



AIREY PARK PLAN OF MANAGEMENT



JUNE 2008



STRATHFIELD COUNCIL

AIREY PARK PLAN OF MANAGEMENT

JUNE 2008

Parkland Environmental Planners

PO Box 41
HARBORD NSW 2096
tel: (02) 9938 1925
mobile: 0411 191866
fax: (02) 9981 7001
email: shoypep@ozemail.com.au

in association with

POD Landscape Architecture

Level 2
17-20 Federation Road
NEWTOWN NSW 2042
tel: (02) 9519 3344
mobile: 0410 145034
fax: (02) 9519 3256
email: steven@podstudio.com.au
www.podstudio.com.au

This plan was adopted at the meeting of Strathfield Council on May 6 2008 following Council's resolution 84/08.

Executive Summary

Introduction

This Plan of Management has been prepared to guide Strathfield Council in the future management of Airey Park.

This Plan of Management satisfies the requirements for content and process in preparing a Plan of Management under the *Local Government Act 1993*.

Review of the previous Plan of Management

This Plan of Management reviews, updates and replaces the previous Plan of Management for Airey Park that was prepared in 2000.

Preparation of this Plan of Management involved consultation with stakeholders (government, user groups, and residents). The Draft Plan of Management will be placed on public exhibition for community comment in early 2008.

This Plan of Management does not recommend any significant changes in permitted uses or management direction. However, it does recommend management actions aimed at meeting current demands of park users, and highlighting the Park's significance.

Significance

Airey Park is significant because it:

- ☐ has an area greater than 5 hectares in a high population growth area.
- ☐ is part of the Bay-to-Bay walkway / cycleway.
- ☐ includes the Strathfield Community Centre and various children's care services.
- ☐ contains a first-class sports oval.
- ☐ is a corridor of open space providing for pedestrian and cycle movement linking suburbs, shops, parks, schools and homes.
- ☐ offers visitors a unique and diverse number of recreational opportunities ranging from structured field sports to open grassed areas and more private areas for family picnics and children's play.
- ☐ contains several informal recreation settings combining picnic and barbecue facilities with a children's play setting.

Basis for Management

Airey Park comprises community land owned by Strathfield Council, so the provisions of the *Local Government Act 1993* apply. Under that Act, the park is categorised as Park, Sportsground and General Community Use. Other key relevant legislation includes the Strathfield Planning Scheme Ordinance under the *Environmental Planning and Assessment Act 1979*. Other legislation such as the Companion Animals Act and Disability Discrimination Act apply to management of the Park.

The local planning framework is governed by Council's Management Plan, the Strathfield Planning Scheme Ordinance, and various Development Control Plans. Council's strategic plans such as the Management Plan and the Strathfield Vision 2020 also influence planning and management of the Park.

Current status

Site Name	Airey Park		
Address	The Crescent, Bates Street, Francis Street, Fraser Street, Kessell Avenue, Homebush		
Adjacent landuses	Residential – detached dwellings, railway		
Land parcels	Lot 45 DP 10055 Lot 46 DP 10055	Lot 68 DP 12467 Lot 1 DP 126151	Lot 2 DP 10055
Area	8 hectares		
Ownership	Strathfield Council (100%)		
Manager	Strathfield Council		
Community land categorisation	Park, Sportsground, General Community Use		
Zoning	6(a) Open Space – Recreation Existing		
Catchment	District		
Physical characteristics	Mature trees and recent plantings, stormwater canal, Alan Davidson Oval and Arthur Cave pavilion, cricket practice wickets, open grassed area, childcare centres, Strathfield Community Centre, walking / cycle paths.		
Flora and fauna	Brush Box, feature Canary Island Date Palms, <i>Ficus</i> spp., <i>Eucalyptus</i> , <i>Casuarina</i> , <i>Acacia</i> , <i>Grevillea</i> . No fauna surveys have been undertaken.		
Visual elements	Mature and recent plantings in pleasantly landscaped, sheltered and visually separated park spaces.		
Access	Pedestrian, bicycle, vehicle, bus, rail. Pedestrian entry from surrounding streets. Vehicle entry to carpark off Fraser Street.		
Assets and condition	Sporting field – very good Pavilion – good Cricket practice nets – excellent Fitness equipment – good Strathfield Community Centre – very good Strathfield Sessional Pre-School – very good Strathfield Children's Centre – very good Former bowling green – poor Children's play equipment - good	Picnic and barbecue areas – good Paths – good Seating - good Lighting – good Dog waste bag dispensers - good	
Recent changes	Cricket practice nets (5) New cricket wicket Solar lighting Extensive revegetation	Increased security at the community centre. Shade sail installed Upgraded play area at Bates Street	
Existing uses	Sport: cricket, soccer, rugby union, touch football, school sport and athletics carnivals Informal sport and games Fitness exercises Community activities Child care Children's play Picnics and barbecues Walking, jogging, cycling		
Leases/ licenses/ bookings	Licences to: <input type="checkbox"/> Strathfield Cricket Club for turf cricket wicket on Alan Davidson Oval and part of the Arthur Cave Pavilion for cricket. <input type="checkbox"/> Communicare for Strathfield Sessional Pre-school. <input type="checkbox"/> Strathfield One Stop Child Care Service (SOCCS) Inc. for childcare at Strathfield Children's Centre. Agreement with NSW Health for child-care health services at Strathfield Early Childhood Health Centre. Seasonal hire agreements for use of the oval by other sporting groups in winter.		
Maintenance	Rubbish removal, lawn maintenance, garden and tree maintenance, building maintenance, inspecting play equipment		
Income/expenditure	2006-07: Income = \$70,682.60; Expenditure = \$93,128.70 ;Cost recovery = -24.1 %		
Easements	Shell Oil Pipeline along The Crescent		

Community values of Airey Park are related to:

- ☐ Pedestrian / cyclist linkages.
- ☐ Recreation opportunity.
- ☐ Image and visual quality.
- ☐ Environmental awareness.
- ☐ Community involvement.

The vision for the Park is:

Airey Park will continue to be Strathfield's community and family park. It will continue to offer a range of opportunities for informal recreation, sport, and community and social activities catering for all ages in a pleasantly landscaped and relatively undeveloped setting. Airey Park will also continue to occupy a strategic position on regional walking and cycling links.

The future roles of the park are:

“The family park”
“The community park”

- ☐ Children and aged community services
- ☐ Linkages – recreational and green
- ☐ Recreation – sport, informal
- ☐ Environmental education
- ☐ Reflect the image of Strathfield
- ☐ Visual relief from surrounding development

Issues

A number of issues were identified through preparation of this Plan of Management:

Value	Issues
Pedestrian / cyclist linkages	Stormwater channel crossings, internal pathways, bicycle lanes, shared pathway signage, lighting, equal access, road safety
Recreation opportunity	Sporting field configuration, lighting, drainage, cricket wicket, representative games, maintenance of the oval, grandstand, maintenance and cleaning of the pavilion, community use of the pavilion, security of the pavilion, kiosk, equipment storage, fence, seating, fitness equipment, access to the playground, fencing of playground, children's play equipment, equipment for teenagers, shade, seats, toilets, use of the former bowling green, dog exercise, picnic facilities, seating, fenced areas at the community centre, lighting, vehicle parking, bus turnaround area.
Image and visual quality	Landscape master plan, park entrances, integration with Sutherland Place, fencing, plantings, maintenance of plantings
Environmental Awareness	Shade, renewable energy and resources, water use
Community involvement	Partnerships, community centre, access between the park and the community centre
Management	Licence agreements, alienation of parkland

These issues are addressed in the Action Plan.

Actions

Key future actions and changes to the Park include to:

- ☐ extend the Strathfield Community Centre.
- ☐ provide more pedestrian crossings of the stormwater channel.
- ☐ construct internal pathways.
- ☐ improve pedestrian / cycle paths, including shared signage, lighting and equal access.
- ☐ upgrade lighting and drainage of the oval.
- ☐ resolve sporting equipment storage issues.
- ☐ replace the fence around the oval.
- ☐ provide shaded seating around the oval.
- ☐ upgrade children's play equipment, and shade and seating at the playground.
- ☐ improve access to the playground.
- ☐ investigate providing toilets in the northern section of the park.
- ☐ resolve use of the former bowling green.
- ☐ resolve vehicle parking issues.
- ☐ upgrade park entrances.
- ☐ undertake further native plantings.
- ☐ manage feral animals.

This Plan of Management has been prepared with a series of Action Plans linked to the values. Strategies, actions, priorities, responsibilities, costs, and performance measurement are outlined, which will be incorporated into budgets and work programs.

Short-term or urgent actions are to:

- ☐ extend the Strathfield Community Centre.
- ☐ increase general lighting.
- ☐ control feral animals.

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A Results of community consultation

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Geoff Swinney	A/Manager Parks
Andrew Wright	Recreation Planner
Kate Abbott	Childrens, Youth and Family Services Officer
Cathy Jones	Policy and Project Officer

We would particularly like to thank all members of the community who attended the community meeting and/or made a submission.

1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management is a document that identifies issues affecting public open space, and outlines how that open space is intended to be used, improved, maintained and managed in the future.

1.2 Background to this Plan of Management

There are four significant parks in Strathfield – Strathfield Park, Airey Park, Mason Park, and Bressington Park. These parks are considered significant because each park is relatively large (greater than five hectares), they attract residents from the entire Strathfield local government area and beyond, and are important in defining the image of Strathfield.

Plans of Management were prepared for Strathfield, Airey and Mason Parks in 1996, which were reviewed and updated by Parkland Environmental Planners and CD Recreation Services in 1999-2000. A separate Plan of Management for Bressington Park was prepared in 1999, which is also currently being updated. Since that time, substantial changes have occurred in those parks, and in the planning and management context of the parks.

Physical and usage changes in Airey Park include:

- ☐ new cricket practice nets (5).
- ☐ new cricket wicket.
- ☐ solar lighting.
- ☐ extensive revegetation with over 5,000 native plants.

Recent management and policy changes include:

- ☐ preparation of Council's policy documents that inform the planning and management of Strathfield's parks, such as the Strathfield Recreation, Cultural Facilities and Community Needs Study (2006), the Strathfield Vision 2020 (2005), and the draft Strathfield Recreation Plan (2008).
- ☐ a greater emphasis on approaches that are now at the forefront of parks management, such as adapting water use in parks according to water restrictions, Ecologically Sustainable Development (ESD), Water Sensitive Urban Design (WSUD), better managing the carrying capacity of sporting fields, and Crime Prevention Through Environmental Design (CPTED).

Strathfield Council is reviewing and updating the strategies and actions in the current Plans of Management for its significant parks to bring them up to date, and to plan for their future. Separate Plans of Management are being prepared for each park.

Strathfield Council commissioned Parkland Environmental Planners and POD Landscape Architecture in July 2007 to review and update the Plan of Management for Airey Park.

It is not intended that this Plan of Management recommends any significant changes in permitted uses or management direction for Airey Park. It does, however, recommend management actions aimed at meeting current and future demands of park users, and highlights the park's significance in a local and district context.

1.3 Land to which this Plan of Management applies

This Plan of Management applies to Airey Park, which is approximately 8 hectares in area. Land within the Park is owned by Strathfield Council. Consequently, this Plan of Management has been prepared in accordance with the requirements of the *Local Government Act 1993*.

Refer to **Figure 1.1** for a plan of the park.

Key features of Airey Park include:

- ☐ Alan Davidson Oval and Arthur Cave pavilion.
- ☐ Strathfield Community Centre.
- ☐ various buildings housing children's services.
- ☐ Bay to Bay Cycleway.
- ☐ picnic facilities.
- ☐ open grassed areas.
- ☐ informal and active recreation areas.
- ☐ A children's playground.



Figure 1.1 Plan of Airey Park



1.4 Objectives of this Plan of Management

Objectives of this Plan of Management for Airey Park are to:

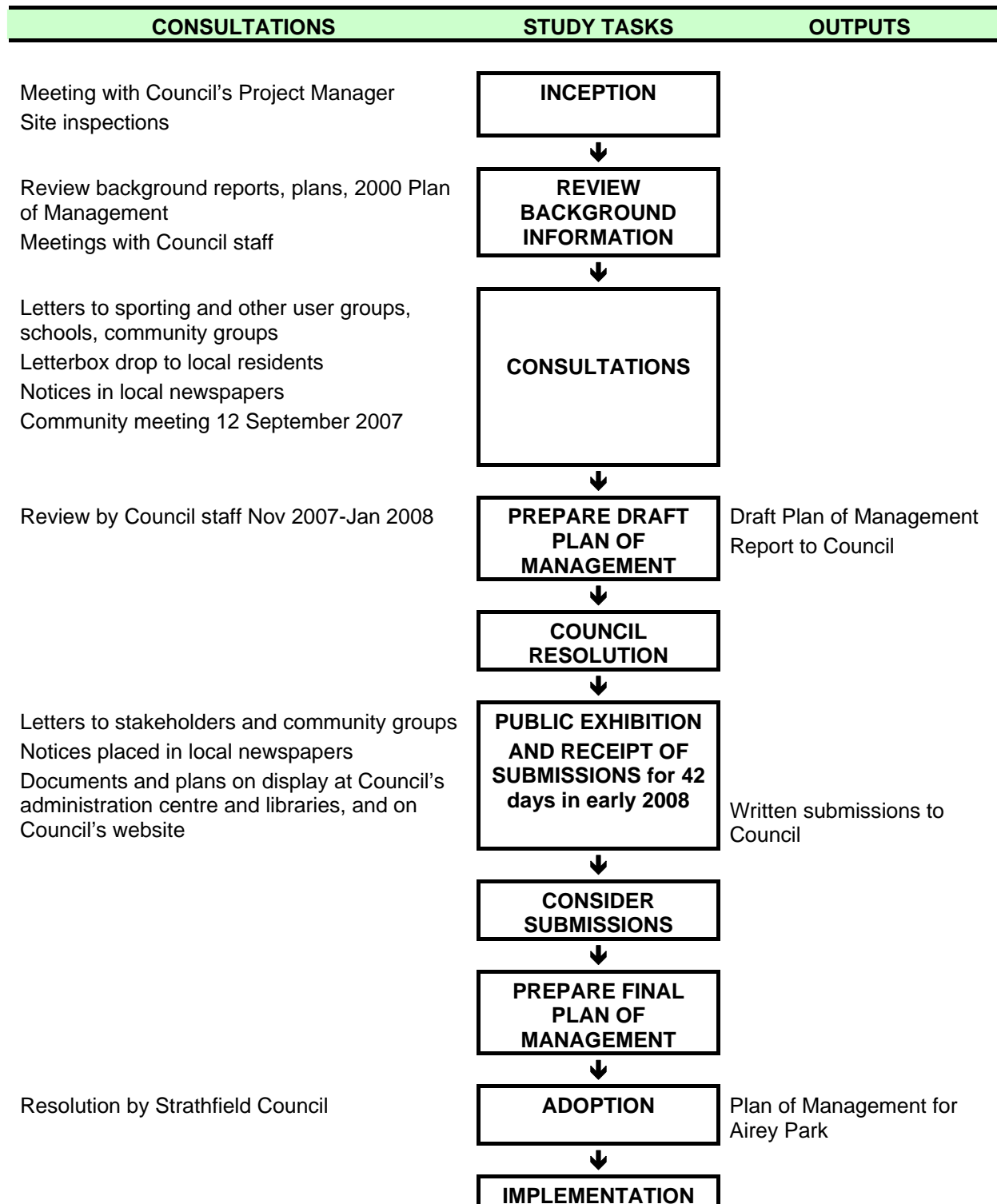
- ☐ establish a sound and balanced approach to the management of Airey Park, while providing a flexible framework within which Council can respond to current needs and opportunities, as well as to future directions and pressures as demands on the Park change.
- ☐ establish a framework to guide day-to-day and long-term decision-making regarding the use and management of the park.
- ☐ identify important features of the land and any buildings or improvements.
- ☐ meet legislative requirements for the preparation of Plans of Management for community land.
- ☐ be consistent with Council's Management Plan (2007), the Recreation, Cultural Facilities and Community Needs Study (2006), the Strathfield Vision 2020 (2005) and other Council strategies, plans and policies.
- ☐ cater for the diverse recreation needs of the local community in an efficient and effective way.
- ☐ reflect the values and expectations of the local Strathfield-Homebush and wider community and other users for future use and enjoyment of the Park.
- ☐ integrate and accommodate the needs of Council (as managers), residents (as neighbours and users), and current and future users of the park.
- ☐ outline how Council will manage the land.
- ☐ incorporate ecologically sustainable development (ESD) and other management principles.
- ☐ review, update and develop new detailed management strategies and actions.
- ☐ address and outline actions to resolve ongoing management issues.
- ☐ outline planned future projects.
- ☐ outline a consistent approach to facilitate carrying out proposed improvements.
- ☐ present a concept plan that illustrates the actions required to implement proposed physical changes and improvements to the Park.
- ☐ specify how the land and buildings may be used, including by lease or licence.

1.5 Process of preparing this Plan of Management

The process of preparing this Plan of Management, consultations with the community, and documents produced at each stage, are shown in **Figure 1.2**.

Council began the community consultation process in September 2007 through a letterbox drop to surrounding residents, user groups and key stakeholders. The letterbox drop provided users with the opportunity to comment on park management, future improvements, and feedback. Council also invited the community to attend a presentation and information session on Airey Park in September 2007. Feedback received during the consultation phase assisted in developing the action plan.

Figure 1.2 Process of preparing this Plan of Management



The Draft Plan of Management for Airey Park was placed on public exhibition for viewing for 28 days from 5 March 2008 to 4 April 2008. Submissions were received for a further 14 days until 16 April 2008. Council received no submissions regarding Airey Park during the public exhibition.

