



David Allingham

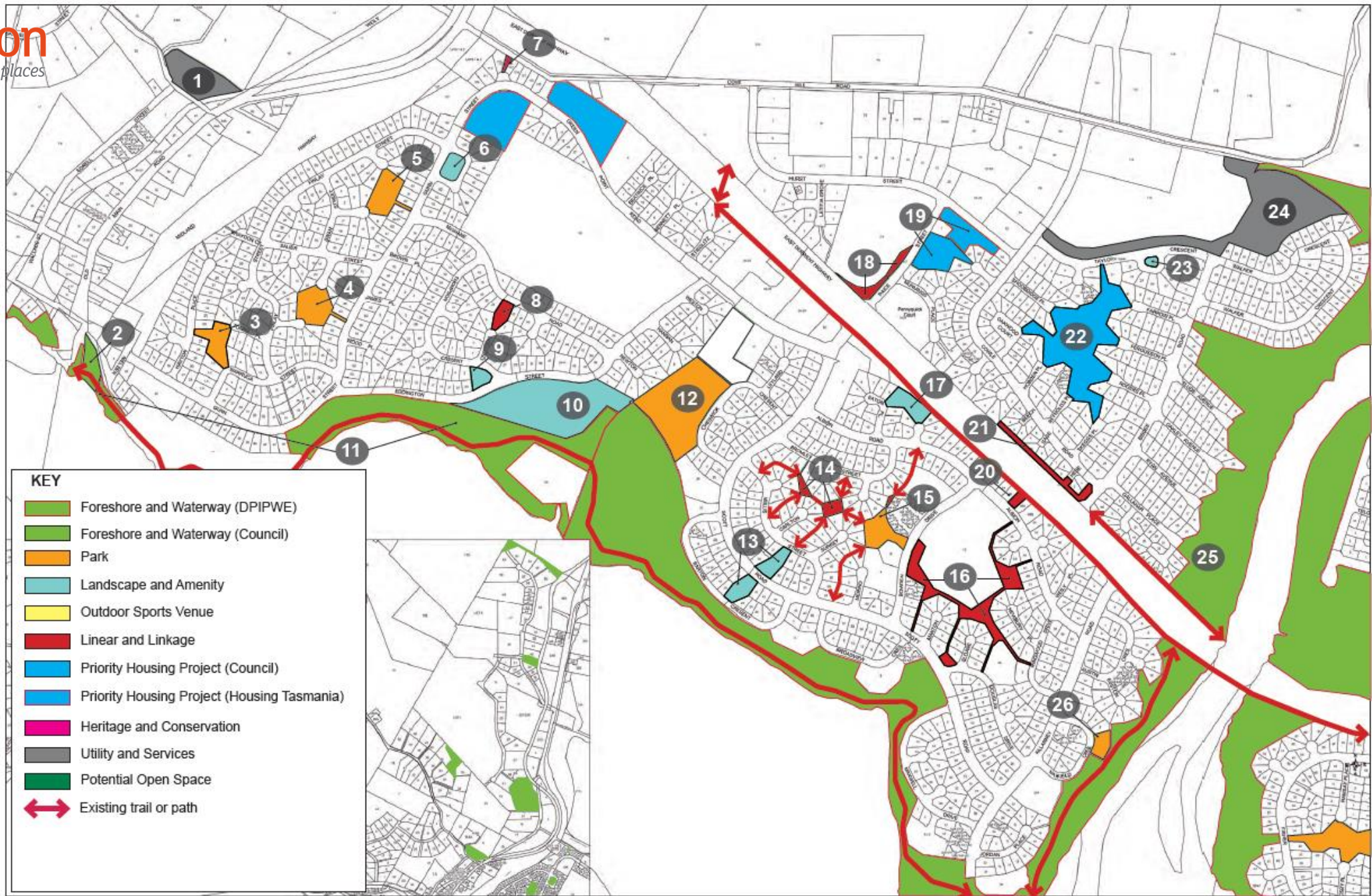
Senior Planner & Strategic Projects

# Bridgewater Parkland

- Strategic background
- Master Plan
- Grant Application
- Construction
- What next?

