



Soft and Green Assets: Implementing the IPWEA Practice Notes

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2019*



City of
Melville

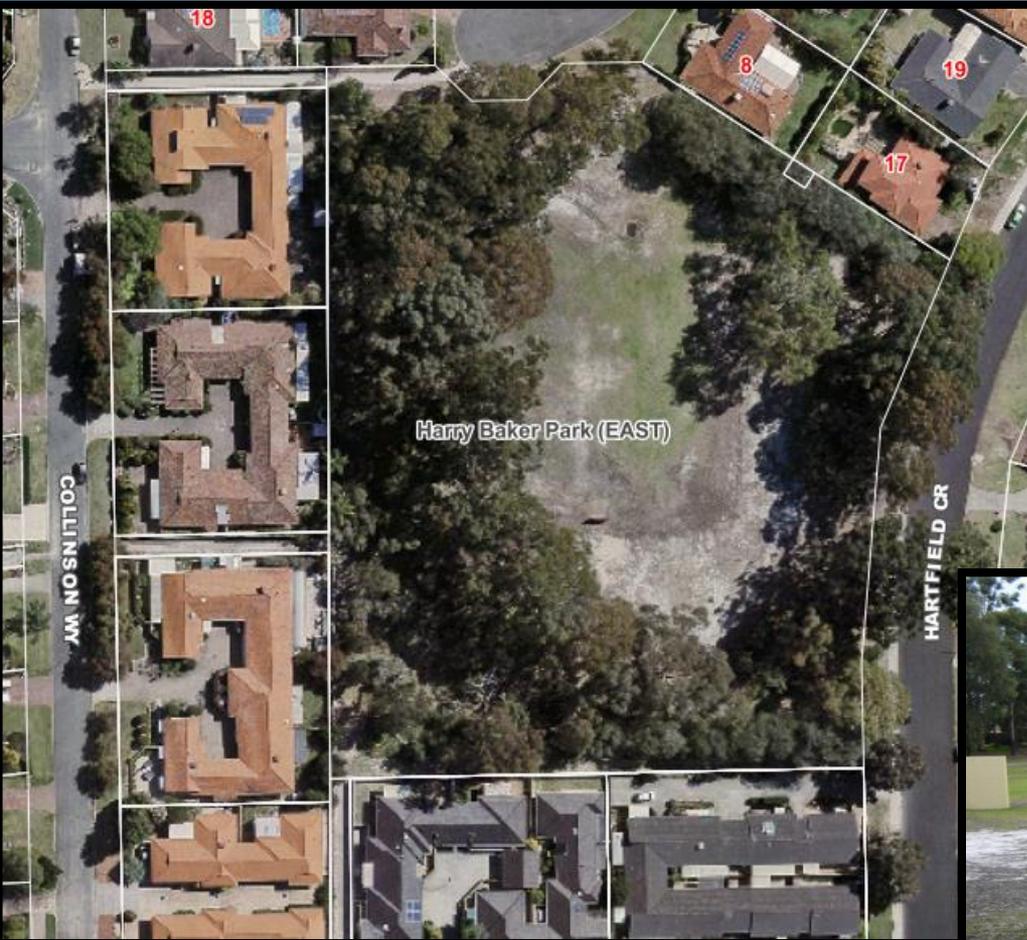
The Problem

A local park (Harry Baker) in
need of Renewal

Asked for \$150,000

But it only has 1 asset listed:
A playground

Why would you need more than
\$30,000



The Way (Simplified IPWEA)

Where it is

- List Parks
- Record Provision
- List Land Use (Categories)
- Survey hard infrastructure

Where we want it to be

- Levels of Service (1 to 5)
- Renewal interval (Fit for Use)

What needs to be done to get there

- Compare Land Use to Development
- Compare hard infrastructure to Provision
- Agree on Renewal interval priorities