1.6 What is included in this Plan of Management?

This Plan of Management is divided into the following sections, as outlined in **Table 1.1**.

Table 1.1 Structure of this Plan of Management

Section	What does it include?
1 Introduction	Background to the Plan of Management
2 Description of Airey Park	History, facilities, uses, physical description, maintenance
3 Planning context	State government planning legislation, local planning context
4 Values, roles and objectives for Airey Park	Values of the community and users, vision, roles, management objectives
5 Action Plan	Actions required to implement management strategies and address issues
6 Implementation and review	Leases and licences, permitted future uses and developments, reporting, review and implementation
Appendices	Additional information, including results of the community consultation.

Requirements of the Local Government Act for the contents of a Plan of Management, and where they can be found in this Plan, are listed in **Table 1.2**.

Table 1.2 Contents of a Plan of Management for community land

Requirement of the Local Government Act	How this plan satisfies the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Section 2
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Section 2
Categorisation of community land	Section 3
Core objectives for management of the land.	Section 3
The purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Sections 3, 6
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Sections 3, 6
A description of the scale and intensity of any such permitted use or development.	Section 6
Authorisation of leases, licences or other estates over community land.	Section 6
Performance targets.	Section 5
A means for assessing achievement of objectives and performance targets.	Section 5

2 DESCRIPTION OF AIREY PARK

2.1 Location and context

Refer to **Figures 2.1 and 2.2** for the location and context of Airey Park.

Airey Park is located in Homebush West. It is bounded by The Crescent to the north, Bates Street to the east, Francis Street to the south, and Fraser Street and Kessell Avenue to the west. The park is surrounded to the west, south and east by residential dwellings, and by the Western Rail Line to the north. Major nearby land uses are the Sydney Markets in Flemington to the north of the rail line, and Rookwood Cemetery to the west.

Airey Park also includes gardens in Sutherland Place to the west.

The park forms an integral part of the Ryde to Botany Cycleway, and the Bay to Bay Walk / Cooks River cycleway (from Homebush Bay to Botany Bay), with a signposted cycleway/footpath through the park. The route caters for walking, jogging, cycling and rollerblading, and links several parks and reserves creating a green and recreation corridor.

Melville Reserve, a local park, is linked to the south-western side of Airey Park across Fraser Street. To the west of Melville Reserve is Hudson Park Golf Course and oval, Rookwood Cemetery and Council's Native Nursery.



2.2 Significance of Airey Park

Airey Park is one of four significant parks in Strathfield local government area, together with Strathfield, Mason and Bressington Parks. **Figure 2.3** shows the hierarchy of parks in the local government area.

Figure 2.1 Regional location and context of Airey Park



Figure 2.2 Local context of Airey Park

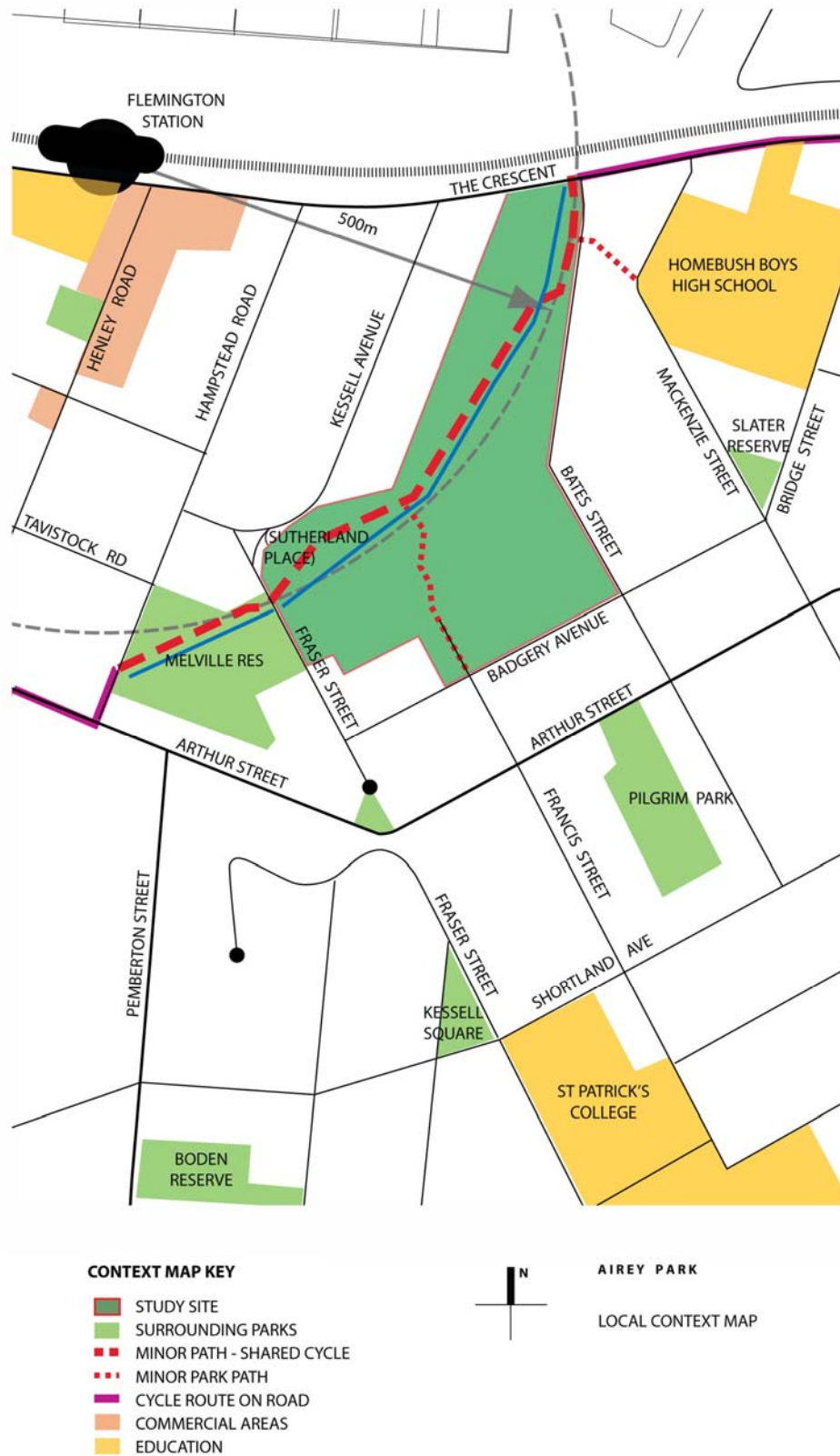
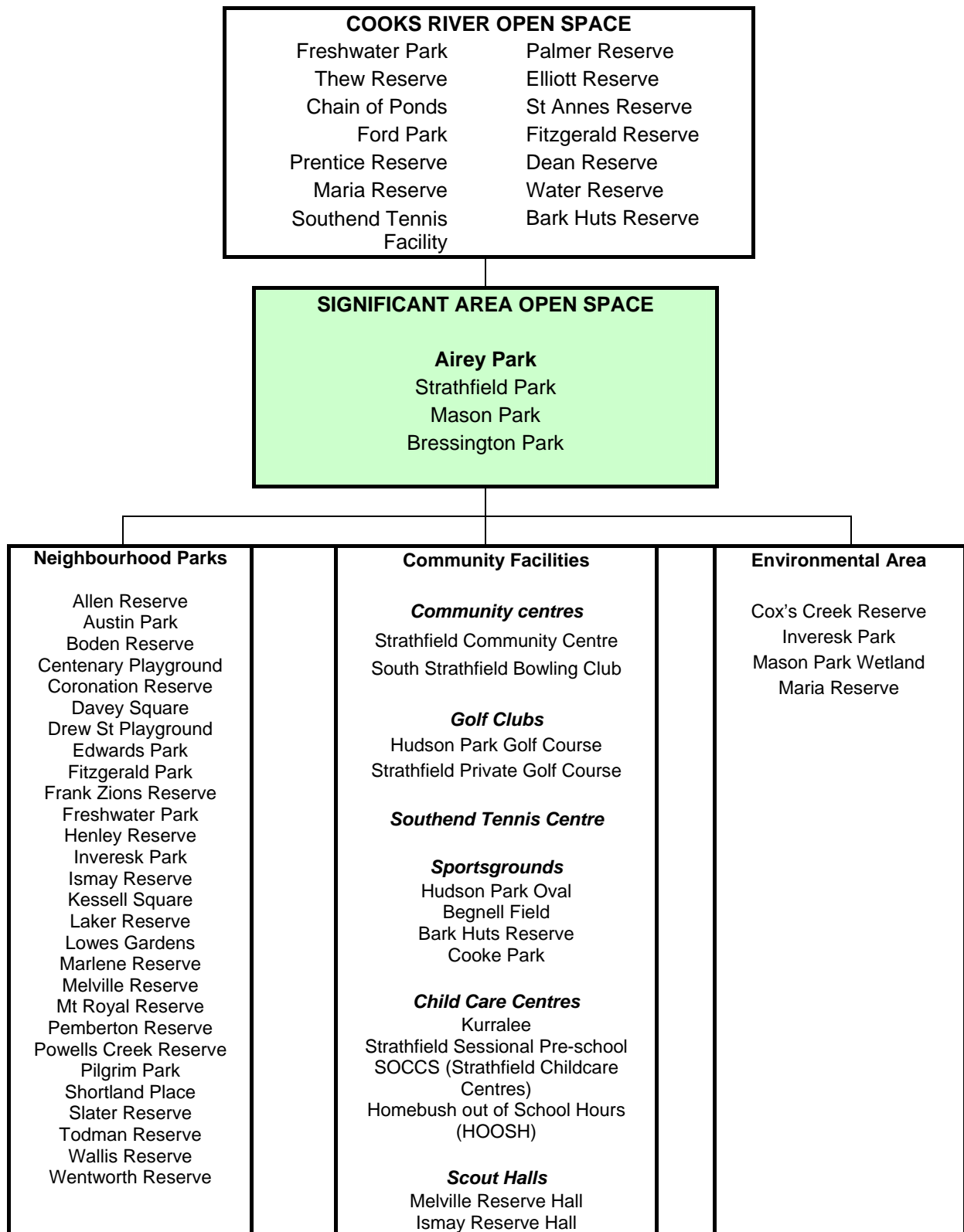


Figure 2.3 Hierarchy of open space in Strathfield

Airey Park is significant because it:

- ☐ is an area greater than 5 hectares in a fast-growing area.
- ☐ is part of the Bay-to-Bay walkway / cycleway.
- ☐ includes the Strathfield Community Centre and various children's care services.
- ☐ contains a first-class sports oval.
- ☐ is a corridor of open space providing for pedestrian and cycle movement linking suburbs, shops, parks, schools and homes.
- ☐ offers visitors a unique and diverse number of recreational opportunities ranging from structured field sports to open grassed areas and more private areas for family picnics and children's play.
- ☐ contains several informal recreation settings combining picnic and barbecue facilities with a children's play setting.

2.3 Land ownership and management

The ownership and management of the land that comprises Airey Park is detailed in **Table 2.1**.

Airey Park is owned in fee simple and managed by Strathfield Council. The parcels of Council-owned land within the Park are classified as community land under the *Local Government Act 1993*. All land classified as community land must be managed in accordance with the *Local Government Act 1993*. Strathfield Council manages community land.

Airey Park has a total area of 8 hectares.

Table 2.1 Ownership and management of Airey Park

	Lot 45 DP 10055	Lot 46 DP 10055	Lot 2 DP 10055	Lot 68 DP 12467	Lot DP N/A	Lot 1 DP 126151
Features	Picnic / barbecue facilities	Picnic / barbecue facilities	Childcare centre, Strathfield Community Centre, picnic facilities, pedestrian / cycle path	Alan Davidson Oval, pavilion, fitness station	Francis Street entry (Former road reserve)	Childcare centre and carpark, cricket practice nets, former bowling green, pedestrian / cycle path
Owner	Strathfield Council	Strathfield Council	Strathfield Council	Strathfield Council	Strathfield Council	Strathfield Council
Manager	Strathfield Council	Strathfield Council	Strathfield Council	Strathfield Council	Strathfield Council	Strathfield Council
Zoning	6(a) Open Space – Recreation Existing	6(a) Open Space – Recreation Existing	6(a) Open Space – Recreation Existing	6(a) Open Space – Recreation Existing	6(a) Open Space – Recreation Existing	6(a) Open Space – Recreation Existing
Classification	Community land	Community land	Community land	Community land	Community land	Community land
Leases	-	-	-	-	-	-
Licenses	-	-	Strathfield Sessional Pre-School	Strathfield Cricket Club for part of the Arthur Cave Pavilion and the wicket on Alan Davidson Oval	-	Strathfield One-Stop Childcare Service. Strathfield Early Childhood Health Centre
Easements	Shell high pressure oil pipeline	Shell high pressure oil pipeline	Shell high pressure oil pipeline	-	-	-

Three organisations currently use facilities in Airey Park according to licence agreements with Council. Refer to **Table 2.2** for current licences and other agreements.

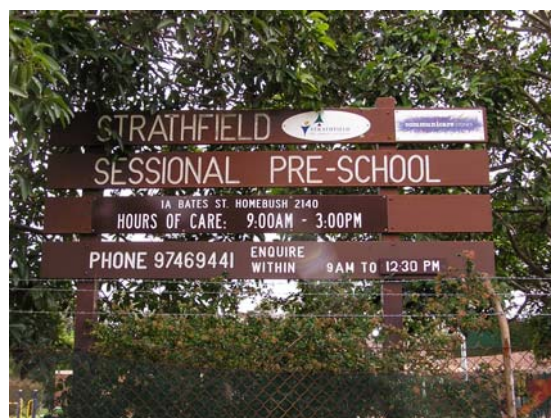


Table 2.2 Current licences and agreements in Airey Park

Lease / licence	Licence	Licence	Licence	Agreement
Lessor	Strathfield Council	Strathfield Council	Strathfield Council	Strathfield Council
Lessee	Strathfield Cricket Club Inc.	Communicare	Strathfield One Stop Child Care Service (SOCCS)	NSW Health
Facility	Turf wicket on Alan Davidson Oval Part of Arthur Cave Pavilion	Strathfield Sessional Pre-School	Part of Strathfield Children's Centre	Strathfield Early Childhood Health Centre
Permitted use(s)	General Recreational Use as approved by Council.	Pre-School for provision of care and education for children 0 to 5 years.	Multi-purpose child care Mon-Fri 7am-9.30pm Sat 8.30am-2.30pm	Childcare-health services
Term	5 years from 2005. Summer (September-March): Saturdays, 8 Sundays per season, Wednesday evenings Winter (April-August): Saturdays, Wednesday evenings The oval is hired to other groups on a seasonal basis during winter.	5 years Licence has expired, and has not yet been renewed.	5 years Expires 30 June 2008	Agreement with NSW Health
Licensor responsibilities	<input type="checkbox"/> Maintenance of the facility and cricket wicket.	<input type="checkbox"/> Structural works.	-	-
Licensee responsibilities	<input type="checkbox"/> Allow access to other persons outside licensed times. <input type="checkbox"/> Keep the premises clean and in good repair. <input type="checkbox"/> Pay for routine and operating costs. <input type="checkbox"/> Not display signs or advertisements without Council consent. <input type="checkbox"/> Not use the premises for dangerous, offensive, noxious, illegal, immoral or noisy activities. <input type="checkbox"/> Provide an annual report to Council on community contribution, enhancement of the local environment, financial performance, risk management.	<input type="checkbox"/> Allow access to other persons outside licensed times. <input type="checkbox"/> Keep the premises clean and in good repair. <input type="checkbox"/> Pay for routine and operating costs. <input type="checkbox"/> Not display signs or advertisements without Council consent. <input type="checkbox"/> Not use the premises for dangerous, offensive, noxious, illegal, immoral or noisy activities.	<input type="checkbox"/> Keep the premises clean and in good repair. <input type="checkbox"/> Pay for routine and operating costs. <input type="checkbox"/> Not display signs or advertisements without Council consent. <input type="checkbox"/> Not use the premises for dangerous, offensive, noxious, illegal, immoral or noisy activities.	-

2.4 History and cultural heritage

2.4.1 Indigenous history

The Strathfield local government area was once inhabited by the Wangal clan of the Darug tribe, who spoke the coastal Eora dialect of the Darug language.

The Strathfield area once supported Eucalypt forests with an understorey of native grasses, as well as areas of dense scrub.

There are no known remaining relics of Aboriginal occupation in Strathfield, nor any burial sites discovered. It is believed that this is mainly due to the geology of the area as there are no large flat areas of sandstone, or rock shelters.

2.4.2 Non-indigenous history

Historical events

The history of Airey Park is documented in various books and reports (refer to the reference list), and expanded upon by Jones (2007).

