
Bressington Park

Plan of management



***October 1999
Strathfield Municipal Council***

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1. The Open Space System

The planning and management of open space in Strathfield is influenced by a number of documents:

- Strathfield Council's Management Plan 1999-2001.
- Strathfield Council's Recreation Plan 1999.
- Strathfield Open Space and Recreation Study 1994.
- Plans of Management for individual parks or groups of parks.

Council's Management Plans set the overall goals for recreation and leisure facilities and programs. The Open Space and Recreation Plan sets out broad strategies to help achieve these goals, as they relate to open space. The individual plans of management contain specific strategies and actions for the management of parks, which are consistent with the framework of these planning documents.

The hierarchy of these planning documents is shown in Figure 1.

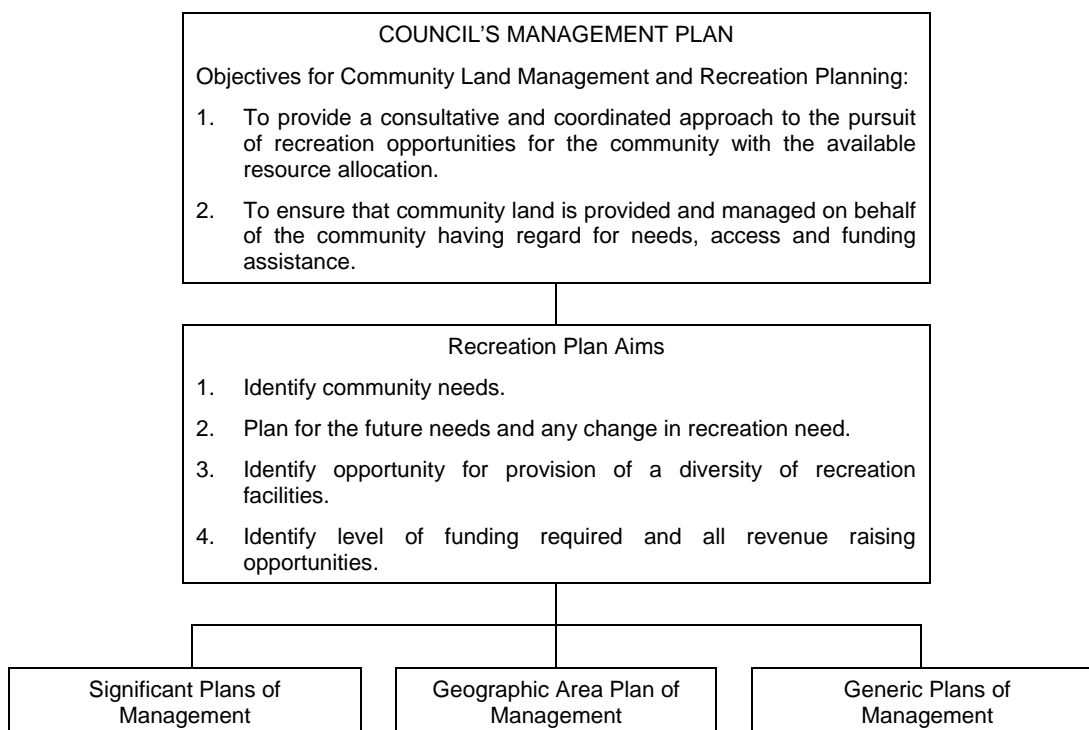


Figure One: Planning Hierarchy

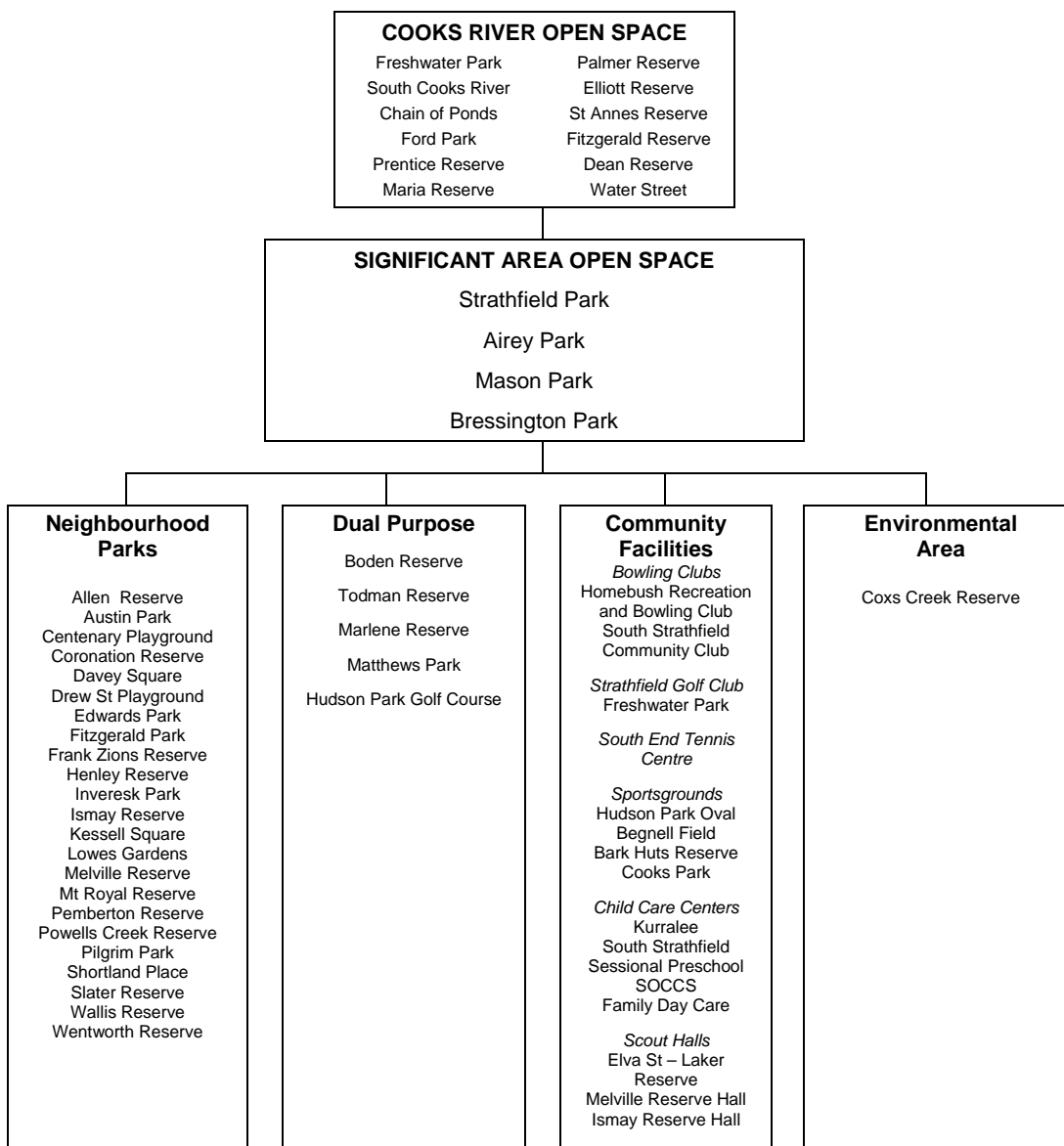


Figure Two: Strathfield's Open Space Hierarchy

The significant area Plans of Management are the subject of this document and cover Strathfield, Mason, Bressington and Airey Parks. The parks are considered significant because each area is relatively large, attracts residents from the whole local government area and are important in defining the image of Strathfield.

NOTE: *For the purposes of this review and the public exhibition process, this draft Plan of Management is for Bressington Park only.*

2. Significant Area Parks

The significant area parks included in the Significant Areas plan of management are:

- Strathfield Park
- Bressington Park
- Mason Park
- Airey Park

2.1 The value of significant area parks

Values are attributes, which are highly regarded or important to people. Significant area parks have values attached to them by the community. The community values relating to the significant area parks are:

Recreation opportunity

The significant area parks provide for a range of organised and casual recreation opportunities that cater for the needs of the community. The size of the parks allows large sporting activities/facilities, community events and multiple use on a scale, which attracts residents from all over the local government area. Internationally significant remnant natural environment the wetlands of Mason Park are important for their ecological value.

Environmental awareness

Mason Park offers the opportunity to raise awareness of environmental issues in Strathfield.

Linkages

The parks provide valuable linkages with and between surrounding land uses. The Bay to Bay Walk and Ryde to Botany Bay Cycleway link Airey and Mason/Bressington Parks to each other and other areas of open space in the region. These pedestrian/cycle corridors provide opportunities for long walks and bike rides.

