

Attachment B – Summary of assessments informing playground prioritisation

To assist in prioritising which existing playgrounds to refresh / upgrade and where to develop new playgrounds, an assessment has been made of:

- 1) Existing playgrounds based on asset condition and age.
- 2) Areas of the city that are not currently meeting the level of service for the provision of playgrounds.

The recommended prioritization for FY26 and FY27 considers these assessments and other matters including interdependencies, known context, the scale of playgrounds, and recent playground investment in the wider area. Those playgrounds that are not prioritised for refresh / upgrade will continue to be managed to the current level of service through maintenance and renewals (as and when required). Further context of the recommended sites is provided in **Attachment C**.

Assessment based on asset condition

Based on annual condition assessments, items of play equipment across 76 parks, have 0-10 years life remaining. Through proactive maintenance, asset managers seek to extend the life of assets where possible. The maintenance and renewals programme is adequate to maintain the current level of service. Playgrounds that have play equipment asset/s that are likely due for renewal within the next 3 years and / or have play equipment that is more than 25 years old have been assessed to assist in prioritising which should be prioritised for upgrade (playground renewal and reserve enhancement), based on the criteria in Table 1. Those playgrounds that are not prioritised for refresh / upgrade will continue to be managed to the current level of service through maintenance and renewals (as and when required).

Table 1 - Assessment criteria to assist with prioritisation

	Higher priority - 3	Medium priority - 2	Lower priority - 1
Asset age	At least one playground asset has ≤3 years life based on condition assessment	At least one playground asset has ≤10 - >3 years life based on condition assessment	All playground assets have >10 years life based on condition assessment
Asset condition	At least one playground asset is 24+ years old	At least one playground asset is 20-24+ years old	All playground assets are <20 years old
Size	≥500 residential zoned properties within 500m / 400m buffer	301-499 residential zoned properties within 500m / 400m buffer	≤300 residential zoned properties within 500m / 400m buffer
Deprivation Index Score	Predominately 8 - 10	Predominately 4 - 7	Predominately 1 - 3
Demographics	More children (SA1 census 2023 area ≥13% aged 0-9)	Moderate number of children (SA1 census 2023 area <13% - >10% aged 0-9)	Less children (SA1 census 2023 area <10% aged 0-9)

Assessment of gaps in levels of service

21 areas of the city that do not meet the current LoS of being within 400m or 500m radial proximity to a playground have been assessed – indicated in red on Figure 1 below. The assessment considerations are set out in Table 2.

The assessment has also considered the “ease” of resolving the gap (e.g. high ease - existing Council owned site, managed by Spaces & Places, likely suitable site; low ease - no existing Council owned land, or Council owned land definitely unsuitable).

The recommendation is that the three areas of high priority and high ease are considered for development in FY26 as part of the play investment programme. The proposed destination playground at Simpson Reserve will go some way to resolve the gaps in areas 19 and 20. There is an option to resolve the gap for area 3 through play equipment at Maxwells Road reserve, however this has not been prioritised given the proximity of these sites to the recently upgraded Kulim Park.

Table 2 - Assessment Considerations

	Weight	Higher priority - 3	Medium priority - 2	Lower priority - 1
Distance to nearest Council playground	1	All of area ≥1.2km walking distance (15min walk)	Some of area ≤1.2km walking distance (10-15min)	All of area ≤800m Walking distance (10min walk)
Size of the affected area (# residential properties)	1	Larger number of residential properties (>300)	Moderate number of residential properties (101-299)	Smaller number of residential properties (<100)
Distance to nearest informally accessible school playground	0.5	All of area more than 500m radial distance	Some of area within 500m radial distance of school playground	All of the area less than 500m radial distance
Demographics of the community area	0.5	More children (SA1 census 2023 area ≥13% aged 0-9)	Moderate # of children (SA1 census 2023 area ≥10% - <13% aged 0-9)	Less children (SA1 census 2023 area <10% aged 0-9)
Deprivation Index Score	0.5	8-10 (Red)	4 - 7 (light green, yellow, light orange)	1-3 (Green)