Table 2.3 Events in the non-indigenous history of Airey Park

Year	Event
1841	Airey Park was fully located in the Potts Estate, which was transferred by Crown grant on 3 December to Joseph Hyde Potts, first secretary of the Bank of New South Wales and prominent land owner.
1860	Hyde Potts transferred ownership of his land to his mother-in-law Mary Ann Bates.
1860	Mary Ann Bates died, and left her land in trust, granting her daughter and son-in-law life interest and occupancy of the estate. However the Bates will did not grant the trustees the ability to sell or mortgage the estate, so the land remained unimproved.
1881	The Bates Estate Act of 1881 permitted the trustees to sell, lease or mortgage the estate.
1920s	Residential development commenced in the streets surrounding Airey Park. The land on which Airey Park is located was not considered suitable for residential development, because most of the land was low-lying, uneven, and prone to flooding from Saleyards Creek.
1919	The park was named in honour of Joseph Airey, an Alderman of Strathfield Council from 1917 to 1924. Airey was Vice-Chairman of Strathfield Council's finance committee, and a manager of City retail store Marcus Clarke. Airey was instrumental in encouraging Marcus Clark, owner of Marcus Clarke, to donate land to Council for a public park. The bequest of 7½ acres for the purpose of a Recreation Ground from the executors of Marcus Clarke's estate in 1919 formed the core of the park. Council subsequently added to the park.
1920	Airey Park was formally dedicated as a public park.
1924	Council's Parks Committee approved the acquisition of other parcels of land facing The Crescent to add to Airey Park. Council decided to prepare a landscape plan for the park.
1920s	Airey Park probably operated as a Council tip that was filled with silt, cuttings from unconstructed gutters, and street sweepings.
1920s-1950s	Airey Park contained seating, cricket pitches, toilets and dressing sheds.
1956	Airey Park Oval was constructed with funding from Strathfield Council and Homebush Boys' High School, their Old Boys Union and Parents and Citizens Association.
1957	Airey Oval was opened by the NSW Governor Lt Gen Sir Eric Woodward on 7 December, and was dedicated as a memorial to former pupils of the school who died in World War II.



Opening of Airey Oval 1957. Airey Oval was opened by Governor of NSW
Photo: Strathfield District Historical Society

Table 2.3 Events in the non-indigenous history of Airey Park (cont.)

Year	Event
1961	Airey Park contained 1 turf wicket, 1 rugby field, sports oval, 3 men's bowling rinks, 2 women's bowling rinks, dressing sheds and toilets.
1958-1966	Homebush Boys High School regularly used the oval while Council maintained it. However sub-leasing of the oval and facilities was causing damage in c. 1964. A licence agreement for use of the oval by Homebush Boys High School for 20 years until 1986 was entered into with Council.
1967	Homebush Boys High School requested permission to build a new dressing shed facility, and later a grandstand. The Arthur Cave Memorial Pavilion and dressing sheds adjacent to the oval was dedicated at an opening ceremony on 16 September. A grandstand was never built.
1978	An oil pipeline was constructed from Botany Bay to Silverwater, passing through Cooks River parkland, Hudson Park and Airey Park.
1990	Strathfield Community Centre was opened.
Mid 1990s	The Arthur Cave Memorial Pavilion was demolished, and replaced with a newer structure with contributions from Strathfield Cricket Club, who held a licence for use of Airey Oval.
1994	The West Strathfield Bowling Club ceased operations in September. The two bowling club sites in Airey Park are now used for children's services.
2002	Airey Oval was renamed Alan Davidson Oval after Alan Davidson, a former Australian Test cricketer and selector, and long-term local resident of Strathfield.
2004	Five cricket practice wickets were built and opened.

Source: Jones (2002 and 2007).

2.5 Physical characteristics

2.5.1 Climate

Airey Park is located between two meteorological stations located at Sydney Observatory Hill and Parramatta. Sydney has a more temperate climate than Parramatta, with temperatures higher in summer and colder in winter in Parramatta. Rainfall and average wind speeds are higher closer to the coast in Sydney compared to Parramatta.

Taking an approximate average of Sydney and Parramatta meteorological data, Airey Park would experience:

- ☐ mean daily maximum summer temperature of 27⁰C.
- ☐ mean daily minimum temperature in winter of 7-8⁰C.
- ☐ mean annual rainfall of approximately 1,100 mm.
- ☐ 10-11 wet days per month.
- ☐ mean wind speed at 9am of 9-10 km/hour.

The mature tree plantings and understorey provide a variety of sheltered spaces within the park. Such planting has created a diverse range of microclimates with shaded areas, open sunny spaces and areas protected from winds. Open grassed areas are exposed.

2.5.2 Landform, soils and drainage

Landform and topography

The area surrounding Airey Park has a gently undulating landform. The park generally slopes from Fraser Street in the west and from Badgery Avenue in the south down to The Crescent. The sports oval on the Bates Street frontage has been terraced into the landform towards the centre of the park.

Geology and soils

Strathfield is on the eastern slopes of the Sydney Cumberland Plain, which stretches westward from Richmond in the north to Picton in the south. The area is characterised by gently undulating topography with clay soils from the Wianamatta Shale typical of the inner west and southern suburbs of Sydney (Benson and Howell pp. 9, 67).

Hydrology and drainage

The Strathfield LGA lies at the meeting of the Sydney Harbour Catchment to the north and the Cooks River catchment to the south. Airey Park is located within the upper Sydney Harbour Catchment, connecting to Powells Creek and to Homebush Bay.

A fenced concrete drainage channel managed by Sydney Water bisects the park. The channel drains through the Sydney Markets, under the Railway and M4 Motorway to Sales Yard Creek and empties into Powells Creek and Homebush Bay.



The Alan Davidson Oval has poor drainage in some areas, which limits its use in periods after rain.

2.5.3 Flora and fauna

Flora

The original vegetation in the area would have been Sydney Turpentine-Ironbark Forest. This vegetation community is naturally found in the inner-mid western areas of Sydney, and is associated with Wianamatta Shale soils of the area. This vegetation community is listed as an Endangered Ecological Community under the *Threatened Species Conservation Act 1995*. Key tree species of the Turpentine-Ironbark Forest from the Strathfield area include *Syncarpia glomulifera* (Turpentine), *Eucalyptus paniculata* (Grey Ironbark), *Eucalyptus siderophloia* (Northern Grey Ironbark), *Eucalyptus fibrosa* (Broad-leaved Ironbark), *Acacia binervia* and *Bursaria spinosa* (Benson and Howell, 1990).

Older tree plantings evident in the park include Brush Box, Canary Island Date Palms, and *Eucalyptus* and *Ficus* spp.

The park has undergone a significant planting upgrade within the last 20-30 years with predominantly native plant species such as Eucalypts and Casuarinas. These areas of planting have established the sheltered and visually separated park spaces that characterise the current park. Some of the plant species used such as Wattles and Grevilleas are relatively short lived, and are showing signs of senescence.

Recent plantings have concentrated on low growing understorey plants to fill bare garden areas and to consolidate shaded grassed areas under trees.



Planting enclosing the northern open grassed area



Native planting alongside drainage channel



Recent entry planting along the Francis Street shared driveway

Fauna

No fauna surveys have been carried out in the Park, so comprehensive information on fauna is not available.

2.6 Visual assessment

Airey Park is a picturesque green park, characterised by groupings and linear plantings of large trees defining open grassed areas. The planting provides a soft framework for the sports, play, picnic areas and other park uses. The planting is predominantly around the edges of the park boundaries and fences, providing some screening between adjacent residential lots.

There is generally poor views and surveillance into and through the park.

The park is mostly enclosed by residential properties along Kessell Avenue, Fraser Street and Badgery Avenue. The residential properties, along with the Community Centre and Kindergarten along Bates Street, limit the views into the park.

Fencing and planting alongside the stormwater channel running through the park also restricts views through the park.



Bates Street park frontage with picnic and barbecue area, visually separated from main park area by stormwater channel fencing and dense planting.



Stormwater channel with new planting alongside



Park edge against rear of private residence creates poor surveillance within areas of the park.

2.7 Access and circulation

Refer to **Figure 2.4** for access routes to and circulation within the Park.

2.7.1 Access to the Park

The Park is easily accessible by foot, bicycle, private and authorised vehicles, rail and bus.

Entry points to the Park for pedestrians and cyclists are via The Crescent, Bates Street, Fraser Street and Kessell Avenue, and a single entry point from Francis Street lane off Badgery Avenue. The park street frontages are constrained, which limit movement through the park.

The park is on the Homebush Bay to Botany Bay cycleway. Bike storage racks are located at the Bates Street entrance to the park.

The shared park pathway directly connects to Melville Reserve to the west, across Fraser Street.

Figure 2.4 Access and circulation



Access for emergency and maintenance vehicles is off The Crescent and Bates Street. Off-street vehicle parking is available off Fraser Street to the children's centre. Formal off-street parking is available off Bates Street near the Alan Davidson Oval. On-street parking is available along Bates Street.

Bus route 408 directly services the Park along The Crescent and Bates Street. Buses on this route operate between Burwood Station and Rookwood Cemetery. Route 407 operates to within 500 metres of the Park.

Airey Park is within 500 metres of Flemington railway station.

2.7.2 Circulation within the Park

A stormwater channel bisects the park and extends from Fraser Street to The Crescent. The channel establishes a division in the park, which is reinforced by only two pedestrian bridge crossing points. The main park shared path runs alongside the channel, connecting between Fraser Street and Bates Street, to The Crescent.

The footpath along part of Bates Street connects to the park pathway and provides access to the Community Centre and Kindergarten. A pathway from Francis Street runs behind the sports oval and amenities building and connects to the main park pathway.

The Park is flat and most areas are easily accessible for people with disabilities, although the pathways do connect to some of the park facilities and elements such as car parking area on Bates, amenities / sports building and playground area.

The park is used for jogging and walking, although the pathways do not provide a continuous loop system.



2.8 Built facilities and park furniture

Airey Park is a multi-purpose reserve incorporating facilities and features for active and informal recreation and for community facilities. Around 45% of the park is parkland, and is used for unstructured recreation. A further 40% of the park is used for structured recreation and sportsgrounds, and 15% for community facilities.

Figure 2.5 shows the type and location of built structures in Airey Park.

Figure 2.5 Built elements in Airey Park



Section 36 of the *Local Government Act 1993* requires that a Plan of Management that applies to just one area of community land must describe the condition and use of the land, and of any buildings or other improvements on the land, as at the date of adoption of the Plan of Management. **Table 2.4** outlines the condition and use of the land, buildings and other improvements within Airey Park.

Table 2.4 Condition and use of land, buildings and improvements in Airey Park

Location	Major Facilities	Associated Facilities	Condition	Use
Alan Davidson Oval	Sports oval	Turf cricket wicket	Very good	Cricket
		1 junior soccer field 1 junior rugby field Athletics track	Very good	Soccer, rugby union, touch football, school athletics carnivals
		Lighting – single light pole	Adequate	Night lighting
		Fence	Adequate	Field enclosure
		Seating around the oval	Poor	Watching sport
		Storage container	Very good	Sporting equipment storage
		Cricket practice nets	Excellent	Cricket practice
		Fitness equipment	Good	Fitness exercises
	Arthur Cave Pavilion	External public toilets, internal toilets and showers, change rooms, social area, bar / function area, store rooms, kitchen, verandah.	Asset rating 2 Good condition with relatively little damage. Concrete walls, brick facing, concrete floor. Roof: timber framed, steel-clad.	Strathfield Cricket Club in summer under licence
Strathfield Community Centre	Community centre	Carpark	Very good	Community activities (Table 2.6)
Strathfield Sessional Pre-school	Children's centre	-	Very good	Childcare
Strathfield Children's Centre SOCCS	Children's centre	Carpark	Very good	Childcare
Former bowling green	-	-	Poor	Informal / no use
Informal recreation areas	Children's play-ground (Table 2.5)	Children's bike path	Very good	Children's play
	Picnic and barbecue areas	Barbecues Picnic tables, shelters	Good	Picnics, barbecues
	Pedestrian paths	-	Good	Walking, cycling
	Seating	-	Good	Sitting
	Dog waste bag dispensers	-	Good	Dog waste bags



Cricket practice nets



Fitness equipment

Specific information about the playground in Airey Park is in **Table 2.5**.



Table 2.5 Description of playground in Airey Park

Setting	Fringed by trees to the north and east, open grassed areas to the south and west.
Play equipment	Equipment is targeted mainly at young children. Children's bike track
Access for people with disabilities	No path linking The Crescent or Bates Street to the playground.
Fencing	A fence along the canal leaves The Crescent Street frontage unfenced near the playground.
Seating	Limited seats
Amenities	No toilets accessible to the playground. Closest public toilets are at the Alan Davidson Oval pavilion.

Source: Strathfield Playgrounds Management Strategy 2002

All utility connections (electricity, gas, telephone, sewage, drainage) connections are available in the Park.

2.9 Use of the Park

2.9.1 Introduction

Airey Park is a multi-purpose reserve incorporating facilities and features for active and informal recreation, and community facilities for community activities. Users of Airey Park participate in a variety of informal and organised sporting, recreation and social activities. Activities enjoyed in the park include children's play, formal and informal sport, walking, cycling and school sport.

Airey Park has a district visitor catchment, mainly drawing people from within the Strathfield local government area.

2.9.2 Informal activities

Informal uses of the Park include:

- ☐ picnics and barbecues, using picnic shelters and tables and barbecues provided, and the grassed areas.
- ☐ children's play and informal games in the playground in the Park and on grassed areas.
- ☐ walking for pleasure and exercise, walking the dog, cycling and jogging.
- ☐ social cricket games in the open grassed area on the northern side of the park.



2.9.3 Sporting use

Organised sporting uses of Alan Davidson Oval for which seasonal bookings are made are for cricket and rugby league / union. Sporting groups and local schools participate in organised sport including athletics carnivals. The fields are available for casual sporting games outside booked times.



A number of local schools use the sporting and recreational facilities in the park.

Conditions of use for casual and seasonal hirers are set by Council. Council collects a bond for larger events prior to the event. The bond is refunded if no damage was done during the booked period when inspected after the event.

2.9.4 Community uses

Community facilities, such as Strathfield Community Centre and buildings housing children's services, are integral to the character of Airey Park. Uses of the community buildings are in **Table 2.6**.



Strathfield One-Stop Child Care Centre



Strathfield Community Centre

2.9.5 Characteristics of park users

No recent surveys of park users or visitors have been undertaken.

2.9.6 Prohibited uses

Prohibited activities in the Park include:

- ☐ Off-leash dog exercise.
- ☐ Consumption of alcohol.
- ☐ Council is currently developing a policy to prohibit smoking within 10 metres of children's play areas, and areas where food is prepared and consumed.

Table 2.6 Use of community buildings in Airey Park

Building	Group	Activities	Lease / licence
Alan Davidson Oval pavilion	Strathfield Cricket Club Inc.	Cricket clubhouse	Licence 5 years
1A Bates Street, Homebush	Communicare Strathfield Sessional Pre-School	Community-based centre catering for children 3 to 5 years and children with special needs.	Licence 5 years
Strathfield Community Centre 1B Bates Street	Strathfield West Senior Citizens Club	Indoor activities (bowls, folk art, calligraphy, cards, gentle exercises) and outings.	-
	Tamil Senior Citizens Association (NSW) Inc.	Guest speakers, children's day, seniors cricket, outings.	-
	Strathfield Day Care – HACC / Strathfield Council	Morning tea, lunch, outings, activities (relaxation, gentle exercises, bingo, cards, games, quizzes).	-
	Playgroups	Children's play	-
	Strathfield Historical Society	Historical research	-
	Home and Aged Community Care (HACC), Strathfield Council	Strathfield Aged Day Care Program	-
	Korean Welfare Association	Cultural / social activities	-
	Casual hire	Church (Sundays)	-
	Strathfield Homebush Meals on Wheels	Cooking and distribution of meals to seniors and residents with disabilities.	-
Strathfield Children's Centre A2 Fraser Street, Homebush	Strathfield One-Stop Child Care Service (SOCCS)	Multi-purpose child care centre	Licence for 5 years
	Homebush Early Childhood Health Centre (Strathfield) NSW Health	Information and support for families with children 0 to 5 years.	Agreement

2.10 Maintenance

Airey Park is maintained primarily by Council's resources and staff. The open space areas, landscaped areas and facilities are primarily maintained by Council staff. It is proposed the facilities will be maintained externally maintained and cleaned.

Maintenance tasks undertaken in Airey Park include:

- ☐ removing rubbish.
- ☐ lawn maintenance (mowing, edging, line trimming, herbicide application).

- ☐ garden and tree maintenance (weeding, dead plant removal, pruning, herbicide application).
- ☐ turf wicket maintenance.
- ☐ checking gardens.
- ☐ inspecting play equipment quarterly and on demand. An audit of the play equipment is undertaken yearly.
- ☐ pest control in buildings (twice a year).
- ☐ cleaning gutters (4 times a year).
- ☐ graffiti control.
- ☐ maintenance and cleaning of buildings.

All other park maintenance tasks are done as required.

2.11 Financial management

Income from use of Airey Park is derived from licence fees for use and hire of the Alan Davidson Oval and buildings used for children's services. Fees are charged for hire of other areas in the park. Income from these sources in the 2006-07 financial year was approximately \$70,682.

Costs associated with management of the Park include ongoing maintenance, plant and equipment, product (such as turf and plants), irrigation, topdressing, weed spraying, playground inspections, and capital improvements. The estimated annual management, capital and maintenance costs for Airey Park in 2006-07 were approximately \$93,128. The park expenses were greater than the income derived in 2006-2007.

3 PLANNING CONTEXT

3.1 Introduction

This section describes the legislative and policy framework applying to Airey Park. Full versions of the legislation summarised below is found on-line at www.legislation.nsw.gov.au and www.austlii.edu.au. Strathfield Council's website is www.strathfield.nsw.gov.au.

3.2 Legislation applying to Airey Park

3.2.1 Local Government Act 1993

Requirements for community land

Airey Park is owned by Strathfield Council, and is classified as community land under the *Local Government Act 1993* as amended. Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*. Community land:

- ☐ must have a Plan of Management prepared for it, which sets out guidelines for use and management of the land. Until a Plan of Management is adopted, the nature and use of the land must not change.
- ☐ must be kept for the use of the general community, and must not be sold.
- ☐ cannot be leased or licensed for a period of more than 21 years.

