



Dry Parks Strategy

2021

CITY OF  Armadale



Inside Cover Image: Pelham Reserve, Armadale
Cover Image: Dawson Reserve, Armadale



Dry Park Strategy Overview

The Dry Parks Strategy will provide guidance to ensure that the needs and open space expectations of the community, are met through the continual and programmed improvement of the City's dry parks.

Overview

The Dry Parks Strategy analyses the City's reserves, with particular focus on the dry reserves, and considers various methods of improvement.

Improvement options range from various water sourcing methods, irrigation improvements, recreation or environmental improvements or no improvements.

This Strategy addresses the improvement of the City's dry parks through the establishment of a Dry Parks Improvement Framework (DPIF) and Hydrozoning Improvement Framework (HIF). Refer Attachment C.

This strategy and associated frameworks will provide guidance for the next five years to ensure that the needs and open space expectations of the community, are met through the continual and programmed improvement of the City's dry parks.



Image: Bungendore Park



Relevant City Documents

The Dry Parks Strategy has impact on the following objectives of the Strategic Community Plan 2020-2030:

2.2 Attractive, inclusive and functional public places

2.2.4 Develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City.

The Dry Parks Strategy aligns with the following Action in the Corporate Business Plan:

1.2.3 Investigate a program for the improvement of the City's dry parks. Develop a dry parks strategy for staged improvement.

This document shall be read and used in conjunction with the following documents:

| Document Name | Prepared by | Relevance |
|--|---|--|
| City of Armadale Water Position Paper 2021 | Sports Turf Technology 2021 on behalf of the City | Provides information regarding irrigation water sources |
| City of Armadale Citywide Annual Groundwater Monitoring Summary 2019-2020 | Sports Turf Technology 2020 on behalf of the City | Provides detail on the City's groundwater licences and annual usage |
| City of Armadale Parks Facilities Strategy 2018 | City of Armadale (Parks) | Provides a comprehensive strategy outlining minimum requirements within a detailed POS classification system |
| City of Armadale Standard Specification Irrigation System Design and Installation | City of Armadale (Parks) | Specification outlining the City's minimum specifications for an irrigation system |
| City of Armadale Standard Specification for Bores, Pumps, Headworks and Electrical Cubicles (REV 7 - April 2021) | City of Armadale (Parks) | Specification outlining the City's minimum specifications for irrigation infrastructure |
| Water Sensitive Cities Benchmarking and Assessment | Prepared by Urbaqua 2020 on behalf of the City | Provides a summary of the City's journey towards becoming a Water Sensitive City |
| City of Armadale Waterwise Council Action Plan 2020 | Water Corporation | Outlines the CoA Waterwise goals and summarises the City groundwater licences |
| City of Armadale ENG 14 - Landscaping | City of Armadale | Policy relating to the standards of landscaping within the City of Armadale (parks, streetscapes) |
| Verge Treatment and Management Policy (Under Review) | City of Armadale | Under Review |



Image: Corondale Park, Seville Grove



Draft

| Date | Revision | Comments |
|------|----------|--|
| 2021 | A | Issue for June Council Report |
| 2021 | B | Issue for June Council Report - Updated DPIF and HIF |
| 2021 | C | Issue for June Council Report - Updated DPIF and HIF (Rev C) |
| 2021 | D | Issue for June Council Report - Updated DPIF and HIF (REV D) |
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Dry Parks Strategy

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Acronyms

| | |
|------|--|
| CoA | City of Armadale |
| DPIF | Dry Parks Improvement Frameworks |
| MAR | Managed Aquifer Recharge |
| PFS | Parks Facilities Strategy (City of Armadale) |
| POS | Public Open Space |
| DWER | Department of Water and Environment Regulation |
| PIP | Parks Improvement Plan |
| WAPC | Western Australian Planning Commission |



Introduction

What is a Dry Park?

In the context of this report 'Dry Parks' are defined as parks with no irrigation source and irrigation system.

Process for this Strategy

The outcome of this strategy is the:

- Dry Park Improvement Framework (DPIF)
- Hydrozoning Improvement Framework (HIF).

The process of determining these frameworks is outlined below:

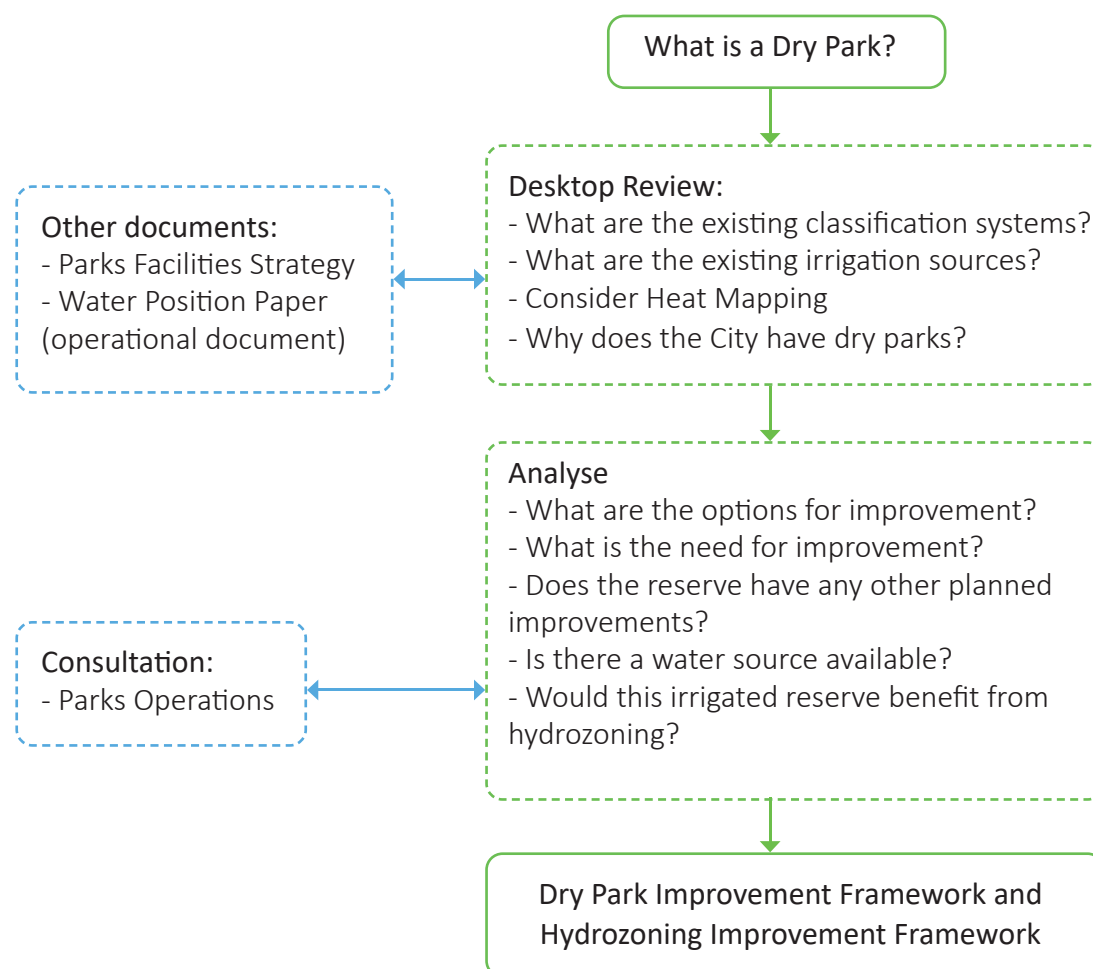


Image 1: Dry Park Strategy Process



Context

The City is located on the urban fringe of the Perth Metropolitan area and is one of a number of outer metropolitan growth councils.

The City is experiencing sustained rapid growth with the population expected to double between 2010 and 2030;

- 2010 the population was estimated at 61,900* residents
- May 2021 the population is estimated at 93,928* residents
- By 2030 the population is expected to be 124,900* residents

**estimates have been extracted from the Id.Consulting webpage May 2021. (<https://forecast.id.com.au/armadale>)*

This growth is predominantly medium to high density housing where the house occupies the majority of the lot, with little to no 'green' space in the front or back yard.

The desire to maximize the built form on the private lot has increased pressure on the City's open spaces to perform the open space function that a 'typical' backyard used to perform – a space to kick the ball, a space to relax and a space to use with your family and friends.

These functions are often associated with 'green' irrigated spaces.

