminate, to simplify, to clarify, to modify, to dignify, to dramatise, to persuade, and perhaps even to amuse. To design is to transform prose into poetry.’

-Paul Rand



7. Overall Master Plan

An intergenerational open space for Renmark's community

LEGEND

Redevelopment

- 1 **'Visitor Hub'** - To include new DDA compliant toilet, shade tree planting, heritage + wayfinding signage, seating, bike racks + drinking fountain.
- 2 **Improved Skate Park** - Extension of existing skate park including new bowls + ramps, shade tree planting, amenity plant buffers to boundaries.
- 3 **Iconic Play Space** - 'In The Trees' themed play space for all ages + abilities to include 'Eagle's Nest', tree houses with connecting net bridge, accessible swings + spinners, dancing snake, funnel web, nature play elements + new shade tree + amenity planting.
- 4 **Communal Dining + Picnic Area** - Communal dining area to include enlarged BBQ facilities + removal of portion of roofing to shelter to create an 'inviting' roof entry, picnic settings to turf area adjacent.
- 5 **Compliant Disabled Car Parking Bays**
- 6 **New Street Tree Planting**

Aspirational

- 7 **BMX Pump Track** - All experience levels BMX track with new shade tree planting + WSUD planting + shelters with seating on raised viewing platform.
- 8 **Bouldering Walls + Ampitheatre** - All experience levels alternative activity + turfed terrace seating.
- 9 **Larger Nature Play Space** - To include log + stone steppers, amenity planted mounds + climbing net (3x existing mounds repurposed), mound slide, fallen tree, yarning circle, rope + log obstacle, log maze + green teepee.
- 10 **Events Space** - Level turf area gridded by shade trees with 2x power bollards.
- 11 **Heritage Path** - Feature timber sleepers with informative signage highlighting railway heritage.
- 12 **Significant Art**
- 13 **Delinated RV Parking**
- 14 **Buffer Amenity Planting**

— Approximate 1 in 100 year flood capacity

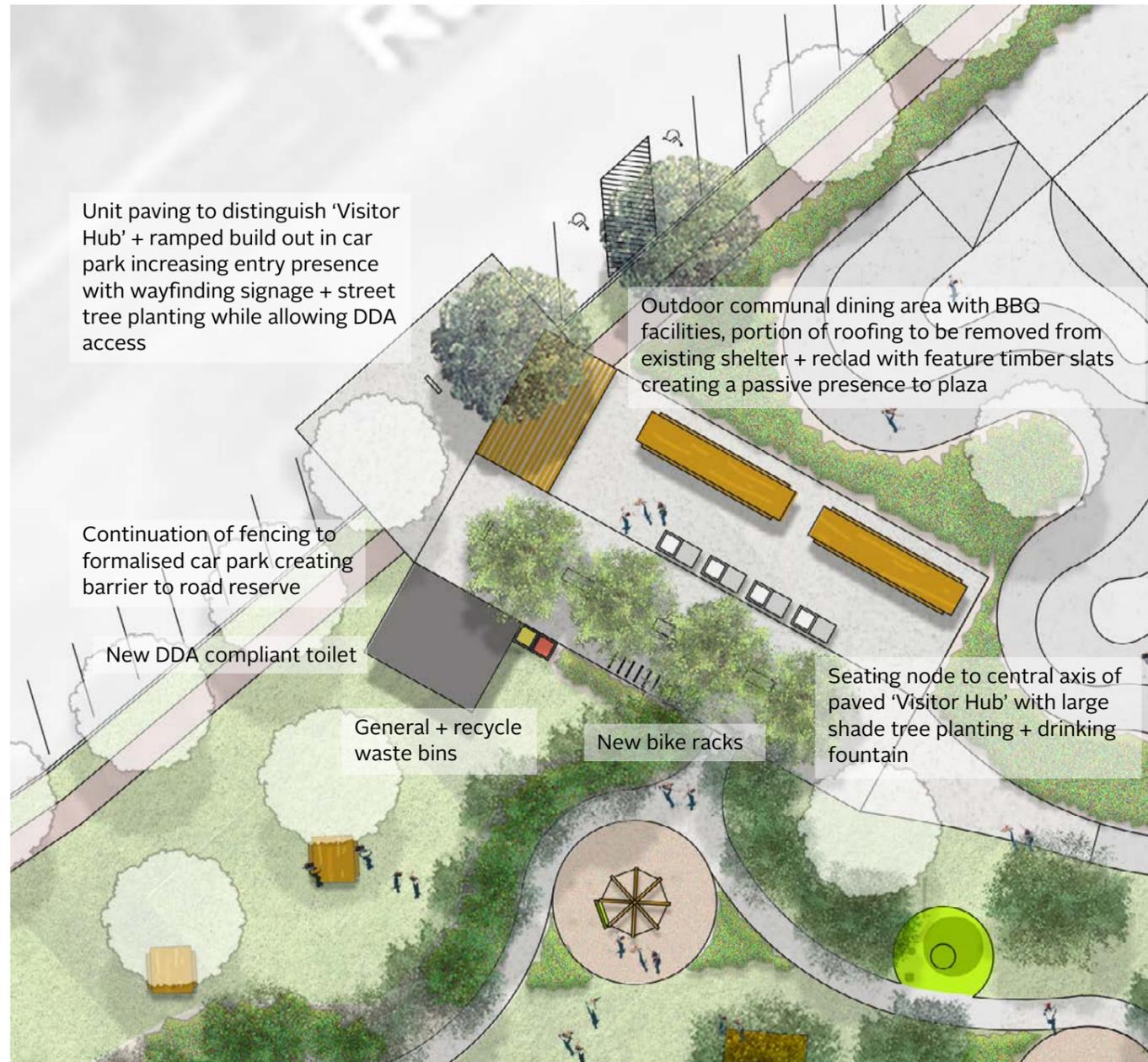


Redevelopment Concept Design

A 'Visitor Hub'