Community involvement

The three parks are important public places that provide the opportunity for social contact and interactions.

Image

The parks contribute to the clean, established, green image of Strathfield. They are well maintained and provide focal points for Strathfield, with Mason and Bressington Parks having a 'gateway' position to the local government area.

Visual quality

All three parks have a highly valued peaceful atmosphere and a quality visual landscape that is an open natural contrast to surrounding residential properties; major roads and commercial/public utility land uses.

Table one shows those values that are relevant to Bressington Park. The level of significance relates to the community that would value that attribute of the park.

Table One: Values Specific to Bressington Park

VALUE	REGIONAL	DISTRICT	LOCAL
Recreation opportunity	3	3	3
Significant remnant natural area/habitat/corridor			3
Environmental awareness			3
Pedestrian/cyclist links	3	3	3
Community involvement		3	3
Image		3	3
Visual, quality		3	3

2.2 Goal for the open space system

Goals are intended to guide the Council management of parks and relate directly to the values described previously.

The goal for the significant area parks is:

To protect and enhance the existing values of the park system.

2.3 The role of Bressington Park in the system

The roles for each park are the way in which the park achieves this goal in the open space system. The desired roles for each park form the basis for making decisions about its future management. The major roles of Bressington Park are presented below:

Bressington Park – The Gateway Park

- Active and passive recreation
- Commercial opportunities
- Image of Strathfield – Gateway
- Linkages
- Visual relief

Bressington Park

1 Introduction

Bressington Park is located in Homebush and is bounded by Saleyards Creek to the south, Powells Creek to the east, Homebush Drive to the north and Underwood Road to the west (see figure three, below). Powells Creek is also the boundary between Strathfield and Concord Councils and Powells Creek Reserve in Concord is located opposite Bressington Park. Bicentennial Park, the State Sports Centre and the Olympic site lie to the north.

Bressington Park covers a total of 7.9 Ha and is part Council owned and part Crown Reserve (under the care, control and management of Strathfield Council). The park is zoned 6(a) existing recreation under Strathfield Council's Local Environmental Plan (LEP). Bressington Park is included in Sydney Regional Environmental Plan (REP) No. 24, Homebush Bay Area.

Other surrounding land uses are Mason Park and the Wetlands and the Sydney Electricity depot to the south, Bicentennial Park to the north (see figure three), residential development to the southwest and industrial/commercial land to the west. Residential development in the Concord Council area adjoins Powells Creek to the east. Like Airey Park and Mason Park, Bressington Park forms part of the Ryde to Botany Bay Cycleway, and the Bay to Bay Walk.

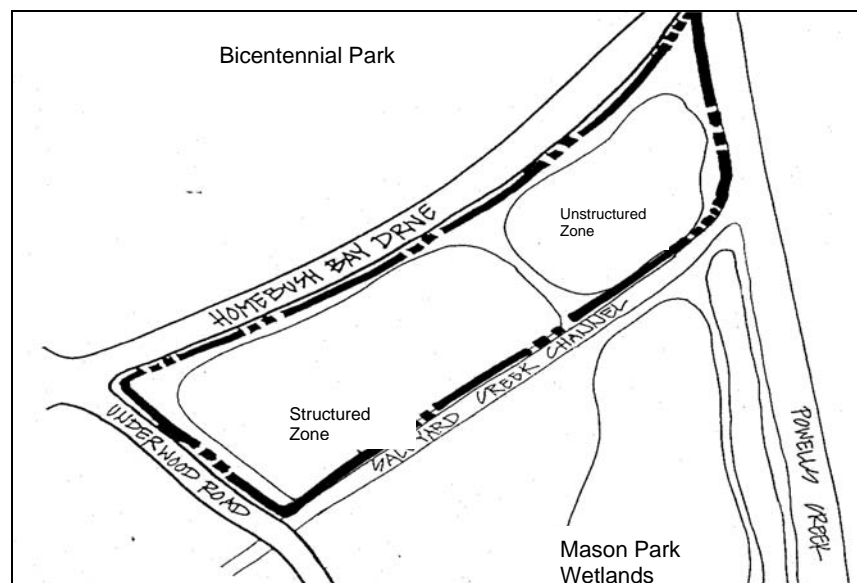


Figure three: Bressington Park and surrounding land uses

1.1 Description

Bressington Park has 2 distinct areas:

Area A

This area is the **structured zone** that is classified as a **sportsground**. This area takes up 60% of the park and provides rugby union fields, a soccer field, turf cricket wickets and synthetic cricket wickets. It is also used for dog obedience training. There is an amenity building at its western end near the main entrance at Underwood Road, providing change rooms, toilets and storage.

