



# STRATHFIELD PARK PLAN OF MANAGEMENT



JUNE 2008



STRATHFIELD COUNCIL

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This plan was adopted at the meeting of Strathfield Council on May 6 2008 following minor amendments to the draft Plan of Management and following Council's resolution 84/08.

## **Executive Summary**

### **Introduction**

This Plan of Management has been prepared to guide Strathfield Council, as owner of one parcel of community land and Trust Manager of Crown land, in the future management of Strathfield Park.

This Plan of Management satisfies the requirements for content and process in preparing a Plan of Management under the *Crown Lands Act 1989* and *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 Strathfield 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 local and district significance.

### **Significance**

Strathfield Park is significant because it:

- ☐ is the oldest public park in the Strathfield municipality.
- ☐ has an area greater than 5 hectares in a high population growth area.
- ☐ offers visitors a unique and diverse number of recreational opportunities ranging from structured field and court sports to more private areas for family picnics and children's play.
- ☐ is the main sporting and recreational park in Strathfield. As such, the park is heavily used.
- ☐ is a popular and suitable venue for large civic events and community functions.
- ☐ contains several informal recreation settings combining picnic and barbecue facilities with children's play settings.
- ☐ includes an equal access playground on the Chalmers Street side of the park that provides recreational opportunities for children with disabilities.

**Current status**

Site Name	Strathfield Park	
Address	Chalmers Road / Homebush Road, Strathfield	
Adjacent landuses	Residential – detached dwellings	
Land parcels	<b>Crown land</b> Lots 1 and 2 DP 127825 Lot 1 DP 937941 Lots 1 and 2 DP 937942 Lot 1 DP 91037 <b>Community land</b> Lot 1 DP 907040	
Area (ha)	7.3 hectares	
Ownership	Crown (95%), Strathfield Council (5%)	
Manager	Strathfield Public Park (R500465) Reserve Trust; Strathfield Council	
Community land categorisation	Park, Sportsground	
Public purpose(s) of Crown land	Public Park	
Zoning	6(a) Open Space – Recreation Existing	
Catchment	District	
Physical characteristics	Mature trees, two children's play areas, 3 sporting fields, rotunda, picnic and barbecue areas, amenities building, basketball and netball courts, service compound.	
Flora and fauna	Brush Box, Plane Trees, <i>Eucalyptus</i> , Turpentine. Significant planting upgrade in the 1980s with predominantly indigenous tree, shrub and understorey plantings. No fauna surveys have been undertaken.	
Visual elements	Mature plantings in a pleasantly landscaped 'walls and rooms' layout.	
Access	Pedestrian, bicycle, vehicle, bus. Entry points off Homebush Road and Chalmers Road.	
Assets and condition	Sporting fields – good Portable grandstand - excellent Rotunda - good Amenities block / kiosk - good Service compound – poor Children's play equipment - good Basketball courts - good Netball courts – good-poor Sensory garden - poor	Lighting – good Paths – very good Picnic and barbecue areas – good Seating - good
Recent changes	Hutchison telecommunications tower with lighting to Fields 1 and 2 Upgrades to existing light fixtures on Fields 1 and 2 Garden plantings Accessible play equipment Improved drainage to Field 2 3-phase power for events Replacement of rotunda floor Shade sail over canteen apron	
Existing uses	Sport: soccer, cricket, volleyball, basketball, netball and school sports Picnics and barbecues Walking, jogging, cycling Court sports Tai chi, exercises Informal games Children's play Events and civic functions (Carols by Candlelight, Movies in the Park, Spring Fair, Australia Day celebrations, Youth Week)	
Leases/ licences/ bookings	Seasonal hire agreements with sporting groups, casual hire	
Maintenance	Rubbish removal, lawn maintenance, garden and tree maintenance, building maintenance, inspecting play equipment	
Income and expenditure	Income = \$ \$35,889.61(2006-07); Expenditure = Working Expenses \$35177.38 (2006-07); Cost recovery = 1.98% (2006-07) Additional project costs approximately \$50,00	
Easements	None	

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## **Basis for Management**

Strathfield Park comprises Crown reserves and community land owned by Strathfield Council, so the provisions of the *Crown Lands Act 1989* and *Local Government Act 1993* apply. 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 community land is categorised as Park, with categories also being applied to the Crown land for consistent management. The Public Purpose of the Crown land is Public 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.

Community values of the Park are related to:

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

The vision for the Park is:

***Strathfield Park will continue to be Strathfield's showpiece park. It will continue to offer a range of informal recreation and sporting opportunities catering for all ages in a pleasantly landscaped and relatively undeveloped setting. Strathfield Park is the park of choice for civic and community events and celebrations.***

The future roles of the park are:

### **“Everybody's Park”**

- ☐ Civic focus
- ☐ Built/landscape heritage
- ☐ Image of Strathfield
- ☐ Visual relief from surrounding development
- ☐ Sporting and informal recreation
- ☐ Stormwater detention.

## **Issues**

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

<b>Value</b>	<b>Issues</b>
Recreation opportunity	Funding, Maintenance, lighting, drainage, way-finding, overuse of sporting facilities, spectator amenity, security of tenure, basketball courts, netball courts, amenities building, change rooms, kiosk, toilets, quality and range of children's play equipment, safety of playgrounds, seating for carers, equal access play equipment, opportunities for unstructured play, rotunda – power and condition, dogs, picnic facilities, car parking, unauthorised vehicle access, signage, drainage, flooding, vertebrate pests, fencing.
Environmental Awareness	Shade, renewable energy and resources, water use
Pedestrian / cyclist linkages	Pedestrian paths, desire lines, equal access, road safety
Community involvement	Safety and security, lighting, interpretation, Adopt-a-Park program
Image and visual quality	Park layout, rubbish, vandalism
Management	Appointment of Reserve Trust, service compound, park equipment storage, service vehicle access

These issues are addressed in the Action Plan.

## **Actions**

Key future actions and changes to the Park include to:

- ☐ improve lighting and drainage of the sporting fields.
- ☐ move the basketball court closest to residences towards the centre of the park.
- ☐ install lighting and seating at netball courts.
- ☐ fence the Chalmers Road playground.
- ☐ complete Stages 2 and 3 of the equal access playground.
- ☐ prepare an Interpretive Trail Strategy and construct an internal pathway system.
- ☐ renovate the rotunda.
- ☐ prepare a landscape master plan.
- ☐ improve general lighting in the park and at park entrances.

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:

- ☐ demolish and replace the service compound building.
- ☐ resolve sporting equipment storage arrangements.

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Geoff Swinney	A/Manager Parks
Andrew Wright	Recreation Planner
Cathy Jones	Policy and Projects Officer

### Department of Lands

Ian Ferguson	Senior Environmental Officer – Land Management
Ed Bateman	Departmental Officer – Land Management

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 Strathfield Park include:

- ☐ new structures, such as the Hutchison telecommunications / sportsfield lighting tower, and equal access play equipment.
- ☐ demand for new uses, including outdoor movies and other events.
- ☐ improvements, such as garden plantings, improved drainage of the sportsfields, installation of three-phase power for events, replacement of the rotunda floor, and installing a shade sail over the kiosk apron.

Recent management and policy changes include:

- ☐ preparation of Council's policy documents that inform the planning and management of parks, such as the Strathfield Vision 2020 (2005), Strathfield Recreation, Cultural Facilities and Community Needs Study (2006), 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 to bring them up to date, and to plan for the future of the three parks. Separate Plans of Management are being prepared for each park.

Strathfield Council commissioned Parkland Environmental Planners and POD Landscape Architecture in July 2007 to prepare this Plan of Management for Strathfield Park.

It is not intended that this Plan of Management recommends any significant changes in permitted uses or management direction for Strathfield 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 Strathfield Park, which is approximately 7 hectares in area. Land within the Park is owned by the Crown (95%) and Strathfield Council (5%). Consequently, this Plan of Management has been prepared in accordance with the requirements of the *Crown Lands Act 1989* and the *Local Government Act 1993*.

Key features of Strathfield Park include:

- ☐ a rotunda for civic and community events.
- ☐ three sporting fields and an amenities building.
- ☐ sealed basketball / netball courts and grassed netball / volleyball courts.
- ☐ children's playgrounds in three locations.
- ☐ a sensory garden.
- ☐ mature plantings in a pleasantly landscaped "walls and rooms" layout.
- ☐ informal turfed areas for picnics, passive recreation and unstructured play.

### 1.4 Objectives of this Plan of Management

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

- ☐ establish a sound and balanced approach to the management of Strathfield 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 Crown land and 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 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.

## 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 1.1**.

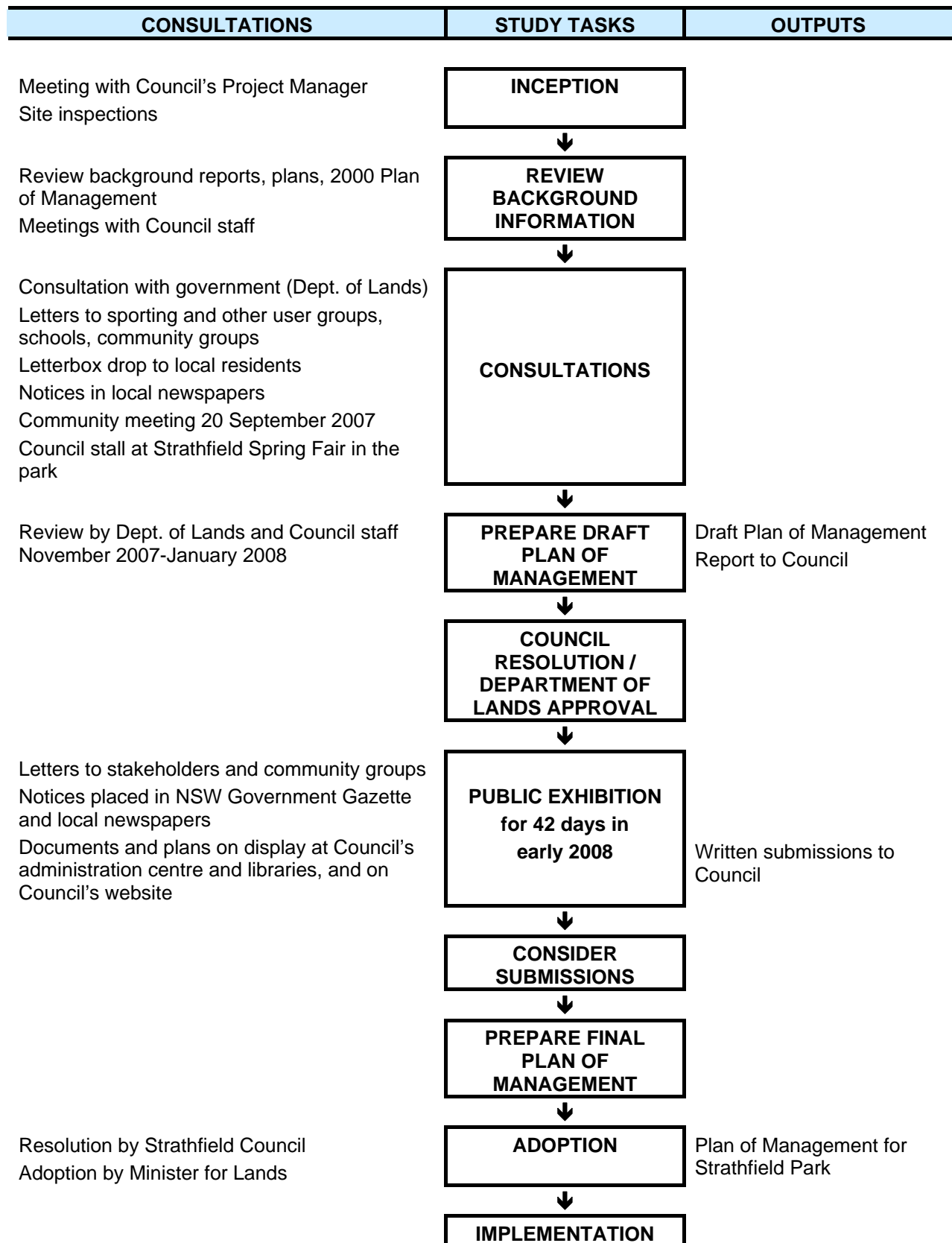
### 1.5.1 Crown Lands Act

The process required by the Department of Lands under Sections 112 to 115 of the *Crown Lands Act 1989* and the *Crown Lands Regulation 2006* for preparing a Plan of Management applying to Crown land is to:

- ☐ prepare a draft Plan of Management (Section 112 of the Act). The Minister may cause or direct a draft Plan of Management to be prepared; or a Reserve Trust may, with the Minister's consent, prepare a draft Plan of Management for the reserve.
- ☐ refer the draft Plan of Management to the Department of Lands for comment before the public exhibition (Section 112 of the Act).
- ☐ place a public notice in the NSW Government Gazette and in local newspapers advising the public of the public exhibition (Section 113 of the Act, Clause 35 of the Regulation)
- ☐ exhibit the draft Plan of Management to the public for not less than 28 days to allow for submissions to be made to Council.
- ☐ refer public submissions and any comments submitted by other government agencies regarding the draft Plan of Management to the Minister for Lands and Council as Trust Manager for review.
- ☐ make any alterations to the Plan of Management as required by the Minister as a result of public submissions under Section 114 of the *Crown Lands Act 1989*.
- ☐ Council to adopt the Plan of Management.
- ☐ submit the Plan to the Minister with a recommendation for adoption under Section 114 of the *Crown Lands Act 1989*. However, this Plan of Management will not be adopted by the Minister.
- ☐ "carry out and give effect to" the Plan of Management pursuant to Section 114 of the *Crown Lands Act 1989*. The Reserve Trust may not allow any operations (activities, uses and developments) that are not in accordance with the Plan of Management.

