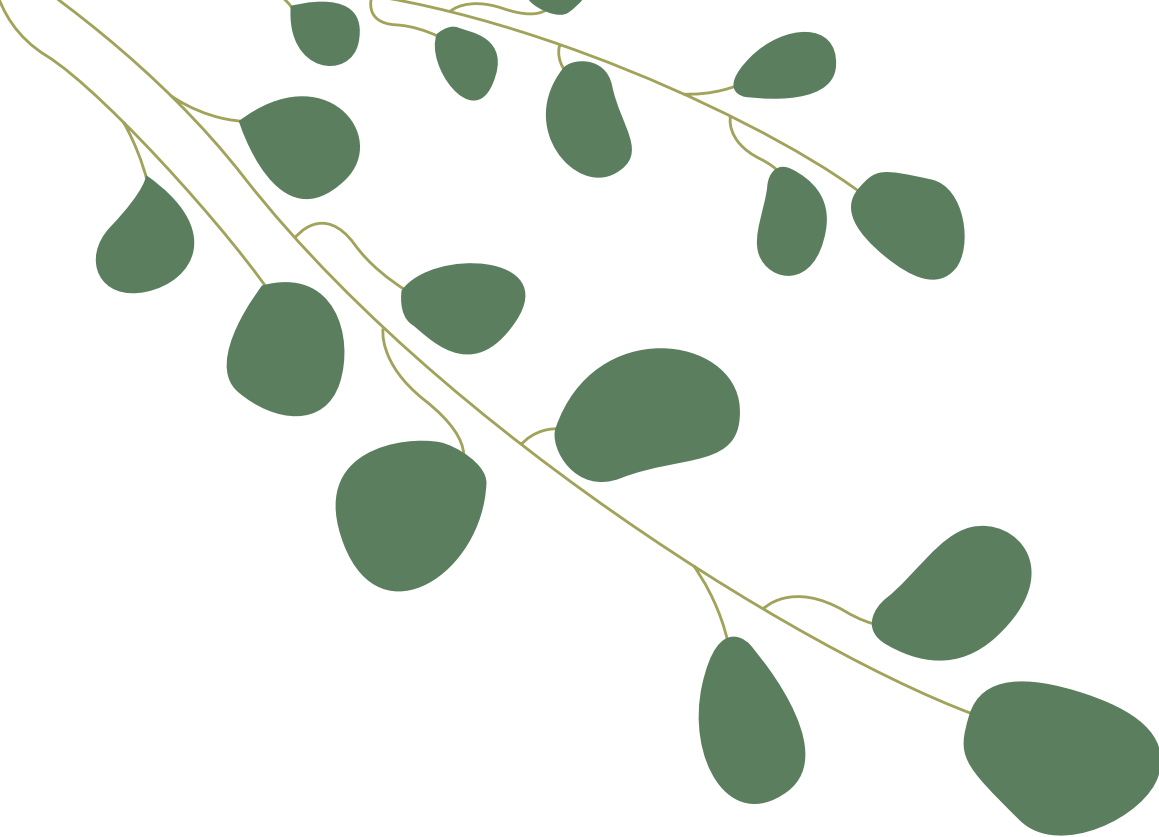


NORTH UNLEY PARK

DRAFT MASTER PLAN



THE CITY of
Unley



Kaurna Acknowledgement

We would like to acknowledge the City of Unley is part of the traditional lands for the Kaurna people and we respect their spiritual relationship with their country. We acknowledge the Kaurna people as the traditional custodians of the Adelaide region and that their cultural and heritage beliefs are still as important to the living Kaurna people today.

Prepared by the City Design Team for the City of Unley

DOCUMENT HISTORY AND STATUS

	DATE	AUTHOR	REVIEW	DETAILS
V1	14/01/2022	J Fong	B Willsmore	Draft for Council Report
V2	24/01/2022	J Fong	B Willsmore	Draft for Council Report
V3	01/03/2022	J Fong	B Willsmore	Draft for Consultation
V4	03/05/2022	J Fong	B Willsmore	Draft for Council Report
V5	08/06/2022	JFong	B Willsmore	Draft for Council Report

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- 01 Introduction
- 02 Understanding Unley and North Unley Park
- 03 Community Consultation Summary
- 04 Design Principles and Design Directions
- 05 Master Plan Key Actions
- 06 Implementation

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- 09 Community Consultation Summary Phase 1
- 10 Community Consultation Summary Phase 2



INTRODUCTION

The North Unley Park Draft Master Plan sets out the long-term vision for the park for the current and future recreational needs of the community of the City of Unley.

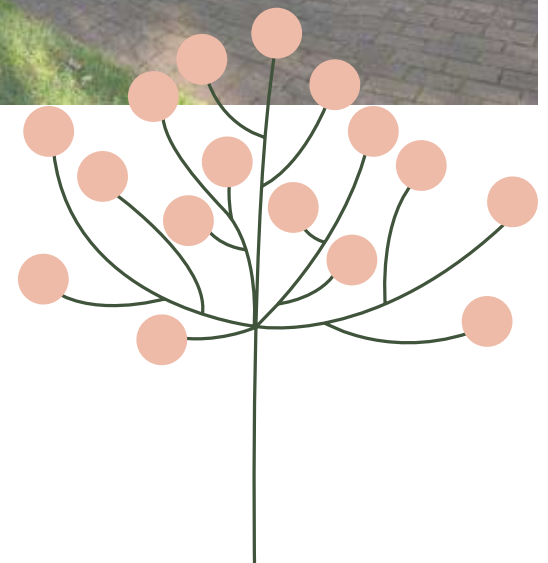
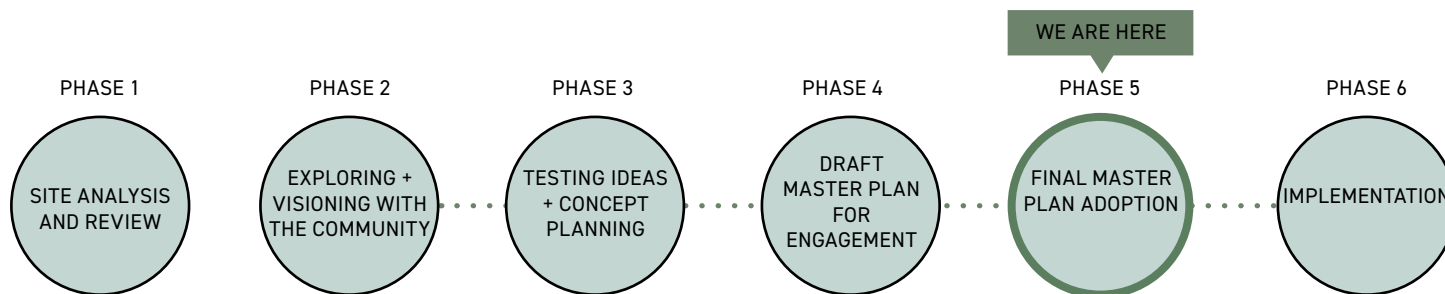
The Plan is intended to act as both a resource and an aspirational guide for the community and Council. Working collaboratively with the local community and key stakeholders to provide a socially inclusive environment and shared flexible spaces.

The City of Unley undertook engagement to understand and appreciate the range of community and experiences and to develop a shared vision for the future of North Unley Park.

The Master Plan brings together key ideas and values from the community and builds on the strengths of the park. The plan provides a holistic approach to the development of the park as funding opportunities arise and ensure staged development of the park is realistic and achievable.



THE PROCESS TO FAR



UNDERSTANDING UNLEY



NEIGHBOURHOOD CONTEXT

North Unley Park is located at 237 Young Street, Unley and is nestled in between the suburbs of Unley, Wayville and Goodwood. The park is situated within a 5 minute walk from business districts (Greenhill and King William Road), and a mix of residential housing.

North Unley Park is classified as a Neighbourhood Park and provides the only greenspace within its 400m catchment area in the City of Unley. The wider catchment area of 800m provides greater access to the South Park Lands (Regional Park) and offers two

Neighbourhood Parks (Le Hunte Reserve and Soutar Park) and one Local Park (Morrie Harrell Reserve).

The Walking and Cycling Plan identifies Young Street as an east-west neighbourhood 'low traffic' bike route within the Unley area, linking to Glen Osmond Road to the east and the Mike Turtur Bikeway to the west.

The Park Lands Creek is another important aspect of North Unley Park which captures downstream flows from the flood managements projects currently undertaken in South Park Lands.

- Young Street 'low traffic' neighbourhood bike route
- Mike Turtur Bikeway
- Glen Osmond Creek Linear Trail (walking cycling Plan and Open Space Strategy)
- Woods/Weller Bike Boulevard
- Future strategic connections
- Parklands Creek
- Catchment Area
- Bus Stop King William Road
- Tram stop
- Neighbourhood Park
- Local Park

UNDERSTANDING NORTH UNLEY PARK



EXISTING CONDITIONS

North Unley Park is a fully enclosed park measuring 4533sqm in size. It has one formal entry/ exit from Young Street.

The City of Unley’s ‘Living City Open Space Strategy’ outlines the strategic importance of this park and elevates North Unley Park as a Neighbourhood Park status and the role of the Park within the wider region. It also references the need for improved access and naturalisation of the creekline.

The Councils Community Land Management Plan has identified it as a Minor Park category and the role the park plays in the City of Unley context, as well as acknowledge the physical form

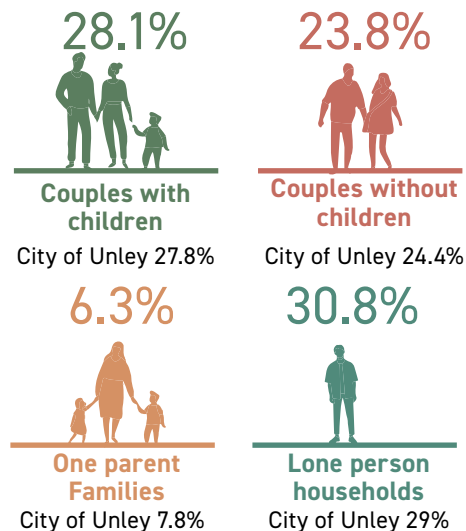
and capacity for use. The irregular shape of the park and stormwater management creates the need for several shared land easements with adjoining properties. This includes an easement for unrestricted right of way over the laneway to Killicoat Lane. Another two easements were created with 53 and 59 King William Road to help manage the stormwater of the Park Lands Creek.