Area B

This area is the **unstructured zone** that is classified as **general community use**. This area occupies the remaining 40% and is used for passive recreation activities which include walking, picnicking, flying kites, bird watching and scientific study.

2 Land categories and objectives

It is a statutory requirement that all community land is categorised in accordance with Section 36F of the Local Government Act 1993 (and the Local Government Amendment [Community Land Management] Act 1998).

Area A

The structured zone is categorised as a *sportsground* and its core objectives are:

1. To encourage, promote and facilitate recreational pursuits for use by the community for organised sports and games for which the land has been developed.
2. To ensure the sports and activities promoted are managed and there is no adverse impact on nearby residential areas.

Area B

The unstructured zone is categorised as *general community use* and its core objectives are:

1. To encourage, promote and provide for use by the community of the land and provide facilities for the future recreational needs of the community, when appropriate.
2. To facilitate the physical, cultural, social, and intellectual welfare and development of individual members of the public.
3. To facilitate the purposes for which a lease or licence (or other estate) has been granted on the land.

3 Performance targets

It is also a statutory requirement [Section 36 (3)(c)] that all plans of management identify performance targets for each area and how these will be achieved [Section 36(3)(b)(c) & (d)]. Sections 4&5 of this plan will expand on the following general performance targets.

3.1 AREA A

3.1.1 Objectives

- Increase active recreation use and encourage general recreational activity.
- Embellish the existing condition of the sportsground and developments thereon.

3.1.2 Means

- Provide both administrative and financial resources to ensure the playing fields and associated facilities are maintained and enhanced for public use.
- Permit by lease/licence/or other its use by community groups, schools and commercial outdoor advertising as prescribed by LEP 84 and in order to cater for community needs and increase the provision of funding.

3.1.3 Assessment

- Each statutory review will include quantifiable assessment of existing uses as well as a fiscal analysis of the funding gains as a result of all commercial activities and the allocation of that funding.

3.2 AREA B

3.2.1 Objectives

- Encourage general community use for informal activities.
- Retain the land for future recreation use as demand increases and is expressed.
- Embellish area to allow for passive recreation.

3.2.2 Means

- Provide both administrative and financial resources to ensure the area is maintained and enhanced for public use.

- Permit by lease/licence/or other its use by community groups, schools and commercial outdoor advertising as prescribed by LEP 84 and in order to cater for community needs and increase the provision of funding.

3.2.3 Assessment

- Each statutory review will include quantifiable assessment of existing uses as well as a fiscal analysis of the funding gains as a result of all commercial activities and the allocation of that funding.

4 Management Strategies

The following table details issues and management strategies for the management zones identified for the park.

4.1 AREA A – STRUCTURED AREA

ISSUES	STRATEGIES
<p><i>Sporting Use</i></p> <p>Trinity Grammar School has a licence for the Bressington Park playing fields, which terminates on 31 December 2002. The licence agreement does not state days and times of use by the school. Although Trinity is the sole licensee the school has an agreement with the Western Suburbs Dog Training Club for use of the park at certain times and informal arrangements with other groups. The terms of the licence permit the use of the playing field area by other bodies nominated by Council; however, this option has not been exercised in the past.</p>	<ul style="list-style-type: none"> ▪ Formalise agreements with all schools and sporting bodies (by way of licence agreements) which use the playing fields on a regular basis while maintaining the flexibility to cater for special events. ▪ In consultation with Trinity Grammar continue to encourage the use of the playing fields by other groups during the remainder of the licence period. ▪ When the licence with Trinity Grammar expires, ensure that future licence agreements are consistent with arrangements at other parks within Strathfield, which have similar longstanding arrangements. ▪ Ensure all future licence agreements are consistent with Council's Community Facility Management Policy.
<p><i>Limited Public Use</i></p> <p>The terms of the licence with Trinity Grammar permit the public access for the purposes of watching sporting activities and access to the toilet block when the area is in use by the school. There is, however, little public use of the area for non-sporting activities.</p>	<ul style="list-style-type: none"> ▪ Encourage public use by promoting Bressington Park as community land for public use, as well as a sports facility. ▪ Encourage dual/shared use of the park and communication between such user groups.