Concept Design Location Plan

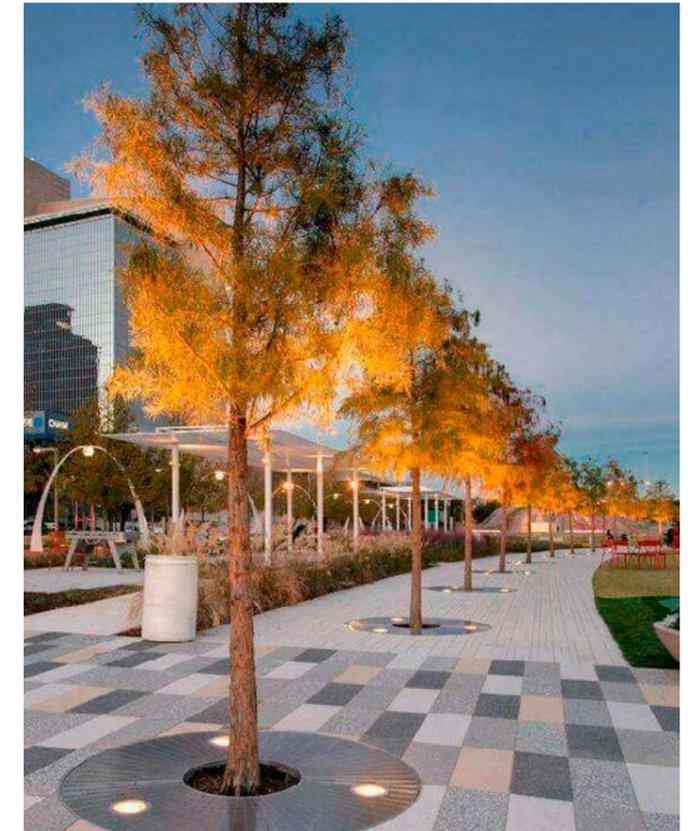


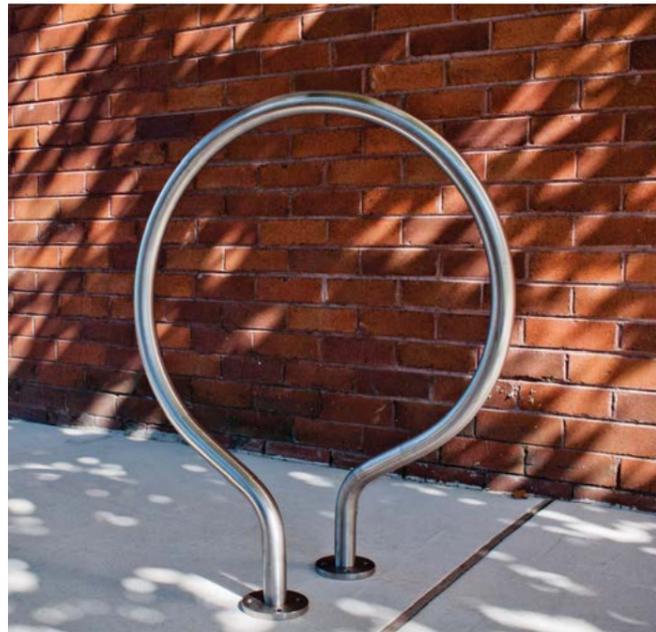
Concept Design

The creation of a new large ramped and paved plaza to the main entry of the park is proposed to strengthen the sense of arrival and provide a distinct hub for visitors. Redesign of existing DDA parking bays will provide two compliant bays to the eastern side of the new paved entry plaza.

The 'Visitor Hub' is proposed to include;

- _ Consistent wayfinding + heritage signage to provide direction + information
- _ Relocation of toilet block + new DDA compliant facilities
- _ New shade trees central to paved plaza with seating to provide a comfortable resting/meeting area
- _ Provision of infrastructure including drinking fountain, bike racks + waste bins
- _ Renovation of the existing barbeque shelter to include the partial removal of the iron roof and installation of timber slats to the western end as an inviting structural entrance to the park. New long communal picnic benches are to be installed along with an upgrade of bbqs and an increase in their numbers.





Redevelopment Concept Design

An iconic play space



Concept Design Location Plan



Concept Design

The iconic play space conceptualisation is defined around providing an attraction to the park that is not just different from other playgrounds in the riverland but can provide an alternative experience within the wider network of play space trails.

- _ An 'In The Trees' theme establishes a point of difference and style of play space with signature elements
- _ Accessible equipment allows for diversity of users
- _ Amenity planting buffers create a passive boundary for parents/caregivers piece of mind without restrictive fencing
- _ High quantity of shade trees enables a cool + green environment
- _ Direct connection to outdoor communal dining area with BBQ facilities enables all day and special event usage
- _ Pedestrian lighting + integrated CCTV surveillance establishes a safer space
- _ Simple but enticing Nature Play elements are provided within a specific area but also individual items are interspersed throughout the entire play space.