The park features open grass areas for recreational uses and dog off-leash purposes, a small fenced playground, public toilets, a BBQ, and various park furniture arrangements. The Park Lands Creek runs through the site however is fully fenced

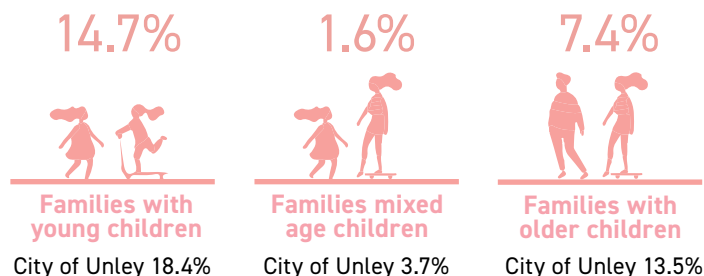
- | | | | |
|----|---|----|--|
| 01 | Existing playground | 06 | Potential access through easement on private land to King William Road |
| 02 | Existing toilet block | 07 | Paved footpath |
| 03 | Lot 12 Laneway access to Killicoat Street (right of way easement) | 08 | Main entry from Young Street |
| 04 | Lot 53 Knox Court Strata with 37 properties | 09 | BBQ and picnic table |
| 05 | Lot 59 Strata with 3 properties | 10 | Park Lands Creek |
| | | 11 | Footbridge |
| | | 12 | Half basketball court |

UNDERSTANDING NORTH UNLEY PARK

HOUSEHOLD STRUCTURE AROUND NORTH UNLEY PARK



AGE OF CHILDREN

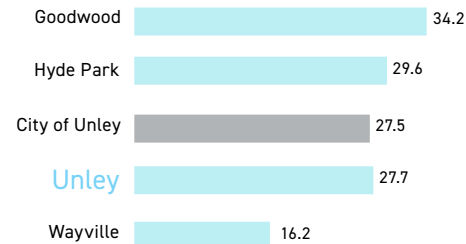


Young children:
Children aged under 15 only

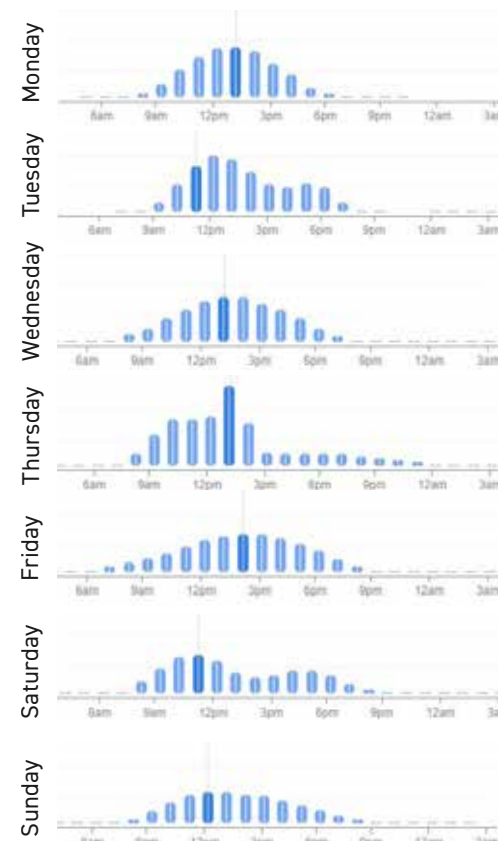
Mixed age children:
One or more children under 15 and one or more children over 15 (must have 2 or more children)

Older children:
Children aged 15 and over only

POPULATION DENSITY (PERSONS PER HA)



GOOGLE POPULAR PARK TIMES DATA



Data Source
Google 2021

The demographic data from the 2016 census highlights the higher percentage of families with children (28.1%) have children under 15 years old (14.7%).

In comparison couples without children (23.8%) and people who live in single households (30.8%) account for more than half of the potential user profile.

These results highlight the importance of providing socially inclusive environments and shared flexible spaces for varied ages in the community.

Google Usage Data

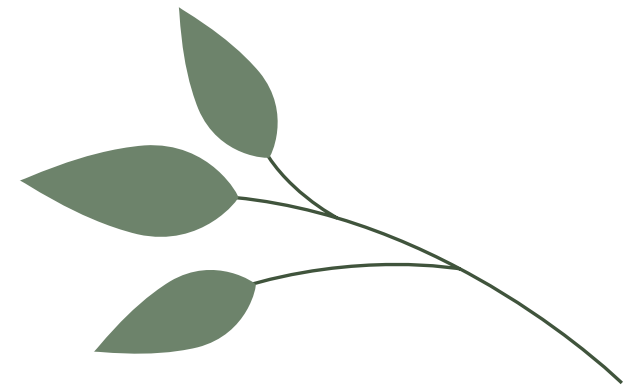
The data collected from Google was used to determine popular times, and visit duration. Google uses aggregated and anonymized data from users who have opted in to Google Location History. It should be noted this data is a specific sample size of users and may not be an accurate representation of all daily user.

The average length of stay according to Google is up to 25 minutes and peaks during the lunchtime period of 12 - 2pm. The proximity to nearby business precincts may contribute to this peak.

COMMUNITY CONSULTATION SUMMARY

PHASE 1

PHASE 2



ABOUT THE CONSULTATION PHASE 1

The City of Unley undertook community consultation to understand and appreciate the range of views and experiences and to develop a shared vision for the future of North Unley Park.

Phase 1 began as Council-led community consultation in Aug-Sept 2021 to explore the types of experiences and views of the park. There was great local interest and participation in the engagement process with over 150 people contributing through face-to-face and online methods. This included the facilitation of 2 reference groups with 25 participants, internal stakeholder groups, 48 responses to the Online survey, over 80 attendees at the community engagement day, and 185 visits to the YourSay website.







There were some differing views about the future of the Park. A common theme throughout the engagement referenced the experience with the creek, safety, and improvements to the visual amenity and facilities.

90+
ideas and
comments

48
online
surveys

185
YourSay
Site visits

PHASE 1 COMMUNITY CONSULTATION - WHO WE ENGAGED

	HOW WE ENGAGED	WHO WE ENGAGED
ONLINE	YourSay Unley Online Portal  <ul style="list-style-type: none"> Letter package with reference to website yoursay.unley.sa.gov.au/northunley Online survey about how they currently use the park and the opportunities Ideas pin board and interactive drop pin map September 2021 	<ul style="list-style-type: none"> 48 registered respondents 185 YourSay page visits 20+ drop pins
	Social Media  <ul style="list-style-type: none"> Facebook and Instagram posts were used to promote the Community Engagement Days Adelaide East Herald article 23 Sept 2021 	<ul style="list-style-type: none"> Facebook Posts reached over 700 users and engagement with over 77 users Instagram Posts reached 500+ followers and 13 likes.
	Information Posters  <ul style="list-style-type: none"> Five locations were selected around the site and main streets to install information posters for both the online survey and community engagement day. September 2021 	<ul style="list-style-type: none"> Pedestrians, cyclist and drivers
IN PERSON	Targeted Reference Group Sessions  <ul style="list-style-type: none"> Living Young Reference Group Active Aging Alliance Group Understanding different user groups and what the needs and preferences 	<ul style="list-style-type: none"> 25 Participants 80 + comments and ideas
	Community Engagement Day  <ul style="list-style-type: none"> An Engagement Day 12th September, 12- 3pm, registration through eventbrite 3 discovery stations throughout the park to ensure a COVID safe event and gather ideas throughout the day. Council offered a chance to win a \$50 Capri Cinema Voucher as well as free ice cream and donuts 	<ul style="list-style-type: none"> 80+ Participants and conversations 90+ Ideas
	Key Internal Stakeholders  <ul style="list-style-type: none"> City of Unley Elected Members Workshop One on one meetings were held with key internal stakeholders September 2021 	<ul style="list-style-type: none"> 16 participants

WHAT WE HEARD PHASE 1

From the feedback we heard several key themes were important to the community . We used these to inform the development of the Master Plan.

We heard the community values the proximity and locality of North Unley Park and the peaceful nature of the place. During the engagement process most participants recognised the need for improvements within the Park.



Improving the experiences with the creek and natural amenity

- Celebrate the creek line by removing the fence to create opportunities to interact with it
- Interaction with the water
- Enhance the biodiversity of the creek
- A more accessible bridge and alternative ways to cross the creek
- Maintain the flood management requirements of the creek within the Park.



Improving safety within North Unley Park

- Increase accessibility and improve entry / exit points across the park.
- Increase passive surveillance across the park.
- Investigate options to address history of antisocial behaviour associated with the existing toilet block.



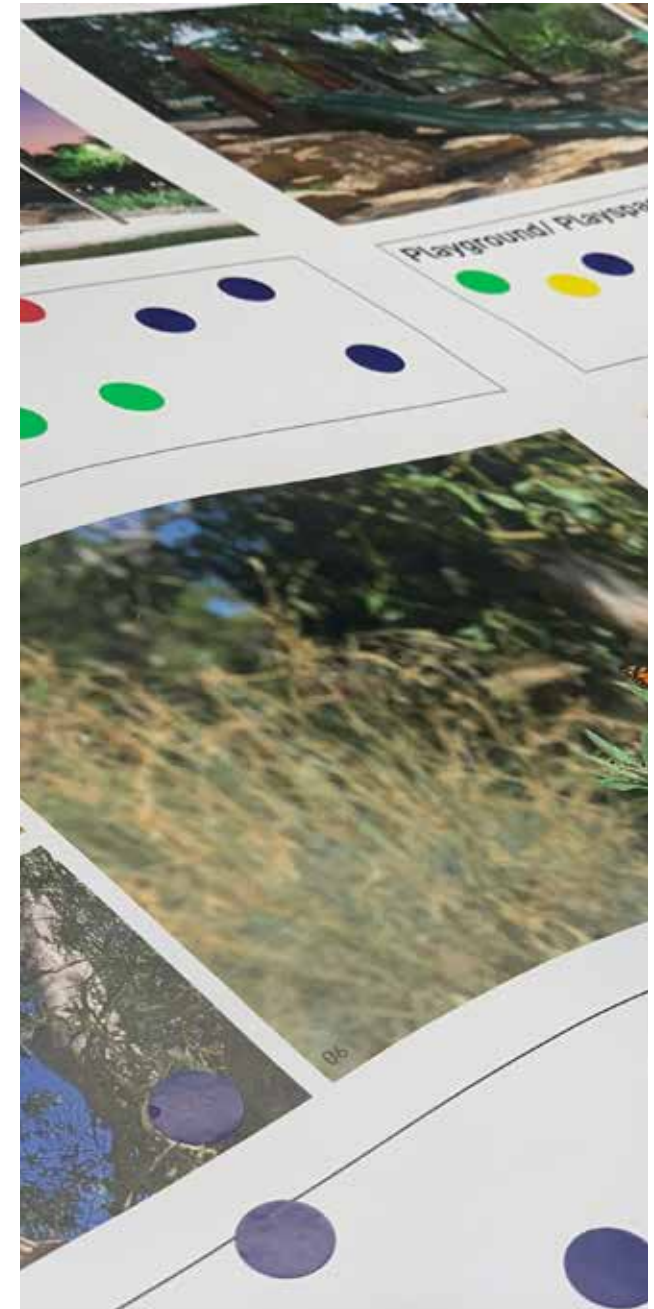
Improving the range of experiences for the local community

- Provide more adventurous play areas or nature play, to suit a greater range of ages.
- Introduce whimsical garden or shared garden experiences.
- Retain and enhance mixed-use half court and support with additional fitness equipment.
- Enhance existing pathway to support safe scooter/bike riding loop.



Improving facilities for social gatherings, picnics, barbecues and all-weather access

- Ensure equal access to all facilities and amenities.
- Provide new gathering spaces with increased seating and shelter.
- Increase the tree canopy for shade and habitat creation.
- Relocate or replace existing toilet with a smaller, secure toilet facility.



ABOUT THE CONSULTATION PHASE 2

Phase 2 consultation period was undertaken between March and April 2022 using both online and in-person methods. This consultation process was to test the ideas and create more community awareness of the proposed draft Master Plan and seek community feedback.

The Draft Master Plan set out 4 key design principles, supported by 4 design directions and 15 actions to achieve the desired change over a 10-year time frame.

The survey results captured 46 respondents and the drop-in sessions had over 30 participants and discussions.

Some common trends in the feedback and views expressed included the following:

- Strong support for increasing green canopy across the park particularly to increase privacy along the neighbouring fences and a consistent coloured fence.
- Support for replacing or refurbishing the existing toilet facility.
- Support for a new central shelter and upgraded picnic facilities.
- Support for improving areas of

the park which have overgrown vegetation to ensure clearer sight lines and passive surveillance.

- Support for a central playground space.
- Support for improving the experience with the creek, however, some views expressed further investigation into flood management of the creek.
- Some expressed views to simplifying some of the proposed components particularly the terrace garden and creating better bridge access to the underused western quadrant of the park.
- Some views highlighted the need for flexibility in the park with the retention of open grass areas and continuing to cater to dog users in the proposed improvements.
- Some suggested to formalise the Young Street entry and create more of a slow point along Young Street. However, through further traffic data analysis of Young Street a slow point was not deemed suitable.
- Some views expressed had concerns regarding safety and privacy with the proposed opportunity of access through to King William Road and the laneway to Killicoat Lane.

PHASE 2 COMMUNITY ENGAGEMENT

ONLINE

YourSay Unley Online Portal



- www.yoursay.unley.sa.gov.au/northunley
- Online survey about the Draft Master Plan
- March 2022

- 46 registered respondents
- 87 YourSay page visits

Social Media



- Facebook and Instagram posts on March 10 2022 were used to promote the drop in sessions and survey

- Facebook Posts reached over 180 users, 200 post impressions
- Instagram Posts reached 150+ followers.