## Open Space Strategy 2012

- Excess of open space
- Poorly developed with little recreational value
- Underutilised and poorly located
- Limited 'developed' open space along Derwent foreshore



Not to scale

MAP 4.1. BRIDGEWATER OPEN SPACE CLASSIFICATION PLAN

## Bridgewater Parkland Master Plan 2016 – 2026

- Play Street
- Initial community consultation December 2015
  - Gagebrook market
  - 'Youth off the streets' Christmas party
  - Dedicated facebook page
  - Newsletters

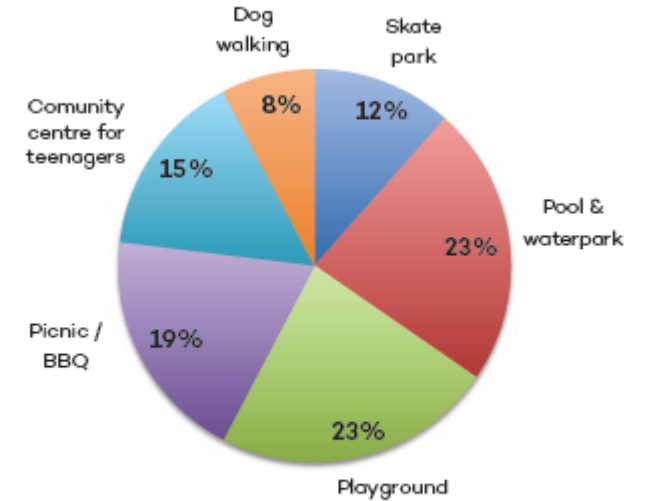


Figure 03: Desired activities survey



Figure 02: Community consultation ideas brainstorm

## Key components

- Two parks
  - Community Parkland
  - Regional Parkland
- Central pedestrian spine and trail network
- New roads and car parking
- Café partnership with growing centre
- Natural amphitheatre
- Skate park option
- Dog training area
- Medium to high residential area



Continue these  
upon  
development of

REGIONAL FORESHORE  
PARKLAND

Existing sewage treatment  
plant to become future  
commercial development  
site