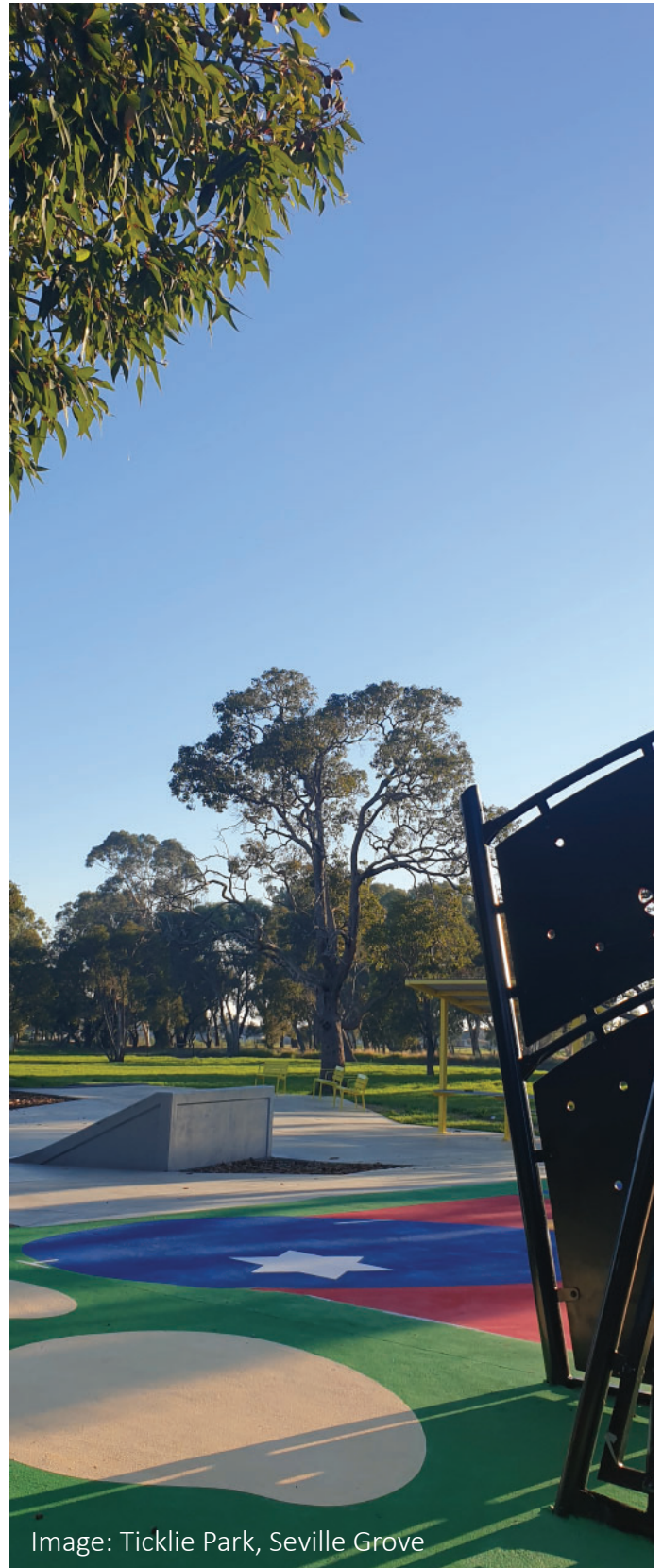


Image: Ticklie Park, Seville Grove



Parks Classification System

The City has a park classification system based on the following:

- Park size; Local, Neighbourhood, District
- Park function (predominate); Nature, Recreation, Sport.

This classification system allows the City, Developers and other consultants to understand typical 'facility types' a park of a certain size and certain function will contain (acknowledging that there are always site specific anomalies).

A 'facility type' will have a maximum score of 1, 5 or 10 as listed in Table 1.

To ascertain if a reserve meets the requirements of its particular classification, the reserve is scored against each facility type and an overall facility score is obtained.

Irrigation is a typical 'facility type' of the following park classifications:

- District Sport
- District Recreation
- Neighbourhood Sport
- Neighbourhood Recreation
- Local Recreation

In these categories, if a reserve is irrigated, it receives a score of 10.

| POS Classification | | Facility Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | Max Score | Percentage |
|--------------------|------------|---------------|---------|---------|-------------|----------------|----------|------|-----|---------|---------|---------|---------------|-----|----------------|-------------|-----|-------------|---------|-------|------------------|------------|----------|------------|-------|----------|------------------|--------------|------|-----------|------------|
| | | Pathways | Bridges | Signage | Car Parking | Access Control | Lighting | Play | Bin | Dog Bin | Seating | Shelter | Public Toilet | BBQ | Drink Fountain | Shade Sails | Art | Hard Courts | Fitness | Youth | Community Garden | Men's Shed | Dog Park | Irrigation | Trees | Planting | Scheduled Sports | Passive Turf | WSUD | | |
| DOS | Sport | 1 | 1 | 1 | 10 | 1 | 10 | 10 | 1 | 1 | 1 | 10 | 10 | 10 | 5 | 1 | 1 | 5 | 1 | 1 | 1 | 1 | 1 | 10 | 5 | 5 | 10 | 5 | 1 | 120 | 100% |
| | Recreation | 1 | 1 | 1 | 10 | 1 | 10 | 10 | 1 | 1 | 1 | 10 | 10 | 10 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 10 | 5 | 5 | 0 | 5 | 1 | 106 | |
| | Nature | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 1 | 18 | |
| NOS | Sport | 1 | 1 | 1 | 10 | 1 | 10 | 10 | 1 | 1 | 1 | 5 | 1 | 1 | 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 10 | 5 | 5 | 10 | 5 | 1 | 93 | |
| | Recreation | 1 | 1 | 1 | 1 | 1 | 1 | 10 | 1 | 1 | 1 | 10 | 1 | 10 | 5 | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 10 | 5 | 5 | 0 | 5 | 1 | 76 | |
| | Nature | 1 | 1 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 1 | 19 | |
| LOS | Recreation | 1 | 1 | 1 | 0 | 1 | 0 | 10 | 1 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 10 | 5 | 5 | 0 | 5 | 1 | 45 | |
| | Nature | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 1 | 17 | |

Table 1: Parks Facilities Strategy - Facility Type



Parks Classification System v 'Need'

For a Local Recreation reserve where the total possible score is 45, irrigation with a score of 10, is 22% of the total score making it a relatively high and important facility type for Local Recreation reserves.

For the other POS classifications, irrigation makes up the following percentage of the max score for that classification:

- Neighbourhood Recreation 13%
- Neighbourhood Sport 11%
- District Recreation 9%
- District Sport 8%

Irrigation has a relatively high score, particularly in the neighbourhood and local levels on the basis that the provision of irrigation is a basic amenity that enhances a park visually, but importantly provides a level of amenity that allows year round usage, for people of all ages and abilities.

Irrigation cools a park, reduces dust / sand drift and enhances the year round usability of the park.

In determining the Dry Park Improvement Framework we ascertained the 'Need' for improvement and this relates directly to the irrigation 'facility type'.

The City reviewed all of the reserves and noted if they were unirrigated. If a reserve was unirrigated and classified Local Recreation, Neighbourhood Recreation, Neighbourhood Sport, District Recreation and District Sport, their 'Need' score was High (max score of 10).

Not all of the dry parks will need to be considered for improvement as they may already meet the needs of their particular park classification system or other factors may limit improvement.

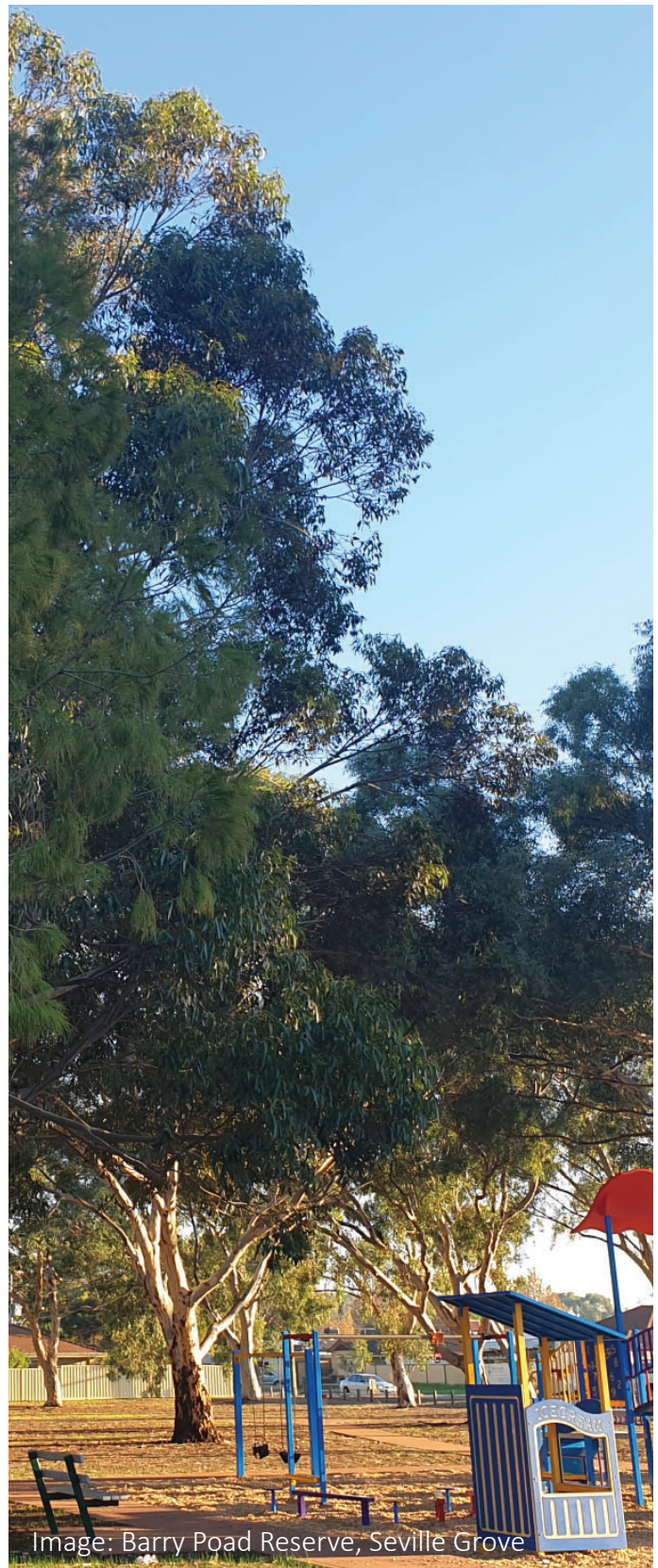


Image: Barry Poad Reserve, Seville Grove



Parks Maintenance Classification

The following maintenance classifications include **non-irrigated and irrigated** reserves:

- Passive Reserve Level 4 Dry (18)
- Passive Reserve Level 3 Low (130)
- Passive Reserve Level 2 Moderate (54)
- Natural Area Wet (205)
- Natural Area Dry (180)

The following maintenance classifications include irrigated reserves only:

- Passive Reserve Level 1 High (3)
- Active Sport (23)

(Note: the above figures include, where known, 'future' reserves which have been mapped)

City dry parks receive an average of \$9,500/hectare annually for maintenance. Irrigated reserves receive an average of \$18,500/hectare annually.