Information posters and postcards



- Eight locations were selected around the site and main streets to install information posters for both the online survey.
- Information postcards sent to businesses and households within 500m of the park.
- March 2022

- Pedestrians, cyclist and drivers
- 500+ Local businesses and residents

IN PERSON

Targeted online Engagement



- Targeted emails to key reference groups;
- Living Young Reference Group
- Active Aging Alliance Group
- Participants from phase 1 engagement
- Presentation and conversations with Key stakeholder groups.

- 2 reference groups
- 1 Key stakeholder group
- 48 direct emails to phase 1 participants.

Targeted Drop in Sessions



- 3 scheduled drop in sessions were proposed at the Park:
- 16th March (6:00 - 6:45pm) Cancelled due to wet weather
- 17th March (12:00 - 12:45pm)
- 17th March (5:30 - 6:15pm)

- 30+ Participants and conversations
- 4 phone call conversations

Key Internal Stakeholders



- Meeting were held with key internal stakeholders
- March - April 2022

- 5 participants and conversations

RECENT CHANGES TO THE DESIGN

PREVIOUS DRAFT DESIGN



What Community Said...



- Some views indicated the need for more flooding protection measures.
- Some members of the community prefer a simplified terrace to view the creek with less risk of water overflow from the creek.
- Some views highlighted the need for flexibility in the park with the retention of more open grass areas. The draft design has 860 sqm of open grass area.



- Some views expressed concerns any changes would need to continue to cater to dog users and reference them in the plan.
- Sightlines and visibility across the Parklands creek and ability to access the western quadrant of the park is important.
- Some views expressed strong concerns about safety and privacy with the proposed opportunity to access King William Road.

FINAL DESIGN



More Natural Park



More Active Park



More Green Park

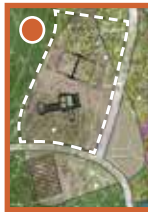


More Accessible Park

Changes we've made....



Parklands Creek
Simplified the creek landscape setting with a seating wall overlooking the creek and maintained the level of existing flood management.



Playground
The proposed playground has a smaller footprint for more open grass area and will be fenced to continue to cater for dog users in the park.



Increased grass area
We heard flexible space is valuable to users and have doubled the amount of open grass to 1729sqm from the previous design. This was achieved by simplifying the terraces and playground footprint and retaining the existing footpath configuration.



Access bridge
Create a low maintenance informal setting with cleared overgrown vegetation. Refurbish the existing bridge to reconnect the western quadrant to the main Park and improve safety and security.



Future Connections
Understand the concerns of safety and security from the Knox Court residents over the easement land area. Any further investigation to create a connection will develop in consultation with 53 King William Road.

DESIGN PRINCIPLES

From early community engagement, the following four design principles reflect the community and key stakeholder aspirations for North Unley Park.

These principles provide a framework for making decisions about the park.

In response, the Master Plan is made up of four key design directions in the Park.

The design principles and directions are underpinned by the recognition that North Unley Park is on the traditional lands of the Karna people and the willingness to strengthen the connection to country.



More Natural Park

A more natural park which celebrates the creek passing through it



More Active Park

A more active park with a range of play activities for the local community



More Green Park

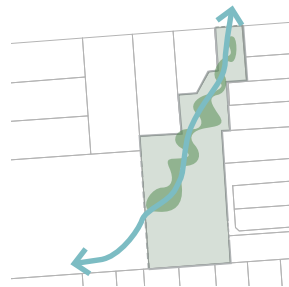
A greener park, valued for its open grassed areas, tree canopy and seasonal colour



More Accessible Park

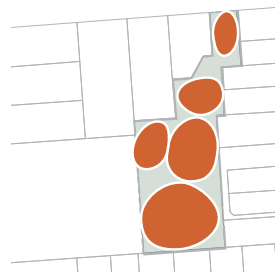
A park that is easily accessible for people of all ages and abilities to safely relax within

DESIGN DIRECTIONS



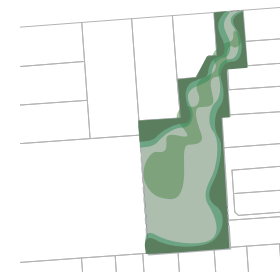
Creek Connection

Integrate Parklands Creek as a feature of the park with riparian vegetation and opportunities for connection with nature. Ensure safety and flood management understanding of the natural system.



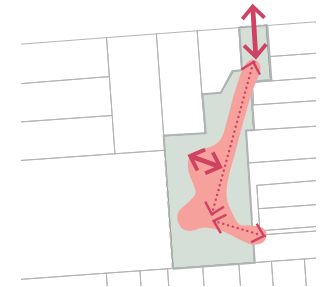
Big and Small Spaces

Create greater variety within the Park to support active and passive recreational uses. Provide a range of settings that support community connection and informal spaces for relaxation, contemplation and peaceful reflection.



Green Edges

Strengthen the planted edges to the park, with a diversity of species to provide a colourful and cooler backdrop for the park and the variety of spaces within.



Safety & Access

Create a more welcoming park that is easy to view, access and navigate through, and demonstrates best practice CPTED principles in its planning, design and maintenance.

NORTH UNLEY PARK MASTER PLAN



NORTH UNLEY PARK MASTER PLAN

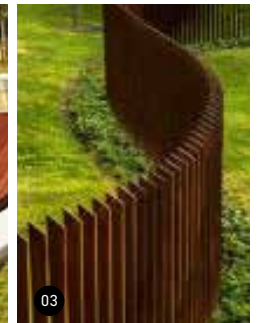


More Natural Park



A more natural park which celebrates the creek passing through it

- 01 Create a dry creek bed above the existing creek channel to reference the connection to the Parklands creek. Include nature based play features within the dry creek bed.
- 02 Progressively revegetate the open creek channel of the Park Lands creek embankment with native tree canopy and understorey to support habitat creation and a more natural creekline setting.
- 03 Integrate new fencing section along the landscaped creek edge to maintain public safety. Create a small seating wall overlooking the creek for people to gather along the creekline in a landscaped setting and maintain the level of existing flood management measures.



NORTH UNLEY PARK MASTER PLAN



More Active Park



A more active park with a range of experiences and facilities for the local community

- 04 At the end of its useful life, replace the junior playground adjacent to Young Street, with a central fenced playspace beneath the existing tree canopy. The playspace should provide activities for a variety of ages.
- 05 Create an all-weather central shelter to support local gatherings, with views of the creek, playground and grassed open space. Include low-level lighting, a picnic table, seating, bins and a drinking fountain.
- 06 Maximise existing open grassed space and investigate opportunities to provide more flexible off-leash times in the park to cater for dogs.
- 07 Provide an improved setting for the existing small scale basketball/ ball games as well as introduce small exercise stations.
- 08 Collaborate with neighbouring properties to paint a consistent coloured fence along the inside edges of the Park.
- 09 Replace the existing locked bridge with a new crossing to provide access to the western side of the creek.
- 10 Clear existing overgrown vegetation and create a low maintenance informal setting that provides respite for small gatherings. Maintain boundary fencing and improve passive surveillance from its surrounds.



NORTH UNLEY PARK MASTER PLAN

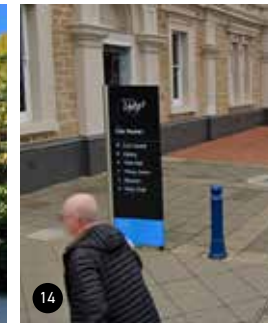


More Accessible Park



A park that is easily accessible for people of all ages and abilities to safely relax within

- 11 Renew existing pathway network and expand network across the southern part of the park to support enjoyment by small children on scooters, small bikes or skate boards. Consider new low level pathway lighting to provide more safety for users (particularly dog owners) of the park in the early evenings.
- 12 Improve passive surveillance and clear sight lines into the park by raise existing tree canopies, trim or clear overgrown vegetation, woody weeds.
- 13 Replace existing toilet block with consolidated single facility, that can be accessible to all. Investigate self cleaning, self locking and other safety features to ensure appropriate use and community value.
- 14 Create new signage along Young Street to highlight the key features of the park and establish the entrance of the park. Improve exit signage on killicoat laneway existing gate to highlight access from within the park.



NORTH UNLEY PARK MASTER PLAN



More Green Park



A greener park, valued for its open grass areas, tree canopy and seasonal colour

- 15 Maximise tree canopy cover across the park, supported with increased understorey planting of low maintenance, drought tolerant species along the edges of the Parklands Creek and fence.
- 16 Create a landscape protuberance along Young Street to mark the entry into the park, and buffer pedestrian access from vehicles moving along Young Street (loss 1-2 car parks).
- 17 Utilise existing trees and landscape features near the creek to create a playful garden featuring fairy houses, and storybook wayfinding post.



INVESTIGATE OPPORTUNITIES



EXAMPLES from City of Unley ' Glen Osmond

Parcel A: Owned by 53 King William Road (Knox Court), and defines its southern boundary, and connection between King William Road and the western boundary of North Unley Park. The current condition of the parcel is fenced from Knox Court and appears as an extension of the North Unley Park, with a number of existing trees and grassed berms.

In 1996, Council undertook the construction of a concrete culvert to improve the management of Parklands Creek. An easement for the underground culvert was created over Parcel A.

In 2013, Council began initial discussions with the Knox Court Strata Committee at Knox Court to establish a walkway connection to King William Road. Responsibility for the ongoing maintenance of Parcel A was also discussed. At the time, Council did not fund the budget to pursue the design further into detailed design.

The Knox Court Strata Committee are open to further discussions with Council regarding the long term opportunities for Parcel A and the ongoing maintenance requirements. Council may wish to give consideration to the potential purchase of the land. This option is not reflected in the Master Plan and would be subject to further Council investigation and engagement with the Strata Committee and subject to their strata decision making process.

During phase 2 consultation there were some community concerns on preserving the level of privacy and security of the adjacent dwellings should a connection to King William Road be further investigated.

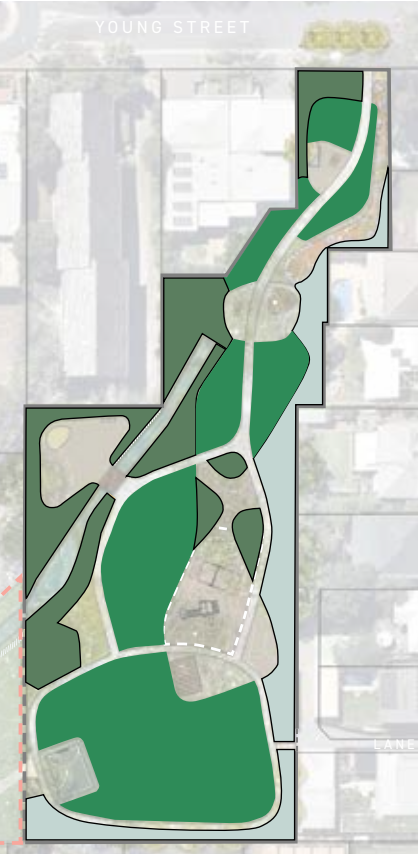
Further investigations with the Strata Committee could consider:

- 18 Clear overgrown vegetation, raise tree canopy and address responsibility for ongoing maintenance of the existing parcel.
- 19 Establish a safe connection into the park from King William Road, providing an improved presentation and accessibility of the park. Further design development should take into consideration the privacy and security of the adjacent properties and address the existing level change between King William Road and the lower park.

Investigations would be influenced by ownership of Parcel A, and separate to the implementation directions proposed for North Unley Park.

INDICATIVE PLANTING PALETTE

The following plant species represents the desired landscape character for the native and garden areas.



- Lawn grass area
- Native garden planting
- Garden planting



Perovskia atriplicifolia
Russian Sage



Verbascum gainsborough



Sedum 'Herbstfreude'
Autumn Joy



Conostylis candicans
cotton heads



Eremophila glabra
'Kalbarri Carpet'



Salvia nemorosa
'Marcus'



Austrostipa mollis
Soft Spear-grass

Austrostipa nodosa
Tall Spear-grass

Dianella longifolia
Pale Flax-lily

Imperata cylindrica
'Yalba'

Poa poiformis
'Kingsdale'

Anigozanthos hybrid
'Everlasting Mega Gold'

Groundcover / Understory

IMPLEMENTATION

WHAT HAPPENS NEXT?