ISSUES	STRATEGIES
<p><i>Playing Field Maintenance</i></p> <p>Trinity Grammar School has improved and maintained the park playing fields and amenities at no cost to Council.</p> <p>Area A is used for dog obedience training, however there are no facilities provided for dog waste.</p>	<ul style="list-style-type: none"> ▪ Review maintenance agreements periodically with Trinity Grammar to preserve the high standard of maintenance of the playing fields and amenities. ▪ Review existing maintenance agreements when the licence expires in 2002. ▪ Provide dog-waste bins and facilities.
<p><i>Commercial use</i></p> <p>Requests have been made to use Bressington Park for bike hire, TV commercials and the siting of a promotional van for the Homebush Shopping Village. As Bressington Park is located close to the State Sports Centre and the Olympic site there may be a demand for overflow parking and other activities such as hospitality during the Olympics and other major events.</p>	<ul style="list-style-type: none"> ▪ Permit uses/developments that are compatible with the objectives for Bressington Park and consistent with the purpose of the Reservation under Crown Lands Act 1989 and the Local Government Act 1993 and with existing licence agreements. If a commercial activity is undertaken there must be a reasonable financial return to Council. ▪ Ensure there is no detrimental long-term impact on the park as a result of any such activity. ▪ Permit overflow parking if it subsidises park maintenance and improvements and does not significantly impact on established users; reduce the values of the park or cause unacceptable levels of damage.
<p>The northern boundary of Area A is adjacent to Homebush Bay and is suitable for outdoor advertising as allowed in LEP 84.</p>	<ul style="list-style-type: none"> ▪ Introduce outdoor advertising by licence or lease as a revenue raising opportunity for Council. ▪ Allow any such licence or lease agreement for outdoor advertising to be for a period of up to ten (10) years. ▪ Ensure any revenue raised from the erection of outdoor advertising contributes to the embellishment and provision of recreation opportunities on public lands. ▪ Ensure the placement of any outdoor advertising structures is land fronting county road as approved in LEP 84.
<p><i>Site contamination</i></p> <p>The playing fields were constructed on previous tip sites. Little information exists on the types of material dumped on the parks.</p>	<ul style="list-style-type: none"> ▪ Investigate contaminant levels in playing fields and ensure that they meet Environment Protection Authority requirements for open space.

ISSUES	STRATEGIES
<p><i>Access and car parking</i></p> <p>The car park is informal but surfaced with road base. Although this is adequate the surface requires recurrent maintenance and is inconvenient during wet weather.</p>	<ul style="list-style-type: none"> ▪ Investigate options to formalise and maximise the capacity of the car park. ▪ Ensure parking is only allowed on Council owned lands as parking, as a use, is not permitted on Crown Reserves set aside for public recreation. ▪ Institute shared locking system for all gates. ▪ Review car park entry and exit location for safety and efficiency.
<p><i>Lighting</i></p> <p>As a large area on the edge of the Municipality lighting for night sports activities, safety, security and amenity may be required.</p>	<ul style="list-style-type: none"> ▪ Prepare a lighting plan for Bressington Park identifying specific needs. ▪ Increase lighting capacity at night for increased use by WSDT club and for security.
<p><i>Visual Quality</i></p> <p>Tree planting is minimal throughout and restricted to the perimeters of the park. The views to the utility and commercial/industrial buildings to the west are in conflict with the park and should be screened.</p>	<ul style="list-style-type: none"> ▪ Prepare landscape plan that provides planting within the park to balance with, and provide a screen to, nearby commercial/industrial buildings. ▪ Be aware of opportunities to create habitat and shade in rest areas through revegetation.
<p><i>Access across Underwood Road</i></p> <p>Underwood Road is a main road. The closest crossing lights to Bressington Park are located at Pomeroy Street to the south and at the roundabout at Homebush Bay Drive to the north.</p>	<ul style="list-style-type: none"> ▪ Create park entrances as close as possible to traffic lights to provide safe access across Underwood Road.