Any improvements to a dry park will result in the appropriate increase in the maintenance budget (the costs indicated are 2019 figures).



Image: Newhaven, Piara Waters



New Developments and Western Australian Planning Commission

A very simplistic review of the City Asset data shows irrigation infrastructure is less common within the central band of the City; Armadale, Camillo, Brookdale, Seville Grove, Champion Lakes. Refer *Image 2*. A number of areas within these suburbs were developed before Western Australian Planning Commission (WAPC) conditioned the requirement for developers to provide Public Open Space landscaping and establishment maintenance.

For any new development the following condition(s) generally applies:

“R4 - Arrangements being made for the proposed public open space to be developed by the landowner/ applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and/or dark sky principles [DELETE AS APPLICABLE] and to the specifications of the local government. (Local Government) Ra2 - With regard to Condition [INSERT VALUE], the development is to include full earthworks, reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network.”

The requirement for Developers to provide basic landscaping and reticulation (irrigation) ensures that reserves provide year round amenity and reduces the burden on Local Government Areas to outlay funds for capital works. This WAPC condition is relatively new (post year 2000) and older developments were not required to provide this level of amenity.

The City of Armadale has a number of reserves that were simply ceded free of cost with minimal landscape treatments provided.

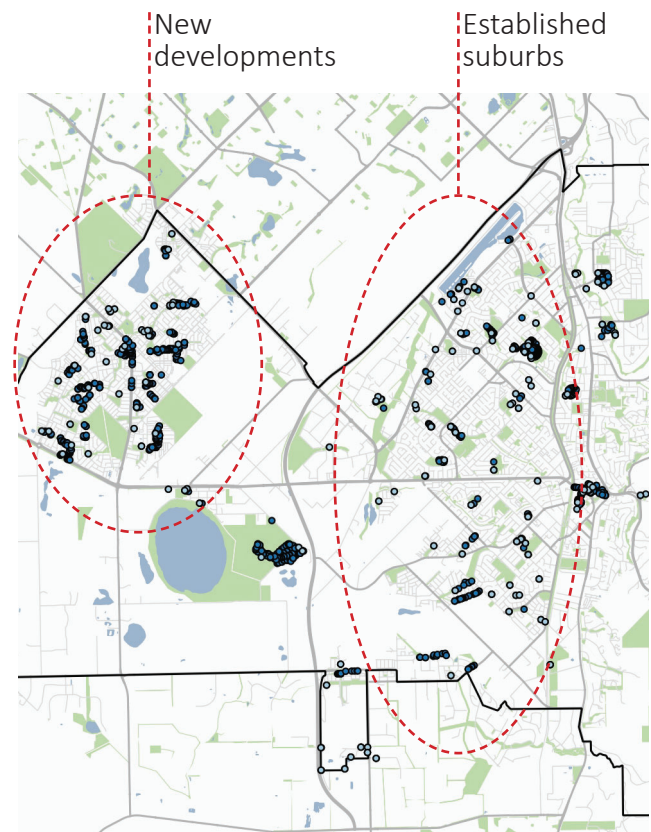


Image 2; City of Armadale – Irrigation Infrastructure. Irrigation infrastructure as shown by blue dot. There is a higher concentration of irrigation infrastructure in the newer suburbs Piara Waters and Harrisdale compared to the established suburbs of Camillo, Seville Grove, Champion Lakes and Kelmscott



Image: Barry Poad, Seville Grove



Internal Benchmarking

How are our Parks irrigated?

The City of Armadale irrigates reserves using the following sources:

A) Groundwater

The majority of the City's reserves are irrigated from groundwater extracted from bores. The groundwater is sourced from the Superficial Aquifer or Leederville Aquifer. Both of these aquifers are currently fully allocated in the 'City of Armadale' sub-area. The 'City of Armadale' sub-area is where a large portion of the City's dry parks are located.

To accommodate any new irrigated parks within the 'City of Armadale' sub-area, the City will need to consider hydrozoning other parks (in the same sub-area) to balance the total water usage, or consider other improvements.

There is allocation available in the 'Wright' sub-area (Superficial aquifer) which covers Piara Waters. The majority of parks are sufficiently irrigated in this area as they have been developed over the past 10 years, and the minimum standard has been achieved through the application of the WAPC condition previously mentioned.

The City is not able to trade between sub-areas.

Refer Attachment A for groundwater aquifer boundaries.

In addition to the allocation issues described above, there are additional issues relating to the use of groundwater that need to be considered and monitored, including but not limited to:

- Salinity
- Iron (Fe)
- Abnormal pH
- Flow
- Long term viability
- DWER allocation (7,500kL/hect/yr to 6,500kL/hect/yr)

B) Irrigation Scheme connections

The City has a limited number of parks irrigated via a scheme water connections. This option was selected if there were no other options available and the irrigated area is extremely limited.

Borello Park (Roleystone), Tredale Field (Mount Richon) and Erica Park (Kelmscott) are irrigated via scheme water. In all instances no other irrigation sources were available and given the lack of irrigated space in the areas, it was deemed a reasonable option.

Irrigating via scheme water has economic and environmental issues, and is a last resort option.

C) Irrigation tanks

There are 13 reserves which require tanks due to insufficient yield to feed the irrigation system.

These tanks are filled from the nearby groundwater bore, and in some instances (for example Cross Park), the City is forced to supplement with scheme water to meet the demands of the particular reserve.



Heat Mapping

The City of Armadale engaged a specialist in 2019/2020 to complete and analyse near-infrared data (year 2020) and capture thermal imagery using satellite images. The analysis identified the extent of the City's existing tree canopy and vegetation cover, and identified hot spots within the City. It is intended to be a benchmark against which the City can measure the success and impact of the City's Urban Forest Strategy.

From a dry park perspective and a very high level review of the heat mapping, it has been identified that there is a 2 to 8 degree difference between dry and irrigated parks. (Refer table 2- Surface Temperature Dry Park v Irrigated Park).

The heat mapping has clearly outlined the local temperature reduction trees provide, and at a closer surface level it also identifies irrigated reserves are lower in temperature. The lower temperature contributes to their overall appeal and usability to the community.

*Table 2:
Surface Temperature Dry Park v Irrigated Park*

| PARK NAME | SUBURB | SURFACE TEMP | IRRIGATED (YES / NO) |
|-------------------------|---------------|--------------|----------------------|
| TICKLIE RESERVE | SEVILLE GROVE | 35.70 | NO |
| PELHAM RESERVE | ARMADALE | 34.00 | NO |
| DAMERHAM PARK | KELMSCOTT | 33.10 | NO |
| WESTFIELD HERON | CAMILLO | 38.50 | NO |
| MINNAWARRA | ARMADALE | 27.70 | YES |
| ASPIRI PARK | PIARA WATERS | 31.00 | YES |
| WILLIAM LOCKARD RESERVE | HARRISDALE | 30.60 | YES |

