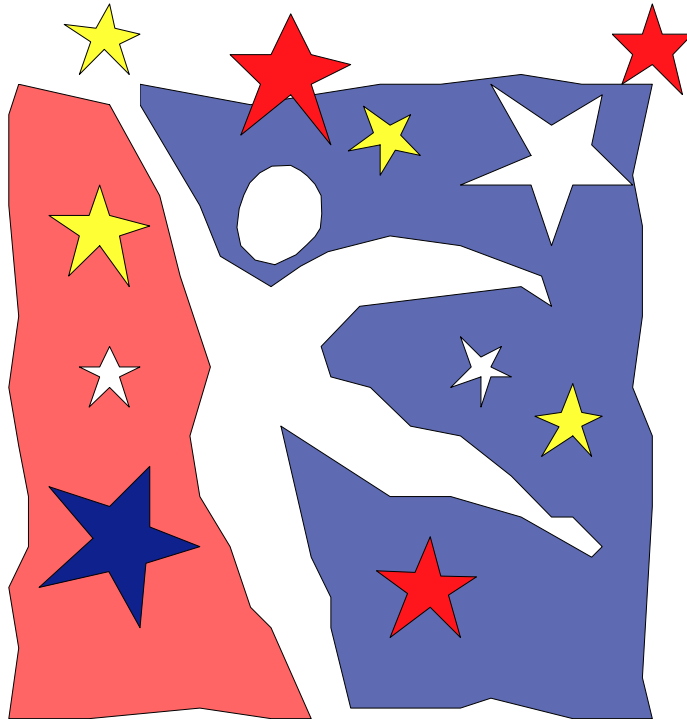

Matthews Park

Plan of management



***October 1999
Strathfield Municipal Council***

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1. Introduction

Matthews Park is Council owned land zoned 6(a) existing recreation under Strathfield Council's Local Environmental Plan (LEP). Matthews Park is a local pocket park developed for passive recreation that contains limited play equipment. The park was originally included in the 1996 Generic Plan of Management for Neighbourhood Parks (Peter Glass and Associates Pty Ltd.)

1.1 Description

Matthews Park is 1.3Ha in size and has been developed as a passive local park. Improvements include perimeter fencing and a playground that is nearing the end of its serviceable life. Tree and shrub plantings are mature and little new planting has occurred in recent times. The park provides much needed visual and environmental relief from the surrounding industrial land uses and is occasionally used by neighbouring industries during the lunch hour. The space however is lacking in identity and purpose.

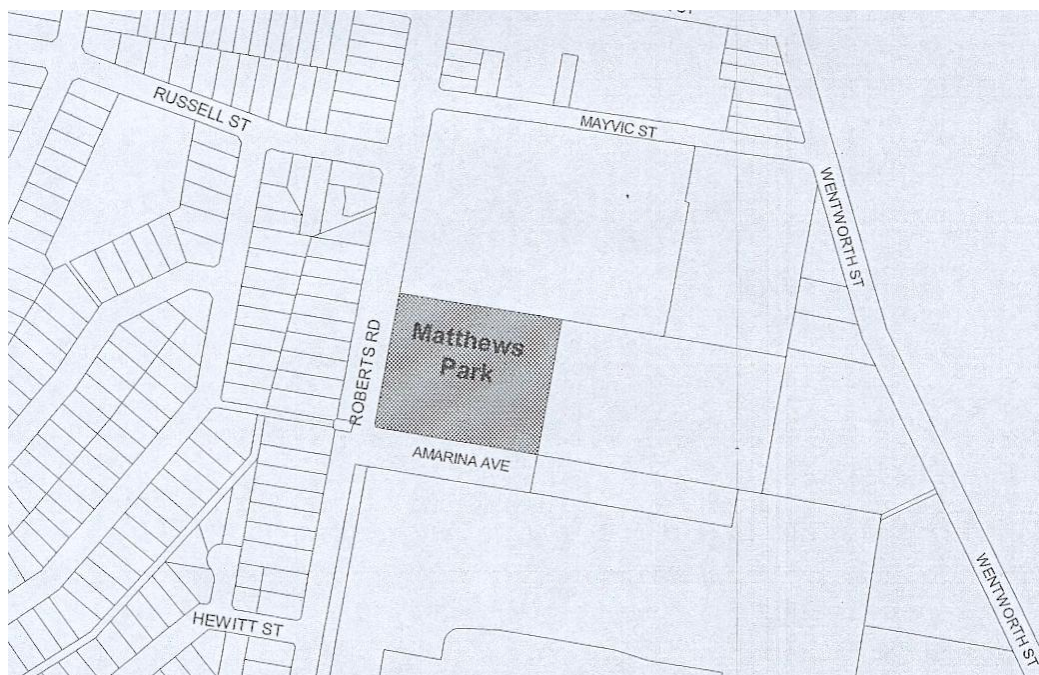


Figure One: Matthews Park, off Roberts Rd.