The North Unley Park Master Plan is designed to set the long term vision for the park over the next 10 years. Realising the vision will require the co-ordination of key stakeholders, Council and community to help deliver the plan over time.

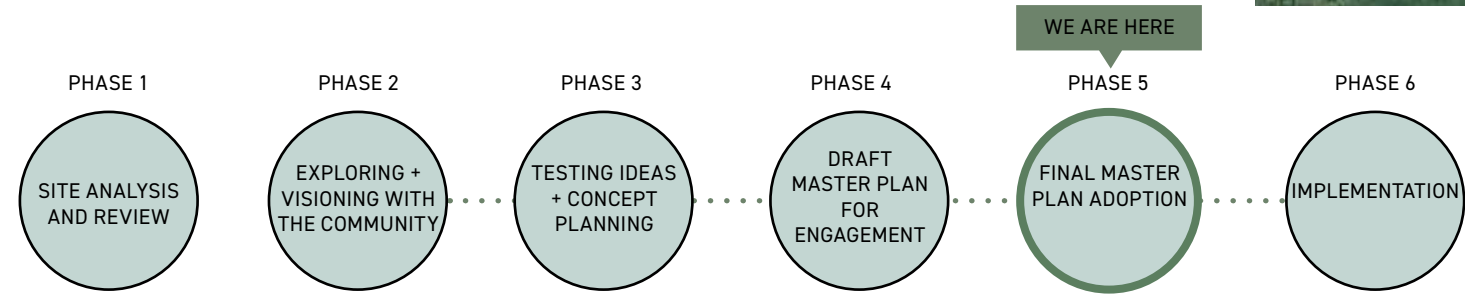
The plan will help inform future asset renewal in the park and assist with capital work budget bids to deliver upgrades and further targeted consultation and detailed design of spaces within the park.

The Master Plan provides a framework for further engagement with Kaurna to recognise and strengthen their connection to Country through the development and implementation of the individual actions.

Council will continue to investigate the partnership opportunities with adjacent properties to unlock the access and safety of the park.

The implementation table references the key actions of the Master Plan and provides an indicative low, medium and high cost to each item. Furthermore the plan prioritises the opportunities into short, medium to long term actions. These priorities have the ability to shift as grants, funding and collaboration opportunities arise.

Council will also need to reconfirm the community expectations, ensuring the implementation plan projects identified are aligned with the community needs and is realistic and achievable.



IMPLEMENTATION

SHORT TERM	(0-3 Years)	LOW COST	\$	(\$0-\$50K)
MEDIUM TERM	(4-7 Years)	MEDIUM COST	\$\$	(\$50-\$100K)
LONG TERM	(8-10)	HIGH COST	\$\$\$	(\$100K-\$200K)
		MAJOR PROJECT	\$\$\$\$	(\$200K +)

REF	KEY ACTIONS	Link to principles	Indicative Cost	Stages
01	Create a dry creek bed above the existing creek channel to reference the connection to the Parklands creek. Include nature based play features within the dry creek bed.	More Natural Park	\$\$\$	Medium
02	Progressively revegetate the open creek channel of the Park Lands creek embankment with native tree canopy and understorey to support habitat creation and a more natural creekline setting.	More Natural Park	\$\$\$	Short
03	Integrate new fencing section along the landscaped creek edge to maintain public safety. Create a small seating wall overlooking the creek for people to gather along the creekline in a landscaped setting and maintain the level of existing flood management measures.	More Natural Park	\$	Short
04	At the end of its useful life, replace the junior playground adjacent to Young Street, with a central fenced playspace beneath the existing tree canopy. The playspace should provide activities for a variety of ages.	More Active Park	\$\$\$\$	Short
05	Create an all-weather central shelter to support local gatherings, with views of the creek, playground and grassed open space. Include low-level lighting, a picnic table, seating, bins and a drinking fountain.	More Active Park	\$\$\$	Medium
06	Maximise existing open grassed space and investigate opportunities to provide more flexible off-leash times in the park to cater for dogs.	More Active Park	\$	Medium
07	Provide an improved setting for the existing small scale basketball/ ball games as well as introduce small exercise stations.	More Active Park	\$\$	Medium
08	Collaborate with neighbouring properties to paint a consistent coloured fence along the inside edges of the Park.	More Active Park	\$	Medium
09	Replace the existing locked bridge with a new crossing to provide access to the western side of the creek.	More Active Park	\$\$	Long
10	Clear existing overgrown vegetation and create a low maintenance informal setting that provides respite for small gatherings. Maintain boundary fencing and improve passive surveillance from its surrounds.	More Active Park	\$\$\$	Long
11	Renew existing pathway network and expand network across the southern part of the park to support enjoyment by small children on scooters, small bikes or skate boards. Consider new low level pathway lighting to provide more safety for users (particularly dog owners) of the park in the early evenings.	More Accessible	\$\$\$	Medium
12	Improve passive surveillance and clear sight lines into the park by raise existing tree canopies, trim or clear overgrown vegetation, woody weeds.	More Accessible	\$	Short
13	Replace existing toilet block with consolidated single facility, that can be accessible to all. Investigate self cleaning, self locking and other safety features to ensure appropriate use and community value.	More Accessible	\$\$\$\$	Medium
14	Create new signage along Young Street to highlight the key features of the park and establish the entrance of the park. Improve exit signage on killicoat laneway existing gate to highlight access from within the park.	More Accessible	\$	Short

IMPLEMENTATION

SHORT TERM	(0-3 Years)	LOW COST	\$	(\$0-\$50K)
MEDIUM TERM	(4-7 Years)	MEDIUM COST	\$\$	(\$50-\$100K)
LONG TERM	(8-10	HIGH COST	\$\$\$	(\$100K-\$200K)
		MAJOR PROJECT	\$\$\$\$	(\$200K +)

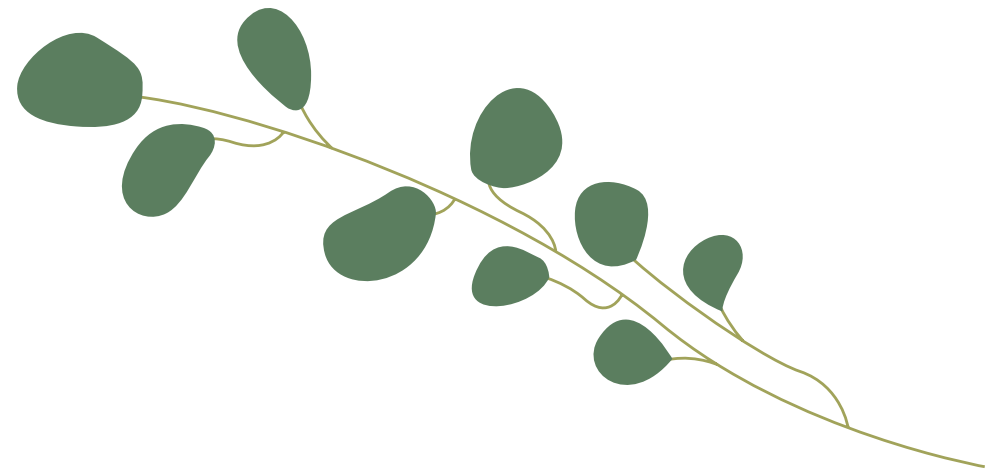
REF	KEY ACTIONS	Link to principles	Indicative Cost	Stages
15	Maximise tree canopy cover across the park, supported with increased understorey planting of low maintenance, drought tolerant species along the edges of the Parklands Creek and fence.	More Greener	\$\$\$	Medium
16	Create a landscape protuberance along Young Street to mark the entry into the park, and buffer pedestrian access from vehicles moving along Young Street (loss 1-2 car parks).	More Greener	\$	Short
17	Utilise existing trees and landscape features near the creek to create a playful garden featuring fairy houses, and storybook wayfinding post.	More Greener	\$	Short

APPENDIX

08 Site assessment

09 Community Consultation Summary Phase 1

10 Community Consultation Summary Phase 2

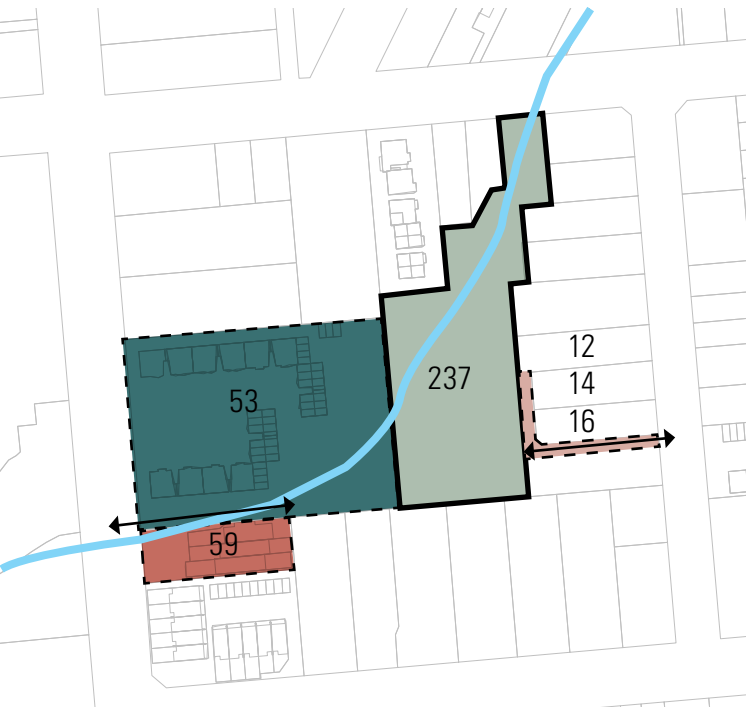


SITE HISTORY



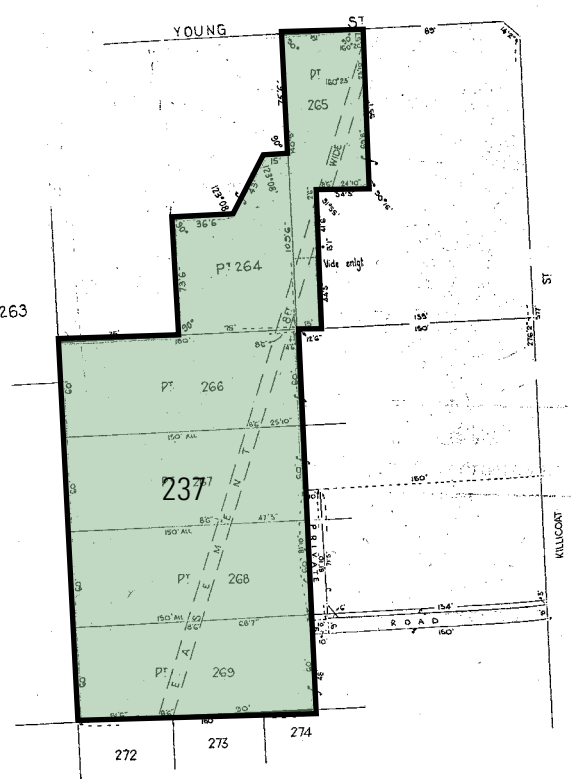
- 01 View of North Unley Play Park in the 1970s
- 02 View of North Unley Play Park entry from Young Street
- 03 View of North Unley Play Park in the 1970s
- 04 View of North Unley Play Park entry from Killicoat Street

SITE EASEMENTS



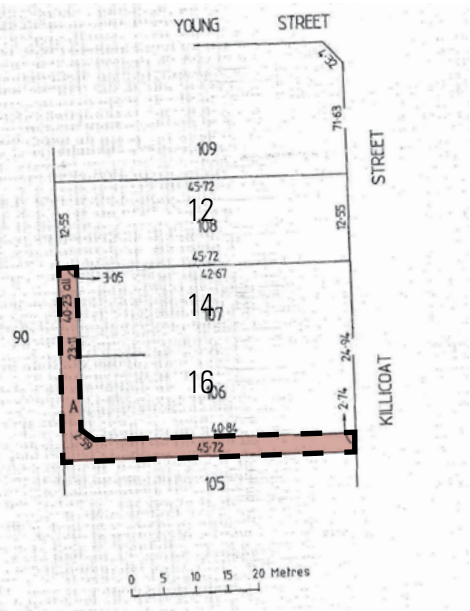
Lot 237 North Unley Park, Young Street

Certificate of title states this block was purchased by Council in July 1972.