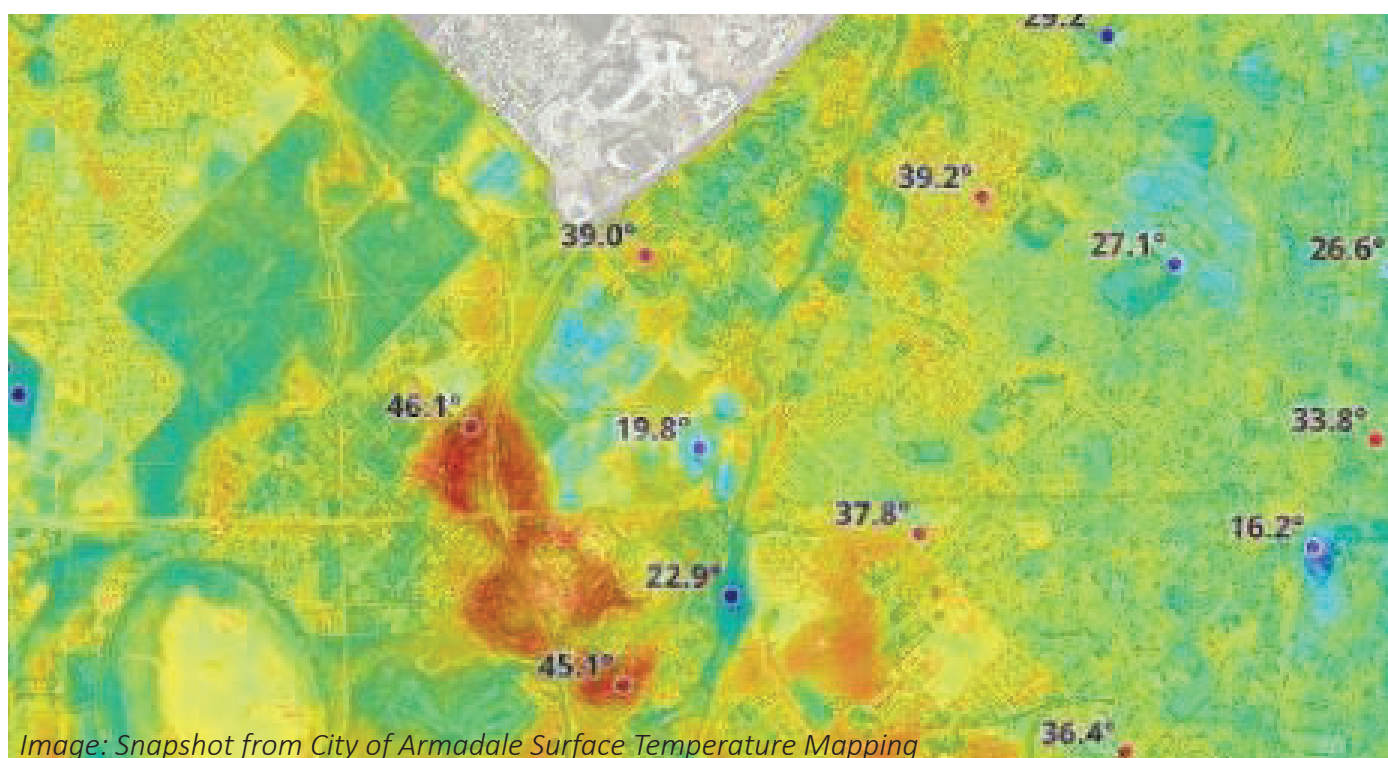


Image: Snapshot from City of Armadale Surface Temperature Mapping



The Benefits of Irrigation

Water is not an infinite resource and its usage needs to be carefully considered and monitored, however it is also important to consider the benefits of an irrigated reserve.

Irrigation supports the health and longevity of trees, shrubs and turf, and is vital to provide optimal green infrastructure. The Western Australian climate is hot, dry and windy. This is a harsh environment in which planting and turf has to thrive, particularly if it is not irrigated.

Irrigation of turf allows for optimal growth and ensures the turf can be used year round for recreational activities. Turf that is not irrigated dies off during the summer months, is hard, spiky and the area is often dusty. This prevents year round usage.

The majority of planting within the City of Armadale is native (Endemic, Western Australian or Australian natives), which require less water than exotic alternatives, however irrigation does support initial growth and maintains a quality that presents well to the community.

Hydrozoning Benefits

Hydrozoning is the optimizing of an irrigation system, to group elements that require similar watering schedules to reduce overall water usage.

Hydrozoning is also the reduction of water usage through the removal of irrigation and associated landscape treatment, and replacing with an alternative landscape surface, such as winter (non-irrigated) planting that requires less water. This shall only occur where the function of the reserve and the extent of irrigation do not align.

For example; Ashworth Park which is predominantly a turfed swale. Turf is not an appropriate surface treatment for a drainage swale and the reserve and broader drainage system would benefit from this reserve being planted with non-irrigated planting.

Hydrozoning irrigated reserves provides opportunity to utilize 'saved' water in other reserves which require water for irrigation purposes. This is quite critical in the 'City of Armadale' sub-area which is fully allocated (as described in the 'How are our Parks irrigated?' section). Any existing dry parks within the City of Armadale sub-area will more than likely require water allocation from hydrozoning projects.



Image : Pelham Reserve, Armadale



Analysis

City of Armadale Parks Analysis - Dry Parks

To develop the improvement frameworks, a review and analysis of the City's reserves was undertaken in relation to the below criteria and the Detailed Parks Analysis Table is attached (refer Attachment B).

- Reserve Name
- Parks Facilities Classification
- Reserve Maintenance Classification
- Is the reserve currently irrigated? (Yes or No)

If the answer was 'No'; the reserve is not irrigated, and the following factors were assessed (per reserve) to refine the Dry Park Improvement Framework.

Are there any other planned improvements for this reserve?

This was determined by reviewing any recent (last year) or proposed upcoming works in the reserve. It is preferable to align park improvements as this provides greater visual impact for the community, improves the usage for the community and optimizes project funding by combining project upgrades.

- If 'Yes' – Score of 5
- If 'No' – Score of 0

What is the 'Need' for improvement?

This was determined by reviewing the reserves Park Classification and if the reserve was in a classification that requires irrigation.

- Reserve is classified for irrigation – High 'Need' score of 10
- Reserve is classified for irrigation but the existing reserve function reduces the requirement for irrigation – Medium score of 5
- Reserve is not classified for irrigation – Low 'Need' score of 1

Is there a water source available?

This was determined by the following rationale:

- No water source available – Low score of 1
- Water source may be available or further investigation required – Medium score of 5
- Water source and water available – High score of 10



Image: Ashworth Park, Brookdale



City of Armadale Parks Analysis - Dry Parks and Hydrozoning

Will other improvements increase the quality of the reserve?

This was a visual review and assessment of the reserve:

- Environmental improvements such as drainage planting or bushland revegetation – High score of 10
- Recreational improvements such as playgrounds, park furniture and paths- Medium/High score of 7
- Planting improvements such as street tree planting – Medium score of 5

Refer to the 'Options for Improvement' section in this strategy for further information on Hydrozoning.

This review is intended to firstly identify the dry parks and then assess them against the above criteria. The reserves are then ranked in order of priority (highest score to lowest score) to identify the priority reserves for Dry Park improvements.

As part of the detailed parks analysis, hydrozoning existing irrigated reserves was also considered. To consider hydrozoning the following scenarios were considered:

- Are there irrigated reserves with irrigated turf, but the turf is not necessarily performing a suitable recreation function?
- Are there irrigated reserves where the water is 'spread too thin' and not providing a quality surface?
- Are there any dry parks that may benefit from the water saved through hydrozoning?

In the Parks Analysis review, if the answer was 'Yes' to 'Is the reserve currently irrigated?'; the reserve was visually reviewed and assessed if it were appropriate for Hydrozoning.



Image: Paterson Park, Kelmscott



City of Armadale Parks Analysis- Hydrozoning

The following factors were assessed per reserve to refine the Hydrozoning Improvement Framework.

Are there any other planned improvements for this reserve?

This was determined by reviewing any recent (last year) or proposed upcoming works in the reserve. It is preferable to align park improvements as this provides greater impact and aligns

- If 'Yes' – Score of 5
- If 'No' – Score of 0

What is the 'Need' for water saving (ie. is water not being optimally used)?

This was determined by visually reviewing the irrigated area, considering what surface was being irrigated and what the overall function of the reserve was.

- Low need- score of 1
- Medium need- score of 5
- High need- score of 10

Is the reserve is hydrozoned, would there be any water savings?

- The hydrozoning will result in improvements in the POS only (no water saving) – Low score of 1
- The hydrozoning will result in water saving, further investigation required to ascertain where the water can be used – Medium score of 5
- The hydrozoning will result in water saving that can be utilized in reserves currently scheduled for improvement (through the Dry Parks Improvement Framework or other scheduled improvements)- High score of 10

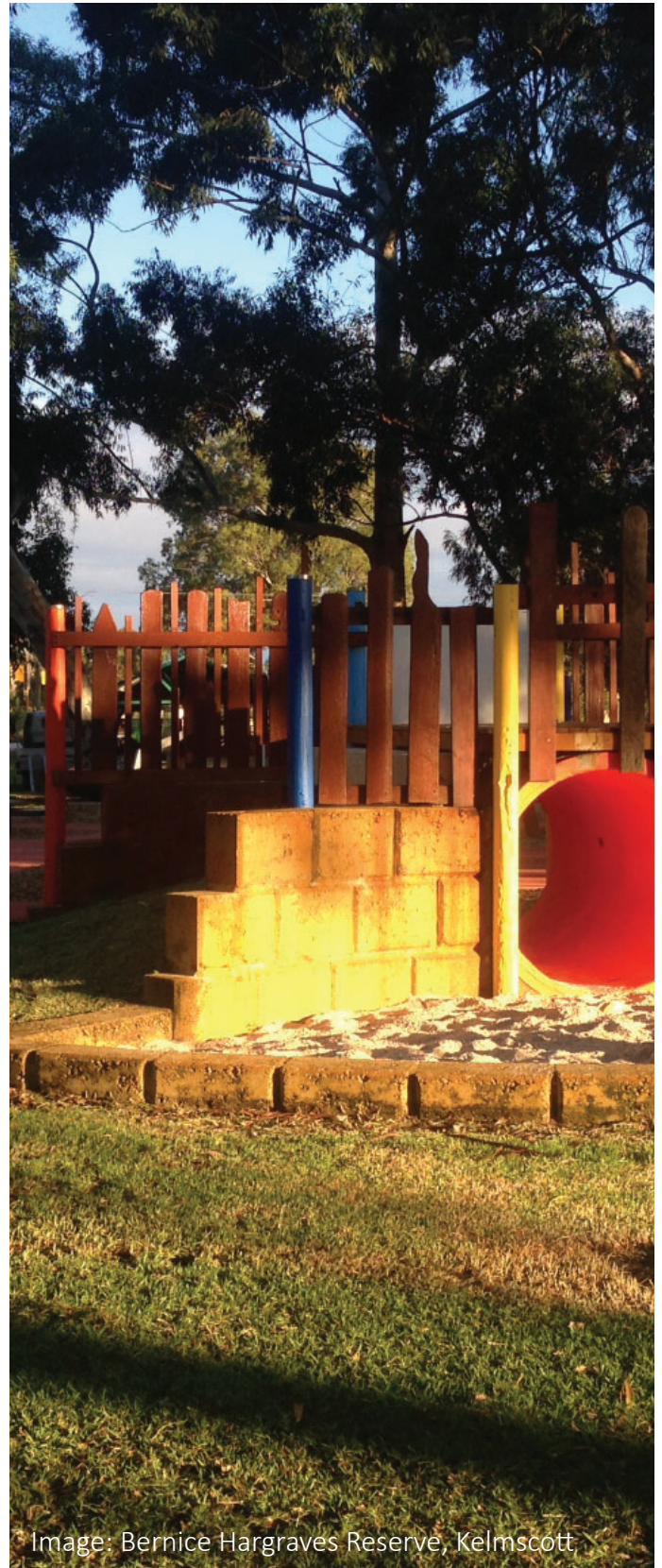


Image: Bernice Hargraves Reserve, Kelmscott



Options for Improvement

The analysis of the City reserves (Attachment B) considered 'Options for Improvement'.