2. Basis for Management

2.1 Management Principles

The following four management principles form the basis for the management strategies for Matthews Park.

1. Provide appropriate landscape treatment to reflect the purpose of the park as a local pocket park providing visual relief to the industrial landscape and passive recreation.
2. Ensure access, safety and security is maintained.
3. Provide for recreational opportunity appropriate for the level and type of use.
4. Ensure the management policy applied to Matthews Park is consistent with Council's Management Plan and other relevant policies and planning instruments.

These are derived from the following guidelines (Peter Glass & Associates 1993).

Recreation, Open Space and Facilities

- Management to be efficient and cost-effective;
- Provide buffer zones between homes and roads and commercial complexes.

Community Association

- Seek local residents and users views and advertise for community opinion.

Access and Use

- Provide access, meet changing needs and improve opportunities for access to Matthews Park.

Tree Planting and Spatial Definition

- Create additional shade;
- Facilitate 'greening' of the area through a range of planting programs;
- Promote seed collection and species propagation program.

Children's Play Area

General guidelines for playground provision and the actions from the 1999 Recreation Plan suggest that playground facilities are not appropriate in Matthews Park and the removal of the existing playground should be investigated.

2.2 Values of Matthews Park

The relevant values of the park have been reassessed in 1999 and have not changed. The assessed status and values are:

VALUES	GOOD	FAIR	POOR	VERY POOR
<i>Visual / Landscape</i>				
Topography		3		
Layout / views			3	
Trees / shrubs / grass		3		
Cleanliness		3		
Graffiti			3	
<i>Surrounding Character</i>				
Single Housing		3		
Commercial/Industrial				3
<i>Furniture</i>				
Climbing Frames			3	
Seating / bins			3	
Lighting				3
<i>Security/Safety</i>				
Fencing / gates		3		
Paving				3
Visibility into Site		3		
Toilets				3
Shade		3		

3. Land Categories and Objectives

Matthews Park is categorised as **general community use** in accordance with Section 36F of the Local Government Act 1993 and the Local Government Amendment (Community Land Management) Act 1998 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.

4. 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 will expand on the following general performance targets.

4.1 Objectives

- Encourage general community use for informal activities.
- Retain the land for future recreation use as demand increases and is expressed and maintain in an orderly manner.

4.2 Means

- Provide both administrative and financial resources to ensure this area is maintained and enhanced for public use.
- Permit by lease / licence / or other estate its use by community groups / schools / commercial operators and commercial outdoor advertising as prescribed by LEP 84 and in order to cater for community needs increase the provision of funding.

4.3 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.

5. Issues and Strategies

ISSUES	STRATEGIES
<p><i>Landscape Treatment</i></p> <p>No clear identity or purpose for the park other than a green space giving relief from surrounding industrial landscape.</p> <p>Need to create additional shade throughout while maintaining the open nature of the park.</p> <p>Potential opportunity to promote seed collection and species propagation.</p> <p>Need for landscape treatment to be diversified using vegetation.</p>	<ul style="list-style-type: none"> ▪ Review role of park as green space. ▪ Maintain area for passive and casual recreation. ▪ Investigate opportunities for establishing seed orchards for indigenous species to supplement other orchards throughout the municipality. ▪ Increase floral/shrub and shade tree planting to improve native bird habitat and enhance 'green' space. ▪ Provide informal seating and weather shelter where appropriate.
<p><i>Access, Safety & Security</i></p> <p>Need minimise effects of adjoining arterial road.</p> <p>Lack of night lighting and some feeling of insecurity due to screening.</p> <p>No formal agreements exist with any group that may increase sense of ownership and reduce vandalism.</p>	<ul style="list-style-type: none"> ▪ Investigate realignment of car parking along Amarina Avenue to allow increased parking off Roberts Road. ▪ Improve visibility from Roberts Road into the park in key locations – keeping need for protection from Roberts Road in mind. ▪ Investigate need for night lighting/street lighting. ▪ Investigate use of the park on a more regular basis by specific groups. ▪ Foster sense of ownership with any group wishing to access the park regularly eg. Medieval groups.

ISSUES	STRATEGIES
<p><i>Recreational Opportunities</i></p> <p>Need to review usefulness and safety of playground equipment</p> <p>No area for running dogs off lead in the area.</p>	<ul style="list-style-type: none"> ▪ Consider removal of playground once it reaches the end of its serviceable life. ▪ Investigate installation of other facilities eg. hard court for informal games. ▪ Maintain as passive area for unstructured recreation. ▪ Investigate the use of Matthews Park as a leash free area. ▪ Abide by the Companion Animals Act to ensure park is suitable as a leash free area. ▪ Implement any capital works required to provide leash free facilities should it be a suitable use for Matthews Park eg. dog waste facilities, fencing.
<p><i>Function & Management</i></p> <p>Established and approved functions for Matthews Park have not been defined eg. commercial function, outdoor advertising space, community service function, or recreation function.</p>	<ul style="list-style-type: none"> ▪ Promote Matthews Park as an open space for general community use. ▪ Ensure all proposed uses are consistent with this plan of management. ▪ Encourage dual use of the park including commercial uses such as outdoor advertising as well as uses for community service. ▪ Introduce outdoor advertising by licence or lease as a revenue raising opportunity for Council. ▪ Any such licence or lease agreement for outdoor advertising to be for a period of up to 10 years. ▪ Any revenue gained from the erection of outdoor advertising to contribute to the embellishment and provision of recreational opportunities on public lands. ▪ Ensure the placement of any outdoor advertising structures is fronting County Road as approved in LEP 84.
<p>Use by neighbouring NSW Fire Brigade has been identified for access in emergency situations.</p>	<ul style="list-style-type: none"> ▪ Formalise an agreement with the NSW Fire Brigade especially as emergency helicopter landing area.