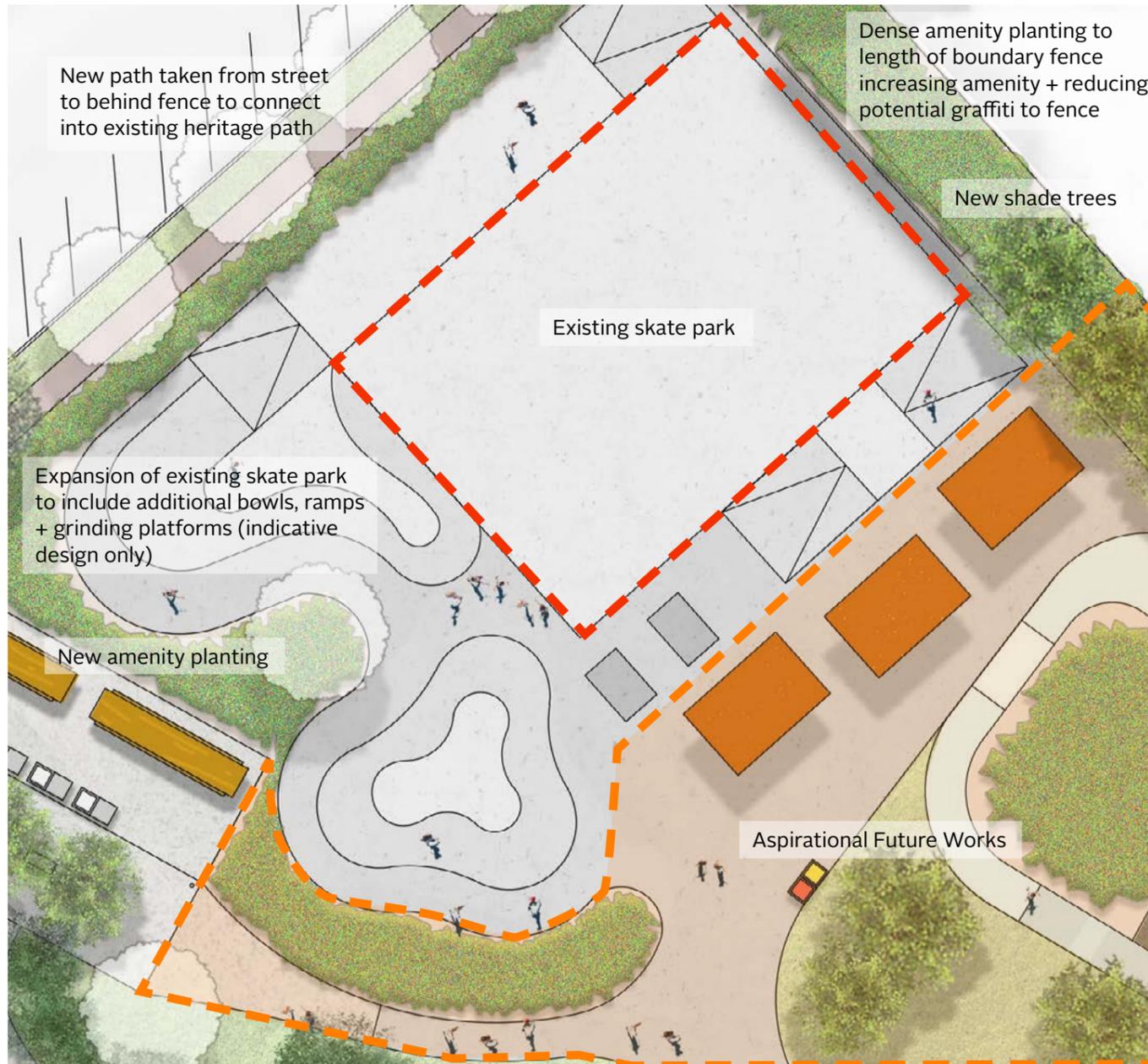


Redevelopment Concept Design

An improved skate park



Concept Design Location Plan



Concept Design

The extension of the skate park is defined by the existing skate park position and heritage path. It proposes the youth focused area is improved with the following elements:

- _ A variety of new skate elements to expand on the existing layout
- _ Dense amenity planting buffers to boundary fence line to reduce vandalism
- _ Shade trees to provide natural shade + cooling to the predominately hardscaped area





Redevelopment Concept Design

Feature + functional lighting



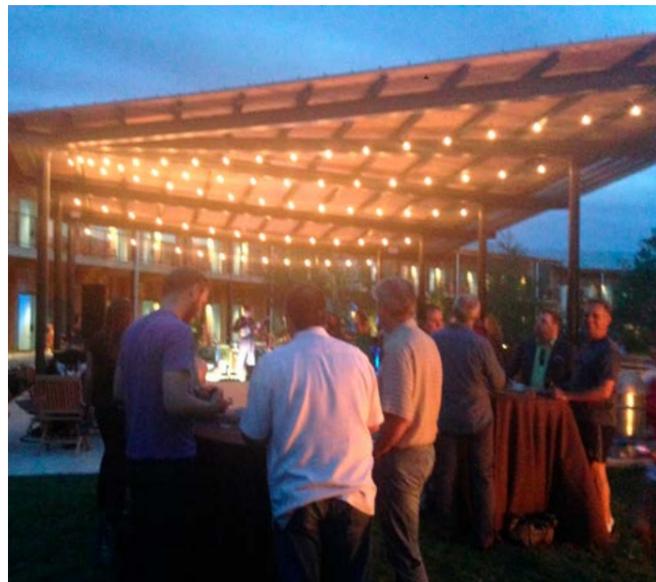
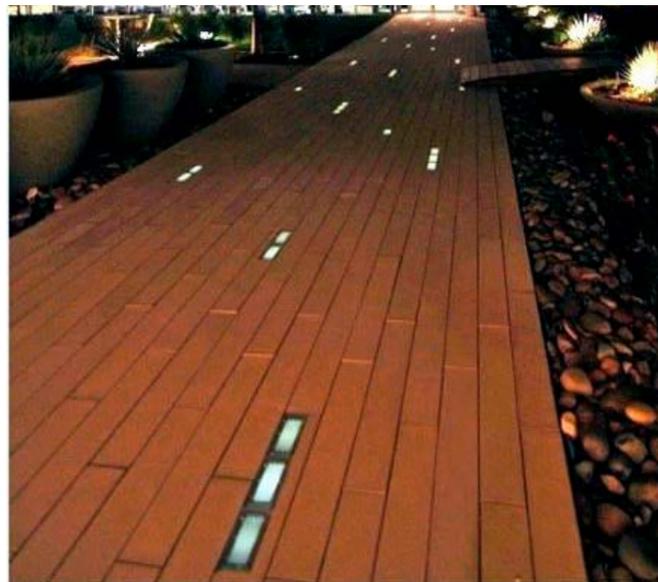
Concept Design Location Plan



Concept Design

The integration of a new feature and functional lighting throughout the park both extended hours of usability and increases visibility allowing a sense of safety + security within the space. The scope of these works is proposed to include:

- _ Festoon lighting set with timer function to communal dining area allowing extended hours of use for visitors
- _ Pedestrian solar powered light poles to major activity areas + length of heritage path
- _ Inclusion of solar bricks to the existing heritage path to enhance railway heritage + highlight timber sleeper inserts
- _ Feature hanging lights, mounted high, to illuminate Plane trees running along Renmark Ave entry to the park