### 1.5.2 Local Government Act

The *Local Government Act 1993* requires that draft Plans of Management are placed on public exhibition for a minimum of 28 days, with a further 14 days allowed for written comments.

**Figure 1.1 Process of preparing this Plan of Management**

### 1.5.3 Community consultation

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 Strathfield Park in September 2007. Feedback received during the consultation phase assisted in developing the action plan.

The Draft Plan of Management for Strathfield 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 two submissions regarding Strathfield Park during the public exhibition. These submissions were considered, and appropriate changes were made to the Plan of Management. As these amendments were considered minor and not substantial, Council was not required to re-exhibit the amended draft Plan of Management.

## 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 Strathfield Park	History, facilities, uses, physical description, maintenance
3 Planning context	State government planning legislation, local planning context
4 Values, roles and objectives for Strathfield Park	Community and user values, vision, roles, management objectives
5 Action Plan	Concept plan, desired outcomes, actions required to implement management strategies
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
Description of the scale and intensity of any such permitted use or development.	Section 6

**Table 1.2 Contents of a Plan of Management for community land (cont.)**

Requirement of the Local Government Act	How this plan satisfies the Act
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

The objectives of the Crown Lands Act in Section 10 and the principles of Crown land management in Section 11 of the Act ensure that Crown land is managed for the benefit of the people of NSW. This Plan of Management has been prepared according to the requirements of Part 5 Division 6 – Plans of Management of the *Crown Lands Act 1989*. A Plan of Management will satisfy the *Crown Lands Act 1989* if the points in **Table 1.3** are addressed.

**Table 1.3 Contents of a Plan of Management consistent with the Crown Lands Act**

A Plan of Management satisfies the Crown Lands Act if:	How this plan satisfies the Act
The objects of the Act (Section 10) are included.	Section 3
The Plan of Management and its outcomes incorporate and satisfy the principles of Crown land management (Section 11).	Section 3
Any proposed uses, developments and management practices recommended in the Plan of Management must be ancillary to or supportive of the public purpose for the reserved or dedicated land, and with any policies of the Department of Lands applying to Crown reserves (Section 87).	Section 6
The role and functions of the Reserve Trust (Sections 92-95).	Section 3
Provisions of the Act for sale, lease, or mortgage of Crown land, or granting an easement or a licence (Section 102).	Section 6
Uses for which temporary licences may be granted (Section 108).	Section 6
Requirements for referral of draft plans (Section 113) are met.	Section 1
The Plan of Management is prepared by the Reserve Trust under Section 112 of the Act.	The Plan of Management has been prepared by Strathfield Council as Trust Manager of Strathfield Park under Section 48 of the Crown Lands Act.
The Plan of Management must address any matters required by the Minister responsible for Crown lands (Section 112).	No such requirements have been received by the Minister.
If the Reserve Trust proposes that a reserve is to be used for an additional purpose (Section 112), the draft plan must specify or deal with: <ul style="list-style-type: none"> <li><input type="checkbox"/> the condition of the reserve, and any buildings or other improvements on the reserve.</li> <li><input type="checkbox"/> existing use of the reserve, and of any buildings or other improvements on the reserve.</li> <li><input type="checkbox"/> the nature and scale of the proposed additional purpose.</li> <li><input type="checkbox"/> the nature, scale and term of any lease, licence or other arrangement that is intended to be granted or entered into in relation to the additional purpose.</li> <li><input type="checkbox"/> any submissions made in relation to the draft plan resulting from the consultation process and public exhibition requirements (Section 113).</li> </ul>	No additional purposes are proposed.
The requirements of reports by Reserve Trusts are outlined (Section 122, and Clause 32 of the <i>Crown Lands Regulation 2006</i> ).	Section 6



## 2 DESCRIPTION OF STRATHFIELD PARK

### 2.1 Location and context

Figure 2.1 shows the location of Strathfield Park.

Figure 2.1 Location and context of Strathfield Park



Strathfield Park is located in the centre of the suburb of Strathfield. It is adjoined on the northern and southern sides by detached residential dwellings, and by Homebush Road to the east and Chalmers Road to the west.

There is very little open space to the north and east of Strathfield Park. The Cooks River parks are to the south, and Freshwater Park and revegetated areas in Strathfield Golf Course are to the west. Wallis Reserve is the closest park to Strathfield Park, located to the west across Chalmers Road.

## 2.2 Significance of Strathfield Park

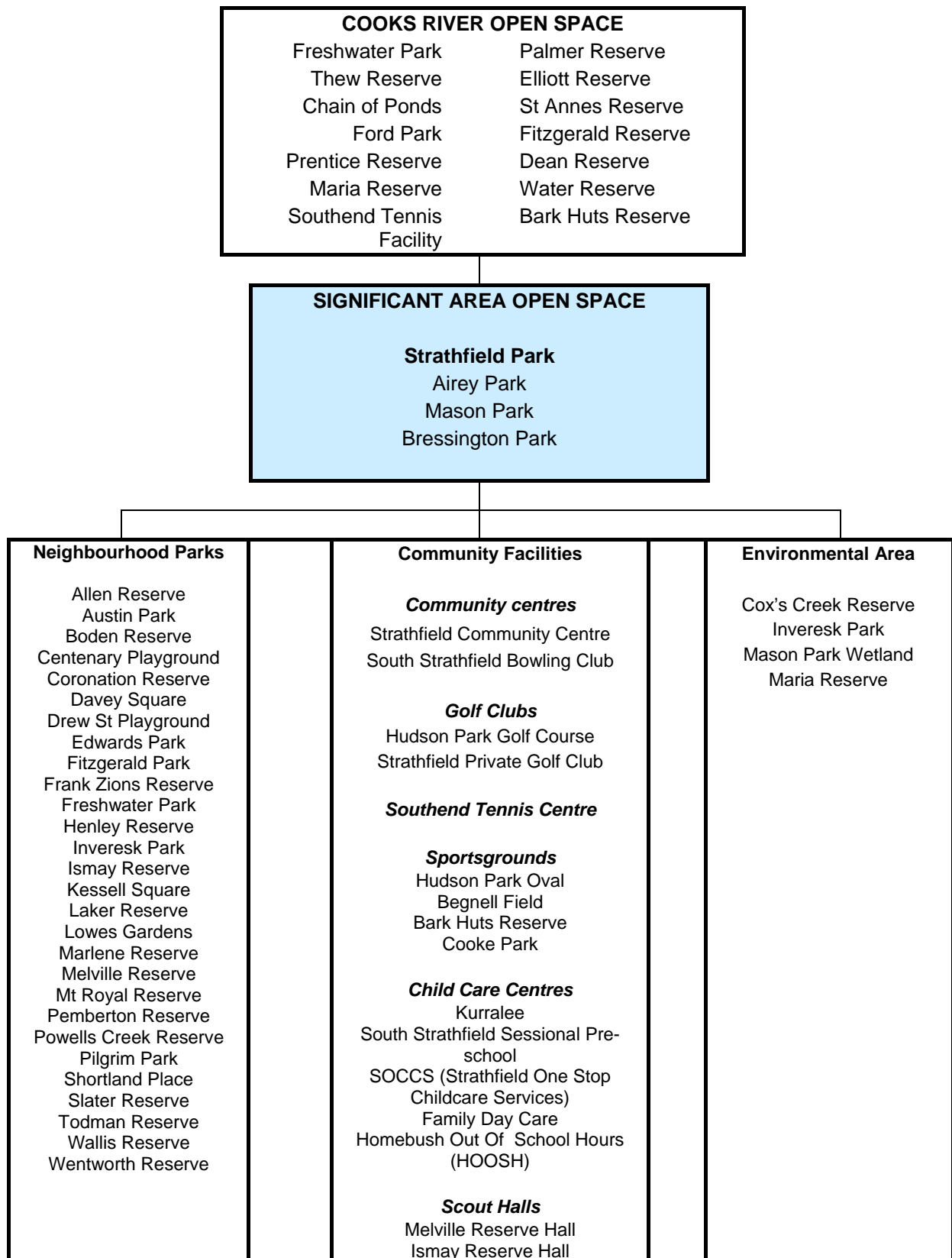
Strathfield Park is one of four significant parks in the Strathfield local government area, together with Airey, Mason and Bressington Parks. **Figure 2.2** shows the hierarchy of parks in the local government area.

Strathfield Park is significant because it:

- ☐ is the oldest public park in the Strathfield municipality.
- ☐ is an area greater than 5 hectares in a fast-growing area.
- ☐ offers visitors a unique and diverse number of recreational opportunities ranging from structured field and court sports to more private areas for family picnics and children's play.
- ☐ is the main sporting and recreational park in Strathfield. As such, the park is heavily used.
- ☐ is a popular and suitable venue for large civic events and community functions.
- ☐ contains several informal recreation settings combining picnic and barbecue facilities with children's play settings.
- ☐ includes an equal access playground on the Chalmers Street side of the park that provides recreational opportunities for children with disabilities.



**Figure 2.2 Hierarchy of open space in Strathfield**



## 2.3 Land ownership and management

### 2.3.1 Introduction

The ownership and management of the seven parcels of land that comprise Strathfield Park are shown in **Figure 2.3** and detailed in **Table 2.1**. Parcels of land within the Park are owned by Strathfield Council (community land) and the Crown. Strathfield Park has a total area of 7.3 hectares.

**Figure 2.3 Ownership of land in Strathfield Park**





**Table 2.1 Ownership and management of Strathfield Park**

	Lot 1 DP 937941	Lot 1 DP 127825	Lot 2 DP 127825	Lot 1 DP 937942	Lot 2 DP 937942	Lot 1 DP 91037	Lot 1 DP 907040
<b>Features</b>	Mature Trees Playground	Sports oval Rotunda Picnic area BBQ facilities Playground Amenities building	2 sports ovals Basketball courts Netball courts	Mature Trees Playground	Netball courts Mature trees	Pedestrian path	Mature trees Drainage line
<b>Owner</b>	Crown						Strathfield Council
<b>Manager</b>	Strathfield Public Park (R500465) Reserve Trust						Strathfield Council
<b>Zoning</b>	6(a) Open Space – Recreation Existing						
<b>Area (ha)</b>	0.1903	2.936	3.476	0.1385	0.1385	0.1275	0.54
<b>Public Purpose</b>	Public Park						Not applicable
<b>Leases</b>	No						
<b>Easement</b>	No						

### 2.3.2 Crown land

Strathfield Park is in the Parish of Concord, County of Cumberland. The park was gazetted as a public park in 1914.

The majority (95%) of Strathfield Park is owned by the Crown. There are 6 parcels of Crown land in Strathfield Park as shown in **Table 2.1**.

The Strathfield Public Park (R500465) Reserve Trust has been named but not yet appointed as trustee of the Crown Reserves in Strathfield Park pursuant to the provisions of the *Crown Lands Act 1989*. Strathfield Council manages the affairs of the Trust consistent with Section 95 of that Act.

Native title has been extinguished over the Park.

### 2.3.3 Community land

About 5% of Strathfield Park is land owned in fee simple by Strathfield Council, which is 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.