6. Action Plan for Matthews 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.

Action	Capital Cost	Recurrent Cost	Priority	Performance Target
<i>Landscape Treatment</i>				
<ul style="list-style-type: none"> ▪ Continue to provide minimal maintenance and retain area for passive and casual recreation purposes. ▪ Locate trees in strategic locations to provide shade and visual relief. ▪ Include park in assessment of potential seed orchard sites. ▪ Prepare simple landscape plan to identify landscape furniture and planting needs. ▪ Use planting to create some interest and diversity in the park. ▪ Provide improved furniture and weather shelter where appropriate. 	\$3000.00	<ul style="list-style-type: none"> \$1000.00 \$500.00 Staff time Staff time Staff time 	<ul style="list-style-type: none"> ongoing Medium Medium Low Low Low 	<ul style="list-style-type: none"> Improved identity as a passive space for casual recreation Shade provided through tree planting Seed orchard potential identified Landscape concept plan prepared Interest created Furniture / shelter provided
<i>Access, Safety & Security</i>				
<ul style="list-style-type: none"> ▪ Consult with RTA to improve pedestrian crossings at lights and access from across Roberts Road – liaise with Council's Traffic Committee. ▪ Conduct consultation / survey the park to determine need for increased or formal car parking. ▪ If required realign car parking after consultation with Council's Traffic Committee. 		<ul style="list-style-type: none"> Staff time Staff time Staff time 	<ul style="list-style-type: none"> Medium Low Low 	<ul style="list-style-type: none"> Safe access across Roberts Rd Survey completed

Action	Capital Cost	Recurrent Cost	Priority	Performance Target
<ul style="list-style-type: none"> ▪ Improve visibility through thinning of vegetation in certain locations and the provision of additional lighting along Roberts Rd frontage for night surveillance and security. ▪ Promote park in the local area to establish a community feeling of ownership. ▪ Ask Rangers to patrol the area to assess level of use over the weekends, ▪ Encourage range of uses in the park and use by special interest groups. 	\$3000.00	Staff time	Medium	Lighting provided along road frontage & vegetation thinned
		Staff time	High	Park promoted in local area.
		Staff time	High	Knowledge of types of activities occurring in Matthews Park.
		Staff time	High	Greater range of use of the park.
<i>Recreational Opportunities</i>				
<ul style="list-style-type: none"> ▪ Remove playground once it has reached the end of its serviceable life. 			High	Playground removed.
<ul style="list-style-type: none"> ▪ Consider replacement of playground equipment with hard court surface for ad hoc sports etc. 	\$6000.00		Medium	Simple hard court surface provided for informal uses
<ul style="list-style-type: none"> ▪ Maintain park as a passive area for unstructured recreation. 		Staff time	Ongoing	Park maintained for passive recreation
<ul style="list-style-type: none"> ▪ Consult with local authorities / experts on companion animal management to determine issues related to creating a leash free area in Matthews Park. 		Staff time	High	Suitability as a leash free area determined
<ul style="list-style-type: none"> ▪ If suitable publicise facility as leash free area. 	\$1000.00	Staff time	High	Leash free area publicised.
<ul style="list-style-type: none"> ▪ Install fencing / barriers to prevent dogs from running onto Roberts Rd. 	\$5000.00		High	Fencing / barriers installed.
<ul style="list-style-type: none"> ▪ Provide dog-waste facilities. 	\$1000.00	\$1000.00	High	Dog waste facilities installed.

Action	Capital Cost	Recurrent Cost	Priority	Performance Target
<ul style="list-style-type: none"> Create amenity for dog owners to encourage use as a leash free area through provision of seating, shade, and revegetation. 		\$2000.00	High	Amenity improved for dog owners.
Function & Management				
<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 Roberts Rd (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 Roberts Rd 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 Roberts Rd. Formalise an agreement with the NSW Fire Brigade. 	\$12000.00	Staff time	High	Outdoor advertising erected along the Roberts Rd frontage of Matthews Park.
	\$6000.00			Tenders called by December 1999
	At Licensees expense	Staff time	High	Licence agreement finalised with successful tenderer by May 2000. Recognised agreement with NSW Fire Brigade established.