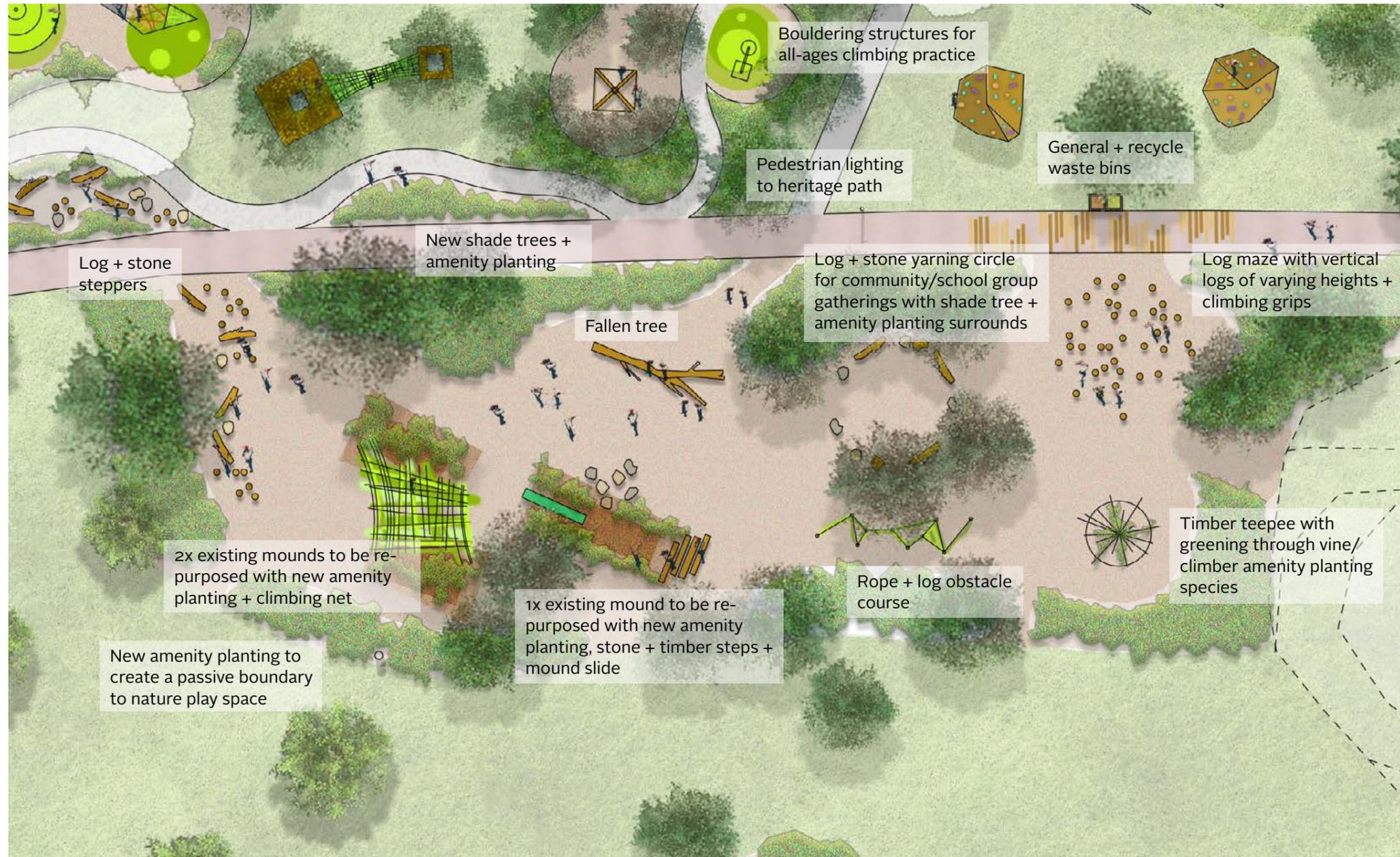


Aspirational Concept Design

An imaginative + educational nature play space



Concept Design Location Plan



The nature play space conceptualisation is defined around providing a natural, imaginative and educational style of play to the park which provides users with a variety of play options for a range of ages.

- _ The re-purposing of existing mounds with amenity planting, natural materials + proprietary equipment
- _ New amenity planting to boundary of nature play space to act as a passive rather than physically restrictive fence
- _ Incorporation of community/group gathering areas to be utilised for education or outdoor classrooms, as well as informal imaginative play elements
- _ Large shade tree planting to establish a comfortable, cool + green environment

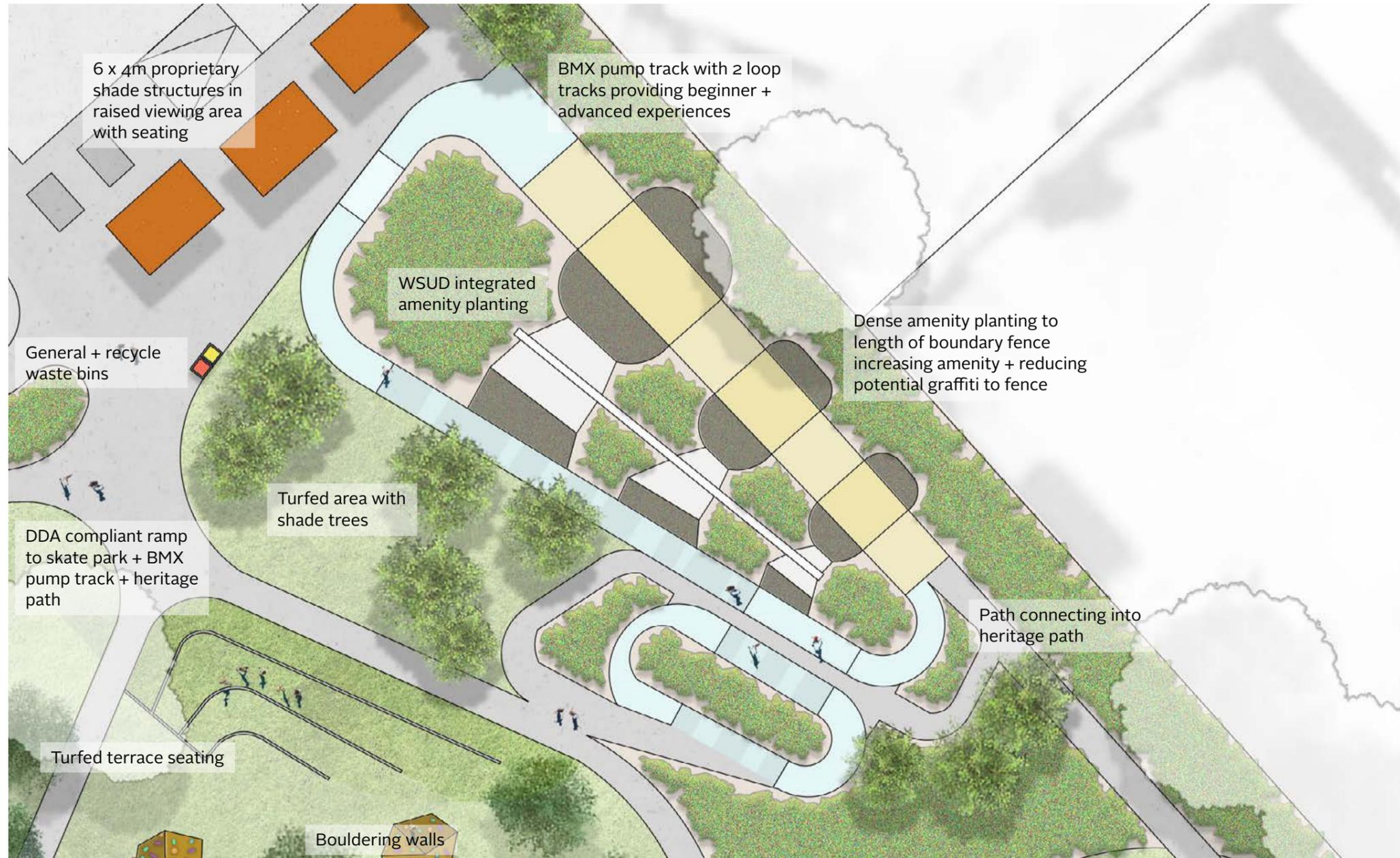


Aspirational Concept Design

A BMX pump track



Concept Design Location Plan



Concept Design

The integration of a new BMX pump track is defined by the existing skate park position and heritage path. It proposes the youth focused area is improved with the following elements:

- _ DDA compliant ramp access ensuring an accessible youth recreational space
- _ Large proprietary shelters with seating that provide a viewing area of both skaters and BMXers + shade
- _ Dense amenity planting buffers to boundary fence line to reduce vandalism
- _ Shade trees to provide natural shade + cooling to the predominately hardscaped area
- _ WSUD planting integrated into the BMX pump track to feed into the existing stormwater detention basin
- _ Dual loop BMX pump tracks to provide a variety of experience levels to all users