### 2.3.4 Leases and licences in Strathfield Park

The three sporting fields in Strathfield Park, associated facilities and the kiosk are used by a range of sporting clubs subject to seasonal hire agreements. These facilities are available for use by the community at other times. Sporting clubs currently using Strathfield Park include Strathfield Soccer Club, Sydney Churches Cricket Union, Jacaranda Netball Club, Strathfield Cricket Club. A number of local schools use the park's sporting and recreational facilities.

## 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 have any burial sites been 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*

Strathfield Park was the first public park in the Strathfield municipality.

The history of Strathfield Park is documented in various books and reports (refer to the reference list). A summary of historical events is in **Table 2.2**.

**Table 2.2 Events in the non-indigenous history of Strathfield Park**

Year	Event
1867	The Redmire Estate was subdivided in 1867. Lots 7 and 8 were purchased by Sarah Waller, which is the site of Strathfield Park. Waller's land appears to have remained undeveloped for many years, both before and after her death in 1888.
1890 -1906	Waller's land was used as private golf course from c. mid-1890s to c.1906, likely under agreement to the Strathfield Golf Club. The Club existed between 1897 and 1905 and attracted a healthy membership, numbering around 80 by 1900 of prominent and well to do local residents. In 1905 the Club was dissolved and transferred to Concord Golf Club.
1899	Strathfield Council meeting in 1899 noted that there were no public parks or recreation grounds in Strathfield Municipality. Council resolved to acquire a public recreation area.
1906-1914	Council approaches NSW Government for grant of money as assistance in purchasing land as costs of acquisition were unaffordable due to high land prices. NSW Government agrees to grant £1150 provided Council fund any surplus. NSW Government agrees to fund a loan program for Council at 4% interest. Council considers sites near Strathfield Station and in Abbotsford Road Homebush. NSW Government advises conditions of agreement: that site selection requires a referendum of local residents be held for selection of site and the dedication of the land as a public recreation ground. Council considers site on Homebush Road (Waller land) would be suitable as a public park, though three small lots had been privately sold. In 1911, NSW Government purchased the three lots from Estate of J B Jones and J Starkey and commenced negotiations with Trustees of the Waller Estate. Negotiations proceeded slowly due to objections from beneficiaries of the Estate regarding land valuation. By 1914, land acquisition was completed.
1914	Strathfield Park dedicated as a public recreation on 11 February 1914 and the park was named 'Strathfield Park'. Strathfield was adopted as the name of the Municipality in 1885, taken from John Hardy's home 'Strathfield'.

**Table 2.2 Events in the non-indigenous history of Strathfield Park (cont.)**

Year	Event
1914-1918	After the land was dedicated, Council minutes indicate that the park remained undeveloped for some time. Activities such as shooting and cattle grazing were permitted in the park. In 1918, cricket pitches were constructed.
1939-1945	During World II, many sites including parks and residential homes in Strathfield were requisitioned by the Australian Armed Forces. Records note that Strathfield Park was hired as a military training area and the dressing sheds at Strathfield Park were used from storage areas for clothes and equipment.
1960s	In the 1961 Planning Survey of Strathfield Council, Strathfield Park was assessed as providing 3 concrete wickets, 3 hockey fields, 8 basketball fields, 2 softball courts, a playground, and dressing sheds and toilets.
1970s	By the 1970s, Strathfield Park's facilities included 3 cricket pitches (concrete), children's playground (metal equipment), soccer field, separate men's and ladies toilets and change rooms and kiosk. Though Strathfield Park was a popular site for sports such as cricket, the Park required significant upgrading. Plans to redevelop Strathfield Park commenced in the 1970s.
1973-1981	In 1973, Council decided to sell the rear portion of Matthews Park in Greenacre in order to finance parks improvements. In 1981 Council report approved the dedication of \$250,000 to the redevelopment of Strathfield Park.  In 1979, Strathfield Council commissioned a new landscape plan from Harry Howard & Associates for Strathfield Park. The new Plan for Strathfield Park changed levels and created new sections in the park.
1980s	In 1985, the celebrations for the centenary of Strathfield Council were held in Strathfield Park. During the Australian Bicentennial Celebrations in 1988, the Park's Rotunda was erected.
1980s - present	Strathfield Park becomes Strathfield's Premier Park with multiple sporting activities and location of most local civic and ceremonial events eg Australia Day celebrations, Citizenship ceremonies, annual Spring Fair and regular activities like Movies in the Park.

## 2.5 Physical characteristics

### 2.5.1 Climate

Strathfield 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, Strathfield Park would experience:

- ☐ mean daily maximum summer temperature of 27°C.
- ☐ mean daily minimum temperature in winter of 7-8°C.
- ☐ 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.

## **2.5.2 Landform, soils and drainage**

### ***Landform and topography***

The area surrounding Strathfield Park has a gently undulating landform. The landform in the park has been altered due to previous uses of golf course and army camp (Jones, 2004).

The park generally slopes from Homebush Road down to Chalmers Road in a series of large terraces and embankments established for the playing fields and netball/ basketball courts. The north-east area of the park is gently sloping with no terraces. The high point of the park is the south-east corner at Homebush Road, and the low point is the north-west corner at Chalmers Street, with approximately 11 metres level change between.

### ***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 reactive 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. Strathfield Park is located within the Upper Cooks River Catchment (CMA web map). The park has a history of flooding and poor drainage. The lower sports field (No.2) has recent drainage improvements, while the remaining two sports fields currently have poor drainage.





## 2.5.3 Flora and fauna

### Flora

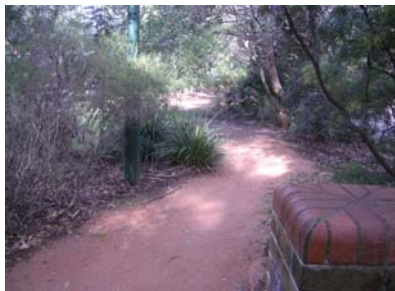
The original vegetation in the area would have been Sydney Turpentine-Ironbark Forest. This vegetation community is naturally found in the inner–mid western areas of Sydney, and is associated with Wianamatta Shale soils of the area. This vegetation community is listed as an Endangered Ecological Community 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 and remnants evident in the park include the natives Brush Box, Eucalypts and Turpentines. The park also includes a number of palms and figs as part of the park's early 19<sup>th</sup> century planting scheme. These range from non-native Canary Island Date Palms, Washingtonias and native Livistonias.

The park underwent a significant planting upgrade in the 1980s. The plantings were mainly native species. These large areas of planting have established the series of 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.

A sensory garden had been developed during the 1980s in the north-west area of the park, associated with the playground. This remainder of this planting includes small native plants of diverse colours and scents.



### Fauna

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

## 2.6 Visual assessment

Strathfield Park is a picturesque green park, characterised by groupings of large native trees and open grassed areas of different sizes. The planting provides a soft framework for the sports, play, picnic areas and other park uses.

Views into the park are restricted by the amount of dense vegetation along the street edges of the park, and by landform in the south-west area of the park. Views into the park tend to be glimpsed through trees and vistas between planting areas. The framework planting means that the park cannot be seen as whole at any one point, which enhances the sense of discovery and interest walking through 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, and bus.

Entry points to the Park for pedestrians and cyclists are via Homebush Road and Chalmers Road. The park street frontages are along two sides of the park only, which limit the through movement of the park.

The park is not on a designated bike route, but it is in close proximity to the Cooks River cycle trail, connecting through West Street and Wallis Reserve.

Access for emergency and maintenance vehicles is through a gate at the southern end of the park off Chalmers Street.

Bus route 480 directly services the Park along Homebush Road. Buses on this route operate between the Park and Strathfield and Central railway stations. Other bus routes, such as routes 483 and 407, operate to within 500 metres of the Park.

Figure 2.4 Access and circulation





## 2.7.2 Circulation within the Park

A pedestrian / cycle path bisects the park, connecting Homebush Road and Chalmers Road. The main path links the Homebush Road play areas, main event space, amenities building, the Chalmers Road play area, and the Chalmers Road parking area. A circuit pedestrian / cycle path throughout the park is planned.

No vehicle parking is available in the park. Off-street parking is available in marked spaces off Chalmers Street. On-street parking is available on Homebush Road and Chalmers Street.

An informal gravel driveway along the southern edge of the park connects the service vehicle entry to the storage building area. The driveway is in poor condition, with erosion evident.



The Park is not entirely accessible for people with disabilities. Amenities for people with disabilities, and easy access paths from carparks to some picnic facilities are available. This level of access can be improved, because it is relatively difficult for people with disabilities to access the informal areas in the Park. Play equipment for children with disabilities is provided in the Chalmers Road playground.

## 2.8 Built facilities and park furniture

Strathfield Park is a multi-purpose reserve incorporating facilities and features for active and informal recreation. Around 60% of the park is used for structured recreation/sportsgrounds. There is limited scope for provision of additional active recreation facilities. The remaining 40% of the park is parkland, and is used for unstructured recreation.

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

Improvements and changes to structures in Strathfield Park since the previous Plan of Management was prepared include:

- ☐ Hutchison telecommunications tower with lighting to two sportsgrounds.
- ☐ garden plantings.
- ☐ accessible play equipment.
- ☐ improved drainage to Field 2.
- ☐ three-phase power for events.
- ☐ replacement of rotunda floor.
- ☐ shade sail over the kiosk apron.

**Figure 2.5 Key built structures in Strathfield 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 2.3** outlines the condition and use of the land, buildings and other improvements within Strathfield Park.




**Table 2.3 Condition and use of land, buildings and improvements in Strathfield Park**

Location	Major Facilities	Associated Facilities	Condition	Use
Sporting fields	3 sporting fields	2 synthetic cricket wickets / ovals	Good	Cricket
		3 soccer fields	Good	Soccer
		Lighting to the 3 sports fields	Good	Lighting for sports training
		Hutchison Optus telecom / lighting tower and associated buildings	Excellent	Mobile telephone broadcasting, lighting
		Portable grandstand	Excellent	Spectator seating
	2 all-weather basketball/ netball courts	-	Good	Netball, basketball
	3 grassed netball courts / 2 volleyball courts	-	2 courts – good 1 court – poor	Netball
	Amenities building	Public toilets and change rooms	Good	Changing for sport, rest rooms
		Kiosk	Good	Sale of food and beverages
Informal recreation areas	Children's playgrounds – Homebush Road (2)	-	Good	Children's play
	Childrens playground – Chalmers Road including accessible equipment	-	Good	Children's play
	Barbecues	-	Good	Barbecues
	Picnic tables and shelters	-	Good	Picnics
	Rotunda	-	Good Refer to Table 2.4	Ceremonies
	Seating	-	Good	Sitting
	Sensory garden	-	Poor	Garden appreciation
Storage shed	-	-	Poor (see Table 2.4)	Storage
Pedestrian paths	-	-	Very good	Walking, cycling

The condition of the key built structures in Strathfield Park – amenities building, rotunda, and the storage shed - are outlined in **Table 2.4**.



**Table 2.4 Condition of key built structures in Strathfield Park**

	Amenity block	Bicentennial Rotunda	Storage Shed (former amenity block)
			
Asset rating	1	2	5
Condition	Excellent	Good	Poor, with some parts of the building unusable.
Age	12 years	20 years	40-60 years
Materials	Tiled roof Timber rafters and eaves Brick walling Concrete floor and footings Paving to link the kiosk to the main concrete pedestrian path	Galvanised steel frame Clad with copper roof Timber slatted ceiling Concrete and terracotta tiled floor	Tiled timber roof Brick walling Concrete floor
Facilities	Male and female toilets Storage area Kiosk	-	-

Source: Strathfield Council asset ratings.

Specific information about the playgrounds in Strathfield Park is in **Table 2.5**.



Chalmers Road playground



Homebush Road playground

**Table 2.5 Description of playgrounds in Strathfield Park**

	<b>Chalmers Road</b>	<b>Homebush Road</b>
Setting	Attractive, well vegetated. Range of attractive spaces and views to other facilities in the park.	Attractive treed setting and interspersed with lawns. The two areas cannot be easily seen from each other which makes supervision of more than one child more difficult. The play area closest to the sports oval is useful for child supervision during sports events.
Access for people with disabilities	The picnic shelter is accessible to people in wheelchairs, but needs to be upgraded or replaced. The playground is also accessible to users in wheelchairs, but limited specific activities are provided for. One swing is available for children with disabilities.	No
Play equipment	The play area is specific for children with disabilities and handicaps. Therefore it may be limited for children of all ages and abilities. The play area design does not utilise the attractive landscape.	Two separate areas of play equipment (Megatoy and Kompan/Pal equipment). Equipment is fairly standard with a moderate choice of physical activities for children, but with some confusion as to target age groups. No imaginative or creative play. Probably inadequate swings for a district park. Kompan equipment provides well for toddlers/juniors. Kompan toddler seat is very heavy and needs to be replaced by a lighter product. Swing surface is very worn. Pal equipment has a dangerous stair – the lower step is too high above the ground. Megatoy area has no shade Appears to be aimed at junior children up to 7 years but is not very complex for older children in this range. It is not challenging enough for children over 7 years with the possible exception of the upper body equipment.
Fencing	Partial fence to Chalmers Road	Partial fence to Homebush Road
Seating	Seats nearby	Seats close to one area of play equipment only.