DERWENT RIVER

COMMUNITY PARKLAND

LINC & CPC  
facilities

Civic heart

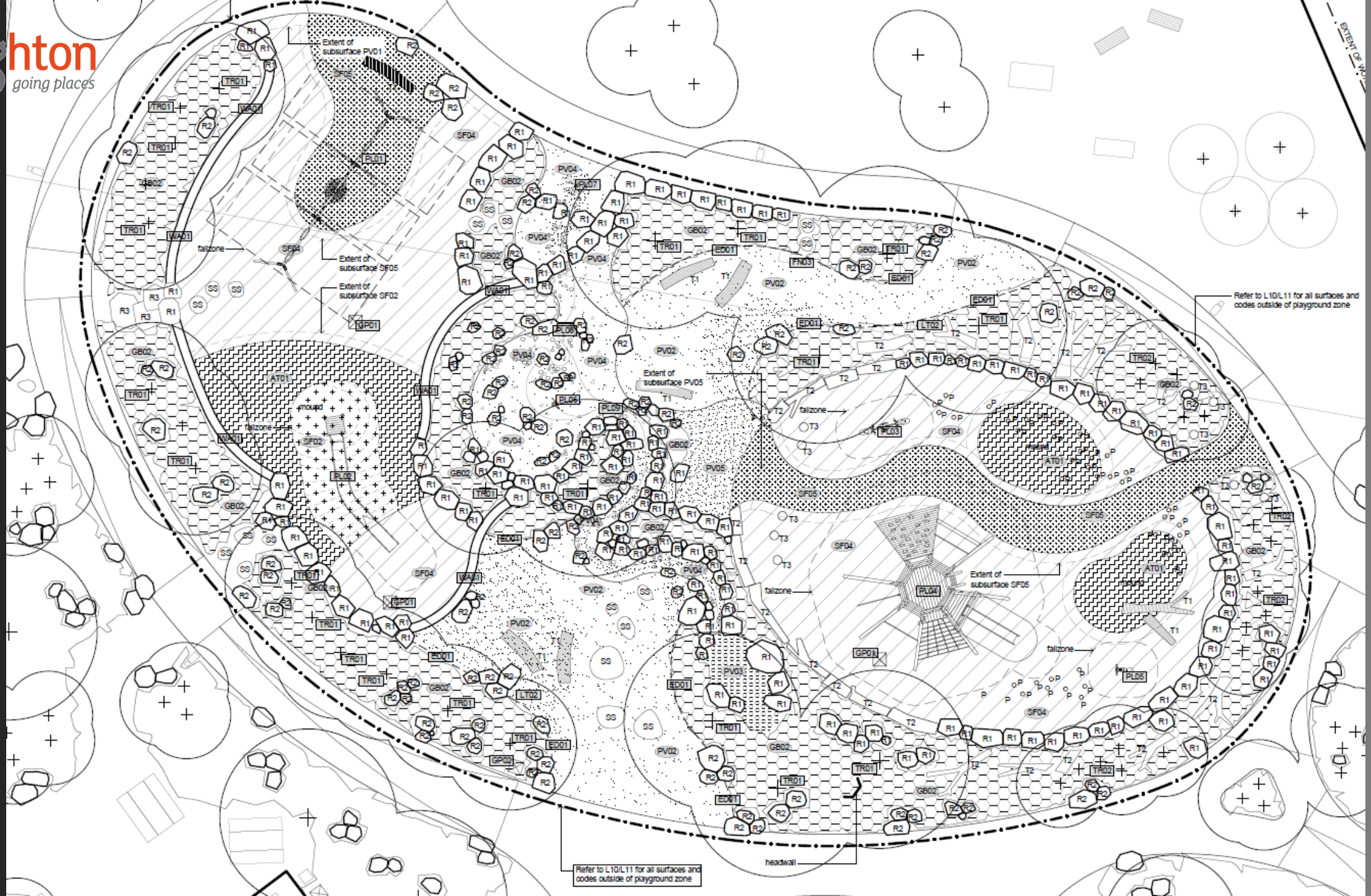
EDINBORO STREET

EDINBORO STREET









## Grant Application – Stage 1 Community Parkland

- Applied for 2 grants
  - Building Better Regions Fund Infrastructure Projects (federal)
  - Community Infrastructure Grant (State)
- Detailed Design and fully quoted (\$958,000)
- \$180,000 contribution from Centacare Evolve Housing
- Nearly got both grants!

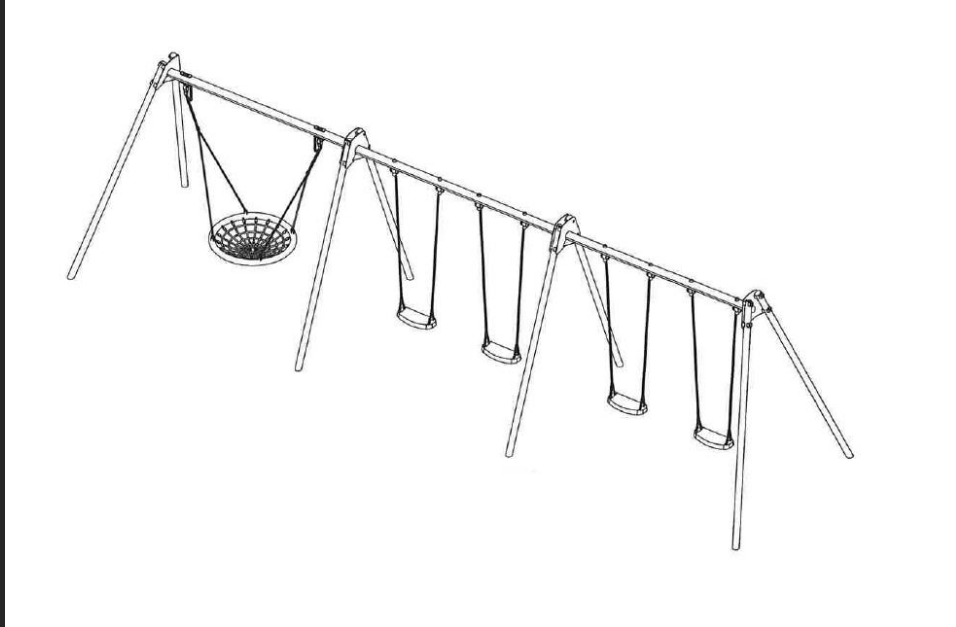
## Grant Application – Stage 1 Community Parkland

- Economic benefits
  - Tangible of \$8.55 million
    - Construction/design wages (\$479,000)
    - 7 FTE's for construction, 0.6 FTE ongoing
    - Increase in property values – 16-20% (approx. \$7M)
    - Direct Use Values – approx. \$92K/annum based on \$2.52/day per person and 100 visits/day
    - Local suppliers (\$408K\_
  - Intangible benefits
    - Local economic regeneration – MONA/Centacare Education & residential precinct
    - Improving physical Health
    - Tourism

All referenced

## Social benefits

- More attractive place to live
- Community connections & social cohesion
- Promote physical activity
- Beautification and destroying negative stigma
- Low income households benefit more from free high quality open space



### Lessons Learnt (so far)

- Put more fat in quote for grant!
  - Levels and rock
  - Unfactored costs - temporary fencing, site office, etc.
- Order everything earlier
- Long lead times – playground equipment, builders
- Community engagement





# Bridgewater Parkland – Now Open!



## Feedback

- It's great!
- Kids love the waterplay (parents not so much)
- Needs more shade
- Lower footholds on climbing wall
- CCTV
- Somewhere else nice for the older kids!



# Questions