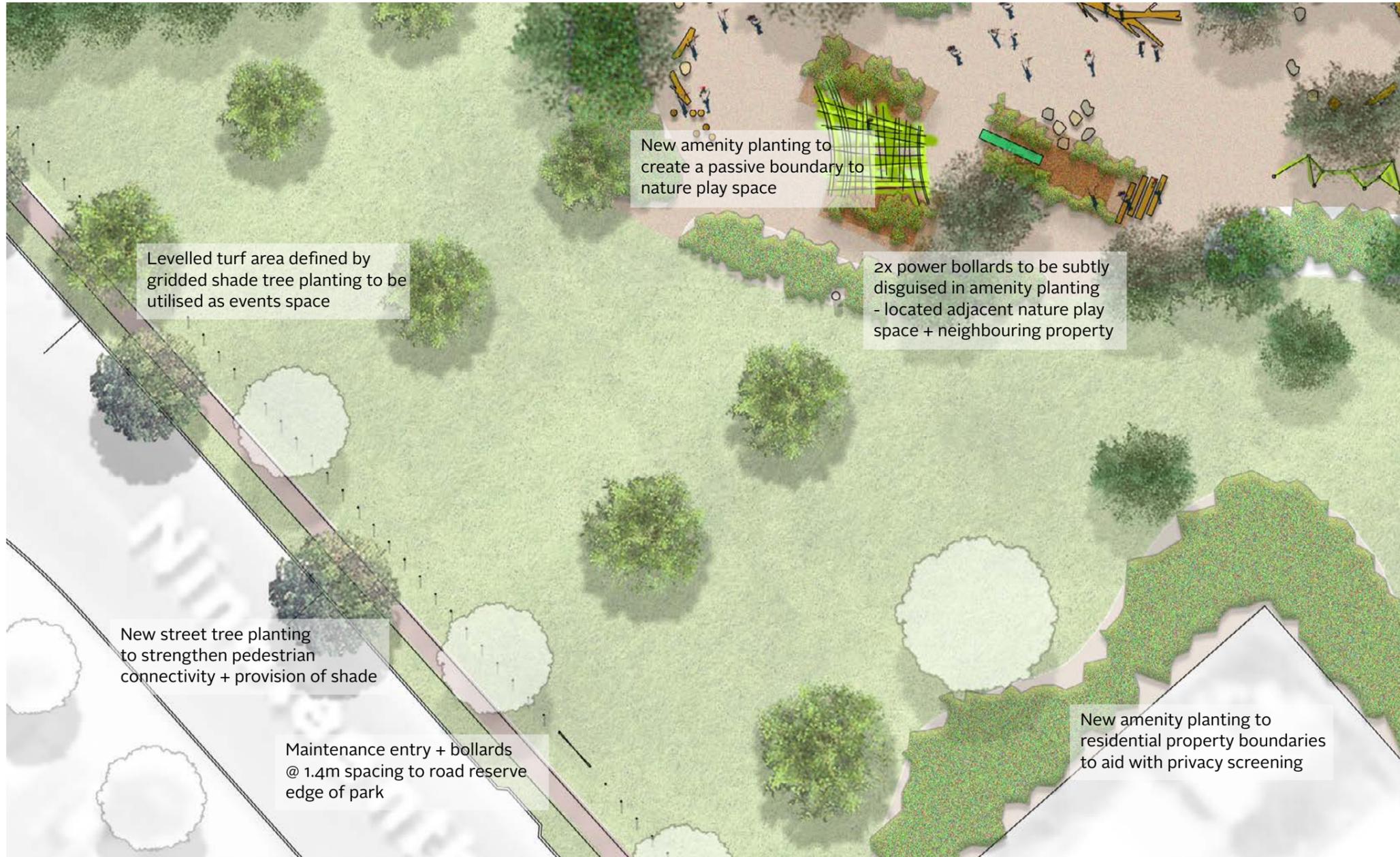


Aspirational Concept Design

A versatile events space



Concept Design Location Plan



Concept Design

A versatile events space enables a range of community of events to be held within the park. To implement this the proposed space includes:

- _ An even grid of tree planting to ensure natural shade is achievable while allowing the configuration of marquees or stalls
- _ Power bollards to provide electricity to sites during events
- _ A buffer of amenity planting to neighbouring residential properties for privacy screening + nature play space for safety
- _ Bollards to maintenance entry + road reserve edge to ensure safety of users during events as well as access when required