Source: Strathfield Playgrounds Management Strategy 2002

Utility connections (electricity, telephone, sewage, drainage) are available in the Park.



## 2.9 Use of the Park

### 2.9.1 Introduction

Strathfield Park is a multi-purpose reserve incorporating facilities and features for active and informal recreation. Users of Strathfield Park participate in a variety of informal and organised sporting, recreation and social activities.

Levels of usage in Strathfield Park are high. The park is a focal point for the community and serves as a meeting area for many group activities. Many large special events, such as Carols by Candlelight, Australia Day celebrations and the Spring Fair, are held in the park and attract local residents and users from local government areas around Strathfield. This regional use is continued with weekend sporting activities and social gatherings, which also attract users from distant local government areas. In addition, the park is heavily used by local residents, many of whom visit the park two or three times a week for periods of up to 60 minutes (Manidis Roberts Consultants, 1996). Local schools are also regular users of the park, and participate in a range of recreational, athletic and educational pursuits.



### 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 playgrounds in the Park and on grassed areas.
- ☐ cross-country and athletics training.
- ☐ walking for pleasure and exercise, walking the dog, cycling and jogging.
- ☐ tai chi and exercises.

### 2.9.3 Organised use

Organised sporting uses in Strathfield Park for which seasonal bookings are made are cricket and soccer. Sporting groups and local schools participate in organised sport. The fields are available for casual sporting games outside booked times.

Various settings in Strathfield Park are used for a range of activities for which bookings are required. These activities include:

- ☐ civic functions and community events, such as Australia Day celebrations, Youth Week, Movies in the Park as part of Summer Events in the Park, Carols in the Park, and the Strathfield Spring Fair in September.
- ☐ basketball competitions.

The soccer club run a kiosk from the amenities building in winter. There is potential to expand the use of the kiosk to operate year-round as a café with outdoor seating areas.

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 Characteristics of park users**

A recent survey of park visitors has not been undertaken.

### **2.9.5 Prohibited uses**

Prohibited activities in the Park include off-leash dog exercise and model aeroplane flying, however people do these activities in the park.

## **2.10 Maintenance**

Strathfield Park is maintained primarily by Council work crews. However, tasks such as cleaning of amenities will be put out for tender.

Maintenance tasks undertaken in Strathfield Park include:

- ☐ removing rubbish.
- ☐ lawn maintenance (mowing, edging, line trimming, herbicide application).
- ☐ garden and tree maintenance (weeding, dead plant removal, pruning, herbicide application).
- ☐ cricket 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

### 2.11.1 Cost recovery

Income from use of Strathfield Park is derived from hire fees for use of the sporting fields, the rotunda and other areas in the park. Income from these sources in the 2006-07 financial year was \$35,889.

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 Strathfield Park in 2006-07 were \$35,177, and approximately an additional \$50,000 for park projects and upgrades.

Based on the income and costs associated with the Park above, there was no cost recovery of maintenance and expenditure in Strathfield Park in 2006-07.

### 2.11.2 Guidelines for expenditure

Under Section 106 of the *Crown Lands Act 1989*, income generated from a Crown reserve must be spent on improving that reserve or for the general purposes of the reserve trust, or unless the Minister makes a specific direction. Such income must not be placed in general revenue of the trust manager, in this case Strathfield Council.



## 3 PLANNING CONTEXT

### 3.1 Introduction

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

### 3.2 Legislation applying to Strathfield Park

#### 3.2.1 Crown Lands Act 1989

##### *Introduction*

As Strathfield Park incorporates Crown reserves, the *Crown Lands Act 1989* applies to their management.

The *Crown Lands Act 1989* governs the planning, management and use of Crown land, including reservation or dedication for a range of public purposes, and leasing and licensing. The Department of Lands, together with Reserve Trusts appointed by the Minister, are responsible for management of the Crown reserve system throughout New South Wales to ensure that Crown land is managed for the benefit of the people of New South Wales, and having regard for the principles of Crown land management.

A Reserve Trust is a corporation established and appointed to manage a Crown reserve. Trusts are nominated by the Minister for Lands (Section 92 of the *Crown Lands Act 1989*). The Strathfield Public Park (R500465) Reserve Trust has been named but not yet appointed as trustee of the Crown reserves. Once that is done, the Reserve Trust will be responsible, under the oversight of the Minister, for the care, control and management of those reserves. Strathfield Council manages the affairs of the Reserve Trust under Sections 92-95 of the *Crown Lands Act 1989*.

A Trust Board has functions conferred on it under the *Crown Lands Act 1989*. The Trust has care, control and management of the reserve in its everyday operation. The Minister cannot direct the Trust as to how it manages the reserve, unless the Trust exceeds its powers. The Minister can only suggest or make representations to the Trust regarding management.

##### *Use and management of Crown land*

The use and management of Crown land is determined or influenced by:

- ☐ **the objectives of the Crown Lands Act** (Section 10), particularly that Crown lands are managed for the benefit of the people of NSW.
- ☐ the principles of Crown land management (Section 11 of the Act).
- ☐ **the public purpose(s) of the land** (Sections 80 and 87). Crown land is reserved or dedicated for a public purpose(s), which means the reserve must provide a public benefit. Uses, activities, developments and agreements in a Crown reserve are defined by the public purpose(s) of the reserve. All uses of Crown reserves must be acceptable according to their public purpose(s). An additional purpose may be proposed in a draft Plan of Management under Section 112 of the Act.

- ☐ **Department of Lands' policies**, such as the Food and Beverage Outlets on Crown Reserves Policy Position 2004.
- ☐ **native title legislation**. However, native title has been lawfully extinguished over the Crown reserves in Strathfield Park.
- ☐ **rental from leases or licences**. A percentage of the rental received from new leases and/or licences of Crown land (rental over \$2,000) is placed in the Public Reserve Management Fund. This fund is a State government initiative that raises funds to assist Reserve Trusts in NSW.
- ☐ **case law judgements**, which influence the policy and practice of the Department of Lands and Trust managers.
- ☐ **any conditions and provisions within the zoning** in the Council's Planning Scheme Ordinance. However, the applicable Public Purposes defined by State government legislation overrides the local zoning.
- ☐ an adopted Plan of Management, a contractual agreement (lease or licence), or a combination of both to more specifically define the permitted uses.

The objectives of the Department of Lands regarding land management directly relate to the principles of Crown land management listed in Section 11 of the *Crown Lands Act 1989*. These principles, and how this Plan is consistent with those principles, are outlined below.

**Table 3.1 Principles of Crown land management**

Principle of Crown land management	How this Plan is consistent with the principles
Observe environmental protection principles in relation to the management and administration of Crown land.	This Plan supports protection of natural resources in the Park, including mature trees and wildlife habitat.
Conserve the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) wherever possible.	As above
Encourage public use and enjoyment of appropriate Crown land.	Recommendations in the Plan encourage public use and enjoyment of the Park for a wide range of recreational, social and cultural activities, while recognising there may be conflicts between activities.
Encourage multiple use of Crown land, where appropriate.	Recommendations in the Plan would continue multiple uses of the Park.
Use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate	The Plan contains proposed actions which would help sustain the land and resources, such as managing the type and extent of activities and developments within the Park, and ecologically sustainable development (ESD) principles and practices.
Occupy, use, sell, lease, license, or otherwise deal with Crown land in the best interests of the State, consistent with the above principles.	This Plan contains prescriptions that would ensure that land owners, managers, lessees and licensees deal with the reserve in the best interests of the State.

### 3.2.2 Local Government Act 1993

#### *Requirements of a Plan of Management*

5% of Strathfield 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**

Land owned by the Crown in Strathfield Park is not required to be categorised under the Local Government Act, because it is Crown land which is not owned by Strathfield Council. Because Council manages Crown land, and to maintain consistency of management across the entire Park, the extent of the categories of community land within the Park are shown in **Figure 3.1**. The Public Purpose of the Crown land ultimately determines acceptable uses of the land. The categories applying to the Crown land in Strathfield Park (Park and Sportsground) are consistent with the public purpose of Public Park.

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

- ☐ 60% Sportsground (playing fields and sports courts).
- ☐ 40% Park (rotunda, picnic facilities and open areas).

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

The basis for categorising land within Strathfield 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.



Figure 3.1      Categorisation of community land in Strathfield Park



Definitions and core objectives for each category applying to Strathfield Park are in **Table 3.2**.



**Table 3.2 Definitions of and core objectives for categories of community land**

Category	Definition	Core objectives
Sports-ground	As 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.
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.

### 3.2.3 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 in the Strathfield Planning Scheme Ordinance.

### 3.2.4 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.

### 3.2.5 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.

### 3.2.6 Other relevant legislation

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

**Table 3.3 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 Conservation Local government
Waste disposal	<i>Waste Avoidance and Resource Recovery Act 2001</i>	Department of Environment and Conservation Local government

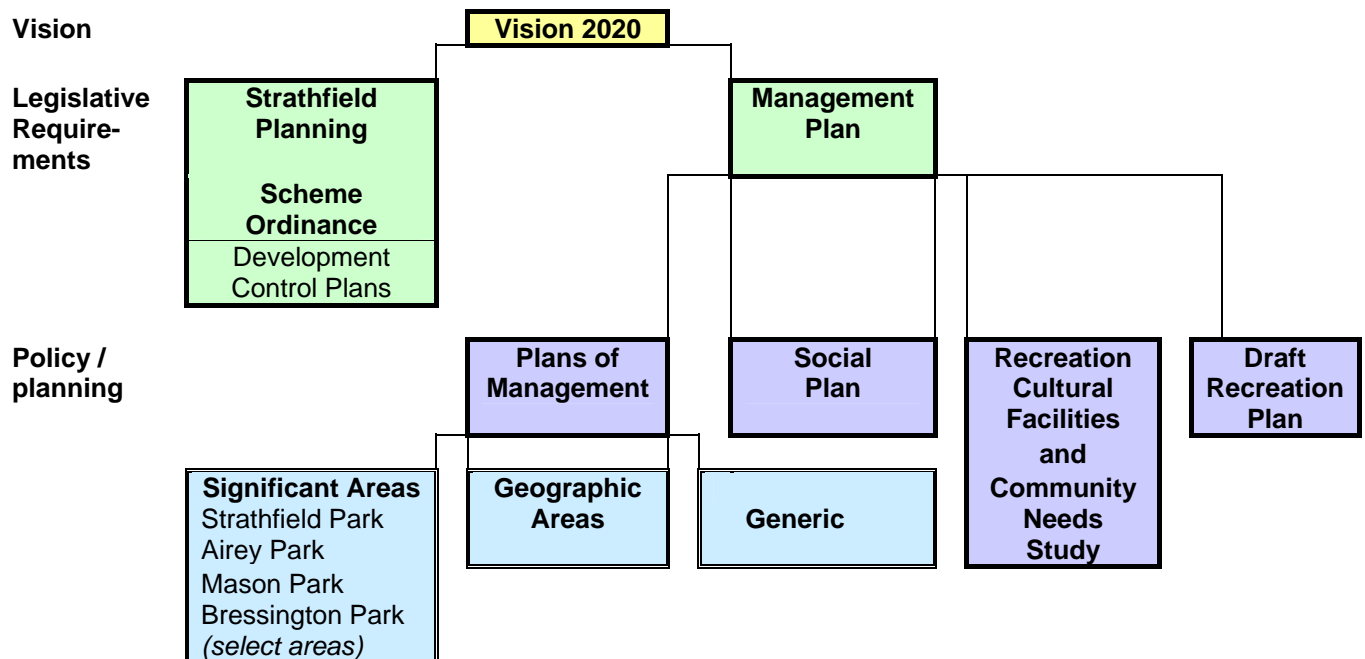
## 3.3 Local planning context

### 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 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 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 3.4 Principal activity areas and programs**

Program Areas	Desired outcomes	Strategies	Indicators
<b>Sustainable environment</b>			
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.