Categorisation

Background

The basis for categorising land within Airey Park is according to the guidelines set out by the *Local Government (General) Regulation 2005*. The *Local Government Act 1993* establishes core objectives for all categories of community land. Council must manage the community land according to these core objectives. Any additional Council objectives must comply with the core objectives established within the Act. The significance of the prescribed core objectives is to ensure that any activities or uses of the land are consistent with the core objectives for that category of land.

Definitions and core objectives for each category applying to Airey Park are in **Table 3.1**.

Table 3.1 Definitions of and core objectives for categories of community land

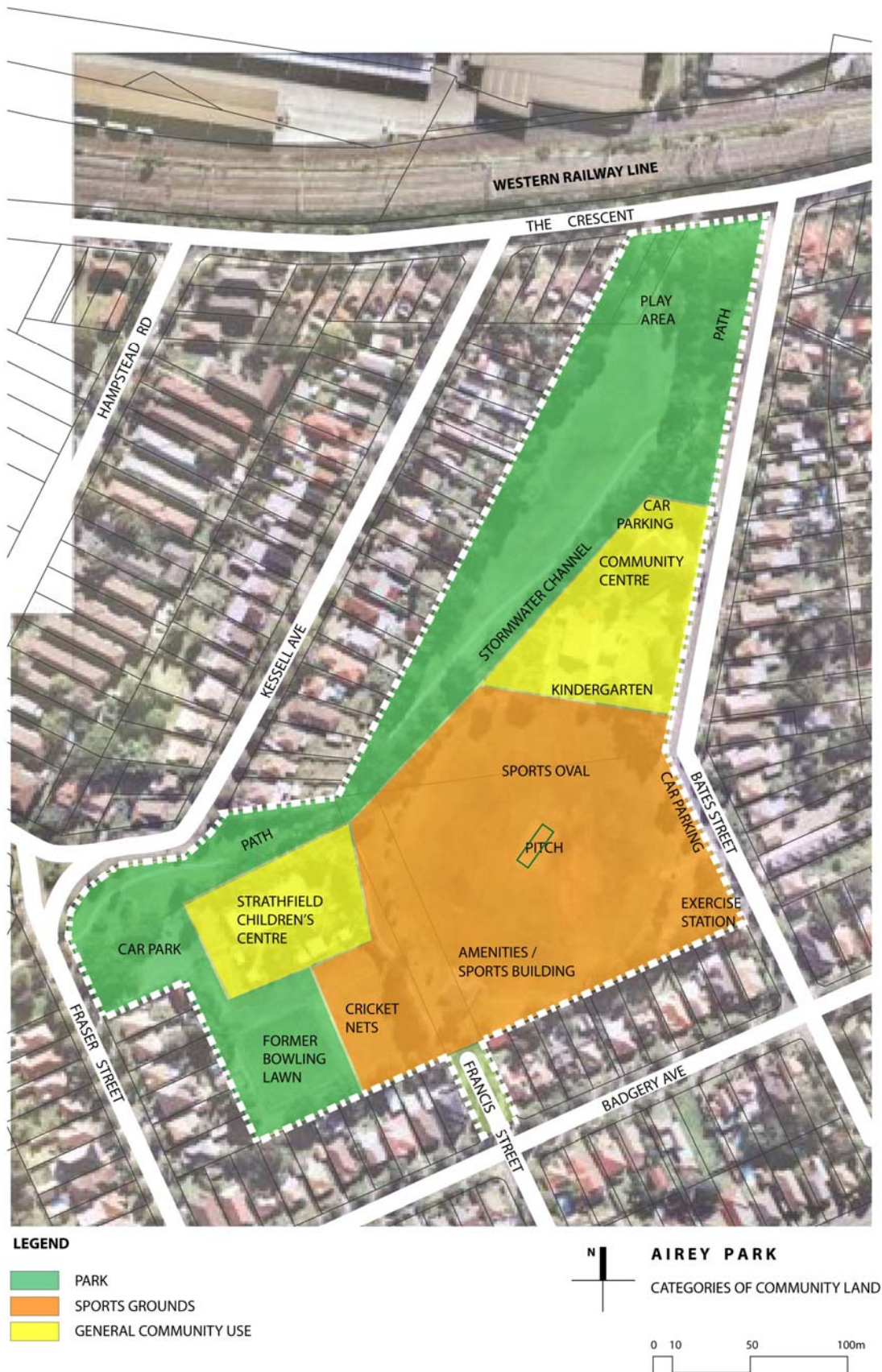
Category	Definition	Core objectives
Park	Land which is, or proposed to be, improved by landscaping, gardens or the provision of non sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that not unduly intrude on the peaceful enjoyment of the land by others.	<input type="checkbox"/> encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities. <input type="checkbox"/> provide for passive recreational activities or pastimes and for the casual playing of games. <input type="checkbox"/> improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
General community use	Land that may be available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	<input type="checkbox"/> to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: <ul style="list-style-type: none"> • in relation to public recreation and the physical, social and intellectual welfare or development of individual members of the public. • in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).
Sportsground	The land is used or proposed to be used primarily for active recreation involving organised sports or playing of outdoor games.	<input type="checkbox"/> encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and <input type="checkbox"/> ensure that such activities are managed having regard to any adverse impact on surrounding or nearby residences.

Under Section 36 (4) of the *Local Government Act 1993*, Airey Park is categorised as follows:

- ☐ 45% park. This comprises the areas of open parkland used for unstructured recreation, the playground near The Crescent, and formal gardens. Other facilities in this area include electric barbecues, seats and picnic tables and a fitness circuit with exercise stations.
- ☐ 40% sports ground. This comprises the outdoor sports facilities, namely the Alan Davidson Oval, Arthur Cave Pavilion, and the cricket practice wickets.
- ☐ 15% general community use. This comprises Strathfield Sessional Pre-School, Strathfield Community Centre and the Strathfield Children's Centre.

The land within Airey Park applying to each category is shown in **Figure 3.1**.

Figure 3.1 Categorisation of community land in Airey Park



3.2.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW through State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs) and Local Environmental Plans (LEPs). The EPA Act also sets out processes for approving development applications for structures and works on public and private land as set out in the Strathfield Planning Scheme Ordinance.

3.2.3 Companion Animals Act 1998

The *Companion Animals Act 1998* aims to promote responsible animal ownership in NSW. Under the Act, dogs in public places must be on a lead under the effective control of a competent person, except in a declared off-leash area. Dogs are prohibited within 10 metres of children's play areas, food preparation / consumption areas, and recreation areas where dogs are prohibited by the local authority. If a dog defecates in a public place, the dog owner must remove and dispose of it in a rubbish receptacle.

3.2.4 Disability Discrimination Act 1992

The *Disability Discrimination Act 1992* is a Commonwealth Act that aims to eliminate, as far as possible, discrimination against people with disabilities in many areas, including access to premises. The Act also aims to promote recognition and acceptance in the community that people with disabilities have the same fundamental rights as the rest of the community.

The Act covers a range of areas including sport and recreation, and access to premises. The Act requires that people be able to access any building which the public is entitled to enter or use through the primary entrance used by the general public. It further requires that people should have access to any services and facilities provided in those buildings.

The NSW *Anti-Discrimination Act 1997* also makes it unlawful to discriminate on the ground of disability.

3.2.5 Other relevant legislation

Other legislation that addresses specific issues in the management of the Park is listed below.

Table 3.2 Other relevant legislation

Issue	Legislation	Responsible agency
Air, water and noise pollution	<i>Protection of the Environment Operations Act 1997</i>	Department of Environment and Climate Change (DECC) Local government
Waste disposal	<i>Waste Avoidance and Resource Recovery Act 2001</i>	Department of Environment and Climate Change (DECC) Local government

3.3 Local planning context

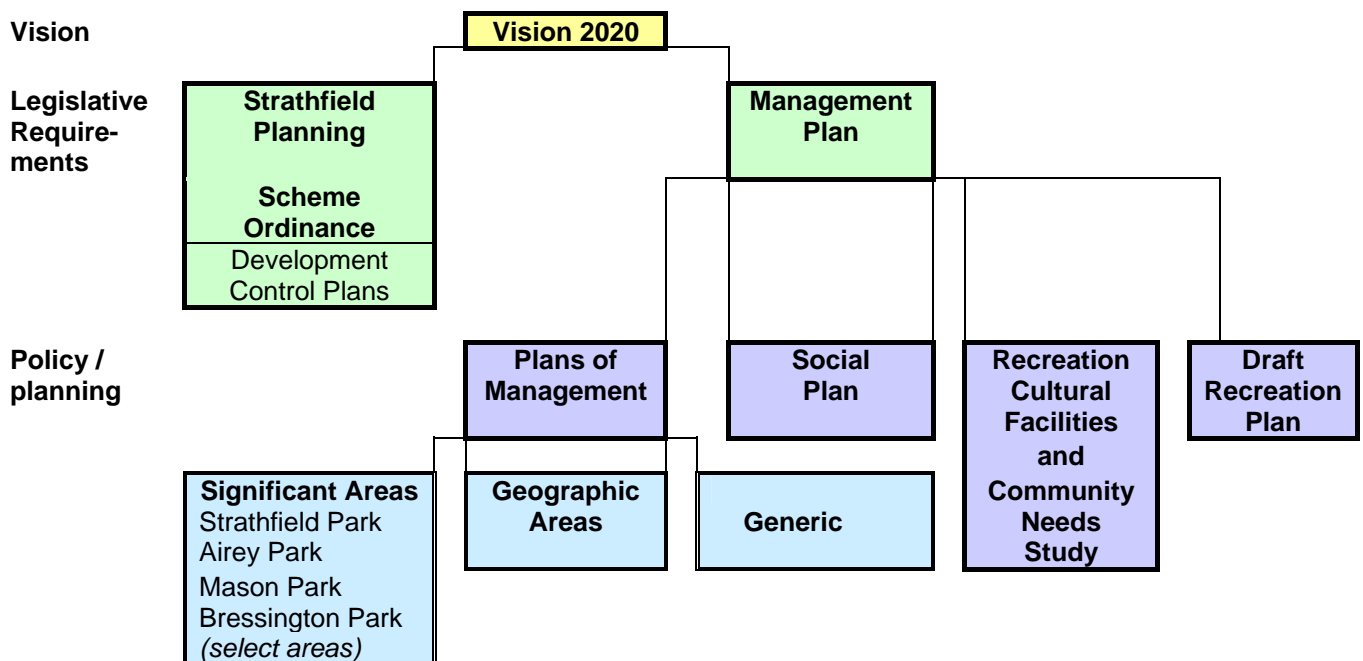
3.3.1 Planning framework

Strathfield Council's planning framework guides this Plan of Management as follows:

- ❑ Strathfield Vision 2020.
- ❑ Council's Management Plan, which sets overall objectives and performance targets for activities, budgets and other issues relating to open space and recreation management.
- ❑ Planning instruments, particularly the Strathfield Planning Scheme Ordinance, and various Development Control Plans govern uses of and development of facilities within the Park.
- ❑ Policy documents, such as the Recreation, Cultural Facilities and Community Needs Study, and the draft Strathfield Recreation Plan.

The hierarchy of these planning documents is shown in **Figure 3.2**.

Figure 3.2 Planning Hierarchy



3.3.2 Strathfield Vision 2020

The Strathfield Vision Statement paints a long-term picture of the future that clarifies the direction of Strathfield Council:

“Our vision 2020 for Strathfield is our Council collaborating with our community to ensure a balance between the unique values of Strathfield and the varying pressures of our location within Australia’s largest city.”

3.3.3 Strathfield Council Management Plan

Council's Management Plan contains a strategic overview of Council's proposed activities, budgets and other issues relating to community and the environment over the next three years.

This Plan of Management is consistent with the vision formulated by Strathfield Council in its current Management Plan 2007 for the whole of the Strathfield. Council's vision as set out in the Management Plan is:

“Our vision for Strathfield is an urban village easily accessible within Australia’s largest city where our community is engaged with Council in shaping our sustainable future. We are a place that is rich in cultural and natural diversity. We value and benefit from the unique opportunities for learning, recreation, employment and quality of life in Strathfield.”

The vision for the Municipality translates into action via Council's five principal activity areas and their associated programs.

Table 3.3 Principal activity areas and programs

Program Areas	Desired outcomes	Strategies	Indicators
Sustainable environment			
Biodiversity Environment Protection Greenhouse Gas Reduction Parkscape Waste Management Water Conservation	Our waterways, air and landscapes are clean and healthy, there are no net losses of biodiversity and biodiversity values are increased.	Design and renew Council streets, stormwater system, landscapes and civic spaces to protect the environment. Integrate sustainable urban design principles throughout the Council planning framework to protect the terrestrial, aquatic and atmospheric environment.	Measure of new native plantings. Ecosystem health.
	Our attractive parks and natural areas continue to be a feature of Strathfield. Residents and other people visit our parks regularly. Our community values its parks and streetscapes.	Enhance the open space network by identifying and pursuing opportunities to link open space. Develop and implement sustainability initiatives to ensure the long term viability and quality of parks.	Community satisfaction with parkscape. Number of parks using harvested rainwater / stormwater per irrigated park.
Community building			
Community services Library and information services Compliance	We are a leading Council in the provision of community facilities.	Develop and implement the recreational, cultural and community facilities strategy.	% of available time community facilities are booked. Community satisfaction with community facilities in Strathfield.

3.3.4 Local planning instruments

Strathfield Planning Scheme Ordinance

Uses of and development of facilities within Airey Park are governed by the Strathfield Planning Scheme Ordinance, under which Airey Park is zoned 6(a) Open Space – Recreation Existing. Uses and developments permitted in this zone, subject to conditions imposed by Council, include:

- ☐ parks, children's playgrounds, sports grounds and gardens.
- ☐ events, refreshment rooms, and car parks.
- ☐ grandstands, pavilions, seats, shelter sheds, kiosks, toilets and other buildings for the convenience of the public.
- ☐ improvement and embellishment of public reserves under its care, control and management.

Draft Strathfield Local Environmental Plan 2003

The draft Strathfield Local Environmental Plan 2003 has been adopted by Strathfield Council, and is intended to replace the Strathfield Planning Scheme Ordinance when it is gazetted. Airey Park is zoned 6(a) Local Open Space (Existing) 6A in the draft LEP.

The objectives of the 6(A) zone are to:

- ☐ provide and maintain land for active and passive recreational purposes.
- ☐ increase the provision, diversity and quality of public open space and recreational land within the Strathfield Council area to meet the needs of the local community.
- ☐ enable development of land within the zone for recreational purposes.
- ☐ identify land within the zone for recreational purposes.
- ☐ identify land which is owned by the Crown and is under the care, control and management of the Council as public open space.
- ☐ permit subdivision provided it is broadly compatible with existing patterns and other objectives of this zone.
- ☐ enable the development of land for other purposes only where it can be demonstrated that the proposed use will not adversely affect the long-term usefulness of the land for recreation in accordance with the plan of management for the land.

Within this Zone, uses and development for the following purposes will be permitted with consent:

- ☐ Child care facility.
- ☐ Community facility.
- ☐ Kiosk.
- ☐ Public building.
- ☐ Recreation area.
- ☐ Recreation facility.

- ☐ Refreshment room.
- ☐ Utility installation.

Clause 40 of the draft LEP states that consent must not be granted to the carrying out of development on land within zone 6(A) unless the consent authority has considered:

- a) The need for the proposed development on that land.
- b) The impact of the proposed development on the locality and the likely future use of the land.
- c) The need to retain the land for its existing or likely future use.
- d) Whether the proposed development will significantly diminish public use and access to public open space.

Clause 43 of the draft LEP states that despite any other provision in the LEP, development may not be carried out on land within Zone 6(A) until such time as any associated plan of management adopted by the Council under the *Local Government Act 1993* or *Crown Lands Act 1989* also permits the development to be carried out.

Council will refer to this Plan of Management as well as the Strathfield Planning Scheme Ordinance or Strathfield Local Environmental Plan, and other relevant legislation in assessing development applications relating to the Park.

3.3.5 Recreation, Cultural Facilities and Community Needs Study

The vision driving the Recreation, Cultural Facilities and Community Needs Strategy is:

“Strathfield Municipal Council will facilitate opportunities for residents to participate in a diverse range of sporting, recreation, community and cultural activities through the equitable and accessible provision of appropriate facilities and open space, as well as through support for community infrastructure (ie. Clubs and community groups) that deliver suitable programs and services for residents of all ages, skill levels, cultures and abilities.”

The following principles underpin the strategy:

- ☐ Council will aim to provide and/or facilitate a diverse range of accessible open space settings, recreation and cultural facilities, services and opportunities across the municipality.
- ☐ Council implement a planned approach to the delivery of recreation and community services that respond to identified community needs.
- ☐ Recreation and community services, infrastructure and opportunities will be provided equitably having due regard to geographic needs, sustainability and Council's capacity to deliver as well as the age, gender, skill level, cultural background and ability of potential users.
- ☐ Council will encourage and facilitate community participation in recreational and cultural activities in recognition of the health, well-being and social benefits that they provide.
- ☐ Open space settings, recreation and community facilities and services will provide safe and supportive environments for participants.

- ☐ Council will promote and support public recreation and community facilities that maximise shared usage opportunities and overall design flexibility in order to adapt to possible long-term changes in community needs.
- ☐ Council will adopt a collaborative approach with community groups, government agencies and the private sector to form appropriate partnerships that facilitate the provision of recreation and community facilities and services for the Strathfield community.