AREA B – UNSTRUCTURED AREA

ISSUES	STRATEGIES
<p><i>Site contamination</i></p> <p>As a former Council tip this area took a variety of waste including household garbage, garden clippings, commercial and industrial waste, asbestos, demolition material and street sweepings. The only unacceptable materials were motor vehicles (small parts acceptable), large quantities of timber and inflammable substances.</p> <p>The Bressington Park mound is unused and has been colonised by weeds on the eastern side. It has steep sides and slopes have eroded in areas which have been used as informal tracks</p>	<ul style="list-style-type: none"> ▪ Investigate contaminant levels in the mound and ensure that they area meets Environmental Protection Authority requirements for open space. ▪ Implement a program to eradicate noxious and environmental weeds on the mound.
<p><i>Creation of Bressington Lookout</i></p> <p>Despite its appearance the mound affords extensive views over the Mason Park wetlands.</p> <p>The mound also has the potential to provide additional habitat for native fauna especially with the remnant mangrove community along Powells Creek.</p>	<ul style="list-style-type: none"> ▪ Develop the Bressington Park mound as a landmark lookout. ▪ Investigate use as a leash free area. ▪ Delineate service access to all parts where necessary. ▪ Investigate extension of the mangrove zone at the northeastern end and into rear of mound. ▪ Rehabilitate mangrove zone to form a more sustainable wildlife corridor.
<p><i>Links to adjoining open space</i></p> <p>The only link between Bressington Park to areas to the north and south is at the northern and southern ends of the park.</p>	<ul style="list-style-type: none"> ▪ Continue to provide links to open space and recreational facilities to the north and south of Bressington Park. ▪ Investigate opportunities to provide further links out of Bressington Park into Mason Park over Saleyards Creek.
<p><i>Unstructured recreation</i></p> <p>Recreational opportunities in Area B have been limited due to its undeveloped nature.</p>	<ul style="list-style-type: none"> ▪ Investigate new opportunities for unstructured recreation and incorporate into landscape concept planning process.

ISSUES	STRATEGIES
<p><i>Visual quality</i></p> <p>There is no real tree cover in the northern area of the park and the need for aesthetic improvement of the entire area is evident.</p> <p>The mangrove zone is weed infested and poorly managed.</p>	<ul style="list-style-type: none"> ▪ Prepare concept plans for Area B to maintain natural, unstructured character of this area while ensuring establishment of some tree cover. ▪ Increase and maintain habitat potential for native fauna while providing shade for users. ▪ Enhance mangrove area by revegetation with indigenous plant material, suited to mangrove / saltmarsh communities. ▪ Establish weed control practices in mangrove zone as part of regular M&R rosters.
<p><i>Outdoor advertising</i></p> <p>The northern boundary of Area B is adjacent to Homebush Bay Drive and is suitable for outdoor advertising.</p>	<ul style="list-style-type: none"> ▪ Introduce outdoor advertising by licence or lease as a revenue raising opportunity for Council. ▪ Allow any such licence or lease agreement for outdoor advertising to be for a period of up to ten (10) years. ▪ Ensure any revenue raised from the erection of outdoor advertising contributes to the embellishment and provision of recreation opportunities on public lands. ▪ Ensure the placement of any outdoor advertising structures is on land fronting county road as approved in LEP 84.

6. Action Plan for Bressington Park

Monitoring of all performance targets and actions will occur at the statutory time each quarter. Targets will be reviewed and funding allocations and requirements assessed.

AREA A – STRUCTURED ZONE

Action	Capital Cost	Recurrent Cost	Priority	Performance Target
<p><i>Sporting use</i></p> <ul style="list-style-type: none"> In consultation with Trinity Grammar continue to encourage use of the playing fields by other groups during the remainder of the licence period. Ensure all future licence agreements are consistent with Council's <i>Community Facilities Plan of Management</i>. 		Staff time Staff time	Medium	Increased and more diverse use of playing fields. New licences are consistent with others
<p><i>Limited public use</i></p> <ul style="list-style-type: none"> Promote as general community land, as well as a sports facility. Encourage dual/shared uses and communication between such user groups. 		Staff time	Medium	Wider community use achieved
<p><i>Playing field maintenance</i></p> <ul style="list-style-type: none"> Review existing maintenance agreements when licences expire in 2002. Provide dog-waste bins and facilities. 	\$6,000.00	Staff time	Medium	M&R reviewed Dog-waste bins provided.
<p><i>Site contamination</i></p> <ul style="list-style-type: none"> Investigate contaminant levels and ensure that they meet Environment Protection Authority requirements for open space. 	\$30,000.00	Staff time	Medium to high	Site analysis completed.
<p><i>Access and parking</i></p> <ul style="list-style-type: none"> Increase capacity of car park and permit overflow parking if it subsidises maintenance and improvements and does not significantly impact on established users, reduce the values of the park or cause unacceptable levels of damage. Review car park entry and exit location for safety and efficiency. 	\$50,000.00	Staff time	Medium - Low	Completion of improved and safer access and circulation