**Table 3.4 Principal activity areas and programs (cont.)**

Program Areas	Desired outcomes	Strategies	Indicators
<b>Community building</b>			
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. Satisfaction with community facilities in Strathfield.

### 3.3.4 Local planning instruments

#### *Strathfield Planning Scheme Ordinance*

Uses of and development of facilities within Strathfield Park are governed by the Strathfield Planning Scheme Ordinance, under which Strathfield 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. Strathfield 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.

Notwithstanding the permissible developments and uses listed above, the public purposes of the Crown reserves override the local zoning to determine acceptable developments and uses on the reserve. The zoning should be consistent with the public purpose of Public Park applying to the Crown land in Strathfield Park.

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 Strathfield Park.

### **3.3.7 Community Facilities Plan of Management**

The Community Facilities Plan of Management (2005) sets out principles and strategies for use and management of community facilities in the Strathfield municipality, including community centres, sportsgrounds, bowling clubs, child care centres, Scout and Guide halls, and carparks.

### 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 and Crown 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.





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## 4 VALUES, ROLES AND OBJECTIVES FOR STRATHFIELD PARK

### 4.1 Introduction

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

The needs and requirements of Strathfield Council (as Trust Manager of the Park), Department of Lands (as land owner), residents (as neighbours and users of the Park), 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%).
- ☐ 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 Strathfield 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 Strathfield Park

The Strathfield community and park users value various aspects of Strathfield 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 Strathfield 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 Strathfield 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 Strathfield 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, Regional, Metropolitan, National and International significance.

**Table 4.1 Community values of Strathfield Park**

Value	Explanation	Significance		
		Regional	District	Local
Recreation opportunity	Strathfield 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 field and court sports, children's play (including for children with disabilities), picnics and barbecues, community events and walking / cycling on a scale which attracts residents from all over the local government area.		✓	✓
Image and visual quality	Strathfield 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, Strathfield 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	Strathfield 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.			✓
Pedestrian / cyclist linkages	Strathfield Park provides valuable linkages with and between surrounding land uses, and within the park itself. There is a desire to expand the internal pedestrian / cycle pathway within the Park. The Bay to Bay Trail along the Cooks River is an important regional recreation corridor, which is in close proximity to Strathfield Park.			✓
Community involvement	Strathfield 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 events.			✓

Users of the park and Strathfield residents are concerned by the pressure to develop facilities that alienate parkland.

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 Strathfield Park is based on a vision statement that is shared and endorsed by the Reserve Trust, Council and the wider community. The vision for the park is intended to inspire Council and the Reserve Trust 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 Strathfield Park:

***Strathfield Park will continue to be Strathfield's showpiece park. It will continue to offer a range of informal recreation and sporting opportunities catering for all ages in a pleasantly landscaped and relatively undeveloped setting. Strathfield Park is the park of choice for civic and community events and celebrations.***

### 4.4 Future roles of Strathfield Park

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

#### **"Everybody's Park"**

- ☐ Civic focus
- ☐ Built/landscape heritage
- ☐ Image of Strathfield
- ☐ Visual relief from surrounding development
- ☐ Sporting and informal recreation
- ☐ Stormwater detention.

### 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. As owner of land within the Park and Trust Manager of Crown land, Strathfield Council intends to manage Strathfield 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 to informal recreation areas.
  - ☐ 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.
  - ☐ designate two general play areas for children on the Chalmers Road and Homebush Road sides of the park. Each play area will retain a distinctive character.
  - ☐ Adopt Crime Prevention Through Environmental Design and Safer by Design principles in managing the park to minimise vandalism and increase personal safety in 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:

**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:

DECC	Department of Environment and Climate Change
DoL	Department of Lands
RTA	Roads and Traffic Authority

**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 Recreation opportunity

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
<b>Sporting facilities</b>							
Funding	Funding is available for improvements to the sporting facilities in Strathfield Park from bodies such as the NSW Department of Tourism, Sport and Recreation, and from businesses.	Maximise funding of improvements to sporting facilities from sources outside Council.	Investigate and pursue funding opportunities for upgrading sporting facilities.	Ongoing	O	Increase in grant and sponsorship funding received.	Annual report.
Maintenance	Current maintenance levels of sporting fields are adequate and should be maintained.	Maintain current maintenance levels of sporting fields.	Ensure mowing of fields especially before matches.	Ongoing	O	Positive feedback from sporting groups.	Regular contact with user groups.
Lighting	Sporting facilities need to be maintained to meet current and future requirements, such as for lighting. The quality of lighting is considered by some users to be suitable only for training and not for match play. However, Council desires that the fields are used for training and not for matches. Lighting on fields 1 and 2 has been upgraded, but needs improvement. Lighting on Field 3 requires improvement at one location. The timers for sportsfield lighting need to have settings to turn off lights in wet weather conditions.	Provide lighting of sporting fields to meet requirements for training while minimising energy use.	Improve lighting design.	High	O	Playing field lighting conforms with AS 2560.	Liaise with night users.
			Improve lighting to Field 3.	High	O	Lighting upgraded.	Feedback from residents and sporting users.
			Improve lighting to Fields 1 and 2.	Medium	O	Lighting upgraded.	Liaise with night users.
			Improve lighting controllers for sportsfield lighting.	High	O	Lighting program upgraded.	Liaise with night users.



## Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Drainage	Sporting fields in the park also function as retention basins, which result in a conflict between and sporting and drainage functions.  Fields 1 and 3 are poorly drained. Field 2 has recently undergone extensive drainage works and doesn't need to be closed.	Improve techniques for maintaining under-surface layers and drainage to handle increased use.	Review the hydrological plan.	High	O	Review completed.	Liaise with appropriate users. Observe and monitor in wet weather.
			Implement the hydrological plan.	High	O	Prioritise targets in the plan to be implemented.	Liaise with appropriate users. Observe and monitor in wet weather.
			Communicate field closures to users quickly and effectively.	High	O	Ensure the wet weather line is promptly updated.	Number of calls taken during wet weather times.
			Improve the maintenance and irrigation system used on the soccer fields, which should meet safety standards.	Medium	O	Improved drainage of soccer fields.	No complaints from user groups.
			Improve drainage of fields 1 and 3.	High	O	Improved drainage of soccer fields.	Fewer sporting activities cancelled due to wet weather.
Way-finding	Due to the different levels in the layout of the sporting fields, some sporting groups have difficulty locating the field they are to use.	Install signage to identify the location of sports fields.	Install signage at park entrances with directional maps, field numbers, and field closure information.	Low	O	Signs installed.	Feedback from sporting groups.

## Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
Overuse of sporting facilities	Sporting facilities need to be managed to ensure that over-use does not occur. Council and users recognise that Strathfield Park is over-used, leading to lower standards and deterioration in the quality of the facilities. The demand for sporting fields through seasonal hire is greater than the fields in the park can supply.	Allocate use of sporting fields in association with sporting groups within optimum capacity of the grounds. Reduce the pressure on Strathfield Park to cater for sporting use over its carrying capacity.	Review bookings of sports fields to ensure that fields are adequately rested and not overused.	Medium	O	Improvement in the quality of the sports surfaces.	Feedback from sporting groups.
			Continue to close sporting fields in wet weather to minimise damage to fields.	High	O	Closure during wet weather.	Feedback from sporting groups.
			Publicise and promote the sporting fields available in the other parks of Strathfield.	High	O	Promotion of park facilities through local media and brochures.	Feedback and usage count
Spectator amenity	Limited seating and shade is provided around sporting fields for spectators. Council has supplied a small portable grandstand for spectator seating.	Provide accessible seating and shade facilities to meet the needs of spectators and players, while not encroaching on the park's open space or the flexibility of field configuration.	Address seating and shade for sporting fields in the landscape masterplan.	Medium	O	Installation of grandstand seating.	Observation
			Install additional park seating and shade around the perimeter of the playing fields. Ensure some seating and shade is accessible by sealed path to facilitate mobility-impaired access.	Medium	O	Increase access to seating areas.	Survey users and seek feedback

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
Security of tenure	There is some interest from sporting clubs in obtaining a licence agreement to use the fields. Such clubs would be interested in undertaking improvements to the sporting facilities if there was greater security of tenure. Council's position is enable use of sporting fields on a seasonal hire basis to encourage appropriate use that is open to as many groups as possible.	Encourage multi-purpose and non-exclusive use of the fields through seasonal hire agreements for sporting groups, without alienating new users and groups.  Encourage use of facilities according to Council's Community Facilities Plan of Management.	Ensure continued access for seasonal hirers.	High/ Ongoing	O	Use by existing and new user groups and seasonal hirers.	Survey users and seek feedback.
			Prepare seasonal hire agreements with user groups detailing days and hours of use, and appropriate activities.	Ongoing	O	Agreements signed by all sporting groups prior to winter and summer seasons.	Feedback from sporting groups.
			Establish days and times of use by local schools, so that requests received by Council for compatible use of the playing fields by other groups can be considered.	Ongoing	O	Additional sporting and recreation groups using the park.	The number and variety of new groups using the park.

## Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
<b>Sportscourts</b>							
Basketball courts	Some local residents are concerned by the amount of noise and anti-social behaviour generated by users of the basketball courts at night and weekends. At present, Council staff and residents turn the basketball hoops around in the evening to discourage use at night.	Continue noise mitigation measures to reduce the impact of noise generated by the basketball courts on local residents.	Continue to implement time restrictions on the use of the basketball courts.	Ongoing	O	Continued operation and use of the basketball courts. No complaints from residents.	Inspections. Feedback from residents.
			Resurface and repair the basketball courts.	Medium	O	Increased quality/court surface.	Observation. Feedback from users.
			Consider relocating the court closest to residents towards the centre of the park away from residences.	High	O	Relocation of the courts to a more suitable area.	Observe feedback from community and residents relating to noise and vandalism.
Netball courts	Netball users are generally satisfied with the facilities and the level of support provided by Council. However, the netball courts in Strathfield Park require lighting. If lighting was provided, the Jacaranda Netball Club would not require additional courts to cater for team training.	Investigate the potential to extend the use of the netball courts at night.	Install lighting to the existing hard courts.	Medium	O	Install additional lighting facilities	Community feedback/ night usage
			Put a time limit on the lights to early evening for netball training.	High	O	Remote lighting controller installed.	Community feedback/ night usage/ level of complaints.
	More seating and shade near the netball courts has been requested.	Provide amenities for spectators at the netball courts.	Install seating next to the netball courts.	High	O	Seating installed.	Feedback from spectators / players.
	Grassed netball courts are generally only suitable for under 10s. Higher age groups and grades prefer hardcourts for a consistent and safer playing surface.	Provide opportunities for additional hard courts.	Consider either moving 1 sealed multi-purpose court on to a grassed netball court, or sealing both the grass netball courts.	Low	O	Decision made about sealing netball courts.	Feedback from netballers.

## Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
<b>Amenities building</b>							
Safety of the building	Inspections of the amenities building have shown repairs are required to reduce the risk of damage from fires.	Reduce the risk of fire damaging the amenities building.	Unblock grated drains to the northern and eastern sides of the amenities building.	High	O	Normal operation of drains.	Regular monitoring
Change rooms	Various sporting clubs use the changing rooms in the amenities building. Some rooms, such as the female change rooms, are used for storage by the Strathfield Soccer Club, preventing use for their intended purpose.  The caretaker's shed at the back of the amenities building should be re-designed for storage space for all clubs to use.	Ensure equitable access to the amenities building for all users.	Ensure change rooms are open for all users.	Ongoing	O	More efficient and equitable use of the amenities building by sporting users.	Feedback from sporting groups and park users.
			Investigate options to install storage for regular hirers.	High	O	Increased storage capacity.	Feedback from users.
Kiosk	The kiosk is underutilised, being used by a single sporting user group during the winter season. This provides a source of revenue to the club.  There may be a commercial opportunity to operate the kiosk in summer that could also provide benefits to park users.	Facilitate a food and beverage outlet to serve park users throughout the summer season.	Investigate the feasibility of licensing the kiosk throughout the summer season.	Medium	O	Providing additional services to the park users	Feedback and increased revenue.
			Incorporate conditions for use of the food and beverage outlet within a licence agreement.	Medium	O	Standards and conditions for inclusion in a licence agreement.	Review standards and conditions when licence agreement is due for renewal.
			Advertise for expressions of interest to operate the food and beverage outlet.	Medium	O	Expressions of interest received.	—
			Publicise the opening times of the food and beverage outlet.	High	O	Kiosk opening times widely publicised.	Patronage of kiosk.



### Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Toilets	There is a need for accessible and clean toilets.	Ensure the toilets are clean.	Upgrade toilet facilities.	High	O	Clean, accessible amenities.	Regular monitoring and cleaning.
		Ensure user groups have access to toilet facilities when required.	Ensure that toilets are open during daylight hours.	High	O	Access at all required times.	Self monitoring and client feedback
	Toilet facilities within the park can be difficult to locate from the eastern section of the park.	Ensure the location of the toilets is clear from park entries.	Install signage at park entrances to indicate where the toilets are located within the park.	High	O	Signs erected.	Inspection.
<b>Children's play</b>							
Quality and range of play equipment	The existing play equipment needs upgrading and extensions to meet the needs of children of all ages. Council's Playground Management Strategy recommended the Homebush Road playground focus on physically active play for three main age groups (0-3, 4-7, 10+) with a steel/modular character as at present. The Strategy also recommended a new playground for the Chalmers Road side of the park that is designed to suit the site and provide for accessible, imaginative and creative play in a natural (timber) setting for a range of ages.	Continue to provide safe children's play equipment for all age groups, based on user needs.	Review play areas in the landscape masterplan.	High	O	Review completed.	-
		Install innovative and interesting equipment suitable for a major regional park.	Add a senior play area with agility and climbing equipment to the Homebush Road playground.	High	O	New equipment installed.	Inspection. Positive feedback from park users.

## Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Quality and range of play equipment (cont.)		Redesign the Chalmers Road playground space as a medium-sized space for a range of ages but focusing on using a landscaped setting for imaginative play.	Relocate the coloured playground.	Low	O	Relocation of play equipment	Inspection. Positive feedback from park users.
			Set the play area into the slope to use changes in levels, and expand the playground under the trees.	Low	O	Upgrade completed.	Inspection. Positive feedback from park users.
			Upgrade the equipment using sensory and natural elements, such as interactive art works (music etc.), sand, cubbies and tree houses for imaginative play.	Low	O	Upgrade completed.	Inspection. Positive feedback from park users.
Safety of playgrounds	Council has a responsibility to provide a safe environment for children. This responsibility extends to play equipment, softfall and environmental hazards.	Ensure that all play equipment and softfall complies with all relevant standards.	Remove all children's play equipment and softfall that does not meet relevant standards.	High	O	All play equipment and softfall in Strathfield Park complies with Australian Standards.	Risk assessment and equipment inspection reports.
		Ensure play areas are kept free of rubbish and hazardous items, such as needles.	Inspect the children's play areas regularly for environmental hazards.	Ongoing	O	Clean and safe play areas.	—

### Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
Safety of playgrounds (cont.)	Chalmers Road school has requested a fenced playground for safety for children with intellectual disabilities. A fenced playground would provide a safe play environment for all children.	Fence or border one playground within Strathfield Park.	Design the Chalmers Road playground for inclusive play.	High	O	Chalmers Road playground is fenced.	Inspection
	There is a lack of shade over the northern section of the Chalmers Street playground.	Provide adequate shade over all children's play areas.	Investigate options for shading the Chalmers Street playground.	High	O	Provision of shade over the play areas or an increase in shade area.	Inspection
Seating for carers	Children's play is often supervised by adults. There are limited facilities in the park for people supervising children playing in the playgrounds.	Provide adequate shaded seating to facilitate the adult supervision of children's play.	Install additional seats and shelters (gazebos) near the children's playgrounds.	High	O	Seats and shelter installed.	Inspection.
Equal access play equipment	Equal access play equipment caters for all children. Children from the Chalmers Road Special School use the park regularly.	Promote Strathfield Park as the main venue for equal access play opportunities in Strathfield.	Pursue funding opportunities from the Department of Tourism, Sport and Recreation and other sources to complete Stages 2 and 3 of the equal access playground.	High	O	Funding received.	—
		Ensure wheelchair access to play equipment and settings.	Implement Stages 2 and 3 of the equal access playground for children with special needs.	Medium-High	O	Stages 2 and 3 complete.	Inspection

### Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
Opportunities for unstructured play	Provision of areas for unstructured and informal play for children is important.	Encourage use of open space in the park for unstructured/ informal play. Improve the play experience for children beyond that offered by fixed equipment.	Maintain open space in unstructured recreation areas to cater for informal children's play and recreation.	High	O	Unstructured areas of the park are utilised for children's play.	User surveys and inspections
			Designate new areas for unstructured children's play in the landscape master plan.	Low	O	New areas provided.	Park feedback
Rotunda							
Rotunda – power	Lighting is limited at the rotunda area to cater for events.	Improve lighting at the rotunda.	Provide power for lighting and equipment at the rotunda.	Low	O	Lighting installed	User surveys
Rotunda – condition	Repairs to the structure of the rotunda are required. The timber ceiling requires minor repairs and the outer concrete slab is significantly cracked and damaged from vehicles loading and unloading during special events.	Ensure the rotunda is in good condition.	Repair the timber ceiling.	High	O	Repairs completed.	Inspection reports.
			Design a new outer concrete slab to accommodate vehicles or replace the outer slab.	Low	O	Design completed and agreed.	Inspection reports.

### Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
<b>Other recreation issues</b>							
Dogs	Dogs are exercised in the park and often leave waste in the park that is not disposed of correctly.	Ensure that dogs are exercised in the park in compliance with the Companion Animals Act 1998. Ensure the park is kept free of faecal matter. Ensure that opportunities for dog waste disposal areas are available in the park.	Erect signage to remind park users of their responsibilities under the Companion Animals Act, 1998.	High	O	Sign erected. No dogs exercised off the leash. No conflicts between dogs and other park users.	Reports to Council.  Observations. Feedback from park users.
			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.
Picnic facilities	More picnic facilities are needed in the park, due to high demand especially on weekends and public holidays.	Provide more picnic facilities within the park, particularly around the children's playground areas. Some picnic facilities also to be developed outside play areas. Ensure that picnic facilities are adequately shaded and large enough to cater for large groups.	Determine the desired increase in the provision of picnic facilities.	High	O	Design and new location of facilities determined. More picnic facilities provided.	Inspection and park user surveys.
			Develop and review picnic areas and their layout in the landscape master plan.	High	O	Investigate the potential for new areas	Inspection and park user surveys.
			Investigate and increase the amount of shade and shelter available in picnic areas.	High	O	Adequate shade provided.	Inspection and user surveys

### Recreation opportunity (cont.)

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
Car parking	Car parking can be a problem during peak user times, such as weekends, particularly Saturdays with sporting competitions.	Maximise car parking without encroaching on park lands.	Erect signposts on Homebush Road to indicate that parking may be available in Chalmers Road.	Medium	O	Well-signposted access to the Chalmers Road car park.	Inspection. Reports from residents.
Unauthorised vehicle access	Residents report that occasional unauthorised vehicles are sometimes driven into the park.	Prevent unauthorised vehicles in the park.	Maintain structures and barriers which are designed to obstruct unauthorised vehicular access to the park.	Low	O	No unauthorised vehicular access to the park.	Monitoring and inspection
			Ensure that the driveway gates are locked when not in use.	Low	O	Restrict access	Inspection by rangers
			Prosecute individuals who unlawfully drive vehicles on to the park.	Low	O	Prosecution conducted for unlawful access to the park.	Inspection
Drainage	Drainage of the park after rain is poor. Excess water and heavy use of grassed areas has resulted in areas within the park where the ground is very muddy. Council has improved drainage in recent years.	Ensure that areas susceptible to poor drainage are able to cope with heavy traffic and use.	Investigate drainage improvements.	High	O	Reduction in muddy areas in the park.	Inspection.
			Investigate options to improve drainage in the areas around the water bubblers and in front of the canteen, where pedestrian traffic is high.	High	O	Investigate Water Sensitive Urban Design landscape for the area.	Monitoring and inspection.



**Recreation opportunity (cont.)**

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Signage	Signage at park entrances is outdated.	Ensure park information on signs is up to date.	Replace park rules signs at entrances.	High	O	Signage installed.	Inspection.
Flooding	Some properties in Gelling Avenue experience flooding during storm events with water containing sewage flowing from the park to the rear of the houses. The frequency and volume of flooding has improved since large stormwater pits were installed in the park at the rear of residences. However flooding and mosquitoes arising from the stormwater pits are recurring issues.	Reduce the impact of flooding on local residences.	Include flooding at the rear of Gelling Avenue properties in the hydrological study.	High	O	Reduction in the level of flooding at Gelling Avenue and Chalmers Road.	Feedback and inspection.
Vertebrate pests	Rats in the park have been reported by residents.	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.
Fencing	Some sections of fencing between the park and adjoining residences are in poor condition and falling down	Ensure park fencing is in good condition.	Repair the fence on the boundary between the park and Augusta Street residences.	High	O	Repair the fence and replace where necessary.	Inspection
			Remove graffiti from the fence on the boundary between the park and Gelling Avenue residences.	High	O	Remove graffiti and repair vandalism.	Inspection.

### 5.2.2 Environmental awareness

Issue	Background	Strategy	Action	Priority	Respons- -ibility	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.	Medium	O	Increased availability of shade.	Feedback and monitoring.
			Plant indigenous tree species for shade around the children's play equipment and picnic areas.	Medium	O	Increased shade.	Monitoring.
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 Strathfield Park.	Encourage the use of renewable energy sources.	Further investigate alternative facilities and infrastructure in the park to reduce the demand for non-renewable resources.	Ongoing	O	Investigation into available options and opportunities for external funding completed.	-
		Remove, where possible, all the equipment in Strathfield Park which depends heavily on non-renewable resources. Replace such equipment with environmentally sustainable substitutes.	Replace non-renewable materials with ecologically sustainable / recyclable materials at the end of their useful life.	Ongoing	GMO	Replacement strategy developed and implemented.	Energy dependent equipment removed.

### Environmental awareness (cont.)

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
Water use	Council has recently adopted a Water Savings Action Plan for the LGA. Council is looking at implementing water savings in Strathfield Park. Sustainable taps and bubblers are needed within the park as well as use of a water sensitive urban design. Vandalism of bubblers also occurs.	Minimise the use of water in the park.	Install dual flush systems.	High	GMO	Dual flush systems installed.	Water consumption records.
		Encourage water-saving measures.	Install low flow urinals and flow control restrictors.	High	GMO	Installation of low flow bathroom appliances.	Water consumption records.
			Change over existing taps to a type of tap that cannot be left on accidentally.	High	GMO	Spring-loaded taps installed in all basins in amenities building.	Inspection. Water consumption
			Provide more automatic taps and bubblers in the park, particularly around the barbecue and children's play facilities.	High	GMO	Investigate available resources and materials.	Water consumption records.

### 5.2.3 Pedestrian / cyclist linkages

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
Pedestrian paths	The network of formal pathways throughout the park does not appear to easily facilitate access around, through and within the park. There are noticeable desire / wear lines from pedestrian traffic throughout the park.	Strengthen linkages around, through and within the park.	Prepare an Interpretive Trail Strategy including two pedestrian / cycle path circuits around the park, a hierarchical pathway system, and the sensory garden.	High	O	Installation of pathways, additional access routes, exercise paths and bike tracks.	Inspection
	A sealed circular path around the perimeter of the park would enable activities such as jogging, walking, cycling and rollerblading. Exercise equipment may be placed at intervals along the paths.		Construct formal pathways including interpretive information such as signs.	High	O	Installation of pathways to strengthen access.	Inspection
Desire lines	For example, visitors walk through garden beds along Chalmers Road to access the carpark, rather than having to walk on the road.	Minimise opportunities for people to walk through garden beds.	Review existing pedestrian desire lines and formalise paths where appropriate. Where it is not appropriate to provide paths, install landscape or other barriers to prevent pedestrian movement.	Ongoing	O	Decrease access through garden beds through barrier planting.	Monitor access points and desire lines.
			Review the location of garden beds between sporting fields.	Low	O	Decision made to move or to extend the existing beds.	Monitor associated issues
Tree branches	Tree branches overhang paths in the park.	Ensure branches do not impede the passage of pedestrians and cyclists along paths.	Continue to prune trees and shrubs to ensure that pedestrians have access to the full width of the paths.	Ongoing	O	Prune overhead vegetation. Full width of paths are accessible.	Observations. User surveys.