Lot 12 Killicoat Street

Certificate of title states an easement requirement 'Subject to free and unrestricted rights of way over the land marked A'. Lot 12 Killicoat Street consists of a 1 storey dwelling and shared driveway for lot 14 and 16.



SITE EASEMENTS

Lot 53 Strata King William Road (Knox Court Strata)

The segment marked as A is subject to an Easement to the Council.

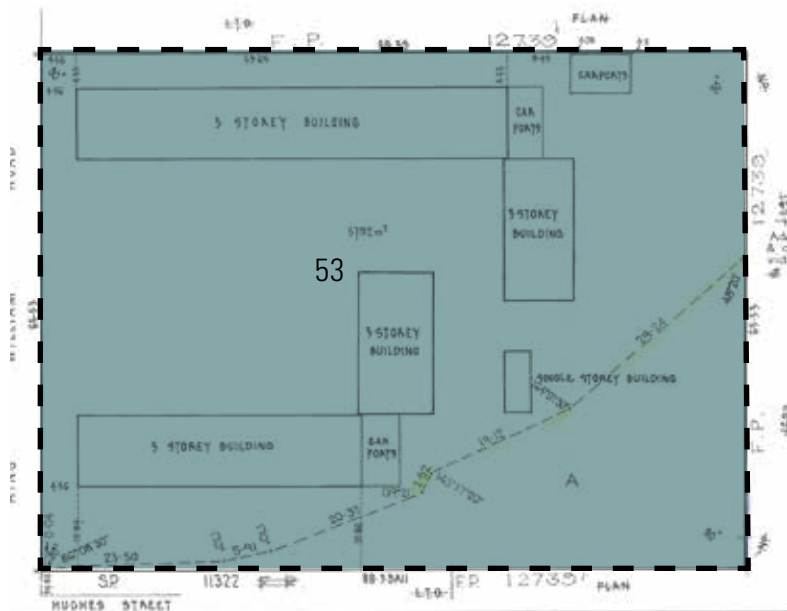
This strata is called Knox Court and contains 37 units in 3 storey buildings built in the 1970's a similar time when the playground and park was redeveloped.

The easement measures approximately 100 metres in length across the site.

In 1996, an agreement was made to accept the construction of a new

stormwater drainage channel. The residents at the time supported the acquisition of the easement for the following components;

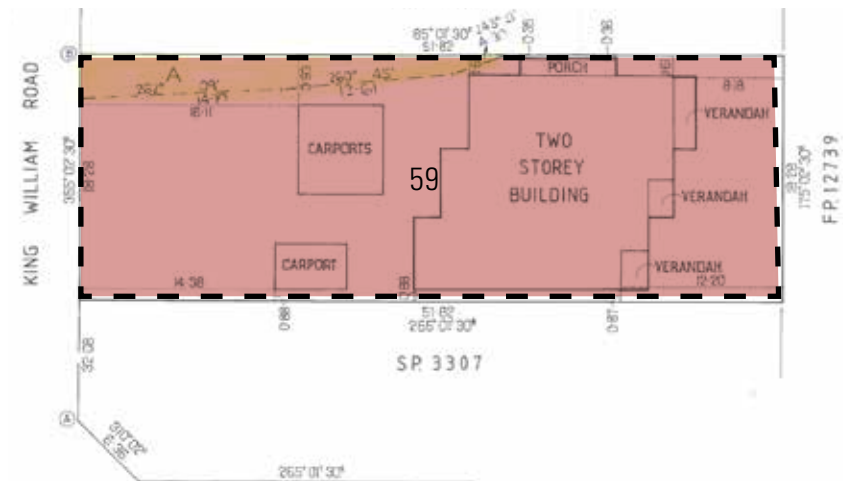
- a mesh fence with gate,
- 300mm top soil over the length of the new culvert,
- Box culvert drainage from existing storm water
- Registration of new drainage easement on common property titles
- Re-establishment of landscaping along the parklands creek



Lot 59 Strata King William Road

Portion of the common property marked as A is subject to an easement with City of Unley for drainage purposes.

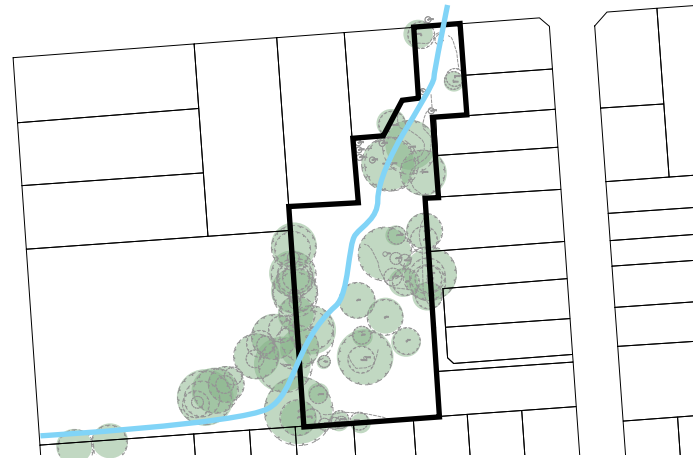
In 1997, 59 King William Road built 3 properties with a two storey buildings. The easement measures approximately 30metres in length across the site.



LANDSCAPE CHARACTER



- 01 View looking north/east towards mounds along the Parklands Creek
- 02 View looking West towards King William Road
- 03 View looking south/west towards existing Parklands creek



The topography at North Unley Park fluctuates and drops steadily against the existing creekline.

Sections of the park are mounded along the Parklands Creek over the culvert and segments of the creek are fenced off from the public.

North Unley Park has an established green shady nature with predominately exotic species throughout the site. Some areas along the creekline are overgrown and can cause CPTED issues for visibility and passive surveillance within the park.

Perimeter planting beds and open grassed spaces along the creek corridor.

There is opportunity in this park to promote urban greening of a more diverse tree species and understory.

SITE IMAGES

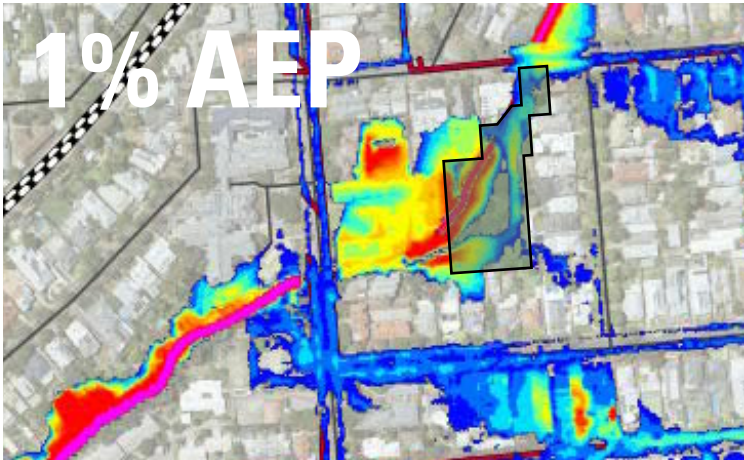
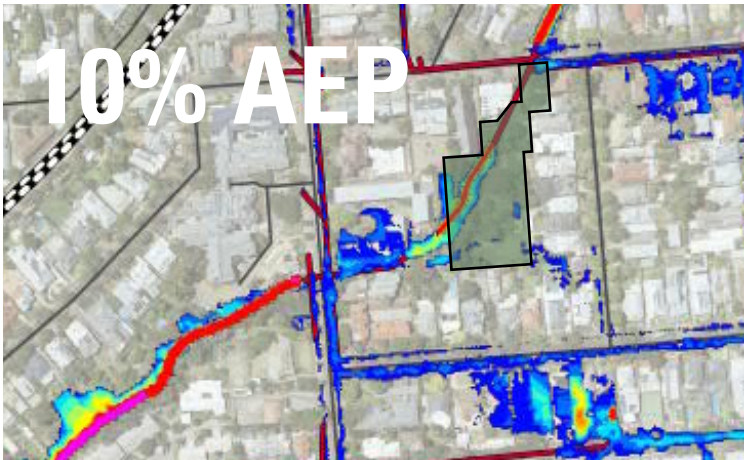
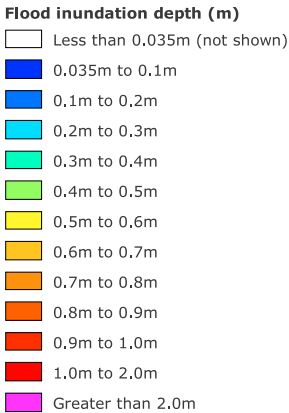


- 01 Fenced footbridge to access land over the creek
- 02 Maintenance gate entry from Killicoat Street Laneway
- 03 Mounding along Parklands Creek looking towards King William Road
- 04 Knox Court easement with City of Unley - View looking from King William Road
- 05 Toilet block located in the south/west of the park
- 06 Main entry from Young Street

STORMWATER CONTEXT



01 View of Park Lands Creek looking north
02 View of Park Lands Creek along retaining wall of strata property 53



Diagrams for flood mapping study for annual exceedance probability (AEP) flood depth scenario

Source City of Unley Flood mapping Study 2019

The Park Lands Creek connects the greater catchment areas in the Adelaide Park Lands.

These maps demonstrate flood modeling for AEP (Annual exceedance probability) with 1% representing a 1 in 100 years chance and 10% 1 in 10 years chance

ASSET CONDITION RATING



Source City of Unley Asset Condition rating 2017



ASSET TYPE	OPEN SPACE CONDITION ASSET RATING	QUANTITY
PLAYGROUND EQUIPMENT	Average ● ● ● ● ●	1
BBQ	Good ● ● ● ● ●	1
DRINKING FOUNTAIN	Poor ● ● ● ● ●	1
PICNIC TABLES	Poor ● ● ● ● ●	3
BOLLARDS	Average ● ● ● ● ●	9
BASKETBALL HALF COURT	Average ● ● ● ● ●	1
PAVED PATH	Not rated	240 lin m
SEAT WITH PLAQUE	not rated	1
BIN	note rated	1
FENCED CREEKLINE	Average ● ● ● ● ●	170 lin m
FOOT BRIDGE	Poor ● ● ● ● ●	1
TOILET	TBC	1
ENTRY SIGNAGE	not rated	1

01 View looking south from Young Street entry

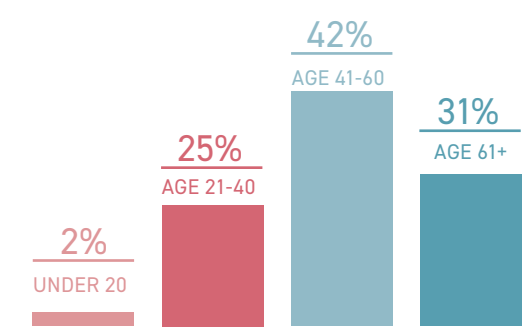
02 Existing BBQ and picnic table

The current asset rating for North Unley Park shows an average to poor scoring based on the 2017 data. The ratings indicate the assets are due for upgrading and investment in the coming years.

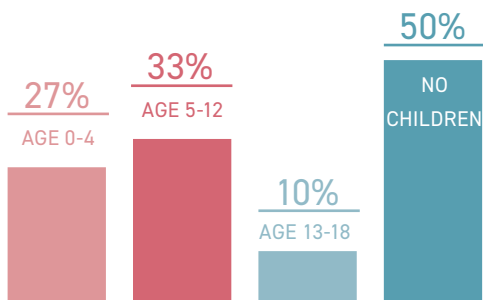
While the park currently has typical elements found in a Neighbourhood Park it does not have sheltered areas or spaces that encourage longer stays.