Key objectives of the strategy that support achievement and delivery of the vision are to:

- ☐ provide a diversity of recreation and community facilities and opportunities.
- ☐ provide facilities and infrastructure that can support high levels of community use.
- ☐ encourage and support community involvement in sustainable club management and development.
- ☐ facilitate diverse recreation programs, cultural inclusion and participation opportunities (either directly by Council or external providers).
- ☐ provide effective management, support and resources.

3.3.6 Draft Recreation Plan

Council is currently preparing its Recreation Plan to follow on from the Recreation, Cultural Facilities and Community Needs Study. The Recreation Plan will be more specific in prioritising recreation actions and strategies for the area. This Plan is consistent with the intentions of the draft Recreation Plan as they apply to Airey Park.

3.3.7 Community Facilities Plan of Management

The Community Facilities Plan of Management sets out principles and strategies for use and management of community facilities in Strathfield, including community centres, sportsgrounds, bowling clubs, child care centres, and scout halls.

3.3.8 Greenweb principles

This refers to recommendations advocated by Sydney's Regional Organisations of Councils which encourages new areas of vegetation corridors and the enhancement of existing bushland corridors. The purpose of Greenweb is to link existing green areas throughout Sydney. Strathfield Council requires that Greenweb principles are taken into account when considering new developments on community land.

3.3.9 Ecologically Sustainable Development

Council's charter includes directions to have regard to the long term and cumulative effects of its decisions, and to properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible in a manner which is consistent with and promotes the principles of ecologically sustainable development (ESD).

The emphasis of ESD is to consider the future of our environment, and the resources which are required for continued human sustainability.

Objectives for sustainability defined in national and state strategies for ESD are to:

- ☐ maintain intergenerational equity to ensure economic wellbeing that safeguards the welfare of future generations.
- ☐ enhance the individual and community wellbeing within and between generations.
- ☐ conserve and protect biological diversity and essential ecological processes and life support systems.

Council is also currently preparing its Local Agenda 21 strategy which will incorporate the principles of sustainable development and provide a context for all Council operations.

Council's Water Savings Action Plan (2006) reflects Council's commitment to reduce its use of water on facilities such as parks, sportsgrounds and other open areas, while maintaining safe, quality public areas for the community to enjoy. Site-specific initiatives to reduce Council's water use in public areas include water efficient taps and toilets, rainwater harvesting in tanks, and improved re-use of stormwater, such as at Mason Park.

3.3.10 Cooks River Pedestrian and Cycle Path Improvement Study

Airey Park is an important part of the Bay to Bay Walk / Cooks River Cycleway. The Cooks River Pedestrian and Cycle Path Improvement Study sets out a strategy and recommends site-specific works for development of the pathway.

4 VALUES, ROLES AND OBJECTIVES FOR AIREY PARK

4.1 Introduction

The legislative and State, regional and local planning context applying to Airey Park was outlined in **Section 3**. This section defines the specific roles and objectives for Airey Park, based on community values and management directions of Strathfield Council.

The needs and requirements of Strathfield Council (as land owner and manager), residents (as neighbours and users of the Park), lease and licence holders, and current and future visitors (as users of the Park) are reflected in management of the Park.

4.2 Community values

4.2.1 The local community

The population of Strathfield local government area at the 2006 Census was 31,983 people. The Strathfield population is characterised by:

- ☐ older children and young adults and their parents. The key age groups are 10 to 19 years (15% of the population), 20-29 years (18%), and 40-49 years (15%).
- ☐ high proportion of people aged over 60 years (16%).
- ☐ high proportion of 'couple with children' households (40% of households), followed by 'couple family with no children' (20%) and lone person households (20%), unknown (20%)
- ☐ higher educational levels than the Sydney average. 47% of Strathfield residents have a degree or higher qualification.
- ☐ high employment levels, predominantly in office-based managerial, professional, clerical/administrative occupations.
- ☐ family incomes comparable to the Sydney average.
- ☐ high levels of home ownership (58% of households own or are purchasing their dwelling).
- ☐ over half of the population (58%) having been born overseas. Key countries of birth are China, Korea, India and Sri Lanka.
- ☐ households living in separate houses (53% of dwellings) and 41% in apartments.
- ☐ living in an increasing density of multi-dwellings.
- ☐ High population turnover. 49% of residents had lived at the same address for five years or more.
- ☐ high proportion of vehicle ownership (84% of households have at least one motor vehicle).

The Strathfield population is expected to grow and age in the future.

4.2.2 Valued aspects of parks in Strathfield

A survey of Strathfield residents (Stratcorp Consulting, 2007) found:

- ☐ the most popular activities undertaken in Strathfield's parks, including Airey Park, are:
 - meeting friends.
 - playing informal sport.
 - supervising children on playground.
 - walking / jogging for exercise.
 - sitting and relaxing.
 - playing organised sport.
 - watching sport.
 - walking the dog.
 - family outing.
- ☐ "Large open space areas / places to run around" and "well maintained" are the aspects of Strathfield's parks that are most liked.
- ☐ Over 80% of respondents are either "satisfied" or "very satisfied" with the quality of parks and open space areas in Strathfield local government area.
- ☐ "Maintenance of lawns, paths and gardens", "cleanliness", and "feeling of personal safety" received most ratings classified as 'good'.
- ☐ relatively poor ratings were given for public toilets and car parking.
- ☐ 58% of respondents said there was no need for any improvements to existing recreation, community or cultural facilities and services. Suggested improvements were to relocate the basketball courts and increase plantings.
- ☐ 79% of respondents said there were no new recreation, community or cultural facilities and services that may be needed in the Strathfield area. Suggestions for new recreation, community or cultural facilities and services were for cafes/restaurants, a gymnasium, and a community centre.

4.2.3 Values of Airey Park

The Strathfield community and park users value various aspects of Airey Park for different reasons. The community has expressed how the park is important and special to them by articulating their values during community consultation during preparation of the Plans of Management for Airey Park over the last 10 years.

Using values as the basis of the Plan of Management ensures that this plan will be valid longer than one based on simply addressing issues. Issues-driven Plans of Management can quickly become out of date. Values change at a much slower pace than issues do. Values may remain constant for up to a generation, therefore once values are documented, issues can easily be dealt with as they arise consistent with the values. New issues that arise over time very often cannot be dealt with easily unless a new Plan of Management is prepared.

The community of Strathfield places a high value on parks, and they are an integral part of the area in which they live. Community values are reflected in various Council documents, including the Management Plan and the Strathfield Vision 2020.

By understanding the reasons why the community values Airey Park, the role that the community expects the park to play in the future may be determined. As this Plan of Management is based on protecting and enhancing the community's values, desired outcomes, management strategies and actions have been developed that are consistent with these values.

The community values relating to Airey Park are explained in **Table 4.1**. The table also shows the level of significance of each identified value. The level of significance relates to the 'community' that would value that particular attribute of the park, and is denoted by Local, District, or Regional significance.

Table 4.1 Community values of Airey Park

Value	Explanation	Significance		
		Regional	District	Local
Pedestrian / cyclist linkages	Airey Park provides valuable linkages with and between surrounding land uses, and within the park itself. The Bay to Bay Walk and Ryde to Botany Bay Cycleway link Airey and Mason Parks to each other, and to other areas of open space in the surrounding region. These pedestrian/cycle corridors provide opportunities for long walks and bike rides. There is a desire to expand the internal pedestrian / cycle pathway within the Park.	✓	✓	✓
Recreation opportunity	Airey Park provides for a range of organised and casual recreation and leisure opportunities that cater for the expressed needs of people of all ages. The size of the park accommodates settings for organised and informal field sports, fitness, children's play, childcare, community activities, picnics and barbecues, and walking / cycling on a scale which attracts residents from all over the local government area.		✓	✓
Image and visual quality	Airey Park has a highly valued peaceful and ambient atmosphere. It has a quality mature visual landscape that is an open, green, semi-natural contrast to surrounding residential properties and major roads. Trees, shrubs, grass and landscaping are appreciated because they create a visually pleasing environment, provide shade, attract birds, and screen adjoining homes. As such, Airey Park contributes to the clean, established and green image of Strathfield. The park is generally well maintained and clean, which contributes to its pleasant appearance.		✓	✓
Environmental awareness	Airey Park offers the opportunity to raise awareness of environmental issues in Strathfield to varying degrees through ecologically sustainable development and management practices, maintenance of plantings that serve as wildlife habitat, and as an outdoor classroom.			✓
Community involvement	Airey Park is an important public place that provides a venue and facilities for social contact and interaction through both informal activities for friends and family, and through organised community activities for children, seniors, and people from various cultural backgrounds.			✓

The management objectives, issues and actions outlined in the following sections will be presented according to these community values.

4.3 Vision and objectives for the Park

The management of Airey Park is based on a vision statement that is shared and endorsed by the Council and the wider community. The vision for the park is intended to inspire Council by providing a long-term ideal and focus for all future decisions affecting the Park.

Council's corporate goals, community and user values, and the desired outcomes of the community culminate in a vision for the future direction of Airey Park:

Airey Park will continue to be Strathfield's community and family park. It will continue to offer a range of opportunities for informal recreation, sport, and community and social activities catering for all ages in a pleasantly landscaped and relatively undeveloped setting. Airey Park will also continue to occupy a strategic position on regional walking and cycling links.

4.4 Future roles of Airey Park

Following on from the values and vision defined above, the roles of Airey Park are the ways in which the park achieves the goals for Strathfield's open space system as a whole. The desired roles of Airey Park form the basis for making decisions about the future management of the park. The major roles of Airey Park are presented below.

"The family park"

"The community park"

- ☐ Children and aged community services
- ☐ Linkages – recreational and green
- ☐ Recreation – sport, informal
- ☐ Environmental education
- ☐ Reflects the image of Strathfield
- ☐ Visual relief from surrounding development.

4.5 Management principles

Following on from the values and roles of the park, it is important to establish some management principles and objectives against which recommendations for uses and development of the Park will be made. Strathfield Council intends to manage Airey Park to:

- ☐ preserve the Park as a local and district community resource.
- ☐ preserve the aspects of the Park that are particularly valued.
- ☐ improve existing facilities within the park, rather than develop new ones.
- ☐ limit additional developments that do not relate to the park's roles.
- ☐ minimise major changes to existing uses and the function and character of the Park to a minimum.

- ☐ ensure continued free public access.
- ☐ continue to provide high quality and well-maintained recreational and park facilities.
- ☐ provide opportunities for informal recreation and social interaction.
- ☐ maintain the current balance of sporting facilities, informal recreation areas, and community facilities.
- ☐ allow limited approved public cultural events which are ancillary to and supportive of the public recreational use of the park, and that have acceptable impacts on public recreational, residential and open space amenity.
- ☐ minimise intensification of uses that have impacts on park users and the local community.
- ☐ ensure future uses are compatible with existing activities and the carrying capacity of facilities and settings.
- ☐ maintain, and improve where possible, the current maintenance service levels of the sports fields.
- ☐ ensure the principles of ecologically sustainable development are considered in every area of improvement to the park.
- ☐ encourage the use of ecologically sustainable development, water sensitive urban design and other management approaches to minimise the use of non-renewable resources.
- ☐ ensure safety of Park visitors.
- ☐ adopt 'Crime Prevention Through Environmental Design' and 'Safer by Design' principles in managing the park to minimise vandalism and increase personal safety within the park.
- ☐ discourage noisy activities at night.
- ☐ provide access to a range of appropriate open space and recreational facilities in order to meet the changing needs of the community.
- ☐ manage and maintain open space and recreation facilities to the highest possible standards in an efficient and cost-effective manner.
- ☐ encourage community 'ownership' and use of the park.
- ☐ involve the community in establishing their recreation needs and in management and maintenance of open space where appropriate.

The following sections of this document outline specific strategies and actions to address management issues consistent with the goals and objectives for the park outlined above, and consistent with community values.

5 ACTION PLANS

5.1 Introduction

Figure 5.1 is a landscape concept plan that shows proposed on-the-ground actions.

These and other actions required to resolve management issues (consistent with the community's values for the park) are presented in the following tables. Table headings are explained as follows:

The actions required to resolve management issues (consistent with the community's values for the park) are presented in the following tables. Table headings are explained as follows:

Background – explanation of the issue, including options to address the issue.

Strategy – reflects the value of the park, and provides direction for the action.

Action - specific task or action required to address issues, consistent with the strategy.

Cost - capital costs of each action.

Priority - importance or urgency of the action.

Responsibility – section within Council, or another organisation responsible for implementing the action.

Responsibilities within Council for implementing actions are:

CS	Corporate Services
GMO	General Manager's Office
O	Operations
TS	Technical Services

Other organisations responsible for certain actions are:

RTA	Roads and Traffic Authority
SW	Sydney Water

Performance target – the desired outcome in implementing and achieving the action.

Monitoring method - how Council intends to measure its performance in implementing and achieving the action over time.

Figure 5.1 Landscape concept plan



5.2 Action Plan

5.2.1 Pedestrian / cyclist linkages

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Lighting	People enjoy walking and cycling in the park in the evenings, particularly during summer. Walking / cycling paths and the vicinity of the oval should be lit.	Improve lighting along paths for users of the park at night.	Provide additional lighting along the walking / cycling paths and around the oval.	High	O	Lighting level increased. Increase in numbers of night users.	Observations.
		Improve lighting at park entries and on the edges of the park.	Review lighting at the corner of The Crescent and Bates Street.	High	O	Lighting level increased.	Feedback from park users.
			Investigate opportunities for additional use of solar lighting.	High	O	Solar lighting installed.	Observations.
Equal access	Access and movement within the park can be difficult for less mobile users of the park.	Ensure pathways and entry points to and within the park meet the needs of wheelchair users and other groups with special needs, such as the aged, and adults with children in prams and strollers.	Provide sealed and accessible pathways to key features in the park including playground, toilets, sports building and car parking.	High	O	Pathway access investigated.	Liaison with people with disabilities.
			Continue to prune trees and shrubs to ensure that pedestrians have access to the full width of the paths.	High	O	Full width of pathways accessible.	Inspection. User surveys.

Pedestrian / cyclist linkages (etc.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Stormwater channel crossings	<p>The Sydney Water stormwater channel presents a psychological and physical barrier to movement across the park and essentially divides the park in two. Although there are several narrow bridges across the canal, these are insufficient to integrate the two 'halves' of the park for pedestrians and cyclists.</p> <p>A crossing of the channel close to the community centre was requested.</p> <p>Recommended works to improve the Bay to Bay Walk involve widening the existing bridges over the channel.</p>	<p>Link the eastern and western sides of the park.</p> <p>Provide additional opportunities for pedestrians and cyclists to cross the canal.</p>	Build additional bridges/ crossings over the canal.	Low	O	Investigation of feasibility and funding completed.	-
			Widen existing bridges over the canal.	Low	O	Investigation of feasibility and funding completed.	-
Internal pathways	<p>The internal pathway network is limited, and pathways are narrow. Desire lines for pedestrian paths are evident between the community centre and the childcare centre carpark, and around the oval.</p>	<p>Improve pedestrian and cycle links within Airey Park.</p>	Widen the paths in Airey Park to RTA standards.	Low	O	Investigation of potential completed.	Feedback from users.
			Construct a path between the community centre and the childcare carpark.	Low	O	Increase in path access.	Feedback from users.
			Construct a pathway around the Alan Davidson Oval.	Low	O	Increase in path access.	Feedback from users.
			Provide more seating along pathways in the park.	Low	O	Additional seats installed.	Observations
			Provide seating along paths off Bates Street.	Low	O	Additional seats installed.	Observations

Pedestrian / cyclist linkages (etc.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Bicycle lanes	Recommendations of the Pathway Development Strategy for the Cooks River Pedestrian and Cycle Path included a Stage 1 proposed off-road route. This would involve improvements to the intersection of The Crescent and Bates Street (1.5 metre bicycle lane and 1.5 metre bicycle shoulder lanes on The Crescent), and a pathway between the Bates Street entrance to Airey Park and The Crescent. (Refer to the Cooks River Pedestrian and Cycle Path Improvement Study for details).	Improve off-road bicycle routes.	Implement improvements to the intersection of The Crescent and Bates Street for pedestrians and cyclists.	Low	O	Investigation of upgrade completed.	-
			Construct a pathway between the Bates Street entrance to Airey Park and The Crescent.	Low	O	Investigation of feasibility completed.	-
Shared pathway signage	The shared pathway signage is inadequate to make pedestrians and cyclists aware of potential conflicts. Universal signage is required to assist people from a non-English speaking background.	Define shared bicycle and pedestrian pathways.	Install RTA-approved signage associated with paths.	High	O	Signage installed.	Observations.
		Upgrade shared pathway signage to increase pedestrian and cyclist awareness of the shared pathway.	Improve signage indicating the route of the Bay to Bay Walk, and that it is a shared pathway for pedestrians and cyclists.	Ongoing	O	Signage installed.	Feedback from park users.

Pedestrian / cyclist linkages (etc.)

Issue	Background	Strategy	Action	Priority	Respons- ibility	Performance target	Monitoring method
Road safety	Recommendations of the Cooks River Pedestrian and Cycle Path Improvement Study included improving the crossing of Fraser Street between Melville Reserve and Sutherland Place. Safe access for pedestrians and cyclists across Arthur Street is required.	Ensure safe pedestrian access to and from the park across adjoining roads.	Remove the existing centre islands and kerb ramps from Fraser Street.	Medium	O RTA	Agreement regarding traffic and pedestrian safety measures required.	Survey/traffic study
			Replace the centre islands and kerb ramps with a flat top platform and path priority crossing.	Low	O	Investigation of need and demand completed.	Survey
			Build out the kerb on the southern side to align the kerb with the bridge across Saleyards Creek.	Medium	O	Investigation of need and demand completed.	Survey
			Liaise with Council's Traffic Committee to agree on measures to improve safety on Arthur Street.	Medium	O	Investigation of measures completed.	Survey, reporting
			Implement agreed road safety measures.	Medium	O	Road safety measures implemented. Fewer pedestrian incidents near the park.	Reports from police and residents.