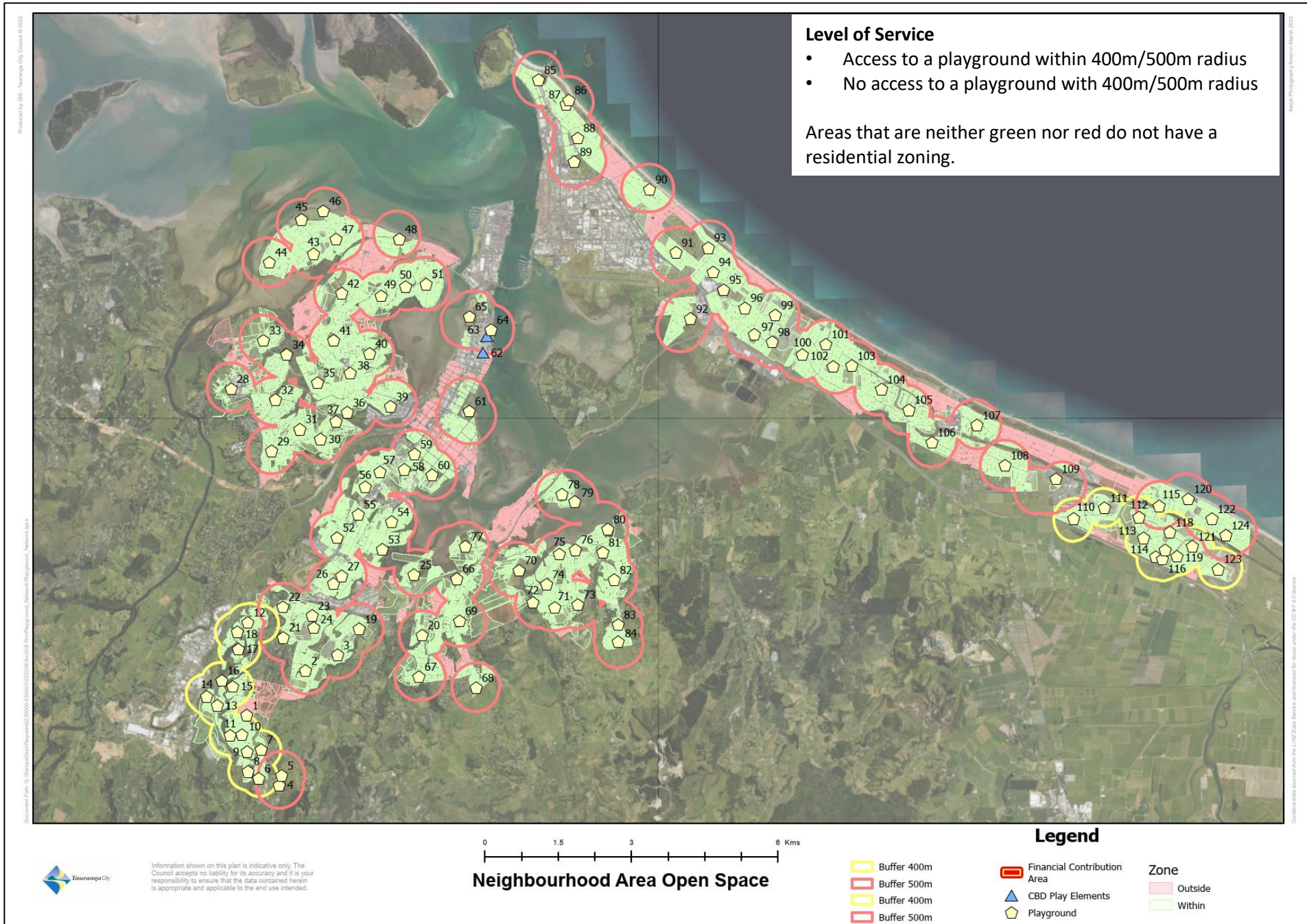


Figure 1 - Map - Level of Service Gaps Assessment