Given the precious nature of water, it is not simply appropriate to irrigate all dry reserves from groundwater or scheme water. Alternative options needed to be considered.

All options for improvement are summarized below:

A. Irrigate the reserve via groundwater bore

Description

Where there is an available allocation, consider installing a new bore or connecting into an existing near-by bore to irrigate the dry reserve.

Application

This option will need to consider the relevant ground water licenses, existing bores and potential new bore locations. The new irrigation system will connect into the new or existing bore and use water abstracted from the relevant aquifer.

Cost

The cost of this option will vary greatly depending on site specific requirements.

- The cost of a new bore and associated headworks etc is between \$40k and \$80k
- The cost of the irrigation system will vary depending on the irrigated area

B. Hydrozoning (Hydrozoning of reserve to better use water on the same reserve)

Description

Re-prioritise the area of irrigation. *For example – reduce the area of irrigated turf to improve the quality of the turf in a specific area. Focusing more water on the smaller turf area. The other area may be planted with native plants and trees where water usage can be scaled back.*

Application

This option is limited to the irrigated reserve itself (ie. Will not benefit a nearby dry park), but will improve the quality of reserve by better using the water in a reduced area.

Cost

The cost of this option will vary greatly depending on site specific requirements. This option is not a suitable option for dry park improvements, but should be considered for ongoing water usage improvements across the City.

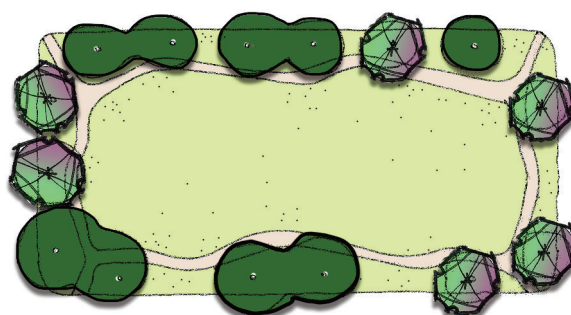


Image 3a – Example Reserve Before

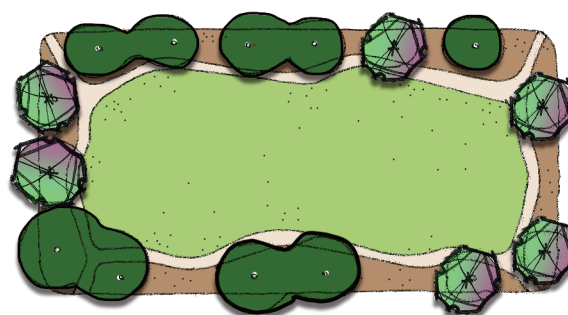


Image 3b - Example Reserve After Hydrozoning



Options for Improvement *continued*

C. Hydrozoning (Hydrozoning a reserve to save water and use elsewhere)

Description

Reduce the irrigated area on an existing irrigated reserve. The water allocation saved on this reserve can be utilised on a nearby dry park.

Application

This option will require the following:

- Rectification works on the irrigated reserve (eg. irrigation adjustments, tree planting / native shrub planting and mulch to the area of reduced irrigation)
- Installation of irrigation infrastructure between the irrigated reserve and the dry park (eg. mainlines, upgrades to source)
- New works to dry reserve (eg. irrigation system and new surface treatments – turf and planting), along with other improvements if required.

Cost

The cost of this option will vary greatly depending on site specific requirements.

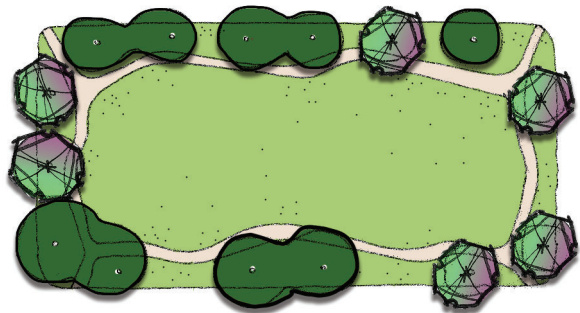


Image 4a – Example Irrigated Reserve Before

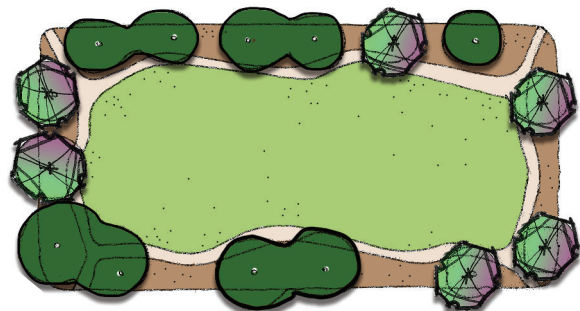


Image 4b – Example Irrigated Reserve After Hydrozone

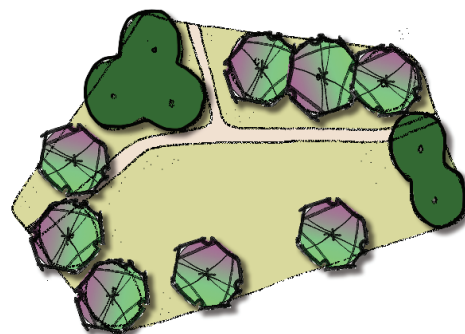


Image 4c – Example Dry Park Before Hydrozone

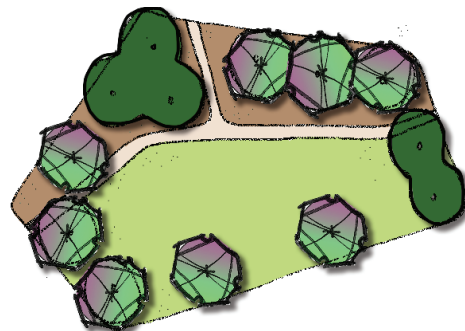


Image 4d – Example Hydrozoned Park After



Options for Improvement continued

D. Irrigation System Improvements

Description

Review and audit existing irrigation systems to determine improvements and appropriate water budgeting that may reduce water usage. The water saved through irrigation system improvements may be used on the reserve itself as per **B – Hydrozoning (Irrigated Park based)** or **C – Hydrozoning (Irrigated Park to Dry Park)**.

Improvements to be considered in the audit include centralised control systems, water budgeting, irrigation scheduling, soil moisture monitoring, irrigation design standards and turf maintenance.

Application

This option is wide and varied in its application.

Cost

It is recommended that a separate audit is completed of the City's passive reserve irrigation systems to understand usage, determine improvements and appropriate water budgeting.

E. Scheme Water connection

Description

If all other viable water source options are exhausted, the proposed irrigated area is limited and the need for irrigated space is high, the option to connect to scheme water may be considered.

This option is not preferred and is limited in its application.

Application

This option will require the site to be fitted with a suitable water connection through the Water Corporation. The proposed irrigation system will connect into this water connection and usage will be monitored, recorded and charged by the Water Corporation. The City of Armadale will be required to pay for this cost on an ongoing basis.

Cost

- Scheme water connection costs to the Water Corporation can vary up to \$10,000 per application (meter box, application fee, service activation and water contribution)
- Ongoing water usage charges will be charged to the City direct.
- The cost of the irrigation system will vary depending on the irrigated area.



Options for Improvement continued

F. Treated Waste Water*

Description

Utilisation of treated waste water (non-drinking) to irrigate public open space.

Application

This requires the installation of treatment system(s) and 'Third Pipe' system to capture grey water, treat grey water and supply water to public open space irrigation systems.

Cost

This option requires more investigation and is not a suitable option for implementation in the short-term. It may be an option for future improvements following a capital investment into a Treated Waste Water Study.

G. Managed Aquifer Recharge (MAR)*

Description

Managed aquifer recharge is the process by which water is taken from surface sources such as stormwater drains, and is used to either actively or passively recharge the aquifer. This water is then available for future use.

Application

This option will require identification of a surface source. This source will need to be studied prior to any harvesting to ensure that any water taken from the surface and recharged into the aquifer is not contributing to any negative effects on the surface.

Cost

This option requires more investigation and is not a suitable option for implementation in the short-term.

The City has engaged Water West Pty Ltd to complete a feasibility of a waste water / managed aquifer recharge system for the Wungong Masterplan Area. This project is ongoing.

H. Stormwater Harvesting*

Description

Runoff from urban infrastructure or existing stormwater drains can be collected for irrigation, however, storage of the water for use in the drier months can be expensive due to the need for large tanks or underground storage cells.

Application

This option requires the installation of storage cells / tanks to store the run-off water for irrigation purposes. The size of the tanks is generally extremely large, and the cost/benefit is not feasible.

Cost

This option is currently cost prohibitive but shall remain an option should infrastructure costs lower.