Costed Plan for Renewal

- Park Strategic Plan
- Park level AMP
- Park Categories
- Hard Infrastructure

Park Provision

Description

Unknown

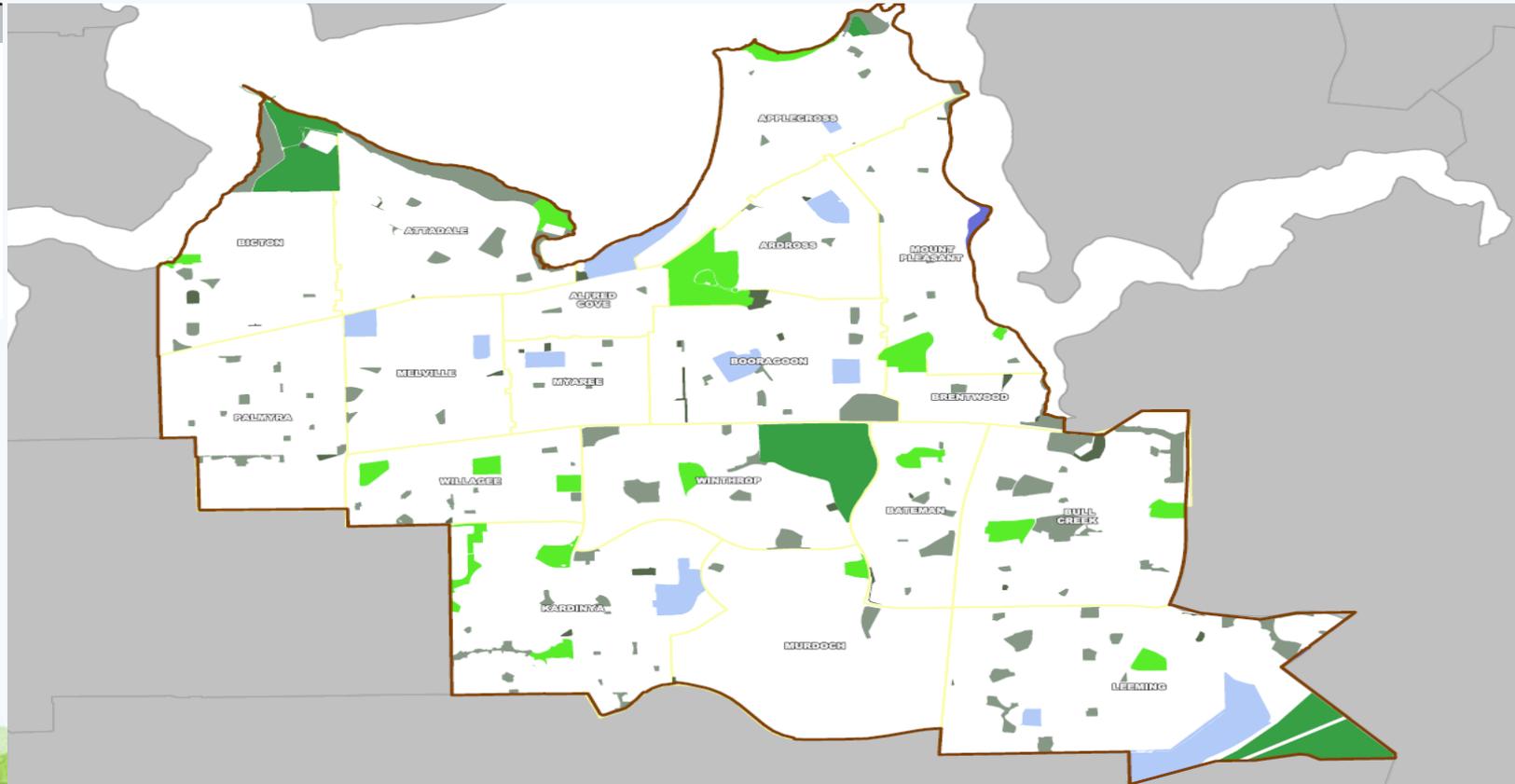
Regional

District

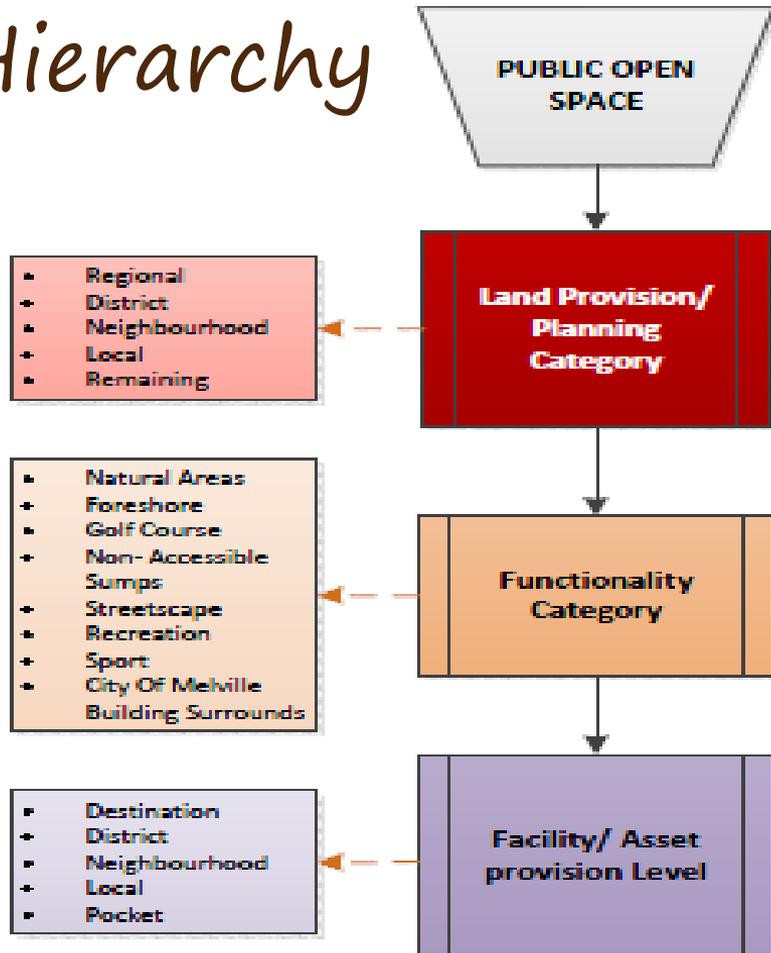
Neighbourhood

Local

Remaining



Hierarchy



Aligns with

- Public Space Strategy
- Local Planning Scheme
- WA Department of Sport and Recreation guidelines
- IPWEA asset management framework
- Financial Management framework

Functionality Categories

For Example, Len Shearer Reserve Primary function Sport but has areas for:

- Sport
- Recreational
- Natural Area
- City of Melville Building Surround
- Linear
- Non-Accessible Sump
- Streetscape



Where it is

A partial example

		RECREATION ASSET PROVISION LEVEL				
Asset Class	Hierarchy	5	4	3	2	1
		Pocket	Local	Neighbourhood	District	Destination
Irrigation	Irrigation	Temporary irrigation only to feature or new plantings to establish	existing irrigated parks in general 6000kl/ha subject to water allocation availability and water management plan. Unirrigated parks remain unirrigated	in general 6000kl/ha subject to water allocation availability and water management plan	Irrigated in general 6000kl/ha	High level/ full irrigation to turf and amenity bed, in general 7500kl/ha+
		resilient turf varieties to provide minimal cover	resilient turf varieties to provide minimal cover, where irrigated 60% coverage	70% cover, predominately one turf species	90% cover	95%+ cover
Landscape	Turf	resilient turf varieties to provide minimal cover	resilient turf varieties to provide minimal cover, where irrigated 60% coverage	70% cover, predominately one turf species	90% cover	95%+ cover
	Garden Beds	No garden Beds	Low amenity garden Beds	Medium amenity garden Beds	Medium amenity garden Beds	High amenity garden Beds
	Tree Canopy coverage	Planned amenity planting for function and form	Planned amenity planting for function and form	Planned amenity planting for function and form	Planned amenity planting for function and form	Planned amenity planting for function and form
	Stormwater Management	Per Park/Engineering Stormwater Management guidelines	Per Park/Engineering Stormwater Management guidelines	Per Natural Area Stormwater Management plan	Per Natural Area Stormwater Management plan	Per Natural Area Stormwater Management plan