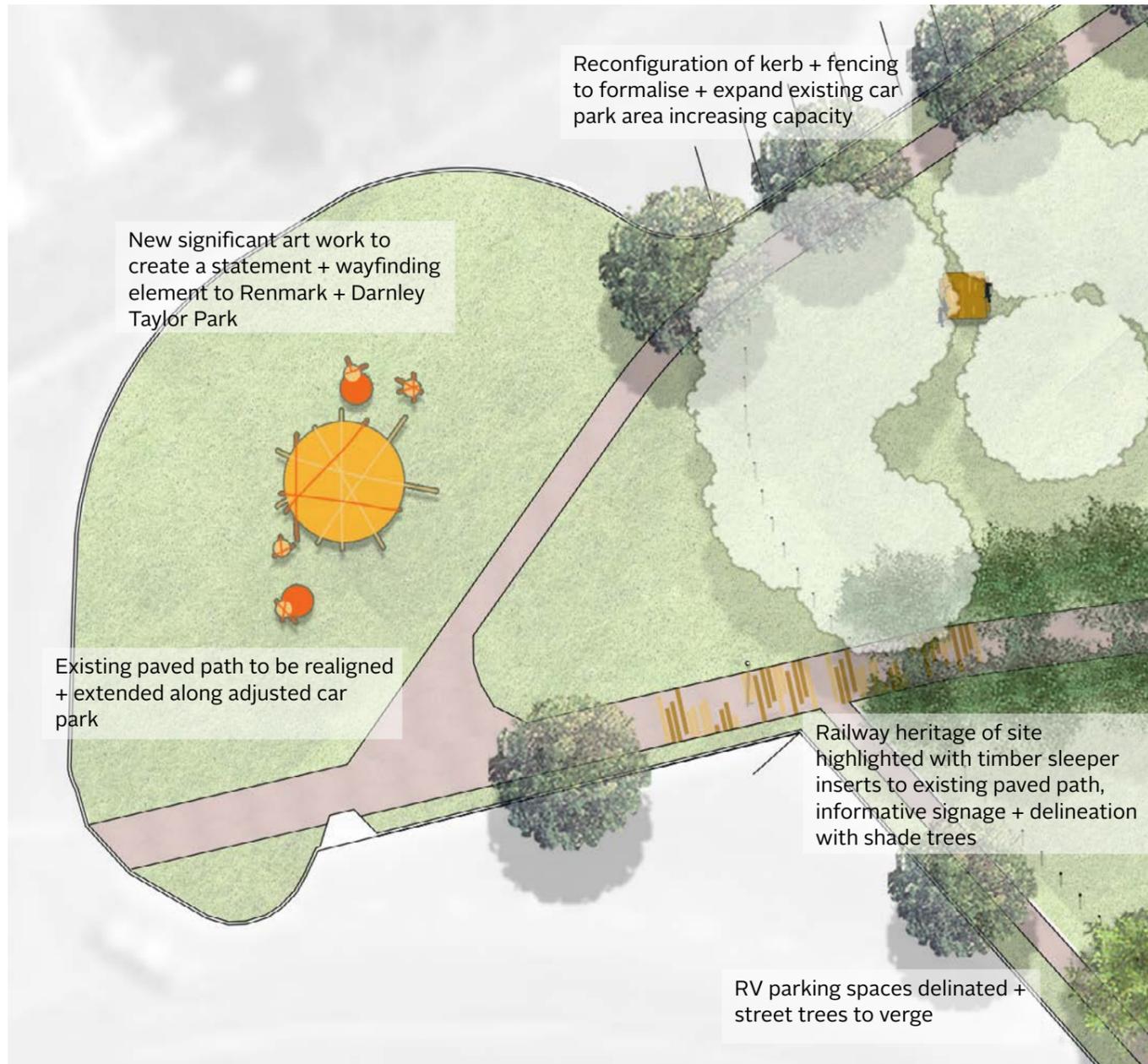


Aspirational Concept Design

An entry statement



Concept Design Location Plan



Concept Design

The formation of an entry statement with a significant art work. The involvement of local artists and community strengthens 'sense of place' for the park. The proposed location interacts with the direct route of visitors entering the heart of Renmark and activates an otherwise underutilised space.

- _ A new locally relevant significant art work creating a talking point + statement for the park
- _ Realignment of the pedestrian path connecting into Renmark Square to run along the length of the formalised car park
- _ Continuation of street trees to provide pedestrian connectivity + shade

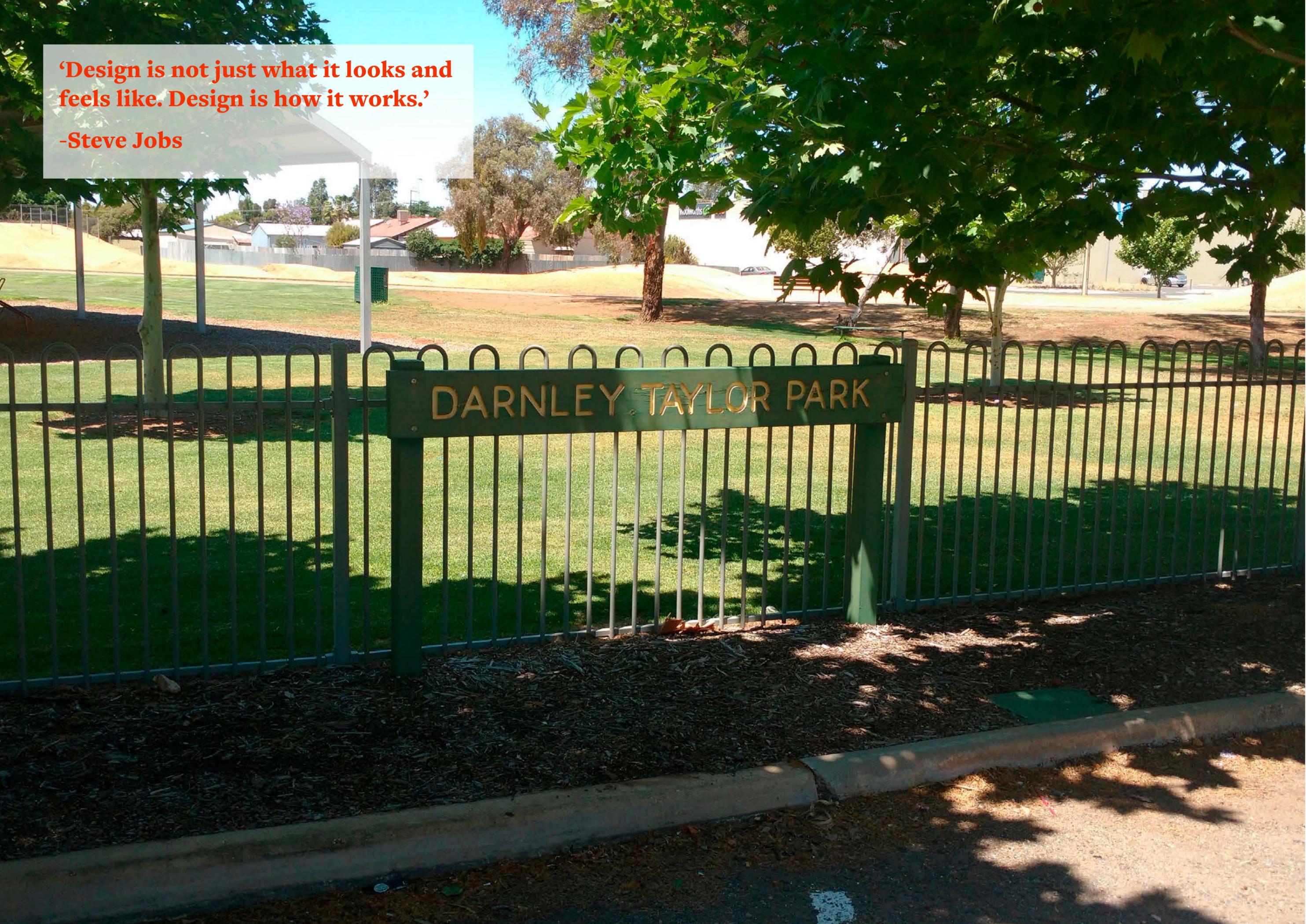




‘Design is not just what it looks and feels like. Design is how it works.’

-Steve Jobs

DARNLEY TAYLOR PARK



8. Management Plan

Community + Stakeholder Input to the Master Plan

The purpose of Community Land Management Plans

The Local Government Act 1999 (“The Act”) introduced the concept of community land. Subject to exclusion from classification and revocation, Section 193 of the Act defines community land as “All Local Government land (except roads) that is owned by a Council or under the Council’s care, control and management.”

A Community Land Management Plan (CLMP) is a document that identifies community land, the purpose for which it is held and dictates how the Council manages the land to which it relates. CLMP provides a means to control future use, development and maintenance of that land.

Section 207 of the Act requires Council to prepare and adopt a Community Register. The Community Land Register includes all of the Council’s community land. The next stage in compliance with the community land provisions under the Act is the implementation of community Land Management Plans.

Pursuant to Section 196 of the Act, the Council must prepare and adopt a Management Plan for its community land if:

- _ The land is, or is to be, occupied under a lease or license: or the land has been, or is to be specifically modified or adapted for the benefit or enjoyment of the community.
- _ A CLMP is required for all parcels of land identified within this plan as it has been identified as having been specifically modified for the benefit or enjoyment of the public.