### Pedestrian / cyclist linkages (cont.)

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
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 others with special needs (the aged, adults with children in prams and strollers).	Ensure wheelchair access is available from the Chalmers Road car park, and that such access is maintained.	High	O	Pathways provided and upgraded where necessary	Inspection. User surveys
Road safety	Homebush and Chalmers Roads are both busy thoroughfares. Residents must cross these roads to gain access to the park. This poses particular dangers for young children and the elderly. Access into the park from Chalmers Road is shown by desire lines.	Develop safe pedestrian access to the park from adjoining roads.	Liaise with Council's Traffic Committee and RTA to: <ul style="list-style-type: none"> <li><input type="checkbox"/> provide a pedestrian crossing / refuge on Homebush Road near the park entrance.</li> <li><input type="checkbox"/> install 'Children Crossing' signs on Homebush Road.</li> <li><input type="checkbox"/> organise a community forum to discuss the desirability of reducing the speed limit on Homebush Road and Chalmers Road.</li> </ul>	High	O	Monitor warrants, pedestrians usage at different intervals. Liaise with appropriate stakeholders, and the community	Monitor usage, need and demand
			Implement agreed road safety measures.	High	O	Road safety measures implemented. Fewer pedestrian incidents near the park.	Reports from police and residents.

### 5.2.4 Community involvement

Issue	Background	Strategy	Action	Priority	Respons- -ibility	Performance target	Monitoring method
Safety and security	Some residents are anxious and apprehensive for their safety arising from anti-social activities in some areas of the park. On Friday and Saturday nights particularly there are security issues associated with impromptu group activities within the park at the amenities building and the basketball court area	Ensure that local residents are comfortable with park activities. Ensure issues are addressed and solutions sought.  Ensure that local residents understand what actions they may take to report unlawful activities within the park.	Further investigate the extent of activities in the park that are causing residents concern.	High	O	Types and extent of undesirable activities known. Reduction in impacts felt by residents, such as noise and vandalism.	Feedback from residents. Park inspections and penalties issued. Residents surveyed.
			Distribute pamphlets and brochures issued to surrounding residents publicising actions that residents may take if they are concerned by activities within the park, including calling the police or Council's after-hours telephone number.	High	O TS	Residents are aware of measures they can take.	Feedback from residents and police.
			Adopt 'Crime Prevention Through Environmental Design' and 'Safer by Design' principles in the landscape master plan.	High	O	Reduction of crime in the park. Upgraded security.	Monitor activities



**Community involvement (cont.)**

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Interpretation	Provision of signage for identifying plants would assist in the education of park users and add to their appreciation of the park and its gardens. Some significant/historic trees could also be identified.	Produce and install signage identifying planting within the garden beds and at significant trees in the park.	Install signage in garden beds and at significant and historic trees in the park.	Medium	O	Signage installed.	Feedback from park users.
Lighting	<p>There is concern with public safety in some areas of the park. Lighting of the park at night, particularly at park entry points and along internal paths, could be improved.</p> <p>Use of the park in the evenings for informal recreation such as walking and jogging can be encouraged through appropriate lighting.</p>	<p>Improve safety of park users at night through better lighting along the path entrances and paths.</p> <p>Minimise blind spots and dark areas adjacent to paths.</p>	Review vegetation and pedestrian lighting throughout the park.	Medium	O	Review completed.	Inspection
			Prepare a lighting plan to increase passive lighting in the park.	Medium	O	Lighting plan prepared.	Survey users and monitor
			Investigate the installation of timers at entry and exit points of the park.	Low	O	Improved illumination of entry and exit points.	Survey users
			Provide pole lighting to main pathways.	Medium	O	Lighting upgraded and installed.	Survey users and monitor
Adopt-a-Park program	The Adopt-a-Park program involves local school students in managing the park.	Continue to promote the Adopt-a-Park program to local schools, community groups and individuals not currently involved in the program.	Continue to encourage ownership of, and responsibility for, the park by supporting the Adopt-a-Park program with schools and other interested organisations and individuals.	Ongoing	O	Ongoing and regular activities in the park under the 'Adopt-a-Park' program.	Number of activities held in park each year.

### 5.2.5 Image and visual quality

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Park layout	Extensive landscaping was last undertaken when the park was redeveloped in 1988. The current planted areas and layout, entry signage, access to and through the park, safety and surveillance, and any additional recreation facilities need review and updating. Given the increased numbers and expectations of visitors in recent years, an upgrade is necessary. A new landscape master plan should address planting zones, garden themes, replacement plantings, access to and through the park, additional recreation facilities and activities, safety and security.	Ensure a comprehensive and wholistic approach to park improvements.	Prepare a landscape master plan for the park based on input from park users and local residents.	High	O	Landscape master plan prepared.	Community feedback on landscape concept plan.
			Identify costs involved with the park upgrade and include in annual budget estimates.	High	O	Costs of park upgrade investigated and included in capital works budgets.	Review of costs and capital works budgets.
Plantings	Some native planting shrubs showing senescence with shorter lived species.	Renew planting areas over time.	Remove old / poor quality short lived plants when needed, and replant area with suitable species.	Ongoing	O	Installation of new native plantings, particularly trees.	Inspect vegetation. Monitor growth and need for more plantings.
Rubbish	Use of the park on weekends results in an accumulation of rubbish in garbage bins and on the ground.	Increase the frequency of garbage collection.	Ensure rubbish is collected regularly.	Ongoing	TS	Increased number of garbage collections.	Positive feedback from park users.
			Consider emptying garbage bins on weekends.	Ongoing	O	Investigate potential	Positive feedback from park users.
Vandalism	The park's amenity and facilities are not always appreciated by all sections of the community. The costs of vandalism, such as graffiti, are high.	Ensure all new facilities in the park are vandal-resistant.	Select vandal-resistant facilities and furniture to be placed in the park.	Ongoing	GMO	Reduced incidence of vandalism.	Inspection and monitoring

### 5.2.6 Management

Issue	Background	Strategy	Action	Priority	Responsibility	Performance target	Monitoring method
Appointment of Reserve Trust	The Reserve Trust for Strathfield Park has been named, but has not yet been formally appointed.	Ensure that a Reserve Trust is appointed to manage the park according to the Crown Lands Act.	Formally appoint the Reserve Trust for Strathfield Park.	High	DoL	Reserve Trust appointed. Written notification from Dept. of Lands.	-
Service compound	The service compound on the southern boundary of the park is in very poor condition due to significant cracking and rotation of several walls, vandalism of the roof, and water leaks. As such, the function of the building has been downgraded to a storage shed. The building and its surrounds are fenced off from public access.	Ensure buildings in the park are in good condition and are safe.	Demolish the building.	High	O TS	Building demolished.	Observation
			Rebuild the service compound on the current site.	High	TS O	New service compound is constructed. Building approval is granted.	Asset condition reports.
Park equipment storage	Council's park staff use the room on the southern side of the amenities building for equipment storage and as a staff room. These functions would be more appropriate in the rebuilt service compound building. The room would then be available to sporting groups for multi-purpose and lockable equipment storage, freeing up space used for sporting equipment storage elsewhere in the amenities building.	Maximise space in the amenities building for non-exclusive use by park users.	Move the park maintenance equipment and staff room to the new service compound.	Medium	O TS	Equipment and staff room relocated to service compound.	Staff feedback.
			Provide lockable multi-purpose equipment storage in the amenities building.	Medium	O	Lockable equipment storage in amenities building.	Positive feedback from sporting groups and other users.
Service access	The access road for authorised vehicles from Chalmers Road to the Council service compound is eroding and needs to be made safer.	Ensure safe access for authorised vehicles to the service compound.	Formalise authorised vehicle access from Chalmers Road to the service compound.	Low	O	Works completed.	Reports from Council staff.



## 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 Strathfield 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

##### *Crown land*

##### **Principles of Crown land management**

Crown land must be generally used and managed according to the principles of Crown land management under Section 11 of the *Crown Lands Act 1989* (refer to **Section 3**).

##### **Public purpose**

Any proposed use, developments and management practices on Crown land must conform to the public purpose for the reserve or dedicated land. Most of Strathfield Park is Crown land that is reserved for the public purpose of Public Park or Conservation. The uses, activities, developments and agreements for its use are determined by what is acceptable under the public purpose. The public purpose overrides the zoning and other provisions in the Strathfield Planning Scheme Ordinance. The permitted land uses are then more specifically identified by either a statutory mechanism (Plan of Management), contractual agreement (lease or licence), or a combination of both.

##### **Case law**

Case law judgements influence the policy and practice of the Department of Lands, and Strathfield Council as the manager of the Reserve Trust, to assist in defining acceptable uses and activities on Crown reserves. Principles established by case law are:

- ☐ use of the reserve must be consistent with the public purpose for which the land is dedicated or reserved. This includes uses ancillary to or supportive of the reserve purpose.
- ☐ use of the reserve must be consistent with the public purpose for which the land is dedicated or reserved. This includes uses ancillary to or supportive of the purpose, such as a kiosk to support sporting activities on land dedicated for public recreation.
- ☐ a reserve cannot be used for a purpose relating to an activity that is occurring off the reserve and that is not consistent with the reserve purpose. For example, car parking on a Crown reserve for Public Recreation that serves an adjoining land use would not be acceptable.

- ☐ land reserved or dedicated for public recreation must be open to the public generally as a right. Exclusive use of the reserve should be minimised to avoid sections of the community becoming alienated from using the reserve. The public may only be restricted from access to parts of the reserve and buildings if it is necessary for the public's enjoyment of the reserve or for health and safety reasons to be excluded, for example from a workshop, equipment storage or operational facilities.
- ☐ access as of right does not mean entirely free access. Reasonable entry fees and charges may be imposed, as well as other legal constraints to entry relating to health and safety, for example.
- ☐ a lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

## Policies

Uses of Crown land must also be consistent with any relevant policies relating to Crown lands, such as the Food and Beverage policy that is applicable to restaurants, kiosks and the like.

## Leases and licences

Refer to **Section 6.2** for requirements for leases and licences on Crown reserves.

Any proposed use or development of Strathfield Park must either support or be ancillary to the above principles, public purposes, case law, policies, and requirements for leasing and licensing.

The Reserve Trust will have the ongoing responsibility to provide care, control and management of Crown Land in this reserve in accordance with the *Crown Lands Act 1989*. It is important that all parcels of Crown Reserve are managed according to the *Crown Lands Act 1989*, as well as within the broader context of all land under Council's control.

## Development application requirements

Reserve Trusts are "public authorities" as defined in the *Environmental Planning and Assessment Act*. Under Clause 49 of the *Environmental Planning and Assessment Regulation 2000*, consent in writing of the owner of the land for a development application is not required when a public authority, before making the application, serves a copy of the development application on the owner.

## 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.
- ☐ 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.

Any commercial uses must support or complement the activities permitted above. 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.



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.

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 Strathfield 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* and *Crown Lands Act 1989*.
- ☐ the principles of Crown land management (**Section 3**).
- ☐ the core objectives for categorisation of community land (**Section 3**).
- ☐ the public purpose(s) of Crown land.
- ☐ 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**).

The Reserve Trust must consider certain issues when deciding whether a particular land use or development on Crown land is appropriate, including the:

- ☐ compatibility of the proposal with the notified purpose of the reserve.
- ☐ impact on the existing use of the reserve.
- ☐ compatibility with the vision and management objectives established for the reserve.
- ☐ need for the proposal and whether it will promote and be ancillary to the use and enjoyment of the reserve, as distinct from satisfying a requirement generated by an adjoining property or by an independent or collateral community need.
- ☐ advantage and benefit that the development would bring to the normal reserve user.
- ☐ management responsibility and public availability of the development to reserve users.

- ☐ need for a lease and its draft terms, conditions and rental that would apply.

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 Strathfield Park are listed in **Table 6.1**.

**Table 6.1 Future use and development of Strathfield 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
<p>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            Storage of park materials, machinery            Storage of sporting equipment            Walking</p>	<p>Access for people with disabilities            Amenities – staff, public            Amusement devices            Barbecues            Bicycle track            Buildings for park management            Childrens' play equipment            Drainage            Entertainment structures (rides, slides etc.)            Exempt and complying development            Food and beverage outlet            Hardstand for event structures            Irrigation            Landscaping / gardening            Park furniture            Pathways            Picnic shelters            Public utilities and works            Sculpture / public art            Seating            Sculpture / public art            Sports courts            Telecommunications towers            Underground pipes, conduits and other connections            Utilities            Vehicle parking</p>

#### 6.1.4 Scale and intensity of future uses and development

Strathfield Park is generally intended to be used for informal and passive recreation, organised sport and informal games, and social and cultural events.