5.2.2 Recreation opportunity

Issue	Background	Strategy	Action	Priority	Respons- ibility	Performance target	Monitoring method
Sporting facilities							
Sporting field configuration	There is potential for greater sporting use of the oval in winter for rugby league for example.	Increase use of Alan Davidson Oval by other sporting codes.	Review and change field configuration.	High	O	Field configuration completed.	Observation.
Lighting	Increased use of the oval in winter will require improving the lighting. User groups requested floodlighting of the oval, within specific hours only.	Improve the lighting of Alan Davidson Oval for night training.	Upgrade lighting of the Alan Davidson Oval.	High	O	Lighting upgrade completed.	Analysis, observation
Drainage	User groups requested improved drainage of the sportsfield because it does not dry quickly after rain.	Improve drainage of the oval to meet the needs of users.	Undertake drainage works to the oval.	Medium	O	Improved drainage of the sportsfield.	Feedback from sporting users.
Cricket wicket	User groups requested improvements to the turf wicket.	Improve the cricket wicket to meet the needs of users.	Rebuild the cricket wicket table with new soils and incorporate drainage.	Medium	O	Upgrade of turf wicket completed.	Observations. Feedback from cricket users.
Representative games	There is an opportunity for representative sporting games to be played on the oval.	Increase the number of representative matches held on Alan Davidson Oval.	Liaise with sporting associations regarding holding representative games on Alan Davidson Oval.	Medium	O	Liaison with potential representative sporting groups completed.	Survey
Maintenance of the oval	Park user groups are generally satisfied with the maintenance of the oval.	Continue the high standard of maintenance of the sportsfield.	Ensure grounds are prepared to an appropriate standard.	Ongoing	O	Maintenance to Council standards achieved.	Feedback from sporting users.

Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Grandstand	Inspections of the grandstand in Airey Park has shown cracking of the rear wall has occurred.	Ensure the grandstand is in good condition.	Address drainage to the southern or rear wall of the grandstand to avoid cracking of the wall.	High	O	Structural integrity restored.	Observation, building audit
Maintenance and cleaning of pavilion	The Strathfield Cricket Club maintain the pavilion as a requirement of their licence agreement to use the pavilion.	Improve and continue maintenance and cleanliness of facilities in the pavilion.	Improve maintenance of the club rooms.	High	O	Improvement in maintenance.	Inspections.
			Review the cricket club maintaining the pavilion with the view to Council taking over its maintenance.	High	O	Review completed.	-
			Improve cleanliness of public toilets and dressing rooms.	High	O	Improvement in cleanliness of public toilets and dressing rooms.	Inspections. Feedback from users.
Community use of the pavilion and kiosk	There is an opportunity for increased community use of the pavilion and kiosk associated with the oval outside of the licence agreement with Strathfield Cricket Club.	Increase community use of the pavilion and kiosk.	Consult with the licensee and potential user groups.	Medium	O	Consultations completed.	-
			Open up the pavilion and kiosk to other users when sport is being played.	Medium	O	Agreement reached. Food and beverages sold to sporting participants and general park users.	Liaison with user groups.
Security of the pavilion	Vandalism and anti-social behaviour within the park is minimal. However, minor problems have been identified, such as people hanging around the pavilion. Security of the pavilion could be improved to reduce graffiti and breakins.	Improve security of the pavilion.	Install sensor lights around the pavilion.	Medium	O	Sensor lights installed.	Observations.

Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Equipment storage	Sporting equipment is stored in a shipping container near the oval.	Provide storage space for sporting equipment.	Plant natives to screen the storage container.	High	O	Container is visually screened.	Observations.
			Review storage requirements of sporting groups that use the oval.	High	O	Review completed.	-
			Provide additional storage space.	Medium	O	Investigation of options completed. Additional storage space provided.	Consultation with user groups requiring storage.
Fence	The fence around Alan Davidson Oval showing signs of disrepair.	Inspect fencing for quality issues and maintenance / replacement requirements.	Repair or replace the fence around Alan Davidson Oval.	High	O	Decision made about repair or replacement, and action implemented.	Inspections.
Seating	Existing seating at the oval is poor quality. There is a lack of casual seating around the oval. Shaded seating is important, especially for watching summer sports.	Improve seating and shade for spectators at sporting activities.	Provide additional shaded seating for spectators around the oval.	High	O	Additional seating installed.	Observations
Fitness equipment	Additional exercise / fitness station equipment could be provided around the park.	Expand the existing fitness equipment zone.	Upgrade the fitness equipment with new and additional equipment.	Medium	O	Increase in fitness equipment installed.	Observations.
		Provide an exercise circuit around the oval.	Install exercise equipment at intervals around the oval.	Low	O	Investigation of potential locations completed.	Survey park users.

Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- ibility	Performance target	Monitoring method
Children's play							
Access to the playground	Access for carers with prams and people with disabilities to the play equipment from The Crescent and Bates Street is difficult.	Improve access to the playground.	Provide kerb crossings and seamless path access to the playground and facilities at The Crescent and the bridge across the canal to Bates Street.	Medium	O	Kerb crossings and path access to the play-ground and other facilities are accessible.	Inspections. Feedback from users.
			Liaise with the Cooks River Working Group.	High	O	Agreement regarding accessible paths.	Consultation
			Review relevant actions in the Cooks River Plan of Management.	High	O	Review completed.	-
			Link the path to the bike track so that the path is accessible.	High	O	Path linkage completed.	Inspection
Fencing of playground	The Playground Management Strategy recommended that the Airey Park playground be fenced for children's safety.	Fence the children's playground.	Replace bollards with a fence and gates along The Crescent frontage.	Medium	O	Bollards replaced.	Inspection
Children's play equipment	The existing play equipment is in need of upgrading and should be appropriate for the children who live in the area.	Upgrade the children's playground to district status.	Provide play opportunities for 3 to 7 years and 7+ years.	High	O	Play opportunities increased.	Playground inspections.
	The Playground Management Strategy recommended the Airey Park playground specialises in physically active play with some imaginative play. The swing does not meet standards.	Upgrade the play equipment to meet all relevant Standards.	Replace the swing with one that meets Australian standards.	High	O	The swing meets Australian standards.	Playground audits.

Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- ibility	Performance target	Monitoring method
Equipment for teenagers	Equipment provided is for a narrow range of children's ages.	Widen the age groups provided for with play equipment.	Consider play / exercise equipment for older children and teens.	Medium	O	Feasibility and funding options determined.	-
Shade	The playground is not shaded by either trees or a physical cover.	Provide shade for children and carers at the playground.	Provide shade over the play equipment.	High	O	Increase shade coverage.	Observations.
			Provide shelters at the playground.	High	O	Shelters provided.	Observations.
Seats	There is limited seating for carers at the playground, especially when groups are using the playground.	Increase seating available at the playground.	Provide more seats for carers at the playground.	High	O	Increase in seats at the playground.	Observations. Feedback from playground users.
Other recreation issues							
Toilets	There are no toilets in the vicinity of the children's playground. Playground and other park users use toilets some distance away from the playground in the community centre and the pavilion. These toilets are not always open.	Provide a public toilet facility at the northern end of the park.	Investigate installation of accessible and self-cleaning toilets near the playground.	Medium	O	Feasibility and costs determined.	Survey of park users.
		Ensure that public toilets are open during the day.	Ensure the public toilets in the pavilion are open in daylight hours.	Ongoing	O	Toilets open in daylight hours.	Observations. Feedback from park users.
Use of the former bowling green	The site of the former bowling green is unused and has fallen into disrepair. There is an opportunity to provide recreation facilities on this site to meet community needs. Suggestions for uses include bocce, volleyball, netball, junior soccer, picnic and barbecue area, youth-friendly informal recreation activities using a practice wall, garden, gentle exercise area for seniors.	Develop recreation facilities on the former bowling green site for activities that meet community needs but will not unduly disturb adjoining neighbours.	Resolve use of the former bowling green.	High	O	Decision made about preferred use(s).	Consultation with users and residents.
			Upgrade the former bowling green to accommodate the preferred use(s).	High	O	Upgrade completed if necessary.	Observations. Feedback from users.

Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Dog exercise	<p>Dogs are exercised in the park and often leave waste behind them.</p> <p>The local area has a high proportion of multi-unit dwellings. Residents with dogs often use Airey Park to walk and exercise their dogs.</p> <p>Strathfield has designated two unleashed dog exercise areas, but there is demand for more.</p>	Ensure that dogs are exercised in the park in compliance with the <i>Companion Animals Act 1998</i> . Ensure the park is kept free of faecal matter.	Erect signage to remind park users of their responsibilities under the <i>Companion Animals Act 1998</i> .	High	O	Sign erected. No dogs exercised off-leash. No conflicts between dogs and other park users.	Reports to Council. Observations. Feedback from park users.
		Ensure that opportunities for dog waste disposal are available in the park.	Place a plastic bag dispenser for dog waste at park entrances and near rubbish bins.	High	O	Plastic bag dispenser installed. Dog waste picked up and disposed of.	Inspection. Frequency of replacing dog waste bags. Feedback from park users.
			Designate, design and construct a leash-free area for dogs in the park.	High	O	Feasibility and location of unleashed dog exercise area established.	Survey park users. Monitor dogs and owners.
Picnic facilities	There are limited picnic facilities in the park compared with demand.	Provide more opportunities to enjoy picnics in the park.	Provide more covered picnic shelters in the park, with ability to cater for larger groups, especially in the northern and western grassed areas.	High	O	Increase in picnic furniture installed.	Observations

Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- ibility	Performance target	Monitoring method
Seating	There is limited appropriate covered seating for seniors, particularly the frail aged, near the community centre. Seating should be designed to cater for their physical constraints.	Provide additional suitable seating for seniors in the area near the community centre. Provide seating in the shaded areas in the eastern section of the park.	Provide open seating in shady areas near the community centre.	Medium	O	More shaded seating installed.	Observations
Fenced areas at community centre	Seniors' and childrens' groups have requested outdoor fenced areas adjoining the community centre for the safety of group participants.	Improve opportunities for use of the community centre.	Provide fenced outdoor areas at the community centre for playgroups and seniors.	High	O	Safe fenced area constructed at the community centre.	Observations. Feedback from playgroups and seniors.
Lighting	The lighting at some park entrances and on the edges of the park such as along The Crescent is inadequate. Local residents indicate that poor lighting is a safety concern.	Increase lighting where appropriate to improve safety at night.	Improve lighting in the carparks, around the perimeter, and throughout the park where required.	High	O	Lighting constraints and opportunities are reviewed and rectified.	Observations. Feedback from park users.

Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- ibility	Performance target	Monitoring method
Vehicle parking	Parking is generally not a problem for park visitors, except on weekends. However, parking problems on Bates Street were identified during the community consultation, with local residents mentioning that their driveways are occasionally blocked by visitors to the community centre. Users of the community centre and adjacent pre-school have indicated a need for improved parking at the community centre and in Bates Street, including parking for people with a disability.	Ensure existing parking facilities are maximised or redesigned to increase parking, without encroaching into open space or affecting residents in Bates Street. Minimise further encroachment on the park area or residents' driveways by carparking.	Review existing carparking arrangements.	High	O	Review completed. Parking issues resolved.	Observations. Feedback
			Enforce parking restrictions.	Ongoing	TS	No parking infringements. No complaints from residents.	Parking patrols.
		Provide additional parking at the community centre without affecting the park or residents.	Re-design parking facilities at the community centre.	High	O	Redesign of parking at the community centre is complete.	Feedback from community centre users.
	The carpark off Fraser Street is not used to capacity, especially on weekends when staff and parents do not need to park at the childcare centres. There is an opportunity to direct people wanting to park in and around Airey Park into this carpark.	Encourage the use of existing car parking facilities within and adjacent to the park.	Install signs in surrounding streets directing visitors to the carpark off Fraser Street.	High	O	Directional signs installed.	Observations
			Improve direct pathway connections to the Fraser Street carpark.	High	O	Improved pathway access to the Fraser Street carpark.	Observations
Bus turnaround area	There is limited space for buses to turn around at the community centre.	Improve turnaround space for buses at the community centre.	Investigate drop-off facilities along Bates Street in front of the community centre.	High	O	Investigation complete. Issue resolved.	Observations

5.2.3 Image and visual quality

Issue	Background	Strategy	Action	Priority	Respons- ibility	Performance target	Monitoring method
Landscape master plan	A comprehensive approach to park design and improvements is required.	Adopt a comprehensive approach to park improvements.	Prepare a landscape master plan.	High	O	Preparation and exhibition of draft landscape master plan. Adoption by Council.	Reporting
Park entrances	Park entrances are generally poorly-defined, unattractive and unwelcoming.	Create defined, attractive and welcoming park entrances with entry signage and 'gateway' plantings. Define the edge of the park and increase usable open space.	Install a park name sign at park entrances at The Crescent, Bates Street (north and south), and Sutherland Place.	High	O	Park identity signs installed.	Observations
			Plant 'gateway' plantings especially at the northern end of the park.	Ongoing	O	Increased plantings at the northern end of the park.	Observations
Integration with Sutherland Place	Sutherland Place appears 'tacked on' to the rest of the park, due to the division created by the drainage canal. Integration of the road island at Sutherland Place with the park could also be considered.	Integrate Sutherland Place with the southern sections of Airey Park. Maintain Sutherland Place as a low-maintenance visual backdrop, park entrance and movement corridor for Airey Park.	Undertake planting design review to provide definition to the Sutherland Place area.	Medium	O	Uniform plantings between Sutherland Place and Airey Park.	Observations
			Incorporate the traffic island at the junction of Fraser Street and Kessell Avenue into the park, adding street planting.	Low	O	Low maintenance plants planted on the traffic island.	Observations.

Image and visual quality (cont.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Fencing	The stormwater channel and fence are visually unattractive.	Disguise unattractive built structures and define crossing points.	Plant dense low shrubs along the fenceline to improve the visual aesthetics of the channel, while considering safety.	Medium	O	Reduced length of the channel visible from the park.	Observations
	Perimeter and street planting obscures views into the park and results in a decreased perception of safety. There has been some comment that perimeter and street planting should be kept open for safety reasons, while shrub planting should be kept along fence lines.	Ensure planting at park entrances is kept open at eye level, with trees well spaced to allow views into the park.	Plant low to medium height shrubs along the rear fencelines of adjacent residences to soften the edges of the park without impacting on neighbouring residences.	High	O	Shrubs planted along fencelines.	Observations
	There is a lack of vehicle barriers between Bates Street and the Strathfield Sessional Childcare Centre.	Maintain fences bordering the park and adjacent residences.	Install additional fences and bollards to replace the existing fence around the sessional childcare centre and along the parking area.	High	O	Install bollards.	Review effectiveness of bollards.
	Fencing within the unstructured recreation zone is inconsistent.	Replace fencing within the park at the end of its life with a consistent style of fencing chosen for the park.	Replace fencing throughout the park with a simple and consistent design and material as it comes to the end of its useful life.	Low	O	Uniform fencing throughout the park.	Observations.
Vertebrate pests	Introduced animals such as cats have been sighted in the park.	Eradicate vertebrate pests from the park.	Implement a program to eradicate vertebrate pests from the park.	High	O	No sightings or evidence of vertebrate pests.	Inspection and monitoring.

Image and visual quality (cont.)

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
Plantings	Requests from park users for more colour in plantings using <i>Callistemon</i> , <i>Melaleuca</i> , <i>Grevillea</i> , <i>Acacia</i> .	Replace plantings as they reach end of their life.	Undertake a planting review of the park to provide a consistent approach to ongoing renewal.	Medium-Low	O	Increased variety of natives.	Survey, observations
		Plant trees to form a canopy and maintain views to the park.	Plant large trees around the perimeter of the park with spacing and form to allow views into and through the park.	Ongoing	O	Increase in canopy cover along the park perimeter.	Feedback from park users.
		Increase street character and better integrate the park with its surrounds.	Reinforce street planting.	Low	O	Street trees replaced when necessary.	Street tree assessments.
			Plant trees along the Bay to Bay Walk.	Low	O	Trees planted.	Observations.
	There is a lack of plantings around the oval, and along the fence line to the east.	Reinforce the perimeter vegetation of the oval.	Undertake planting around the edges of the oval, in particular in association with the existing and future seating provisions.	Low	O	Increased plantings around the oval where feasible.	Observations.
Maintenance of plantings	Adequate maintenance of plantings within the park is required.	Incorporate Ecologically Sustainable Development principles into park maintenance practices. Maintain weed-free planting beds and ensure plant numbers are maintained.	Continue current maintenance of planting beds.	Ongoing	O	Planting beds are maintained.	Positive feedback from community.