A CLMP is a legislative requirement for specified community land owned by Council. The plan aims to balance the unique site conditions with community requirements for open space recreation opportunities and facilities.

Darnley Taylor Park Land References

Darnley Taylor Park is comprised of three parcels, one major and two subsidiary parcels. Their land parcel descriptors are;

- _ Plan Parcel: F14131 A1; Title Reference: CT5485/700
- _ Plan Parcel: D55041 A702; Title Reference: CR5823/243
- _ Plan Parcel: D29974 A124; Title Reference: CT5403/346

Role of Council

The Renmark Paringa Council performs its functions in accordance with the Local Government Act 1999, and has a wide range of statutory obligations under state and federal legislation. It is responsible for the management and maintenance of a diverse range of assets, which includes civic buildings, public toilets, community and sporting facilities, playgrounds, open space reserves and drainage reserves.

To ensure that all assets reflect the needs of the community, both now and into the future, the Renmark Paringa Council has developed various strategies including the Open Space Strategy, Tracks and Trails Strategy and Community Development Strategy to guide the development and management. Aims within these strategies include:

- _ review the type, distribution and effectiveness of existing recreation and community facilities and services,
- _ identify existing gaps in assets, service provision and location; and
- _ identify future requirements.

Use and purpose of Darnley Taylor Park

Existing features and infrastructure within the Park include a regional skate park, a toilet facility, two shelter structures which contain a play space and some picnic sets and barbeques. A shaped dirt BMX track is positioned to the western side of the park adjacent to Nineteenth Street. A drainage basin sits adjacent the path which transects the site along the alignment of the old rail line.

The purpose behind the master plan is to build upon all these elements to increase the amenity and opportunities for use within the park. By building upon the existing infrastructure it is envisaged that the community use and value of the park will be raised.

Initial redevelopment will include renovating the current covered barbeque area will improve that facility with the inclusion of a large paved and treed entry plaza alongside. This element can include a relocated, universally accessible toilet, cycle racks, rubbish bins, drinking fountains, signage and seating. It is the principal access point to the reconfigured park.

The current covered play space is removed to enable the development of a new play space adjacent the picnic facilities.

A new iconic and themed play space is located adjacent the barbeque area with additional picnic sets spread under existing shade trees. Additional nature play elements are interspersed throughout the play space to maximise play options and intergenerational activation.

An enlargement of the existing skate park is proposed to include variety of use based around age groups, experience and level of difficulty.

All new infrastructure elements are integrally supported by new tree planting for future shade and native planting to define space and increase amenity within the park.

Possible future and aspirational elements include an enlarged nature play space to the adjacent side of the central path to provide an alternative type and age group play opportunity. Two proprietary bouldering walls and a small amphitheatre for seating and viewing are also proposed within this central grouping of active recreation uses.

Also aspirational is the provision of a greater level of shade and seating to enable comfort and environmental safety inside the skate park. Re-positioning the BMX track adjacent to the skate park and developing a formed and well surfaced track will combine similar uses and interests.

Management issues and performance targets

This section identifies the Council’s performance targets or objectives proposed in this CLMP, and the performance indicators used to measure performance.

Based on legislative requirements, community needs and expectations, and the values and assets of Darnley Taylor Park itself, the following high-level management objectives have been identified:

- _ To manage the land for public recreation in accordance with the overall objectives of the Renmark Paringa Council Community Plan;
- _ To provide and maintain a high-quality recreation facility which meets the needs of the local community and broader District;
- _ To upgrade the existing recreational and cultural environment and the aesthetics of the Park;
- _ To promote natural systems and environmental management within the Park;
- _ To ensure the Park is accessible to the general community;

- _ To cater for people with disabilities within the physical constraints of the Park;
- _ To take a consistent approach to the upgrade and management of Darnley Taylor Park and to maintain all components of the Park to acceptable standards;
- _ To maximise the use of Darnley Taylor Park while minimising any potential conflict between Park users; and

_ To provide for public safety.

This CLMP includes a high-level master plan which establishes a broad framework for more detailed future design to build upon.

Management issues and performance targets relating to the provision for and the maintenance of Darnley Taylor Park are summarised in the table below.

USE OF PARK

<i>Management Issues</i>	<i>Proposals</i>	<i>Performance Targets</i>	<i>Performance Measures</i>
Activation	To manage Darnley Taylor Park to provide a range of recreational opportunities for a variety of users	Ensure all activities are compatible with the function of the park Allow for the use of the park for social activities, gatherings, events and informal games and activities	Levels of user satisfaction Community feedback Diverse range of users

LANDSCAPE CHARACTER

Lawns + Turf	To provide turfed areas to be used by patrons and to add to the amenity of the reserve	To mow turf areas as needed, allowing for seasonal growth rates and required use	Turf maintained in useable condition
Indigenous and native amenity planting	To incorporate local provenance indigenous plant species into landscape themes where appropriate	To identify opportunities for planting and to develop planting plans Monitor existing park trees to be retained	Number of plans developed Number of plants planted Number of species planted Health and structural integrity of mature trees



LANDSCAPE CHARACTER

<i>Management Issues</i>	<i>Proposals</i>	<i>Performance Targets</i>	<i>Performance Measures</i>
Trees	To maintain appropriate tree cover for amenity and habitat	Reserve to be included in annual planting programmes	Number of trees planted on reserve
Shade	To provide adequate shade in park to enable use throughout the day during summer	To provide shade in high use areas through tree planting and/or shade structures	Shaded areas created near facilities and seating
Weeds	To maintain effective weed control	To control and report on proclaimed pest plants as required To control seasonal growth of annual weeds	Proclaimed plants controlled Scheduled weed control program completed
Litter	To maintain park in a tidy state free of litter	To remove litter from park during regular scheduled maintenance To provide adequate bins throughout park To provide opportunities for community involvement in Clean up Australia Day	Park maintained free of excessive litter Number of community groups involved

LANDSCAPE CHARACTER

<i>Management Issues</i>	<i>Proposals</i>	<i>Performance Targets</i>	<i>Performance Measures</i>
Graffiti	To maintain park free from graffiti (other than designated area for street art)	Offensive graffiti to be removed within 1 working day of report being received Inoffensive graffiti to be removed within 3 working days of report being received	Graffiti removed within specified timeframes
Irrigation	To provide irrigation systems to maintain parks for public use and enjoyment	To sustain turf to standards required for active/passive recreation pursuits To provide drip irrigation as required to garden beds Irrigation systems to meet requirements determined by water restrictions Best sustainable practices to be implemented	Irrigation functioning within approved hours Irrigation maintained to avoid water wastage

ACCESS

Paths	To provide bicycle tracks and footpaths for the use of public	To maintain tracks and footpaths in serviceable condition	Maintenance completed as required
Driveways / Vehicular Access Points	To provide driveways, crossovers, boom gates as required for vehicles Controlling vehicle access to limited locations	To ensure that all vehicular access points are maintained in a reasonable condition and remain easily accessible	Regular inspection as part of scheduled park maintenance processes