I. Subsurface drainage harvesting*

Description

A potential water source for developments on low-lying land is harvesting water from subsurface drainage that has been installed to control rising groundwater levels. Research has shown that subsurface flows are sufficient for direct diversion for POS irrigation without the need for off-season storage at certain sites on the Swan Coastal Plain.

Application

This option requires site specific monitoring and modelling to ensure a reliable source in the drier months when it is most required (Davies et al., 2016).

Cost

This option requires more site specific monitoring and modelling, and is not a suitable option for implementation in the short-term.



Options for Improvement continued

J. Non-irrigated planting enhancements

Description

This option may be used to environmentally improve a dry park, but will not require the ongoing water for irrigation purposes.

Application

This option will need to be undertaken at the appropriate time of the year, and will provide environmental benefits to the reserve. The planting shall be endemic and may be completed with advice from City Environmental Services and City Bushcare Supervisor.

Cost

- Soil improvement, if required, is approximately \$4/sq.m
- Tubestock (supply and installed) is approximately \$3.50 each
- Ideally any non-irrigated planting will be completed after the first rains (May / June) and will benefit from the cooler winter months after installation. Supplementary truck / hand watering may be required to provide optimal growth in the first and/or second
- There may be costs associated with additional site works, watering and maintenance. These are site specific costs.

K. Other Enhancement Options

Description

This options considers other improvements that may improve the recreational value of the park, without using irrigation.

Application

This option is highly varied and site specific, but may include pathways, fencing, furniture, playground, exercise equipment and/or signage.

Cost

The cost of this option will vary greatly depending on site specific requirements

*Information regarding Treated Waste Water, Managed Aquifer Recharge, Stormwater Harvesting and Sub-surface Drainage Harvesting has been extracted from the City's internal operational document 'Position Paper on Water Management for Parks Irrigation 2021'.



Options for Improvement Summary

The options for immediate improvement of dry parks and for inclusion in the Dry Park Improvement Frameworks includes:

- A- Irrigate the reserve via groundwater bore
- B- Hydrozoning (Hydrozoning of a reserve to better use water on the same reserve)
- C- Hydrozoning (Hydrozoning of irrigated reserve to save water for use elsewhere)
- E- Scheme Water connection
- J- Non-irrigated planting enhancements
- K- Other Enhancement Options

Further study, investigation and capital investment is required prior to the following options being considered:

- D – Irrigation system improvements
- F - Treated Waste Water,
- G- Managed Aquifer Recharge (MAR)
- H- Stormwater Harvesting
- I- Subsurface drainage harvesting



Image: Massell Park, Brookdale



Improvement Frameworks

The frameworks identify the following as priority projects:

- 9 x Dry Park Improvement Projects
- 10 x Hydrozoning Improvement Projects

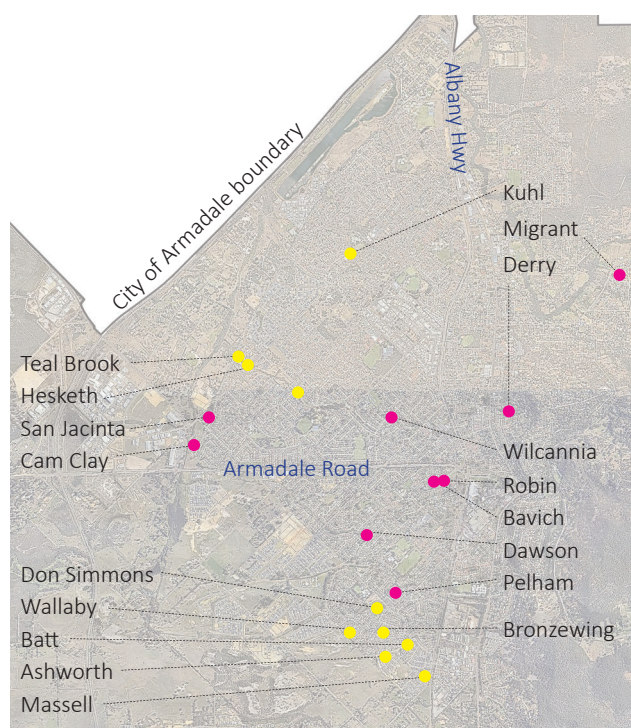


Image 5 – Project mapping for project locations (DPIF - PINK / HIP - YELLOW)

As the high level review indicated, the majority of the dry parks are located in the central band of the City and the priority Dry Park Improvement projects are located in this band. Refer Image 5- Project Mapping.

The ranking system prioritised projects with existing improvements scheduled or projects where works have just been completed. This enables improvements to be focused and concentrated.

The projects have been staged across 5 financial years to balance capital expenditure, allow appropriate time for design, documentation and pricing, and stage any increased maintenance budgets.

The projects and estimated budgets have been summarised on *Table 3 - Dry Park Improvement Framework and Hydrozoning Improvement Framework*

Refer Attachment C – Improvement Frameworks for additional details.

Dry Park Improvement and Hydrozoning Improvement Frameworks

| Dry Park Improvement Framework | Proposed Staging and Funding (additional to any proposed LTFP funding) (Subject to further review as detail is obtained regarding water source) | | | | | | | Estimated Increase to the Yearly Maintenance Cost |
|--------------------------------|--|-----------|-----------|------------|------------|------------|------------|---|
| Reserve Name | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | |
| Bavich Reserve | Implementation Planning | D+D | \$ 50,000 | | | | | \$ 2,130 |
| Robin Park | | D+D | \$ 50,000 | | | | | \$ 2,485 |
| Wilcannia / Toongabbie Park | | | D + D | \$ 150,000 | | | | \$ 7,285 |
| Pelham Reserve | | | | | D + D | \$ 150,000 | | \$ 8,952 |
| Migrant Park | | | | | D + D | \$ 150,000 | | \$ 34,857 |
| Derry Reserve | | | | D + D | \$ 150,000 | | | \$ 18,302 |
| San Jacinta Reserve | | | | D + D | \$ 100,000 | | | \$ 16,172 |
| Dawson Reserve | | | D + D | \$ 150,000 | | | | \$ 11,173 |
| Cam Clay Reserve | | | | | | D + D | \$ 150,000 | \$ 16,920 |

| Hydrozoning Improvement Framework | Proposed Staging and Funding (additional to any proposed LTFP funding) (Subject to further review as detail is obtained regarding water source) | | | | | | | |
|-----------------------------------|--|-----------|-----------|------------|------------|-----------|-----------|------------------------------|
| Reserve Name | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | |
| Ashworth Park | Implementation Planning | D+D | \$ 30,000 | | | | | No change due to hydrozoning |
| Batt Park | | D+D | \$ 30,000 | | | | | |
| Corondale Park | | | D + D | \$ 200,000 | | | | |
| Don Simmons Reserve | | | | D + D | \$ 100,000 | | | |
| Teal Brook Park | | | | | D + D | \$ 75,000 | | |
| Kuhl Park | | | | D + D | \$ 75,000 | | | |
| Hesketh Park | | | | | D + D | \$ 75,000 | | |
| Massell Park | | | | | | D + D | \$ 75,000 | |
| Bronzewing Reserve | | | D + D | \$ 75,000 | | | | |
| Wallaby Reserve | | | D + D | \$ 75,000 | | | | |

NOTE: The estimated costs do not include improvements in the other POS where water may be utilised.

| | | | | | |
|---|------------|------------|------------|------------|-------------------------------|
| \$ 160,000 | \$ 650,000 | \$ 425,000 | \$ 450,000 | \$ 225,000 | \$ 118,275 estimate per annum |
| TOTAL Proposed Dry Park Improvement + Hydrozoning Improvement (excl. GST) | | | | | \$ 1,910,000 |

| Irrigation Audit | | | | | | | | |
|------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--|
| Task | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | |
| Irrigation Audit | \$ 40,000 | | | | | | | |

Notes:

1: Westfield Heron ranked 3 in the Dry Park Improvement Framework, however given the extent of upgrade proposed for 2021 no further works are proposed at this stage

2: D + D = Design and Documentation year

3: All of the parks listed in the Hydrozoning Improvement Framework are located within the City of Armadale sub-area (fully allocated, therefore water sourcing to be reviewed)



Conclusion

Conclusion

This Strategy has analysed the City's reserves, with particular focus on the dry reserves, and considered various methods of improvement.

Improvement options ranged from various water sourcing methods, irrigation improvements, recreation or environmental improvements or no improvements.

It was determined the appropriate methods of improvement as part of this strategy are:

- Recreational or environmental improvements
- Irrigation installation (pending investigation of water source and water availability)
- Hydrozoning

Hydrozoning an existing irrigated reserve allows for water to be saved, and additional water allocation to be utilized in other reserves that are either dry or do not receive sufficient water allocation to optimally irrigate.

Through a scoring and ranking system the Dry Park Improvement Framework and Hydrozoning Improvement Framework have been established. These frameworks are intended to guide the improvement of the top ranked parks over a five year period commencing from 2024/25. The next two years will be used for planning, design and documentation.

In addition to the Improvement Frameworks, a City wide audit of the existing irrigation systems in passive reserves is required and proposed to be completed during the 2022/23 financial year. This audit shall document the existing usage, determine improvements and appropriate water budgeting. This information will inform future reserve improvements.

It is important that the Dry Parks Strategy is reviewed and updated every five years to address potential improvements in technology, standards and practices.



Image: Skeet Memorial, Forrestdale



Image : Newhaven, Piara Waters



Appendix 1

Example A- Need

Example A - How is 'Need' determined in the Dry Park Framework?

In determining the Dry Park Improvement Framework we ascertained the 'Need' for improvement and this relates directly to the irrigation 'facility type'.