Where it is

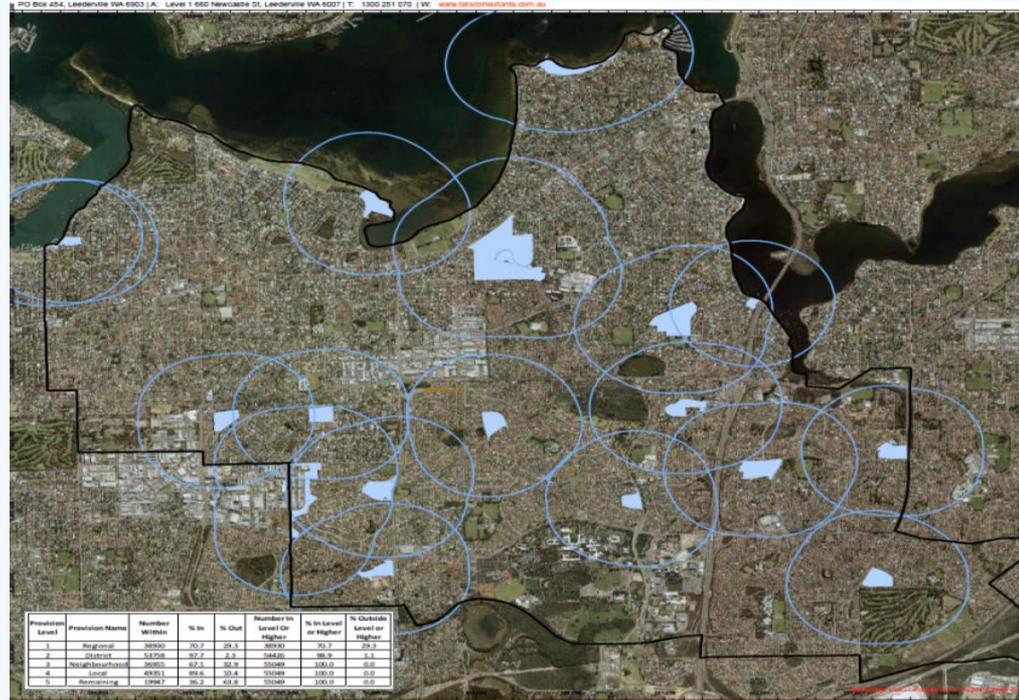
Asset Inventory

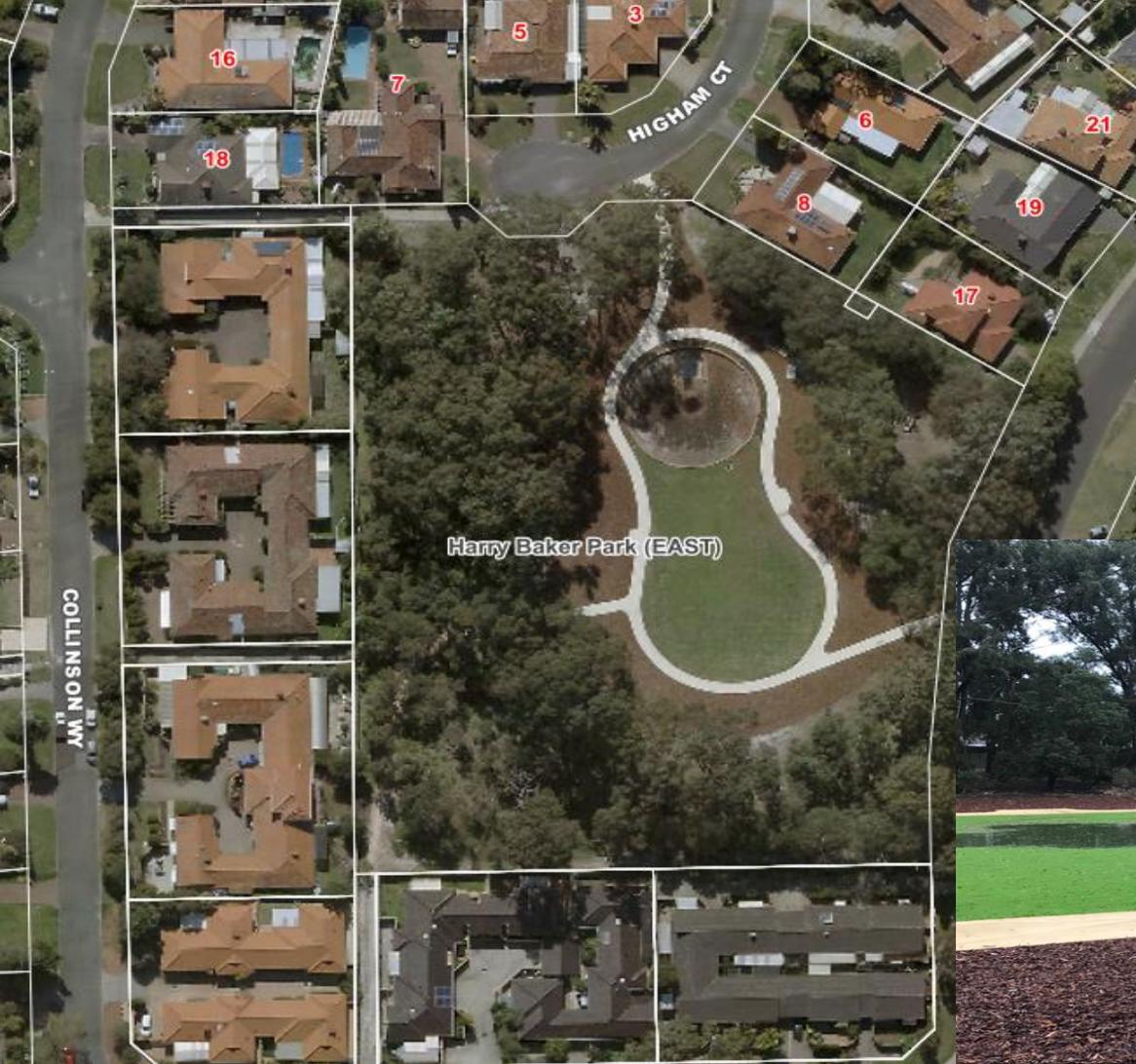
- Comprehensive map of all “parky” assets including park sizes
- Consistent park naming



Analysis – Hierarchy Access Buffers

- Quality over quantity
- Equalise supply
removing or adding assets
- Manage future costs
asset management
- Manage future demand
water, development, technology





In Real Terms

A local park (Harry Baker) Renewed



Lessons Learnt – Park Thinking



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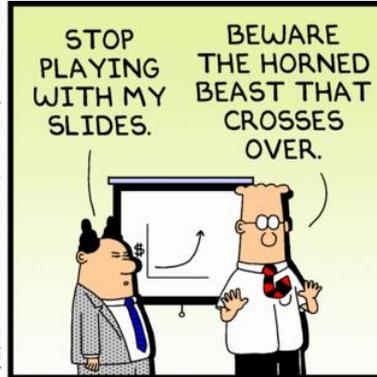
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Lessons Learnt – AM Thinking



Questions



Yes, this is ironic