Action	Capital Cost	Recurrent Cost	Priority	Performance Target
<ul style="list-style-type: none"> Investigate sustainable pavement techniques providing a porous pavement to reduce surface rainwater runoff. Create park entrance as close as possible to traffic lights to provide safe access across Underwood Road. Investigate funding alternatives. 		Staff time	Medium - Low	<p>Porous pavements used.</p> <p>Park entrances located appropriately.</p>
<i>Lighting</i>				
<ul style="list-style-type: none"> Prepare a lighting plan for Bressington Park identifying specific needs. 	\$3,000.00	Staff time	Medium	Lighting plan prepared based on needs.
<ul style="list-style-type: none"> Increase lighting capacity at night for increased use by WSDT club and for security. 	\$30,000.00		Medium.	Lighting improved for evening use of facilities.

AREA B – UNSTRUCTURED ZONE

Action	Capital Cost	Recurrent Cost	Priority	Performance Target
<ul style="list-style-type: none"> Investigate contaminant levels in the mound and ensure that the area meets Environmental protection Authority requirements for open space. Implement a program to eradicate noxious weeds on the mound. 	\$10,000.00		High	Complete site assessment of contaminants.
		\$2,000.00	High	
<i>Development of the Lookout</i>				
<ul style="list-style-type: none"> Prepare concept plans for the development of the mound as a landmark viewing point. 	\$25,000.00	Staff time	High	Complete mound development
<ul style="list-style-type: none"> Develop mound as a lookout and passive recreational space. 			High	
<ul style="list-style-type: none"> Investigate extension of the mangrove zone to the northeast and into rear of mound. 		Staff time	High	
<ul style="list-style-type: none"> Investigate use as a leash free area. 			High	Suitability for leash free use determined.

Action	Capital Cost	Recurrent Cost	Priority	Performance Target
<ul style="list-style-type: none"> ▪ Delineate service access to all parts where necessary. 		Staff time	High	Service points and access identified.
<p><i>Visual quality</i></p> <ul style="list-style-type: none"> ▪ Prepare concept plans to maintain natural, unstructured character of this area. ▪ Rehabilitate mangrove zone to form a more sustainable wildlife corridor by increasing potential for habitat and shade in rest areas through vegetation. ▪ Enhance mangrove area by keeping natural and promoting indigenous flora. 	\$20,000.00	Staff time	High High	Concept prepared. Mangroves rehabilitated.
<p><i>Public access</i></p> <ul style="list-style-type: none"> ▪ Continue to provide links to facilities to the north and south of Bressington Park and investigate options for additional access over Saleyards Creek. 		Staff time	Ongoing	Access and linkages maintained.
<p><i>Commercial use</i></p> <ul style="list-style-type: none"> ▪ Engage consultants to assist with preparation of licence/ lease documents for any proposed advertising structure. ▪ Prepare a DA to allow the erection of outdoor advertising along Homebush Bay Drive (County Road) in accordance with LEP 84. ▪ Engage consultants to assist in the preparation of tender documents and licence and to assist with review of tenders received. ▪ Call for selective tenders for the erection of outdoor advertising. Outdoor advertising is allowed along the Homebush Bay Drive frontage for a period of up to 10 years. ▪ Report to Council following the tender period to gain approval to accept appropriate tender in accordance with new regulations for tendering under the Local Government Act 1993. ▪ Enter into negotiations with the successful tenderer for the licence / lease to erect advertising structures along Homebush Bay Drive. 	\$12000.00 \$6000.00 At Licensees expense	Staff time	High	Outdoor advertising erected along the Homebush Bay Drive frontage of Matthews Park. Tenders called by December 1999 Licence agreement finalised with successful tenderer by May 2000.