The City reviewed all of the reserves and noted if they were unirrigated. If a reserve was unirrigated and classified Local Recreation, Neighbourhood Recreation, Neighbourhood Sport, District Recreation and District Sport, their 'Need' score was High (max score of 10).

For example, Bavich Reserve is a Local Recreation Reserve that is not irrigated. As a Local Recreation Reserve, it is recommended to be irrigated and therefore received a High 'Need' score of 10.

Not all of the dry parks will need to be considered for improvement as they may already meet the needs of their particular park classification system or other factors may limit improvement.

For example, Gemsarna Reserve is a Local Recreation Reserve that is not irrigated. As a Local Recreation it is recommended to be irrigated, however it is highly landlocked reserve, provides no other facilities (eg. playground, seating, paths) and is located in close proximity to Migrant Park (also a dry park) which does have other facilities and where irrigation would be better focused. Gemsarna Reserve therefore received a Low 'Need' score of 1.



Image: Ticklie Park, Seville Grove



Appendix 1

Example B- Dry Park Improvement

Example B – How a Park was assessed as part of the Dry Park Improvement?

An example of a reserve assessed for Dry Park Improvement:

Damerham Park is a Local Recreation reserve that is not irrigated. It has a small playground and is located in Kelmscott in close proximity to the train line. Damerham Park was assessed against the Dry Park categories as outlined below:

1. *Is this reserve included in the PIP or Next Priorities?*
Yes (score of 5)

2. *Is this reserve part of other recent or upcoming projects, upgrades or renewals?*
No (score of 0)

3. *What is the Need for Improvement?*
High, as a local recreation reserve, irrigation is a highly recommended facility (score of 10)

4. *Is there an available Water Source?*
Further investigation of a water source is required, based on a desktop review there is limited availability (score of 5)

5. *Will other improvements increase the quality of this reserve?*
Yes Damerham will benefit from environmental improvements and recreation improvements (score of 17)

Based on the analysis, Damerham Park receives a score of 37, and is ranked 3 in the priority of improvement for Dry Parks.



Image: Newhaven, Piara Waters



Appendix 1

Example- Hydrozoning

Example C – How a Park was assessed as part of the Hydrozoning Improvement?

An example of a reserve assessed for Hydrozoning Improvement:

Ashworth Park is a Local Recreation reserve located in Brookdale. Local Recreation are deemed suitable for irrigation, however this reserve is mainly an irrigated, turfed drainage swale. The City has a preference to treat stormwater through vegetated treatment swales. The planting is typically native sedges and rushes with an overstorey of tree planting. Based on this visual assessment, Ashworth Park is deemed suitable for hydrozoning and therefore the following categories were assessed:

1. Are there any planned improvements for this reserve?

Yes (score of 5) Ashworth Park is part of the Park Improvement Plan and is scheduled for improvement in 2021/2022 (pending budget approvals)

2. What is the need for water saving? The 'Need' is High (score of 10) on the basis that the reserve has a mainly drainage function and the surface should be landscaped according to this function.

3. Will there be any water saved if hydrozoned?

Yes, water can be utilized at the nearby Harber Park which is scheduled for improvement in 2020 (score of 10).

Based on the analysis, Ashworth Park receives a score of 25, and is ranked 1 in the priority of improvement for Hydrozoning.



Image: Ashworth Park, Brookdale

Image: Rossiter Playing Field playground, Piara Waters





Attachments

Attachments

Attachment A

Groundwater Aquifer Mapping

- City of Armadale sub-area
- Wright sub-area
- Perth confined sub-area
- Karri

Attachment B

City of Armadale Detailed Parks Analysis Table

Attachment C

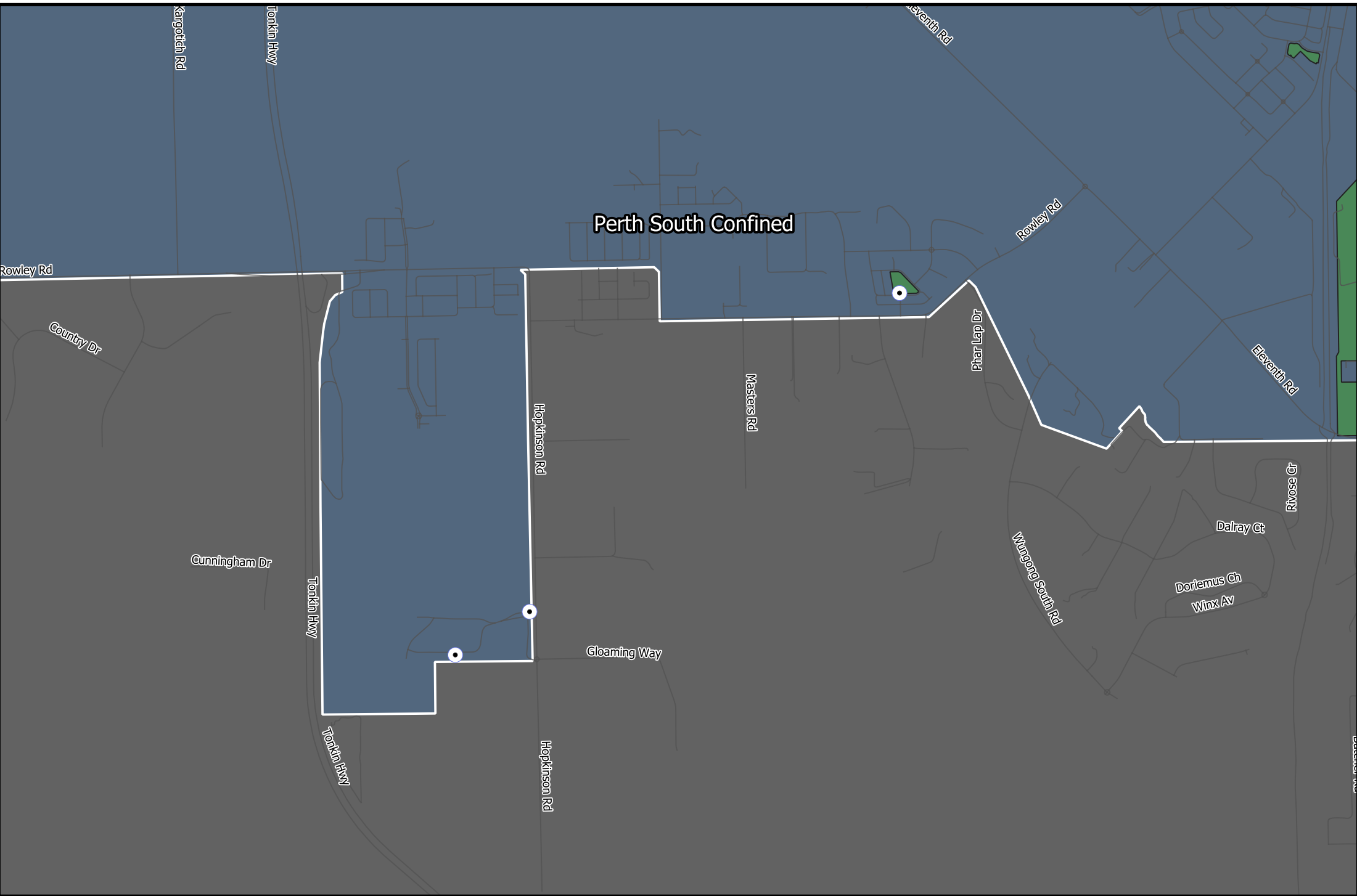
Improvement Frameworks (detailed)

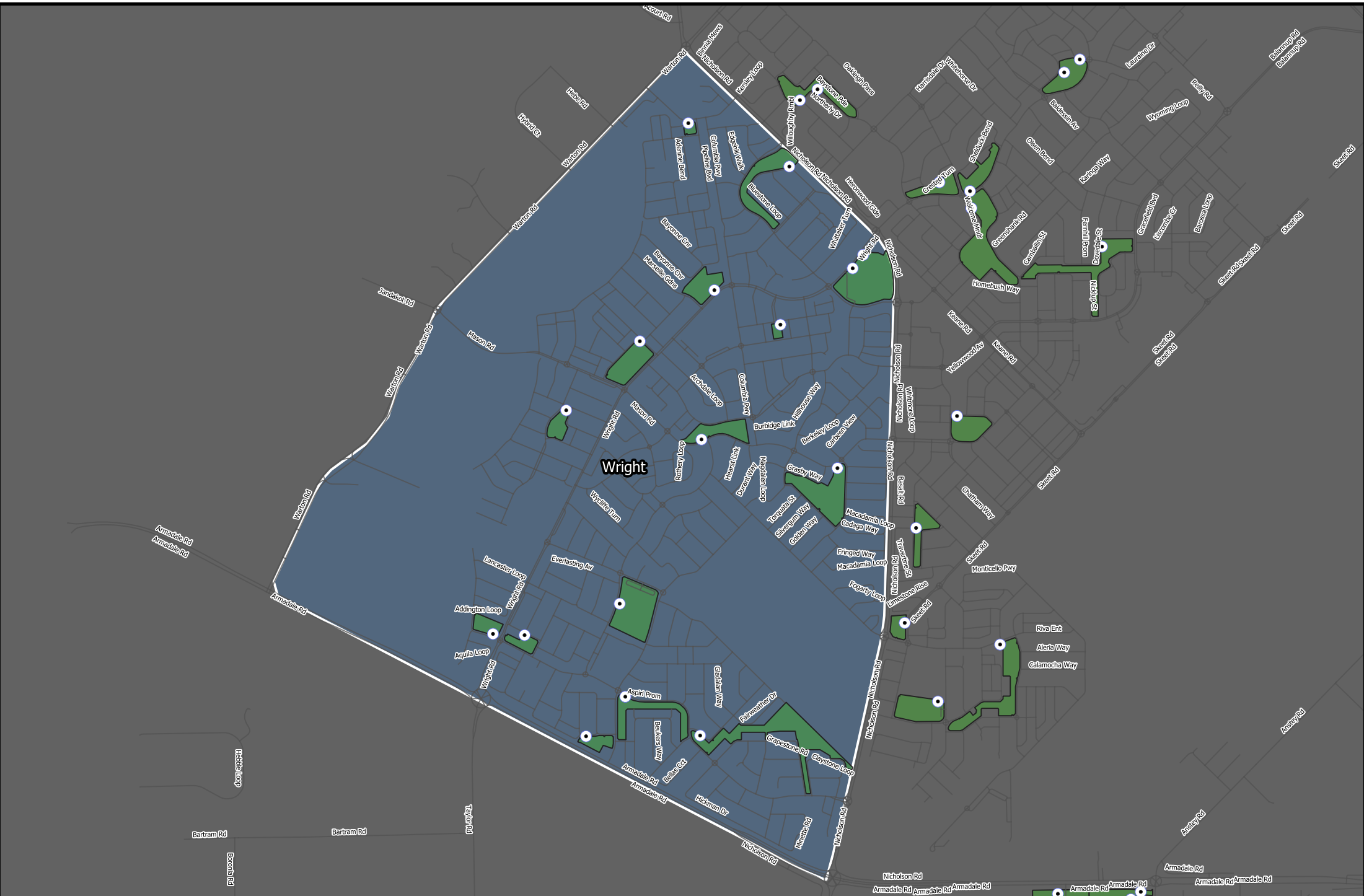
- Dry Park Improvement Framework
- Hydrozoning Improvement Framework