PHASE 1 CONSULTATION SURVEY RESULTS

Age of people surveyed

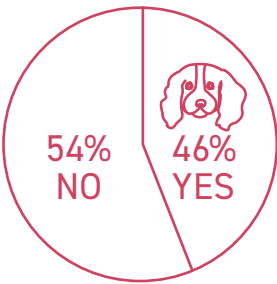


Households with Children

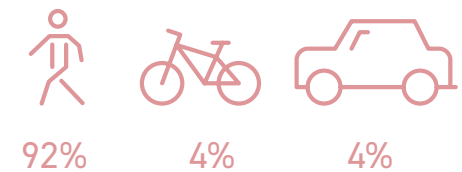


48
online
surveys

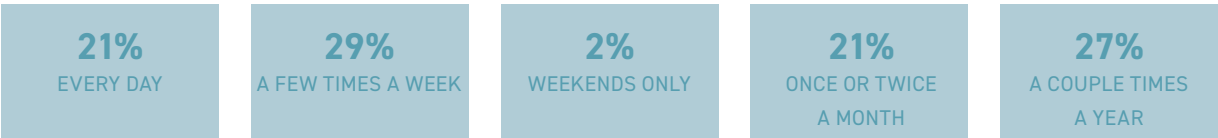
Do you have a dog?



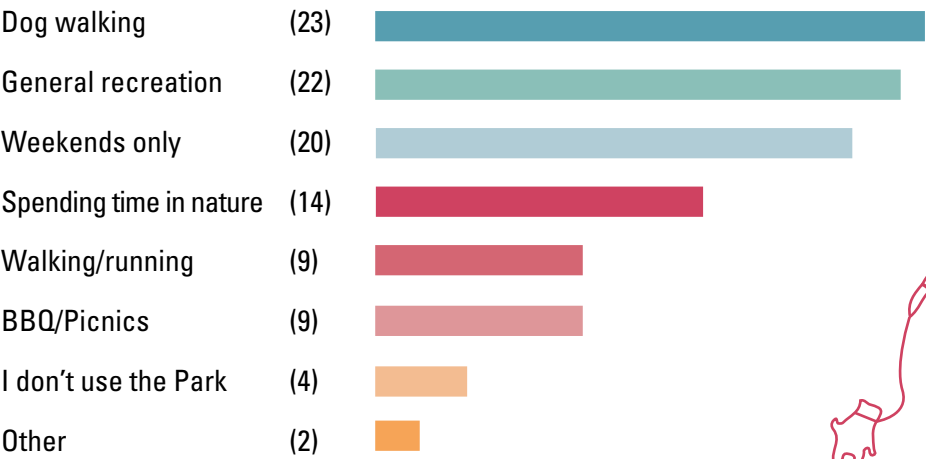
Travel to the Park by:



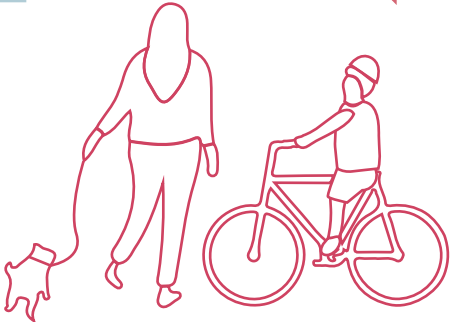
How often do you visit the Park?



How do you currently use the Park?



"Practice bike riding"
"With grandchildren
as part of a bike ride
along Charles Walk".



PHASE 1 CONSULTATION SURVEY RESULTS

If you don't use the Park, please tell us why?

Unwelcoming

"It feels like a dead-end, unwelcoming space. It's hard to just pop in. Feels like it takes a lot of effort."

Enclosed access

"It is too enclosed, not very welcoming, has little in the way of facilities. It seems a bit pointless.."

Feeling unsafe

"It is not fully visible from the main roads and as such on and off I have seen some people in the park which makes me feel quite unsafe to be there on my own."

Lack of passive surveillance

"I have rarely seen anyone use it, one reason is the detour required to access the park, additionally it has area's that are not well-sighted kind of hidden or out of sight from the roads.. the creek is not well maintained..."



What do you not like about the Park ?

Outdated Playground

"Terrible playground. always too hot in summer. too difficult to climb, then a tiny slide! ride on toys and seesaw are awful".

Antisocial behaviour

"The toilet block which is very unsafe, attracting the wrong types of users to the park.."

Lack of community safety

"It feels small, not open spaced and not potentially safe (feels as though you could be cornered, subjected to unwanted attention and under the sight of bordering dwelling occupants)".

Difficult to access

".. It would be great if the playground could be upgraded to suit a wider range of ages.. Dogs without leash make it difficult to access greenspace... accessible and safe..better lighting and safety measures".



What you like about the Park ?

Natural Environment

"The natural and peaceful space. The trees. The fact it isn't structured or over planned. It is natural and quietly welcoming. neighbourhood friendly and discreet... private public space for meditation and quiet enjoyment."

Peaceful Nature

"Great neighbourhood park with lots of friendly local visitors, very good place for dogs to run in their own space away from children's playground and BBQ areas."

Close proximity and locality

"My home opens out onto the park, through my back gate. I am in the park, several times a day...I love the park, because of the closeness to my property. I have quite an invested interest in the park, and love the serenity of it.."

Quite and Private

"It's a quiet spot that doesn't get too busy. It's green and secluded. The path is great for young kids to ride their bikes and scooters on."



PHASE 1 CONSULTATION SURVEY RESULTS

If you could select one priority for North Unley Park, What would it be?

PRIORITY 1

A more natural park which celebrates the creek passing through it

PRIORITY 2

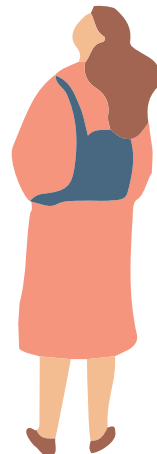
A more active park with a range of play activities for the local community

PRIORITY 3

A greener park, valued for its open grassed areas, tree canopy and seasonal colour

PRIORITY 4

A park that is easily accessible for people of all ages and abilities to safely relax within



What additional features would you like to see provided at the Park? Please rank in order of importance from 1-10, with 1 being the most important and 10 being the least important:

Ranking



1

Improve the connection to nature, creekline and visual amenity



2

Improve biodiversity and habitat creation for local wildlife



3

Create safe settings for people to see, do, experience and places to meet



4

Provide open grass areas for picnics, kick about and recreation activities



5

Design places to play and interact socially in a playground setting



6

Introduce spaces for social gatherings, picnics, barbecues and all weather access



7

Lighting for pedestrians and places where people gather to support safe night time access



8

Create inclusive and social spaces accessible for all



9

Provide better connections and entries throughout the park, particularly to King William Road











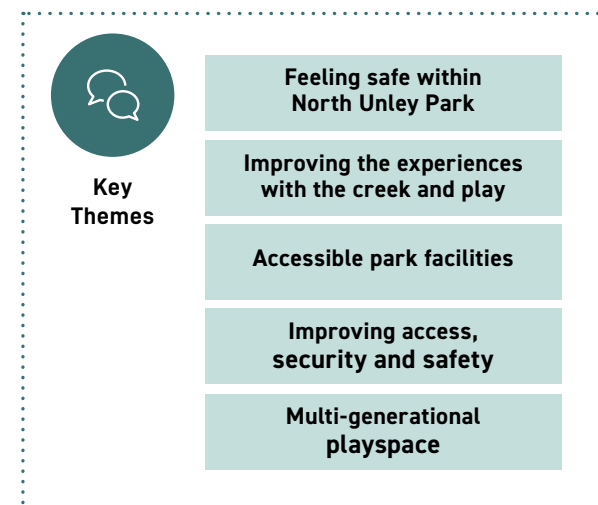
10

Celebrate Kaurna connection to country

PHASE 1 CONSULTATION REFERENCE GROUP OUTCOMES

The City of Unley engaged with two stakeholder groups called the Living Young Reference Group (Youth) and Active Aging Alliance Group (Seniors). Both reference groups were asked to imagine they were these key user groups and explored the types of needs and experience different people wanted in the Park. From the feedback we heard that several key themes were both important to the youth and seniors.

User Groups	Feedback
Youth 	<ul style="list-style-type: none"> Biodiversity improvements along the creek and catchment areas to help filter the water Better entries and safety as entry is quite hidden Playground for different ages/ multi-generational Gathering/ Lounging spaces and BBQ areas Protecting biodiversity areas
Senior / Grandparent 	<ul style="list-style-type: none"> Security and good lighting Safe pathways and better connections to bike networks Accessible facilities such as toilets, seating Ambulance access Natural plantings Age friendly exercise equipment
Person with Disability 	<ul style="list-style-type: none"> Accessible facilities (paths, toilet) Somewhere safe, secure, no hazards (eg entrance and exits) Sensory or memory garden No loud noises or bright lights Protection from weather
Local Worker 	<ul style="list-style-type: none"> Connection with nature Information signage such as flora and fauna and indigenous language Facilities (Seats, water fountain, toilets) Spaces to sit together or alone on lunch break Phone charging station Workout area
Family 	<ul style="list-style-type: none"> Shelters, gathering BBQ areas Facilities such as toilets, seating and drinking fountain Play equipment with nature play and tree for climbing
Young Children 	<ul style="list-style-type: none"> Things to see and keep children entertained Nature play, and inviting playground area with monkey bars, slides etc Open grass areas
Couples 	<ul style="list-style-type: none"> Open picnic areas, drinking fountains, toilets Romantic garden areas with open grass areas and flowers Quietness and private spaces
Lone Person 	<ul style="list-style-type: none"> Importance on safety and access when visiting alone Dog friendly areas Places to sit in the shade and shelter from rain Activities to do such as exercise equipment

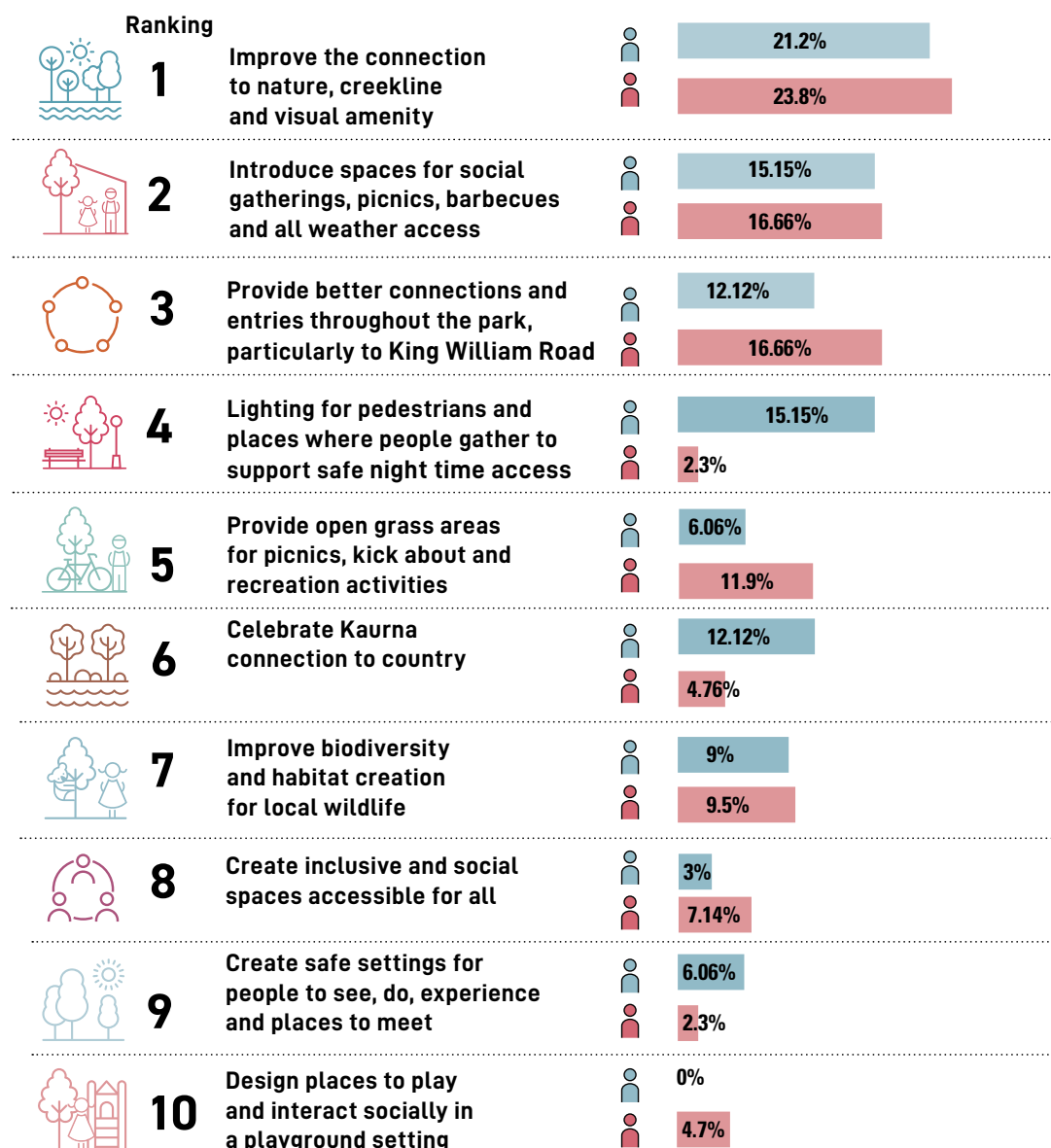


PHASE 1 CONSULTATION REFERENCE GROUP OUTCOMES

The reference groups were asked to use coloured dots to prioritise the principles important to the redevelopment of North Unley Park. Similar to the community Survey, the highest priority is to improve the connection to nature, creekline and visual amenity. As well as higher priority for better connections and lighting access.