5.2.4 Environmental awareness

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Shade	Skin damage from the sun is an issue for all Australians.	Provide additional shade, particularly around the picnic, barbecue, and children's play areas.	Prepare a planting plan as part of the landscape master plan to ensure the adequate provision of shade.	High	O	Planting plan prepared. Desired levels of shade.	Observations.
			Plant indigenous tree species for shade around the children's play equipment and picnic areas.	High	O	Increased shade.	Observations.
Renewable energy and resources	For the benefit of future generations, use of alternative energy sources is desirable to reduce demand on non-renewable resources. Council is looking at implementing energy savings in Airey Park.	Encourage the use of renewable energy sources. Remove, where possible, all equipment in Airey Park which depends heavily on non-renewable resources, and replace with sustainable substitutes.	Replace 50 watt dichroic spotlights with 20 watt lights.	High	GM O	Reduction in use of power.	Electricity statements.
			Replace non-renewable materials with ecologically sustainable / recyclable materials at the end of their useful life.	Ongoing	GM O	Replacement strategy developed and implemented. Lighting replaced.	Energy dependent equipment removed.
			Implement a remote monitoring lighting and irrigation system.	High	GM O	Remote monitoring system installed and operational.	Regular testing.
Water use	Council has recently adopted a Water Savings Action Plan for the LGA. Council is looking at implementing water savings in Airey Park. Taps, bubblers and toilets that do not unnecessarily waste water are needed within the park. Vandalism of bubblers also occurs.	Minimise the use of water in the park. Encourage water-saving measures.	Prepare plans to increase the water saving measures available within the park.	High	GM O	Plan developed and implemented.	Monitor water consumption.
			Provide more automatic taps and bubblers in the park, particularly around the barbecues and playgrounds.	High	GM O	Spring loaded taps installed. Reduction in water use.	Water consumption reports.
			Change over existing taps in the amenities building to a type of tap that cannot be left on accidentally.	High	GM O	All taps replaced.	Inspection Water consumption
			Install low flow urinals.	High	O	Low flow urinals installed.	Observations.

5.2.5 Community involvement

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Partnerships	Local residents are very interested in the management of and improvements to the park.	Continue to involve local residents and park users in planning and management of the park.	Expand the Adopt-a-Park program in Airey Park.	Ongoing	O	4 planting days per year held.	Schedule of planting days.
			Issue media releases to publicise major park upgrading projects.	Ongoing	O	Media releases issued.	Media records.
			Conduct a park user and resident survey before a review of the Plan of Management.	High	O	Surveys implemented.	Repeat every 5 to 10 years.
Community centre	The community centre is limited in its capacity and the number of rooms it contains. Desired extensions to the building include an additional office, and meeting and program rooms.	Ensure the community centre caters for community needs. Increase the amount and diversity of use of the community centre.	Extend the community centre to provide additional office, meeting and program rooms.	High	O	Extensions completed.	Building certificate issued.
			Open up the community centre to additional groups.	Medium	O	Increase in range of groups using the centre.	Bookings records.
			Improve public art display opportunities at the community centre.	Medium-Low	O	Sculptures installed.	Observations.
Access between the park and the community centre	Pedestrian access between the parkland and the community centre is circuitous.	Improve the connection between the park and the community centre.	Consider a path and bridge across the stormwater channel near the community centre.	High	SW	Options for access across the channel investigated.	-
			Liaise with Sydney Water about a bridge over the stormwater channel.	High	SW O	Agreement reached about a bridge across the channel.	-

5.2.6 Management

Issue	Background	Strategy	Action	Priority	Respons- ibility	Performance target	Monitoring method
Licence agreements	Three groups or organisations have licence agreements to operate within Airey Park. However, some groups currently using the childcare facilities within the park do not have a current licence.	Ensure all existing and future leases and licences are consistent with the principles of the Local Government Act, Community Facilities Plan of Management, and this Plan of Management.	Finalise licence agreements with groups who are operating in the park without an executed licence.	High	O CS	All licence agreements updated. Key users subject to a licence agreement.	Review as necessary.
Alienation of parkland	Child care centres located within the park alienate community access to those areas for recreation.	Restrict any further alienation of parkland for exclusive uses.	Consider applications for exclusive use of the park and its facilities in terms of multiple uses.	Medium	O	Reduction in exclusive use of park facilities.	Terms of licence and other agreements.

6 IMPLEMENTATION AND REVIEW

6.1 Permitted future uses and developments

6.1.1 Introduction

It is not possible to forecast every activity, development or structure that may occur in Airey Park in the future. New activities, developments and structures may be proposed in response to an application for use of the Park, or because funding or another opportunity becomes available, or to address a need or management issue that may not be evident when preparing this Plan of Management.

Guidelines for assessing the appropriateness of new activities, developments and structures in the Park are outlined below.

6.1.2 Legislative requirements

Community land

Purposes for which community land, and any such buildings or improvements on the land, will be permitted to be used or developed in future, whether by lease, licence or otherwise, are:

- ☐ activities and developments permitted under the Strathfield Planning Scheme Ordinance or applicable Local Environmental Plan.
- ☐ purposes consistent with the core objectives for the relevant category of the land under the *Local Government Act, 1993* (refer to **Table 3.1**).
- ☐ purposes which meet the requirements of Sections 46 and 47 of the *Local Government Act, 1993* in terms of leases and licences.

Under the *Local Government Act 1993*, uses and developments within land categorised as community land must be consistent with the guidelines for categorisation and the core objectives of the relevant category.

Exclusive use of any area of community land is not desirable, as the park should be available for use by anyone in the community. An exception is a use where the exclusion of the public is desirable for security and public safety, such as for a works depot or materials storage area.

Leases and licences over community land must follow the requirements of the *Local Government Act 1993* for leases, licences and other estates.

Land zoned for recreation

The Strathfield Planning Scheme Ordinance sets out in general terms what types of developments are permissible within the 6(a) Open Space – Recreation Existing zone. All proposed uses, development and building works in this Plan of Management need to be permissible under the applicable Local Environmental Plan, and assessed if required through a Development and Building Application process consistent with the *Environment Planning*

and Assessment Act, 1979. This Plan of Management would be an important supporting document for the required development and building applications for the proposed works.

Any Development Applications, proposed works and major management issues will be advertised to residents for information and to invite comment.

6.1.3 Permitted activities

Activities that are permitted within Airey Park should be consistent with:

- ☐ the objectives for management of the Park (**Sections 3 and 4**).
- ☐ relevant legislation (**Section 3.1**), particularly the *Local Government Act 1993*.
- ☐ the core objectives for categorisation of community land (**Section 3**).
- ☐ the zoning under the Strathfield Planning Scheme Ordinance (**Section 3**).
- ☐ community values of the Park (**Section 3**)
- ☐ community objectives for the Park (**Section 3**)
- ☐ the future roles of the Park (**Section 3**)
- ☐ case law judgements for the future development and use of the land (**Section 6**).
- ☐ additional guidelines for assessing future uses and developments (**Section 6**).

Permissible activities generally include those permissible under Council ordinance, and those that do not interfere with the use and enjoyment of the parkland by other park users, or unduly disturb local residents. Noisy and dangerous activities (particularly at night) should be discouraged.

Examples of permissible activities in and development of Airey Park are listed in **Table 6.1**.

6.1.4 Scale and intensity of future uses and development

Airey Park is generally intended to be used for informal and passive recreation, organised sport and informal games, and social and community activities.

Purposes for which any further development of Airey Park will be permitted (under lease, licence or otherwise) are outlined in this Plan of Management, consistent with the categorisation of community land, any approved Development Application, and any provision of an applicable development control plan for exempt and complying development.

Maintain the current range of facilities and activities available in the park, according to the current ratio of 45% of the park allocated to unstructured recreation, and 40% for structured sport, and 15% for community uses.

Any use or development that would encroach on the park's open space or the informal: formal ratio should be prevented.

Table 6.1 Future use and development of Airey Park

Examples of purposes for which the land and any such buildings or improvements will be permitted to be used	Examples of purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise
Access for authorised/emergency vehicles Barbecues Bush regeneration Celebrations – weddings, family gatherings, parties Ceremonies Children's play Community use Community events Concerts (music, theatre etc.) Corporate functions and promotions Cycling Delivering a public address or speech Engaging in a trade or business Environmental education Festivals Filming for cinema or television Functions Gardening Habitat creation Informal ball games Markets and/ or temporary stalls, including food stalls Outdoor cinema Passive recreation Personal training Picnics Photography Playing musical instruments/singing for fee/reward Running / jogging Special events/promotions Sport (club, school) Storage of park materials, machinery Storage of sporting equipment Walking	Access for people with disabilities Amenities – staff, public Barbecues Bicycle track Buildings for park management Childrens' play equipment Drainage Exempt and complying development Fitness equipment Food and beverage outlet Hardstand for event structures Irrigation Landscaping / gardening Park furniture Pathways Picnic shelters Public utilities and works Sculpture / public art Seating Sporting equipment Sports courts Telecommunications towers Underground pipes, conduits and other connections Utilities Walls for murals, graffiti art Vehicle parking

Guidelines for future developments and improvements permitted on community land within Airey Park are to:

- ☐ limit additional hard and sealed surfaces for carpark and buildings.
- ☐ maintain the current proportion of the land allocated to relevant categories (refer to **Section 3.3**).

The scale and intensity of future uses and development is dependent on:

- ☐ the nature of the approved future uses.
- ☐ the carrying capacity of the parkland and its facilities.
- ☐ approved Development Applications.

The scale and intensity of any permitted development should also be consistent with the approved masterplan for the park. Physical impacts of activities and uses should be regularly monitored.

All proposed development and building works consistent with the values, desired outcomes, strategies and actions in this Plan of Management (excluding activities associated with landscaping, gardening or bushfire hazard reduction, which are permitted without development consent under the Strathfield Planning Scheme Ordinance and the Section 117 Direction of the Director of Planning) would be subject to normal development and building applications in accordance with the *Environmental Planning and Assessment Act, 1979* and the Strathfield Planning Scheme Ordinance. This Plan of Management would form an important part of the required Development and Building Applications for the proposed works.

Any proposed use of the Park that requires consent from Council will be subject to a Development Application or Activity Approval with appropriate conditions imposed.

All uses would be subject to Council's standard conditions, approval processes and booking fees. A temporary licence in the form of a Park Hire Approval would need to be issued by Council as part of the approval process prior to the park being used for these activities.

Facilities and structures require regular inspections and maintenance to keep them in a functional condition and to protect the safety of users.

Performances and events

In assessing the suitability of Airey Park as a venue for particular performances and events, Strathfield Council will apply the following criteria that the event should:

- ☐ not result in physical damage to the park.
- ☐ be available to all sectors of the community.
- ☐ not result in a significant impact on adjoining residents or other users of the park.

Organisers of the event should be responsible for cleaning up the site and repairing any damage that may occur.

Commercial activities

No commercial activities operate with Council permission at present.

Commercial activities may be approved provided they:

- ☐ support or complement the activities permitted above.
- ☐ enhance recreational opportunities.
- ☐ do not unduly impact on other recreational users.
- ☐ do not unduly impact on the natural values of the park.
- ☐ pose no threat to public safety.

Proposals for commercial activities should be considered on their specific merits. Conditions should apply in each case to ensure the above requirements are met.

6.2 Leases and licences

6.2.1 What are leases and licences?

A lease will be typically required where exclusive use or control of all or part of Airey Park is desirable for effective management. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities in the Park justify such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the Park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

The definition of "estate", under Section 21 of the *Interpretation Act, 1987*, includes other rights over land, such as easements, including "interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity".

Leases and licences can be established by the Council for public or private purposes, providing they are consistent with the major objectives of this Plan of Management, and that the residential and environmental amenity of surrounding areas is maintained.

Leases and licences for the use of the subject land for activities need to be permissible under the *Local Government Act 1993*, the Strathfield Planning Scheme Ordinance, this Plan of Management, and pursuant to Development Consent if required.

6.2.2 Existing licences

Current licence agreements for use of sporting and community facilities in the park are outlined in Section 2.

Seasonal hire agreements with sporting clubs are in place for use of the oval.

This Plan of Management authorises existing licences which have been granted by Strathfield Council over Airey Park until the expiry of their current term, before the exercising of any options.

6.2.3 Future leases and licences

General

Any future leases and licences or renewal of existing licences for use of Airey Park must be authorised by Strathfield Council's Community Facilities Plan of Management, and be consistent with the guidelines of this Plan.

In considering whether to grant any lease or licence, Council should take into account the consistency of the proposal with the values and objectives of this Plan of Management, particularly regarding:

- ☐ minimising dominance of the park by a single user group.
- ☐ restricting sporting clubs to use of the sportsfield and amenities during specified times to allow other groups to use the facilities.
- ☐ whether the use/activity is in the public interest.
- ☐ whether the use / activity is consistent with the categorisation of community land.
- ☐ whether the use/activity would not cause any significant detrimental impact on the reserve or on the local community.
- ☐ the impact of the lease/licence on the public/private space of the reserve.
- ☐ the impact on maintaining the reserve as one cohesive open space.
- ☐ compatibility with zoning and other Council requirements.
- ☐ provision of benefits and services or facilities for the users of the land.
- ☐ responsibility of the lessee/licensee for ensuring the area is maintained to a standard which is acceptable to Council.
- ☐ the need to define the times the land or facility will be available for use by the lessee/licensee.
- ☐ any fixed or temporary outdoor lighting of areas to be allowed only between the hours identified in the lease/licence.

Leases and licenses granted over Airey Park should be in accordance with the *Local Government Act 1993* and Council's Community Facilities Plan of Management.

Further considerations that may affect leases and licences are:

- ☐ fees can be charged as part of a lease or licence and can be commercially based.
- ☐ the lessee or licensee should take out public risk insurance and produce notices of the policy as required on renewal.
- ☐ use of the premises by the lessee or licensee is restricted to only those activities authorised in the lease or licence.
- ☐ any alteration, transfer or sub-letting etc should not be permitted without Council's consent.
- ☐ ownership of improvements should be dealt with in the lease or licence.
- ☐ a lease (5 years or more) should be registered on the land title.
- ☐ a licence can be terminated by either party.

Leasing and licensing will be in accordance with Council's objectives and principles as outlined in its Management Plan. Depending on the nature of the proposed lease or licence, Council would develop specific objectives and requirements tailored to the proposed use.

Leases and licences on community land

Introduction

The *Local Government Act 1993* requires that any lease or licence of community land be authorised by a Plan of Management. Leases and licences formalise the use of community land by groups and organisations. Activities must be compatible with the zoning of the land and provide benefits, services, or facilities for users of the land.

To comply with the Local Government Act, this Plan of Management must clearly specify what leases, licences and other estates are authorised within significant parks in Strathfield. Terms and conditions of a lease should reflect the interest of the Council, protect the public, and ensure proper management and maintenance.

Pursuant to the provisions of Section 46 of the Local Government Act, Council may lease or licence community land in a Plan of Management for purposes consistent with the categorisation and zoning of the land.

Occupation of community land by leases, licences and other estates that apply to Airey Park are set out in Sections 46 and 47 of the *Local Government Act 1993*. In respect of community land in general, a lease, licence or other estate may only be granted within Airey Park for:

- ☐ provision of public utilities and works associated with or ancillary to public utilities.
- ☐ a purpose expressly authorised in this Plan of Management, for purposes including:
 - the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs of within the local community and of the wider public in relation to public recreation; the physical, cultural, social and intellectual welfare of development of persons (these purposes include, but are not limited to, maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day care centres, restaurants or refreshment kiosks); and the provision of public roads.
 - purposes which are consistent with the core objectives for the category of the land.
 - for short-term casual purposes, including the playing of a musical instrument or singing for a fee or reward, engaging in a trade or business, delivering a public address, commercial photographic sessions, picnics and private celebrations such as weddings and family gatherings, filming for cinema or television, and the agistment of stock. However, the use or occupation of community land for these short-term casual purposes is permitted only if the activity does not involve erecting a permanent building or structure.
 - for the purpose of providing underground pipes, conduits or other connections to connect premises adjoining the community land to a Council facility or other public utility provider located on the land.

Lease and licence periods

The maximum period for leases and licences on community land allowable under the Local Government Act is 21 years (including any period for which the lease or licence could be renewed by the exercise of an option) for purposes consistent with the categorisation and core objectives of the particular area of community land. Community land may only be leased or licensed if public notice is given according to the requirements of the Local Government Act.

Under Section 47, Council may grant a lease, licence or other estate exceeding 5 years if it gives public notice of the proposal to the owner, the public and all stakeholders, and invites and considers public submissions. If an objection to the proposal is made, Council may not grant a lease, licence or other estate without consent of the Minister for Local Government.

For proposed leases, licences and other estates of 5 years or less, Council must publicly advertise the proposal in the same way as for leases, licences and other estates over 5 years. Final approval of the lease rests with Council, but the Minister for Local Government has the discretion to call in a proposed lease and determine the matter in place of Council. However, some short-term and other types of leases, licences and other estates, such as providing underground pipes and connections, are exempt from the need to advertise.

Sub-leasing

Where a lease arrangement has been entered into with Council for community land, sub-leasing of the land must be in accordance with the requirements of Section 47C of the Local Government Act.

Under Section 47C, land within the parks subject to a lease cannot be sub-let for a purpose other than:

- ☐ the purpose for which the land was to be used under the lease.
- ☐ refreshment kiosks, dances and private parties in the case where land is leased to a sporting club.

Commercial uses

Small-scale commercial uses that support the use of the park for passive recreation, sport, and community, cultural and social activities, such as bicycle hire and mobile food / beverage vans, are authorised by this Plan.

Short-term casual hire

All short-term casual hire will be in accordance with the *Local Government (General) Regulation 2005*. To be considered as casual hire, activities must not:

- ☐ involve the erection of any building or structure of a permanent nature.
- ☐ continue for more than three consecutive days.
- ☐ continue to recur for a period of more than 12 months in the case of uses occurring more than once. Each occurrence must be no more than 3 consecutive days, not including Saturday and Sunday.

Fees for short term, casual bookings will be in accordance with the fees and charges as published in Strathfield Council's current Management Plan.