Attachment A - Groundwater Aquifer Mapping







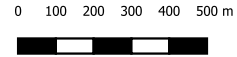


City of Armadale - Bore Locations
DWER - Groundwater Sub-Areas (Used under permission from DWER, not to be reproduced or copied without prior approval)

The City of Armadale takes no responsibility for inaccuracies within this drawing.



Scale 1:20000 @ A4 Landscape
04/02/2021
Page 1 of 4



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Attachment B – City of Armadale Details Parks Analysis Table

Attachment C – Dry Park Improvement Framework and Hydrozoning
Improvement Framework

| Dry Park Improvement Framework | | | | | | | | | | Proposed Staging and Funding <small>(additional to any proposed LTFP funding)</small> <small>(Subject to further review as detail is obtained regarding water source)</small> | | | | | | | Estimated Increase to the Yearly Maintenance Cost |
|--|----------------|------|--------------------|----------------------------|----------------------------------|-------------------------------|---|---|-------------------------|--|------------|------------|------------|------------|-----------|---|---|
| Reserve Name | Reserve Number | Rank | PFS Classification | Maintenance Classification | Recent or upcoming other works | Current Proposed LTFP funding | Irrigation water source available or investigation required | Proposed Improvements | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | | |
| Bavich Reserve | 31596 | 1 | Local | Recreation | Passive Reserve Level 4 Dry | Yes in progress - 2021 | Existing budget | Available | Implementation Planning | D+D | \$ 50,000 | | | | | \$ 2,130 | |
| Robin Park | 34901 | 1 | Local | Recreation | Passive Reserve Level 4 Dry | Yes in progress - 2021 | Existing budget | Available | | D+D | \$ 50,000 | | | | | \$ 2,485 | |
| Wilcannia / Toongabbie Park | 31566 | 3 | Neighbourhood | Recreation | Passive Reserve Level 2 Moderate | Proposed - 2022/2023 | \$50,000 | Investigation required | | | D + D | \$ 150,000 | | | | \$ 7,285 | |
| Pelham Reserve | 36873 | 3 | Neighbourhood | Recreation | Passive Reserve Level 4 Dry | No works scheduled | \$0 | Investigation required | | | | | D + D | \$ 150,000 | | \$ 8,952 | |
| Migrant Park | 2121 | 3 | Neighbourhood | Recreation | Passive Reserve Level 2 Moderate | Yes completed - 2019 | \$0 | Investigation required | | | | | D + D | \$ 150,000 | | \$ 34,857 | |
| Derry Reserve | 25699 | 3 | Neighbourhood | Recreation | Passive Reserve Level 2 Moderate | Proposed - 2023/2024 | \$100,000 | Investigation required | | | | | D + D | \$ 150,000 | | \$ 18,302 | |
| San Jacinta Reserve | 41640 | 3 | Neighbourhood | Recreation | Passive Reserve Level 2 Moderate | Proposed - 2023/2024 | \$350,000 | Investigation required | | | | | D + D | \$ 100,000 | | \$ 16,172 | |
| Dawson Reserve | 30165 | 3 | Neighbourhood | Recreation | Passive Reserve Level 2 Moderate | Proposed - 2022/2023 | \$100,000 | Investigation required | | | D + D | \$ 150,000 | | | | \$ 11,173 | |
| Cam Clay Reserve | 51071 | 3 | Regional | Nature | Natural Area Wet | Wungong Walk Trail (part) | \$0 | Investigation required | | | | | | | D + D | \$ 150,000 | \$ 16,920 |
| Hydrozoning Improvement Framework | | | | | | | | | | Proposed Staging and Funding <small>(additional to any proposed LTFP funding)</small> <small>(Subject to further review as detail is obtained regarding water source)</small> | | | | | | | |
| Reserve Name | Reserve Number | Rank | PFS Classification | Maintenance Classification | Recent or upcoming other works | Current Proposed LTFP funding | Where can water saved by utilised? | Proposed Hydrozoning | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | | |
| Ashworth Park | 43920 | 1 | Local | Recreation | Passive Reserve Level 3 Low | Proposed 2021/2022 | \$100,000 | Harber Park (requires additional allocation) | Implementation Planning | D+D | \$ 30,000 | | | | | No change due to hydrozoning | |
| Batt Park | 43920 | 1 | Local | Nature | Natural Area Dry | Proposed 2021/2022 | \$50,000 | | | D+D | \$ 30,000 | | | | | | |
| Corondale Park | 44185 | 3 | Local | Nature | Natural Area Dry | Proposed 2021 | Existing budget | Tickle Park (currently a dry reserve with proposed irrigation - requires additional allocation) | | | D + D | \$ 200,000 | | | | | |
| Don Simmons Reserve | 41611 | 3 | Neighbourhood | Recreation | Passive Reserve Level 2 Moderate | Yes - 2021 | Existing budget | Dawson Park / Pelham Reserve (Dry reserves) | | | | D + D | \$ 100,000 | | | | |
| Teal Brook Park | 46675 | 6 | Local | Recreation | Passive Reserve Level 3 Low | No works scheduled | \$0 | Barry Poad (currently a dry reserve with proposed improvements) | | | | | D + D | \$ 75,000 | | | |
| Kuhl Park | 35636 | 6 | Neighbourhood | Recreation | Passive Reserve Level 2 Moderate | No works scheduled | \$0 | Water to be better utilised in Kuhl | | | | D + D | \$ 75,000 | | | | |
| Hesketh Park | 46675 | 6 | Local | Nature | Natural Area Dry | No works scheduled | \$0 | Barry Poad (currently a dry reserve with proposed improvements) | | | | | D + D | \$ 75,000 | | | |
| Massell Park | 49372 | 6 | Local | Recreation | Passive Reserve Level 3 Low | No works scheduled | \$0 | Harber / Horrie Hill / Flematti | | | | | | D + D | \$ 75,000 | | |
| Bronzewing Reserve | 41316 | 6 | Local | Recreation | Passive Reserve Level 3 Low | Proposed 2022/2023 | \$75,000 | Harber / Horrie Hill / Flematti | | | D + D | \$ 75,000 | | | | | |
| Wallaby Reserve | 41325 | 6 | Local | Recreation | Passive Reserve Level 3 Low | Proposed 2022/2023 | \$75,000 | Harber / Horrie Hill / Flematti | | | D + D | \$ 75,000 | | | | | |
| <small>NOTE: The estimated costs do not include improvements in the other POS where water may be utilised.</small> | | | | | | | | | | | | | | | | estimated increase to yearly maintenance cost | |
| | | | | | | | | | | \$ 160,000 | \$ 650,000 | \$ 425,000 | \$ 450,000 | \$ 225,000 | \$ | 118,275 | |
| | | | | | | | | | | TOTAL Proposed Dry Park Improvement + Hydrozoning Improvement (excl. GST) | | | | | | \$ 1,910,000 | |

Irrigation Audit

| Task | Reserve Number | Rank | PFS Classification | Maintenance Classification | Recent or upcoming other works | Current Proposed LTFP funding | Where can water saved by utilised? | Proposed Hydrozoning | 2022/2023 | 2023/2024 | 2024/2025 | 2025/2026 | 2026/2027 | 2027/2028 | 2028/2029 | |
|------------------|----------------|------|--------------------|----------------------------|--------------------------------|-------------------------------|------------------------------------|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--|
| Irrigation Audit | | | | | | | | | \$ 40,000 | | | | | | | |

Notes:
1: Westfield Heron ranked 3 in the Dry Park Improvement Framework, however given the extent of upgrade proposed for 2021 no further works are proposed at this stage
2: D + D = Design and Documentation year
3: All of the parks listed in the Hydrozoning Improvement Framework are located within the City of Armadale sub-area (fully allocated, therefore water sourcing to be reviewed)

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