 11 Living Young
Reference Group

 14 Active Aging
Alliance



PHASE 1 COMMUNITY ENGAGEMENT DAY

The community engagement day was held at North Unley Park on Sunday 12th September. Despite the wet and cold weather over 80 participants attended the event. Three ideas stations were set up throughout the park to capture feedback on community ideas including opportunities and challenges for considerations in development of the Master plan.

"We need more stuff for bigger kids, Nature play and sandpit if possible, climbing frames, Access to King William Road, Places to sit and have some food, more bins, more places to sit/ shelter as kids play around"

"We need to incorporate the creek into water play area with stepping stones and multiple bridges for kids to climb across the creek. We need security lighting, shelter areas for sun and rain as well as more seating and picnic areas. "



Key Ideas

Improving the recreational experiences

- Gathering spaces with seating and shelters
- Active Recreation and open grass areas
- More adventurous play areas (treehouse/ flying fox/bike riding loop)
- Nature Play
- Relocation of the playground area
- Improved amenities and create accessible locations (lighting/bins/drinking fountain/toilets)
- Consider a mixed use halfcourt
- More communal spaces and shared community gardens
- Exercise equipment
- Differing opinions on fencing the Young Street entry for children and dogs
- Hidden/ whimsical garden experience



Key Ideas

Connection to Creekline and visual amenity

- More greening along the edges or consistent fences
- Activate the western side of the creek
- Less fencing of the creek
- A more accessible bridge and alternative ways to cross the creek
- Interactions with the water
- Increase planting along the creek and removal of invasive tree species (Ash and Poplar)
- Balance flood management with creek interaction
- Improved maintenance of the creek
- Cover a segment of the creek to create more usable space



PHASE 1 COMMUNITY ENGAGEMENT DAY

Participants on the engagement day were asked to discuss and consider opportunities using a range of themed images and voted using coloured dots. A total of 266 dots were placed on the images. The top 3 images were places to interact with water, improvements to the creek line amenity and playspaces.

1
priority



PLAYGROUNDS AND NATURE PLAY 57 votes

2
priority



PLACES TO INTERACT 37 votes

3
priority



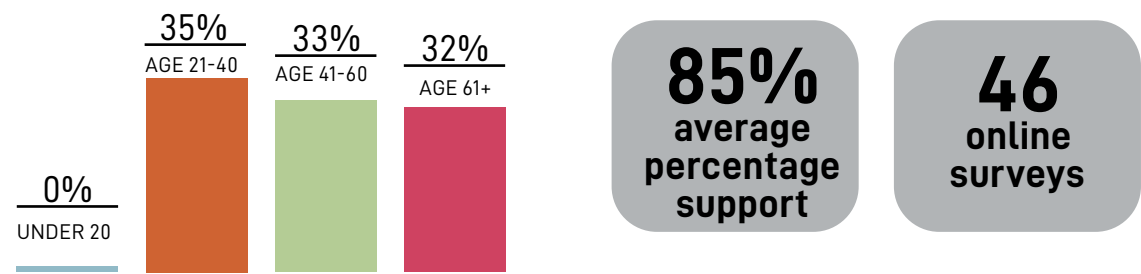
IMPROVE CREEKLINE 33 votes

HABITAT CREATION	23 votes
RECREATIONAL OPEN SPACE	23 votes
LIGHTING	22 votes
PLACES TO REST	20 votes
AMENITIES AND SHELTERS	16 votes
CONNECTIONS AND ACCESS	14 votes
URBAN TERRACE AND UTILISE	13 votes
THINGS TO SEE	8 votes

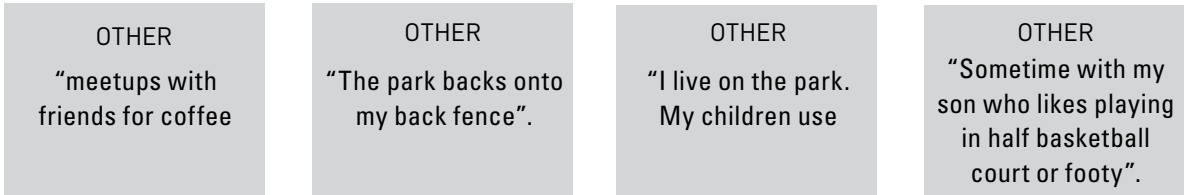
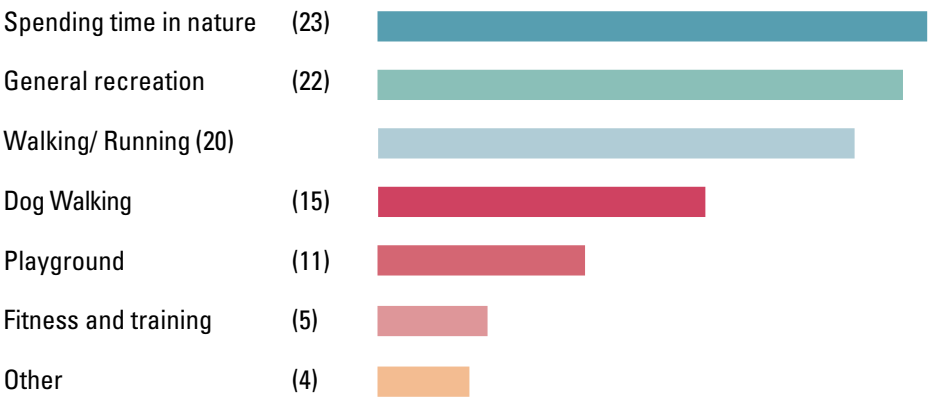


PHASE 2 CONSULTATION SURVEY RESULTS

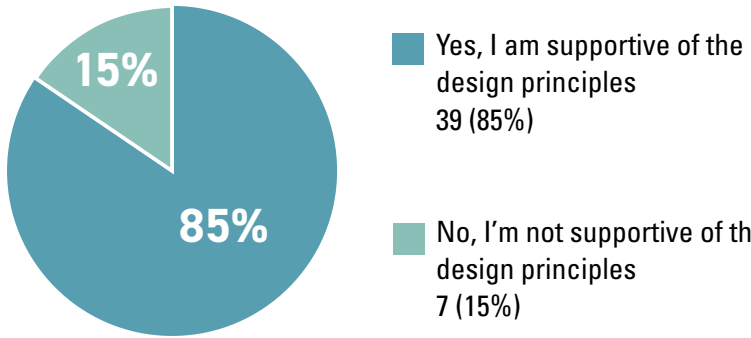
Age of people surveyed



Why do you come to the Park? (Select a maximum of 3 options)



From the feedback we heard there were several key themes were important to the community. These themes were consolidated into four key principles which provide the overall strategic direction for the Master Plan. These principles include:



PHASE 2 CONSULTATION SURVEY RESULTS

If you answered 'No'. Please let us know on how can the principles be improved?

Improve flooding

"...with climate change it has now more probability of having events which will cause flooding I think we need to have higher walls and wider drains which can move high quality water..."

Reduce accessibility

"... opening should not lead to also having a direct entry or easy entry to 53 King William Rd . 53 King William rd has only 1 entry and exit point for its resident for safety and we will like to keep it that way"

Increase green open space

"The plan will reduce the open space for children aged 10-18 who may want to kick footies or throw balls..."

Discussion

- Respondents indicated a high level of support (85% for Yes) for the design principles.
- A low percentage of 15% indicated no support for the design principles and had concerns regarding more community use, access through private land and retaining the open green grass areas for free play. Some suggestions included improving the flooding measures with higher walls and wider catchment.

The design directions provide a framework to enable change and improvements within the park, which reflects the community's shared aspirations. The Four directions include:



Creek Connection

Integrate Parklands Creek as a central feature of the park with expanded opportunities for connection with nature and understanding of natural systems.



Big and Small

Create greater variety within the Park to support active and passive recreational uses. Provide a range of settings that support community connection and informal spaces for relaxation, contemplation and peaceful reflection.



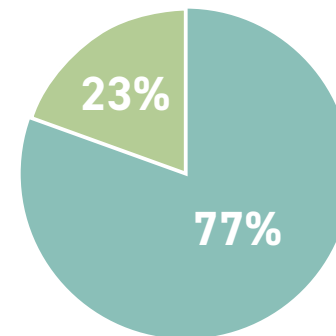
Green Edges

Strengthen the planted edges to the park, with a diversity of species to provide a colourful and cooler backdrop for the park and the variety of spaces within.



Safety & Access

Create a more welcoming park that is easy to view, access and navigate through, both day and early evening, and demonstrates best practice CPTED principles in its planning, design and maintenance.



Yes, I am supportive of the design direction
34 (77%)

No, I'm not supportive of the design direction
10 (23%)



PHASE 2 CONSULTATION SURVEY RESULTS

If you answered 'No'. Please let us know on how can the design directions be improved?

Privacy of private land	Available green open space	Flooding measures	Acknowledgement of dogs in the plan
" I do not support increased access to the park specifically via the easement at 53 King William road which is private property".	"...The largest of the spaces for ball games etc needs to be larger..." "As per the plan, there is an additional cycling track that will reduce the clear green area for kicking footy balls"..	"It would be good if the creek is closed with a concrete slab and the space is used for community purpose..".	".. Most of the people answering a previous survey walked their dogs in the park, but there is no mention of retaining dog walking as one of the functions of the park. I want to see a guarantee for dog access written into the plan...".

Discussion

- 77% of respondents indicated support for the design direction.
- 23% of respondents indicated no support for the design direction and had similar concerns regarding privacy of private land and the retention of open grass areas as well an evergreen buffers along the edges.



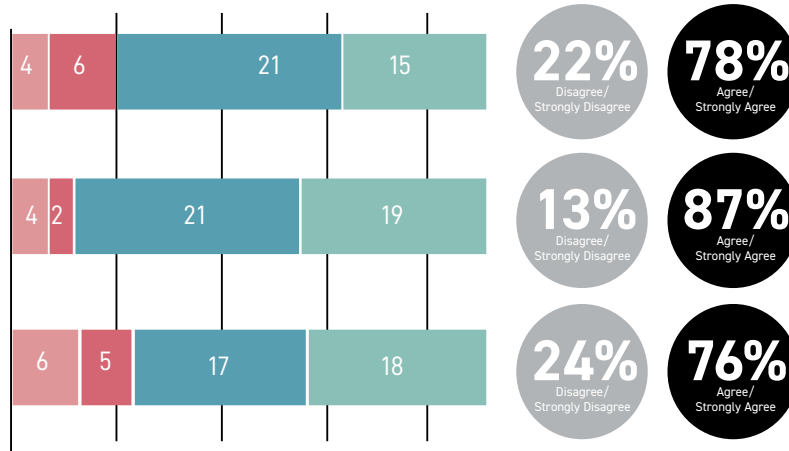
PHASE 2 CONSULTATION SURVEY RESULTS

The Draft Master Plan presents 15 actions to help improve and enhance the existing character of the valued park.