ACCESS

<i>Management Issues</i>	<i>Proposals</i>	<i>Performance Targets</i>	<i>Performance Measures</i>
Parking Areas	<p>To provide parking areas for use by public</p> <p>To provide minimum of two DDA bays to Renmark Avenue car parking bays</p>	<p>To ensure that parking areas can be accessed and utilised by all people</p> <p>To ensure that parking areas can be accessed and utilised by all people</p>	<p>Parking area condition monitored regularly and as required</p> <p>Ensure parking is used appropriately through compliance</p> <p>Maintenance to line marking and bollards as required</p>
Universal Access	<p>To provide access routes through park which comply with universal design guidelines and AS1428</p> <p>Provide DDA compliant infrastructure including BBQs, drinking fountains, picnic tables toilets and play elements</p>	<p>To maintain DDA paths, surfaces and facilities in good condition</p>	<p>Regular inspection as part of scheduled park maintenance processes</p> <p>Maintenance completed as required</p>

RESERVE INFRASTRUCTURE

General	<p>To provide reserve infrastructure which may include, but is not limited to, shelters, barbecues, bins, benches, signage, lighting, monuments etc for the benefit of members of the public</p>	<p>To ensure the infrastructure is in reasonable condition to be utilised by patrons</p> <p>Consider removal and/or replacement of inappropriate, damaged or dilapidated structures</p>	<p>Infrastructure listed in asset database</p> <p>Inspection of assets and maintenance as required</p> <p>Removal and/or replacement of old/inappropriate structures where practical</p> <p>Forward budget allocations for infrastructure replacement</p>
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RESERVE INFRASTRUCTURE

<i>Management Issues</i>	<i>Proposals</i>	<i>Performance Targets</i>	<i>Performance Measures</i>
Public Toilets	To maintain public toilet facilities	To ensure that public toilets are maintained to a high standard To ensure that new public toilets comply with best practice universal access guidelines and standards	Regular inspection and maintenance of public toilets in conjunction with an ongoing building inspection process.
Playgrounds	To provide playground equipment to be used for public recreation Create opportunities to assist childhood learning and development To provide equipment specifically designed for early childhood, pre-teen and teenage groups as well as universal access elements	To ensure that all playgrounds and surrounding areas are maintained to an acceptable standard To ensure that all playgrounds are operating correctly and do not pose a safety hazard To maintain an accurate inventory of all playground equipment	Monthly inspections of all playground equipment and surrounds and maintenance actioned as required Inventory updated as Required Forward budget allocations for play element replacement
Skate Park / BMX Track	To provide skate tracks and/or BMX parks for use by members of the public	To ensure the track/park and associated areas and structures are maintained in a reasonable condition	Regular inspection and maintenance of tracks, related areas and structures

RESERVE INFRASTRUCTURE

<i>Management Issues</i>	<i>Proposals</i>	<i>Performance Targets</i>	<i>Performance Measures</i>
Bouldering Structures	To provide proprietary bouldering structures for use by members of the public	To ensure the base structures and climbing grips are maintained to an acceptable standard, are securely affixed and do not pose a safety hazard	Regular inspection and maintenance of structures, grips and all fixing elements
Fencing	Erection of fencing throughout and around the perimeter of the reserve to bound the site from adjoining land and road frontages, where necessary	To ensure all fencing is maintained to a reasonable standard	Regular inspection and maintenance of fences as required
Electricity / GPO	To provide power to reserve infrastructure to maximise the utility of the reserve for public use	Ensure all power connections are provided in compliant runs, fixtures and fittings Provide lighting throughout reserve to agreed time limitations by Council and SAPOL as required Electrical defects repaired within 1 working day if defect poses high risk to the public 5 working days if low risk to public	Regular inspection and maintenance of elements as required and within agreed timeframes

HERITAGE, MEMORIALS, MONUMENTS + PUBLIC ART

<i>Management Issues</i>	<i>Proposals</i>	<i>Performance Targets</i>	<i>Performance Measures</i>
Signage including Heritage and Bio-diversity	Preservation of natural, cultural and especially indigenous heritage	To ensure that natural and cultural heritage aspects are preserved	Identification and preservation of cultural assets including indigenous heritage
	Identification of elements to be developed within an integrated signage strategy and suite		Identification and protection of biodiversity assets
			Public education of cultural and bio-diversity uses within reserve

HERITAGE, MEMORIALS, MONUMENTS + PUBLIC ART

<i>Management Issues</i>	<i>Proposals</i>	<i>Performance Targets</i>	<i>Performance Measures</i>
Art and Sculpture	Pursue opportunities to install appropriate public artworks in park	To ensure that any art is appropriate for the location	Increase in the amount of Public Art installed within Renmark
			Maintain quality and safety of art and sculpture via regular inspections and maintenance as required
Memorials / Monuments	Provision or memorials or monuments as a mark of respect for and tribute to events and/or people	To ensure the memorials and/or monuments are kept in a neat, tidy condition	Identification and rectification of any problems as they arise

DRAINAGE

General	Installation of drainage infrastructure as required to manage reserve and / or surrounding land stormwater	To ensure drainage channels are unobstructed, act as part of Council's larger drainage network and do not pose a safety hazard to members of the public	Periodical inspection of drainage infrastructure and rectification of any problems identified
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LEASES / LICENCES

<i>Management Issues</i>	<i>Management Issues</i>	<i>Performance Targets</i>	<i>Performance Measures</i>
General	To allow the lease / licence of the whole or any part of the land and improvements as deemed appropriate by Council	To negotiate lease / licence agreements with organisations and / or members of the public for the use of the Council park and associated facilities To ensure any lessees / licensees meet the terms and conditions of the agreement	Maintenance and regular update of a lease / licence register
Permits	To provide permits to enable specified use of the land or a portion of the land	To monitor the issue of permits to members of the community so that fair use of the facilities is achieved To ensure park use is consistent with CLMP objectives	Maintain records of permits issued and monitor use

SAFETY + RISK MANAGEMENT

General	To identify, measure and manage potential hazards in a timely manner to minimise exposure to complaint, compensation claim and litigation	Undertake soil assessment and an assessment of groundwater beneath the site in accordance with NEPM 2013	Confirmation of minimisation of health risks to park users
	Ensure all planting is designed to Crime Prevention Through Environmental Design (CPTED) guidelines	Continue to carry out an inspection program to identify and eliminate all potential hazards	Reduction in numbers of complaints and claims
	Install CCTV to SAPOL guidelines		Increase responsiveness to unruly behaviour

‘It is not enough that we build products that function, that are understandable and usable, we also need to build products that bring joy and excitement, pleasure and fun, and , yes, beauty to people’s lives.’

-Don Norman



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