

Kingdale Reserve

Location:	Universal Drive, Lincoln
Context:	Urban / Residential
Description:	Neighbourhood Park / Recreation Reserve
Area:	11,856.99 m ²
Legal Description:	LOT 30 DP 46974 LOT 17 DP 44720 LOT 86 DP 91191 LOT 85 DP 91195 LOT 19 DP 46974 LOT 30 DP 53432
Entry:	
Visibility	Good from Universal Drive
Legibility	Good
Accessibility	Good
Connectivity	Ok - Good to shopping complex
Number	4 Pedestrian / vehicle
Signage	Old timber sign
Carparks:	3-4
Boundary:	Mostly fences
Paths:	
Type	Concrete
Condition	Ok - old
Width	1.5m
Connection	-
Buildings:	Day Care to west
Seats:	2 Picnic tables on concrete pads
Bins:	1 Metal
Lights:	No
Playground:	Metal frames only - no equipment
Condition	Ok
Security:	
Outside	Good to road, Day Care users, Poor to the south
Inside	Open, Poor south west corner
Entrapment	Possible by bridge
Contour:	Gentle



Comments:

- Well served by entrances (4), no consistent signage.
- Good frontage to road, Universal Drive.
- Good visibility from Universal Drive, not so much visibility from surrounding properties.
- Kindergarten located on site.
- Play equipment missing / removed.
- Concrete paths, old.
- Some furniture, not connected to paths.
- Stream gully to south boundary, dense vegetation, leads to bridge over stream.
- Mixture of existing vegetation in various condition.
- Potential link with corner of Rathgar Road.

This site was nominated for locating a Management Plan notice. We received calls during the submission period over the sign location on Universal Drive being removed from the public view and concern that the Council were preparing to sell the property for development.

We noted this park as being one for potential future park development at visit due to its location and road frontage.

Open Day:

A number of residents attended the open day to voice their concerns in person. The park is generally highly prized by residents and they are most concerned that it remains as a reserve.

Conclusion:

Following the submission process and the interest shown in this reserve by the neighbours it would be advantageous to prepare a concept plan for future development, perhaps with input from residents. The submissions and our inspection note a number of areas which could be remedied.

Concept Plan: Refer to Drawing No. **17093CP5J**