Temporary structures

The *Local Government and Environmental Planning and Assessment Amendment (Transfer of Functions) Act 2001* transfers approvals formerly required under Section 68 of the Local Government Act to the Environmental Planning and Assessment Act. These transferred approvals include installing temporary structures on land. Consequently casual use hire of the park may require a Development Application if the proposal includes the erection of temporary structures such as tents, booths, stage areas and mobile structures.

Emergency purposes

Community land may be used for emergency purposes, including training, when the need arises.

Leases and licences by tender

Section 46A of the Act requires that Plans of Management must specify purposes for which a lease, licence or other estate may be granted only by tender. A lease or licence for a term exceeding 5 years may be granted only by tender, unless it is granted to a non-profit organisation. However, Council may apply a tender process in respect to granting any particular lease, licence or estate.

Leases and licences applying to significant parks in Strathfield for which tenders must be called are for:

- ☐ commercial activities
- ☐ a period of five years or more
- ☐ advertising.

Private purposes

Section 46 of the *Local Government Act 1993* generally prevents Councils from granting leases, licences or other estates over community land for private purposes. However, the Act does enable short-term casual licences to be issued by Councils for purposes prescribed by the Regulation. The purpose of the lease, licence or other estate must still be consistent with the core objectives for the relevant category of community land.

Exclusive occupation

The exclusive occupation or use of Airey Park is only permitted for the purposes of:

- ☐ a lease, licence or other estate to which Sections 47 and 47A of the Act applies.
- ☐ a sub-lease or other title derived from the holder of such a lease, licence or other estate.

However, exclusive occupation or use of part of Airey Park is permitted:

- ☐ for a senior citizens centre or home, or community care facility.
- ☐ if the exclusive occupation or use was lawfully in existence or lawfully undertaken immediately before 8 December 1998.

6.3 Funding sources

6.3.1 Introduction

There are a number of approaches that Council can take in funding the implementation of this Plan of Management. Strathfield Council is likely to fund most of the proposed improvements to the Park.

6.3.2 Council funding

General

Funding is integral to implementing this Plan of Management. Funding arrangements for Airey Park need to address recurrent costs of management and maintenance, together with capital costs for new facilities or upgrading works. Council currently funds management and maintenance costs through its annual budget allocation, and uses capital funds and Section 94 funding for capital and non-recurrent works.

Funding for construction of new facilities is generally through the annual budgeting process, but special projects may be partly funded through State government grant allocations, which may involve matching funding from Council.

Staging of works will need to occur because Council cannot meet the cost of every single item of work proposed at one time, due to other financial commitments throughout the municipality. Actions listed in the Action Plans have been prioritised, which will assist in preparing forward open space work programs and annual budgets. This Plan will therefore provide direction for future works in the Park.

Section 94A contributions

Council currently enters into planning agreements, or levies contributions or works in kind from developers towards the cost of upgrading facilities, including parks, to meet the needs of new development.

Council's Section 94 Contributions Plan (2001) specifies that contributions are levied for implementing works set out in the Plan of Management.

Partnerships

There is an opportunity to develop further partnerships with residents and interested people in relation to park improvements and ongoing management, such as through the Adopt-a-Park program.

Rental income

Income from the Park is generated by seasonal hire fees, and from applicants for approved functions and events.

Rationalisation and disposal

Revenue for park projects and improvements may be raised from sales of assets, such as surplus or inappropriate land elsewhere in Strathfield Local Government Area.

6.3.3 Grants

A number of Commonwealth and State government grants are available to assist with capital works in the Park. While not exhaustive, the following list gives an indication of the range of available grant programs through which improvements to the Park consistent with its size, catchment and intended uses could be funded.

Table 6.2 Potential sources of grant funding

Grant	Organisation	Purpose
Commonwealth		
Community Water Grants	Dept. of Environment and Water Resources; Dept. of Agriculture, Fisheries and Forestry	Projects related to water saving and efficiency, water recycling, and water treatment.
Public Art Program	Ministry for the Arts	Grants of up to \$4,000 are available to assist in the commissioning of concept proposals by artists. Matching grants of up to \$20,000 are available for commissioning public art.
Australia Council for the Arts	Australia Council	Community cultural development, visual arts / crafts, theatre, dance, music
State		
Metropolitan Greenspace Program	Department of Planning	Planning and improvement of regionally significant open space in Sydney.
Capital Assistance Program	Department of Tourism, Sport and Recreation	Community-oriented sporting and / or recreational facilities.
Regional Sports Facilities Program	Department of Tourism, Sport and Recreation	High quality sporting facilities with a regional catchment.
Environmental Trust: Integrated Environmental Program	Department of Environment and Conservation	Environmental restoration and rehabilitation to prevent or reduce pollution, waste or other environmental degradation.
Regional Cycleway Network	Roads and Traffic Authority	The RTA matches Council funding for regional cycleway routes.
Community Development and Support Expenditure Scheme	NSW Office of Liquor, Gaming and Racing	Encourages larger registered clubs in NSW to contribute to the provision of front-line services and community projects.

6.4 Implementation of this Plan of Management

Implementation of the Plan will be monitored annually with the preparation of annual performance standards and capital works programs. Performance standards and works programs for administration, maintenance and upgrading works are revised each year to meet allocated budgets and works priorities determined in Council's Management Plan.

Funding for management of the Park will be sought from a range of government, Council, corporate and community sources on an ongoing basis.

6.5 Review of this Plan of Management

A full review of the Plan of Management should be carried out after five years, and updated if necessary to reflect changes in government legislation and policy, expectations and requirements of the community, issues that arise, and to recognise completed actions. Review of this Plan of Management should also take into account the changing priorities in strategic and operational plans prepared by Strathfield Council.

The Action Plan tables have a shorter life, and therefore require more frequent reviews and updating. The Action Plan tables should be reviewed and revised yearly in accordance with Council's budgets, Capital Works Program and changing priorities.

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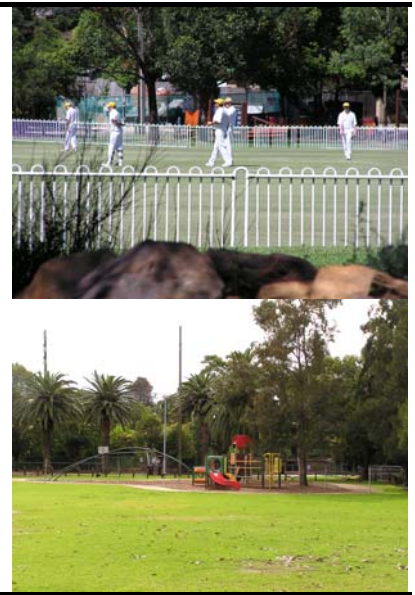
Appendix A

Results of community consultation

AIREY PARK

PLAN OF MANAGEMENT

Have your say about the future use and management of Airey Park



Strathfield Council have just begun reviewing and updating the current Plan of Management for Airey Park that was prepared in 1999-2000.

Local residents are invited at this early stage to let Council know about your views and ideas for Airey Park. You can comment a number of ways, including:

Writing to Council

Write a letter, fax or email to Council (contact details above)

Please mark written correspondence to the attention of:
Bernadette Murray, Parks Project Officer

Council is particularly interested in your answers to the questions about the park on the attached page.

Written responses received by Council by Friday 28 September would greatly assist us.

Attending a community meeting

A community meeting will be held:

on Wednesday 12 September 2007
from 6.30-8.00pm
in the Strathfield Community Centre
1B Bates Street
Homebush

Come and hear about why and how the Plan of Management is being prepared, and tell us your thoughts about the park.

Airey Park Plan of Management
Local resident survey
10 responses

1 Do you use Airey Park?

If yes, what activities do you do in the park? How often do you use it?

Walk (6) through and around.
 Jogging (2)
 Exercise
 Take grandson to use cricket nets.
 Take grandchildren to the play area as we did with our own children when they were young.
 Kick a football and soccer ball in the oval with the kids on weekend afternoons.
 Go to and from the community centre through gate in back fence.

If no, why don't you use the park?

Want to use the park in winter, but can't due to no proper lighting in the park and days are shorter.

2 What aspects or features of Airey Park are important to you?

Cricket nets (2)
 Open space (2)
 Place to walk (2)
 Trees (2)
 Gym / exercise area
 Toilets
 Club if others can use too
 Healthy nature of the grass
 Fresh air
 Oval
 Green environment
 Greenness
 Birds
 Happy place for children to be able to run free safely
 People of all ages
 Very relaxed
 Availability to residents mornings and most afternoons
 Cleanliness
 Security

3 Are there any issues that Council should address in the Plan of Management regarding use and management of the park?
If yes, how should these issues be resolved?

Lighting around the park for people who want to use it in the late evenings for walking.

The cycle path must have lights in the night then more people will use it.

Fences common to the park and the residents are very often broken by thieves. Council should share half the cost of fencing the boundary between homes and the park.

On may weekends park users park in my driveway and block my access. Better signage and Council enforcement of parking infringements.

Drainage of the oval takes a length of time before it dries.

The oval has sometimes been used for large cultural groups. The area is not suited to large crowds.

Every year the green area gets smaller owing to so much pine bark spread.

Safety and policing the park after hours.

Trees should not obscure areas of the park (e.g. towards the top end near the day care centre).

Trees should not be planted so close to fences, and undergrowth should be clean at all times.

4 Can you suggest any improvements that should be made to the park?

Maybe one or two seats by the pathway.

Introduce more colour to the park. There are times when drab green can be almost funereal. Undercover plantings using Callistemon, Melaleuca and Grevilleas would provide colour, cover and food for smaller birds, and last over a period of many months if selected carefully. Acacias would also help brighten the park. There are some that are not self-seeding. Pruning rather than removal after 5-8 years would also help.

Better lighting.

Lighting to stop unwanted activities and vandalism in the area.

Make tracks for walking around the park.

Some flowers in beds.

Construction of two tennis courts would be useful to the community.

Proper lighting bordering the fences.

Footpath from the end of Kessell Avenue could be connected to the Airey Park-Sutherland Gardens walkway.

Lighting may be improved along and near footways.

Shorter access to the Council premises adjacent to the park.

5 What activities do you think should be allowed in the park?

Walking (3) on the outer perimeter of the park

Sport (3)

School sport (3)

Cycling – with care

Running

Unorganised picnic games

Family picnics and games

Ball games away from walkways

Barbecues

All activities that do not endanger the users of the park.

Children's activities

Current activities allowed are appropriate.

Low impact such as children's activities as it is not large enough for bigger activities.

Use by local schools e.g. Homebush Boys band practice for marching

6 What activities shouldn't be allowed in the park, and why?

Organised competitions – these should be kept on the oval, except primary school races etc.

Picnic parties as they may spoil the park.

Drunken behaviour and thuggery.

Horses

Noisy activities (3) – limit noise after 8pm

Motorbikes

Don't think there are any dangerous or harmful activities in Airey Park at present.

Anything that prevents families from using the park.

Any activity that wears and tears the surface.

7 Any other comments about Airey Park?

If it is kept in good condition I think it's great.

Good resource to be preserved, maintained and improved continuously.

Owing to the number of parks Strathfield Council needs to maintain they do a good job.

Over the years it has been made into a real park, not an area for the sheep to graze like it was once.

This is the best spot in Strathfield. Let's keep it that way.

Should be maintained and made secure for residents to use.

It is a clean environment for us all to enjoy.

8 Strathfield Council is also reviewing Plans of Management for Strathfield Park and Mason Park. Do you have any comments about Strathfield Park or Mason Park?

Both parks are good assets for public use and should continue to be so.

Keep the cricket oval in Strathfield Park – it is good for school sports.

Strathfield park is ideal for large group activities and should be maintained in good condition at all times.

Thank you for your time!

Please return this form to Council by Friday 28 September 2007.
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Airey Park Community Meeting notes

12 September 2007
Strathfield Community Centre

ATTENDANCE:

Mr Rob Bourke	Manager Parks & Community Services, SMC
Ms Bernadette Murray	Parks Project Officer, SMC
Mr Andrew Wright	Recreation Planner, SMC
Ms Kate Abbott	Childrens Youth & Family Services Officer, SMC
Mrs Sandy Hoy	Principal, Parkland Environmental Planners
Mr Steven Hammond	Director POD Landscape Architecture
Mrs Marlene Doran	Resident
Mr Graham Doran	Resident
Mrs Lorraine James	Resident
Mr Phillip James	Resident
Mr Santin Santihran	Resident/ Tamal Senior Citizens Association (TSCA)
Mr Steve Fochesato	Resident/ St Patricks College P.E teacher
Mr Peter Cipolki	Resident/ Strathfield Raiders
Ms Cheryl Brown	Resident / Meals on Wheels Coordinator
Santan Patamanandavel	Resident

APOLOGIES: Mr David Backhouse, General Manager, SMC
Mr Daryl Chappelow, Strathfield Cricket Club

Minutes prepared by Bernadette Murray
Presentation performed by Sandy Hoy

AGENDA: Welcome and introductions
Agenda for tonight
Background to the Plan of Management
Recent changes to the park
Values of the park
Future planning
Discussion – issues, suggestions
Where to from here?
Thanks and close

Public comments

Cheryl Brown:

Community groups enjoy the outdoor areas around the community centre. The seniors enjoy the provided space areas with seating for gatherings.

Graham Doran:

Enjoys the park and the diverse areas of the park.

Would like to see more seating provided in the Eastern area, seating within the shade areas/ under trees.

Peter Cipolki:

- Existing good quality playing surface is appreciated.
- There is some existing seating, however it is poor quality. Shaded seating important especially for summer sports. Need for seating around the oval for spectators, potentially 2 rows deep, with seating under trees. Potentially both sides of amenities building.

- Need for BBQ facilities in the western end, tables. Would like to see a canteen / kiosk setup with a shade patio and shaded seating areas to provide for sports spectators, which would generate activity. Kiosk / canteen provision would be well used by different groups in the park.
- Also would like to see more storage areas extended to the existing building for the Raiders.
- Grass around edges of the oval tend to wear out, particularly in summer. Would like to have some paths constructed around the oval area, on the outer side/fenced area of the oval.
- Suggestion to expand Airey Park by acquiring more land and using section 94 funds.

Steven Fochestato:

- Likes the facilities and diversity of facilities and range available for all people.
- Suggestion of terraced seating into the sloped hill in the cricket oval area.
- Construct a touch football field in the open space grass area.
- Construction a multipurpose indoor facility with basketball courts.

Santin Santihiran:

- Is happy with the works council has performed so far.
- Informal cricket use in open grassed (northern) area of the park. Would be good to provide seating and water bubblers in the shaded revegetated area along the canal on the eastern side.

Rob Bourke: Discussion about potential provision of sports ovals in other areas of the LGA associated with redevelopment areas. Mentioned the acquisition of Arnotts land for more open space areas in Strathfield.

Values

- Prefer that no more significant buildings are planned for the park that would diminish the amount of green space. Open and informal areas are valued.
- Different / diverse areas of the park appreciated / valued.
- Appreciate the peaceful park quality, particularly near the oval. Described as 'Bowral'-like, with the white picket fence.
- Park is valued as a refuge, providing peace, quiet and shade.
- Would like to see the park remain its existing character – do not 'theme' (with banners etc).

General suggestions

- Lights would be beneficial along the cycle track, around the sports oval and through the park generally. There is a high park usage by walkers and joggers in summer. Often used for cooling down on hot evenings, gentle exercise, and family orientated activity.
- Lighting around the perimeter.
- Toilets are currently a long distance from the playground. Could there be toilets provided closer to the playground? Install toilet facilities in the northern end of the park where the playground is. Potentially self- cleaning toilets, though expensive initial cost. Example of proposed toilets at Dean Reserve.
- General discussion about the provision of toilets / opening hours by rangers and park staff. Toilets require high maintenance.

Suggestions for the disused bowling green

Disused bowling green presents an opportunity to use the space for new activities. Discussion regarding use of the area include:

- Should be left for open space
- Junior sportfields e.g. junior soccer through the need is not strong for this age group.
- Friendship garden area, native garden area
- Exercise area for older generations/ gentle exercise area.

- BBQ and shaded eating area.
- Play/ exercise equipment for teenagers, teenage hangout area, wall for murals and graffiti wall, exercise area. Some desire for this in the community, and can help reduce graffiti in other areas.
- Dog training / exercise area.
- Generally an exercise area for select group of people.

Specific needs for now & in 20 years

- Expected that a higher number and proportion of senior people in the community. With the aging population the need for seniors' resources and programs is increasing. This should be considered in the design and the amenity provision in the local parks.
- More lighting.
- More seating in passive areas with vista views.
- More access to areas, better paths, wheelchair access and access to a regular community bus for users at the community centre with a regular bus timetable.
- Extension of the existing community centre.
- Improved access over the canal would help link the park, particularly near the sports oval, and a bridge across the canal closer to the community centre end.
- Busy local traffic streets (such as Arthur Street) restricts free access through the neighbourhood and to the park.
- Arthur Street traffic conditions appear to be bad and accidents are regular due to high volume flow and high level use of the park on w/ends. Pedestrian access needs to be installed/ traffic lights/ speed bumps.
- The community centre need fenced off outdoor areas for the users of the centre e.g. for playgroup activity and seniors to relax.
- Protection between kindergarten and Bates Street should be investigated. A recent car accident damaged the boundary fence. Additional fences to replace the existing fence around the Sessional Childcare Centre. Bollards also along the parking areas. Second fencing/ barrier/ bollards along car park area.
- Covered picnic shelters are needed in the park generally, and in particular the northern area.
- Shade required to children's playground.