Create a dry creek bed above the creek culvert to reference the connection to the Parklands creek. Include nature play features with the dry creek bed.

Progressively replace the existing introduced (weed) species along the culvert with a native tree canopy and colourful understorey, to support a more natural creekline setting.

Create stepped landscape terraces from the creek up into the park to provide information opportunities for people to sit and view the creekline and integrate a new fence with a landscaped setting.



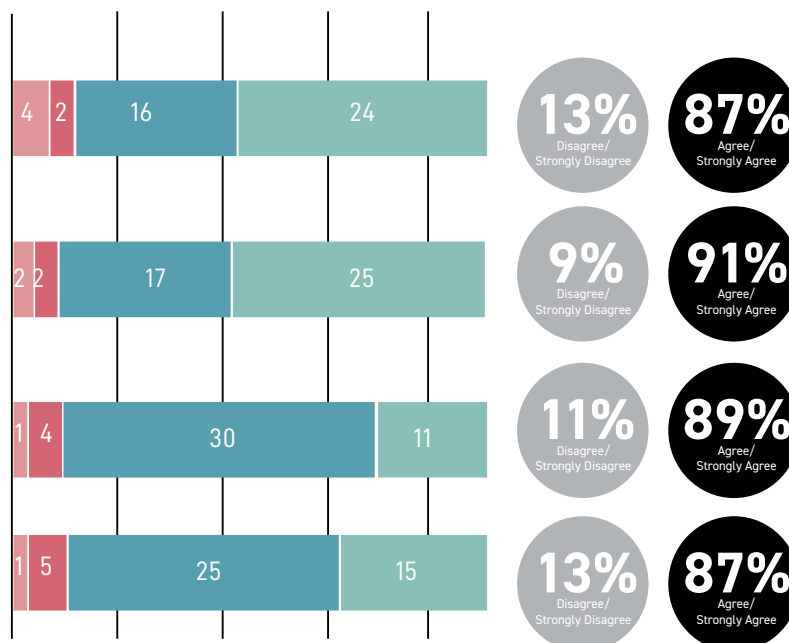
More
Natural Park

At the end of its useful life, replace the junior playground adjacent to Young Street, with a central playspace beneath the existing tree canopy. The playspace should provide activities for a variety of ages, through whimsical / storybook themes play and adventure.

Create an all-weather central shelter to support local gatherings, with views to the creek, playground and grassed open space. Include lighting, an accessible BBQ facility, picnic table, seating, bins and drinking fountain.

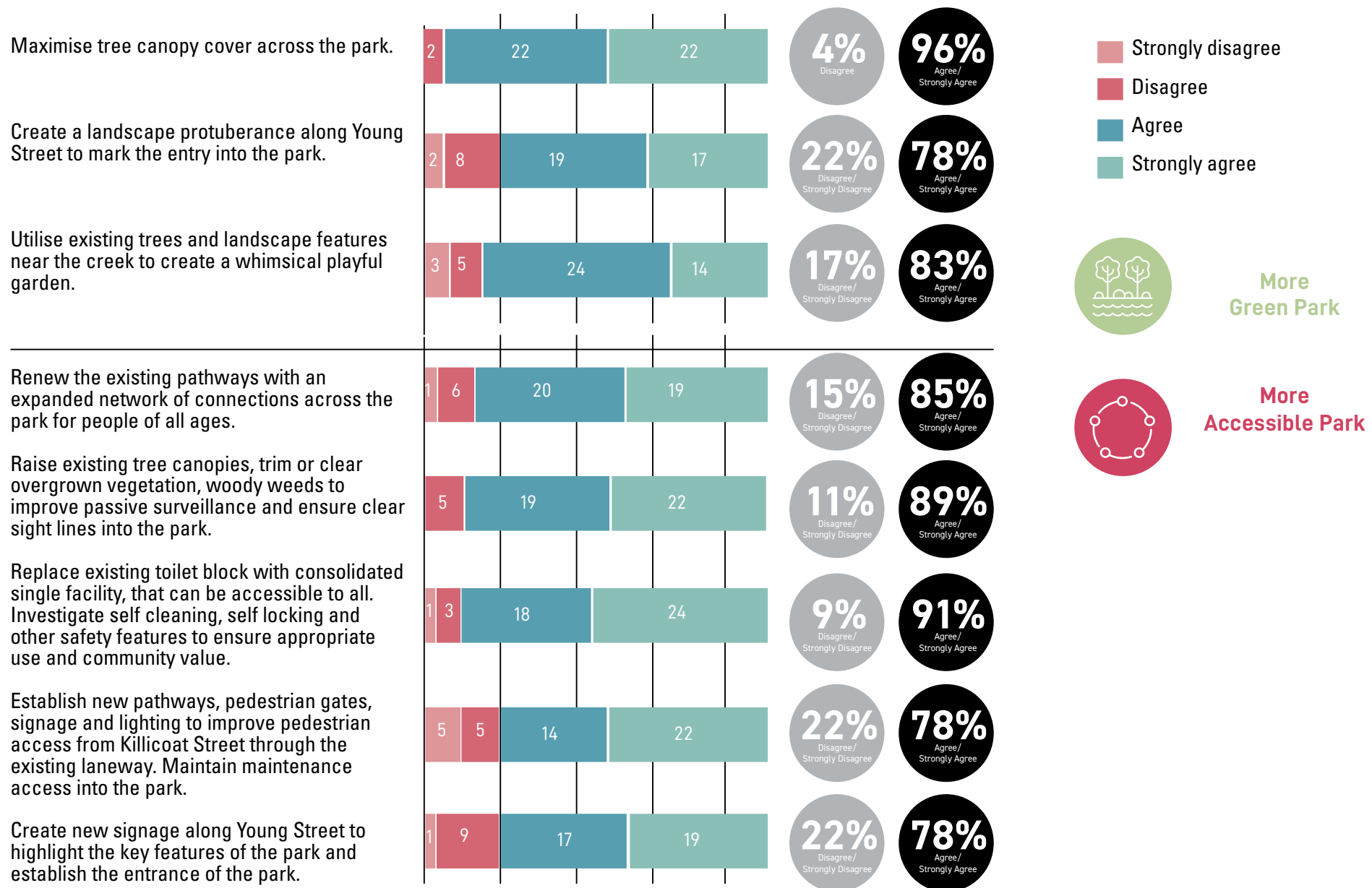
Collaborate with neighbouring properties to paint a consistent coloured fence along the edges of the Park.

Maximise existing open grassed space and provide a better setting for the existing small scale basketball/ ball games as well as introduce small exercise stations.



More
Active Park

PHASE 2 CONSULTATION SURVEY RESULTS



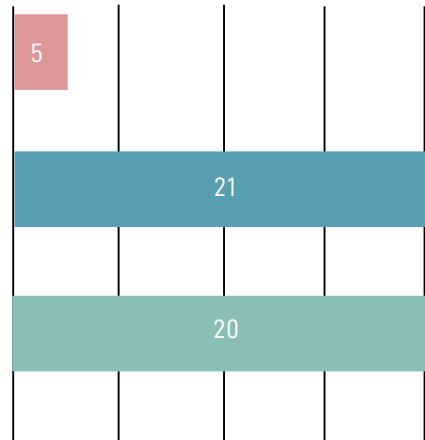
PHASE 2 CONSULTATION SURVEY RESULTS

Are you supportive of the implementation Plan?

No, I am not supportive of the Implementation Plan (5)

Yes, but i have further comment on a some priorities (21)

Yes, I am supportive of the Implementation Plan (20)



Discussion

- 89% of respondents indicated support for the implementation plan and some had suggestions to reduce the time frames to short term actions. Others were supportive but had concerns regarding the opportunities to create a connection through to King William Road and the use of private land.
- 11% of respondents indicated no support for the implementation plan mainly because of their objection to proposed connection opportunities through private land.
- It was highlighted the priority of the creek and the safety of the users and the surrounding dwellings.



Can you please elaborate which actions you think should be higher or lower priorities ?

".. allow dogs off lead from 4pm during winter. The park is very quiet in winter and the park does not feel safe as it gets dark in winter."

"Higher are replacing play equipment with more natural play space in centre of park, removal of woody weed species and planting with natives, improving creek line with more natural environment.."

"I am supportive of the implementation of the plan but do not agree to having access to the park through the Knox Court Car Park."

"As a resident of the Knox Court Complex, is to maintain the privacy, safety and security of the Knox Court residents. Clearly defined boundaries between the North Unley Park and Knox Court need to be established, including signage indicating it is trespassing"

"...ensure the park continues to be a safe environment for exercising dogs. Being able to have dogs away from children/the BBQ area/entry and exit points, is the reason we use the park, it would be a shame to lose this feature. During winter, the creek can flow very rapidly so a strong fence line which dogs and/or children can't get through should be a high priority.."

"...There are safety concerns with creating public connections to and through our private property and I am personally not in support of creating public access onto our grounds.. we are concerned that allowing the public access to our property would increase the likelihood of other unsafe activity.. hopefully with the upgrades to the park this unsafe activity / behaviour will be deterred."

"...not provide access to the public into Knox Court. This is private property. ...result in unwanted incidents occurring, along with a lack of privacy for myself and other owners and tenants if a pathway was made available from Knox Court to the park. ...Some modifications could be made to showcase these 3 entrances without intrusion on private properties."

"...Creek integration needs serious consideration including detailed monitoring and tracking of water levels throughout all times of the year once the upgrades have been completed in the South parklands as I feel there is huge risk in making the creek too accessible for young children. "

PHASE 2 CONSULTATION SURVEY RESULTS

"Totally opposed to encouraging public access through Knox Court car park. Not acceptable."

"This is one of the most thorough and most clear masterplans I have ever seen - and I make masterplans as part of my job! A big well done to the team, and I look forward to the future of North Unley Play Park."

"I would like a shorter timeline"

"why does it take so long?"

"Reduce the work and have a short time frame. Otherwise local residents living by the park and using the park will be negatively impacted by noise, workers, gardeners, machinery...preferene for evergreen planting. ."

"Community gardening opportunities/ working bee in the park to help out? "

" It is a lovely park so I encourage many of your proposed implementations. My thoughts include: 1. the addition of eye-catching signage on the corner of King William Road & Young Street ... 2. Open up the entrance from Young Street to the park so that the park is more visible and feels safer to enter, and 3. Add signage within the park to ensure people do not harm the birds and other animals which live there..."

" (1) I support the introduction of Exercise Stations. (2) Also think a Tiny Street Library would be a great asset, allowing some to simply sit and read while others in their group might exercise, use the playground etc...."

"... We would also challenge a larger and more modern court being installed as the risk of young people hanging out in a quiet park where they can't be seen from the street, playing music from speaker etc, will be too high. Lighting in the park is a good idea depending on what time it is turned off..."

"..important green infrastructure for all of Unley and it has been neglected for too long. 10 years to complete this work is too long and should be done much more quickly...."

"The overall scheme and masterplan looks great. I do have comment on altering the creek bed, there has been a history of flooding... I am not in support of any gate or access to/from our property (Knox Court) for obvious safety reasons and because our property is private, and we do not wish to make it a public walkway..."

"Lighting in the park. The maggies & larger birds & Mopock, kookaburras use the park & people like their presence. Putting lighting at night will disrupt bird breeding and safety. Green space is not just about people and not only the reason people visit..."

"A fence along the young street entrance is essential for the safety of children who use the park, Particularly given the dry creek bed/nature play area proposed close to the young street entrance. If other children are playing in the new playground area or in other parts of the park, close supervision and ensuring child safety is impossible without the park being properly fenced at all entry/exit points."

"I am a resident at knox court and it would be awesome if we could access the park through a gate at the rear of the property although i can appreciate implementing this may be incredibly difficult..."

"I am supportive of all of the ideas, however I do not want any toilet facility in the park. The highest priority should be the removal of the existing toilet block...."