Purposes for which any further development of Strathfield Park will be permitted (under lease, licence or otherwise) are outlined in this Plan of Management, consistent with the public purpose of Crown land and 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 60% of the park allocated to unstructured recreation and 40% for structured recreation.

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

Guidelines for future developments and improvements permitted on community land within Strathfield 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**).

In Strathfield Park, any significant increase in the intensity of use of the sporting fields and the informal recreation areas is not desirable, as the park reaches its capacity in terms of accommodating users at peak times, especially on weekends. In addition, there is insufficient space to develop new recreation facilities within the park. The focus should be on improving existing facilities to accommodate demand, rather than developing new facilities.

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

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

The scale and intensity of any permitted development should 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 Urban Affairs and 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 Strathfield 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**

Commercial activities operate with Council permission, such as stalls and entertainment facilities operating during the Spring Fair.

The *Crown Lands Act 1989* and policies for management of Crown land encourage the appropriate use of reserved Crown land. Appropriate commercial activities are encouraged to meet the needs of public users of a reserve, and to generate income required to manage and improve the Crown reserve system. The Act specifically requires that the proceeds of commercial activities on reserved Crown land be spent on the management of reserved Crown land.

Commercial activities may be approved provided they:

- ☐ enhance recreational opportunities.
- ☐ do not unduly impact on other park users.
- ☐ do not unduly impact on the natural values of the Reserve.
- ☐ 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 Strathfield 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*, *Crown Lands Act 1989*, the Strathfield Planning Scheme Ordinance, this Plan of Management, and pursuant to Development Consent if required.

### **6.2.2 Existing leases and licences**

No leases or licences currently apply to Strathfield Park. Seasonal hire agreements with sporting clubs are in place for use of the sporting fields.

### **6.2.3 Future leases and licences**

#### **General**

Any future leases and licences for use of Strathfield 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, the Trust (for Crown land) and 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 public purpose of Crown land and / or 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.

Any leases and licenses granted over Strathfield Park should be in accordance with the *Crown Lands Act 1989*, 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 Crown land***

The Reserve Trust has the power to lease or license uses within a reserve. Leases and licenses 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 these areas is maintained. Any lease or licence must be in accordance with the reserve purpose and the lessee must not provide any facilities that create any barriers to entry or other facilities within the reserve.

All tenures over part or all of a Crown reserve are made between the Reserve Trust and the lessee / licensee, and are subject to the provisions of the *Crown Lands Act 1989*. Lease agreements are modelled on the standard Crown lease conditions applying to the leasing of Crown land under Section 34 of the *Crown Lands Act 1989*.

A lease or licence over a Crown public reserve must be consistent with the public purpose of the reserve or dedication. As such, any lease or licence granted over Crown land in Strathfield Park must be consistent with the public purpose of Public Park or Conservation, guidelines for use of Crown reserves, other legislation and plans, and this Plan of Management. Otherwise, the Minister cannot approve any leases or licences granted by the reserve trust. Recent amendments to the *Crown Lands Act 1989* allows reserve trusts some flexibility in approving leases and licences.

Under any lease, the construction of facilities on Crown land will be permitted, provided the lessee obtains the consent of both the Minister and the Reserve Trust for any development applications or proposals for activity to enable construction of the facilities.



The Reserve Trust must obtain consent from the Minister for Lands before granting any long term licence on Crown land.

A temporary licence can be granted only for the purposes prescribed under Clause 31 of the *Crown Lands Regulation 2006*. Such purposes include activities such as access through a reserve, advertising, camping, catering, emergency occupation, entertainment, equestrian events, exhibitions, filming, functions, grazing, hiring of equipment, holiday accommodation, markets, meetings, military exercises, mooring of boats to wharves or other structures, sales, shows, sporting and organised recreational activities, stabling of horses, and storage. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year.

The Trust Manager has a responsibility to notify the Department of Lands of any leases. Consent must be obtained from the Minister for Lands before any long term licence on Crown land is granted. Leases greater than 5 years are required to be advertised under Clause 34 of the *Crown Lands Act 1989*. Licence agreements of less than 1 year (temporary licences) do not require the consent of the Minister and may be approved and issued by the Trust.

### ***Leases and licences on community land***

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 Strathfield Park. 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 Strathfield 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 Strathfield 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 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 Strathfield Park 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 Strathfield 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 Strathfield 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 and Crown Reserve Trusts can take in funding the implementation of this Plan of Management. Strathfield Council, as Trust Manager and land owner, is likely to fund most of the proposed improvements to the Park.

### 6.3.2 Reserve Trust proceeds

Under Section 106 of the *Crown Lands Act 1989*, the Minister may direct that proceeds from a sale, lease, easement or licence (including a temporary licence) of a Crown reserve be paid to:

- ☐ another Reserve Trust to be used for care, control and management of the other Trust's reserve.
- ☐ the Consolidated fund or to a Public Reserves Management Fund under the *Public Reserves Management Fund Act 1987*.

The Public Reserves Management Fund provides loans or grants that assist Reserve Trusts in the management, planning, development and improvement of Crown reserves. The Fund principally relies on levies on coastal caravan parks, and repayments of loan principal and interest. A 15% levy on the proceeds from leases and licences that can then be applied for the care and maintenance of reserves also contributes to the Public Reserves Management Fund. Funds are distributed on a merit basis to Trusts that apply for grant or loan funds for specific projects, such as commercial initiatives on Crown reserves, and major regional projects across a number of reserves.

In the absence of a direction from the Minister, the proceeds from a reserve shall be invested or applied for the general purposes of the Trust. Under Section 106 of the *Crown Lands Act 1989*, income generated from a Crown reserve must be spent on improving that reserve or for the general purposes of the reserve trust, or unless the Minister makes a specific direction. Such income must not be placed in general revenue of the trust manager.

### 6.3.3 Council funding

#### **General**

The implementation of this Plan of Management is achieved through its linkage with Council's Management Plan, operational budgets, and capital works programs. Funding is integral to implementing the Plan.

Funding arrangements for Strathfield 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 the masterplan for Strathfield Park.

### ***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.

The recent upgrade of sports field lighting was completed in partnership with Hutchison Telecoms.

### ***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.

## **6.3.4 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
<b>Commonwealth</b>		
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
<b>State</b>		
Public Reserve Management Fund	Department of Lands	Assists Crown Reserve Trusts in the management, planning and development of Crown reserves.
Capital Assistance Program	Department of Tourism, Sport and Recreation	Community-oriented sporting and / or recreational facilities.
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 Reporting

Under Section 122 of the *Crown Lands Act 1989*, a Reserve Trust must furnish a report on its activities for the previous financial year. Required contents of the report are listed in Clause 32(2) of the *Crown Lands Regulation 2006*.

## 6.5 Implementation of this Plan of Management

Once Council adopts the Plan of Management and the Department of Lands approves it, it is incumbent on the Reserve Trust to “carry out and give effect to it” (Section 114 of the *Crown Lands Act 1989*). The Trust must only allow operations or development that is in accordance with the 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 Reserve will be sought from a range of government, Council, corporate and community sources on an ongoing basis.

## 6.6 Review of this Plan of Management

Under Section 115 of the *Crown Lands Act*, this Plan may be altered. 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, Ministerial directions, 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 the Department of Lands and 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*

# STRATHFIELD PARK

## PLAN OF MANAGEMENT

*Have your say about the future use and management of Strathfield Park*



***Strathfield Council have just begun reviewing and updating the current Plan of Management for Strathfield 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 Strathfield 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 Thursday 20 September 2007  
from 6.30-8.00pm  
in the Ironbark conference room  
Strathfield Library  
Rochester Street  
Homebush

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

**STRATHFIELD Park Plan of Management**  
**Local resident survey**  
**4 responses**

**1 Do you use Strathfield Park?**

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

Walking (2)  
 Walking the dog (2)  
 Taking children to the play equipment  
 Exercises  
 Cricket  
 Kick football  
 Cross-country and athletics training

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

-

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

Open space  
 Open green space  
 Openness  
 Ambience  
 Trees (2)  
 Shrubs  
 Green areas which attract native birds  
 Keep it peaceful day and night

**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?**

Out-of-hours use of basketball courts, which Council promised to control but has never properly addressed. Residents suffer noise at night, abuse, and fence lines being used as a toilet area. The courts were illegally erected without resident consultation.

Basketball courts ruin the ambience.

The basketball courts, which were built too close to homes without consultation need to be fenced so they are not used by drunk, often swearing youths out of hours just to slam dunk. That should eliminate noise and bad behaviour at least during the night and make sleeping possible.

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

The basketball courts must be moved / removed (2)  
 Bigger or better traffic calming devices in Chalmers Road and Homebush Road.

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

More passive activities.  
 Sport only  
 Cricket  
 Soccer

Netball  
Walking  
Running  
Playgrounds  
Organised sport  
Family picnics and barbecues  
Australia Day citizenship  
Strathfield Fair

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

No increase in organised sport – the traffic congestion is far too great.  
Restrict starting time for organised sport to 9.30am on weekends.  
Night games  
Basketball  
Concerts  
Illegal lighting of fireworks / bungers at 2am during the summer months.  
No loud speakers or late parties.

**7 Any other comments about Strathfield Park?**

Lack of consultation in the past has alienated the surrounding residents.

Beautiful space which is ruined by basketball courts.

Stop the “yahoos” at night.

Commendation for Kin (Strathfield Park caretaker). On Sunday evenings the park is often like a rubbish tip. By 10am Monday morning it is immaculate. Congratulations.

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

Move the basketball courts from Strathfield Park to Mason Park where there are no nearby houses.

Move the basketball courts to Mason Park where they would fit in.

***Thank you for your time!***

<p><b>Please return this form to Council by Friday 28 September 2007.</b></p>
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**MINUTES OF MEETING FOR  
STRATHFIELD PARK PLAN OF MANAGEMENT  
COMMUNITY CONSULTATION  
HELD 27 SEPTEMBER 2007**

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**ATTENDANCE:**

Mr Rob Bourke	Manager Parks and Community Services, SMC
Ms Bernadette Murray	Parks Project Officer, SMC
Mr Andrew Wright	Recreation Planner, SMC
Mrs Sandy Hoy	Principal, Parkland Environmental Planners
Mr Steven Hammond	Director POD Landscape Architecture
Mrs Marlene Doran	Resident
Mr Graham Doran	Resident
Mrs Helen Saad	Resident
Mrs Selui Chandramohan	Resident
Mr S.Chandramohan	Resident
Bill Davison	Resident
Vicki Davison	Resident
Rebecca Davison	Resident
Luke Davison	Resident

**APOLOGIES:** Mr David Backhouse, General Manager, SMC

Minutes prepared by Bernadette Murray  
Presentation performed by Sandy Hoy

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**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**

**Issues**

**Basketball courts**

Problems with users of the basketball courts at night and weekends. Noise from balls bouncing at evenings and all weekends considered extreme. Loud / poor language from users also considered offensive and disruptive. Other social issues from these users include bonfires, amplifiers playing music, trespassing (to retrieve balls). Hardstand (courts) used as an impromptu party area. Local residents 'turn' the hoops every night to discourage night time use. Residents queried why the courts were located there, and no community consultation was undertaken on the construction of the courts

(1994). Police have not provided adequate response to calls from community. (A number of residents attended the meeting to specifically raise and support this issue).

Response to above: Resident from Gelling Ave initially located informal netball posts in that area (approx 25 years ago), as this was the flattest area of the park at the time (prior to landform terracing). This use then became formalised by Council with the installation of permanent hoops, drawing on lines in the grass surface and development of hardstand courts.

Generally believe that courts should be:

- preferably removed from the park, or
- relocated to an area away from resident backyards, or fenced and locked daily at the least.

Response – it should be noted that there is a demand from the general community for basketball and netball courts for informal and formal use.

### **Café**

Sports groups have suggested a café in the park attached to the amenities building, with a potential second storey. The community notionally support the idea of a café in the park. Query the location in the middle of the park from a surveillance perspective. Youths hang out in that area at night.

### **Homebush Road**

Crossing Homebush Road is difficult and dangerous at times. Signalised crossing / traffic lights suggested. Council traffic committee to comment.

### **Activities at night**

Previous history with drug dealing in the park. Some suspicious night time activity still occurs.

### **Flooding**

Houses in Gelling Ave (12,16,18,20,22) have flooding issues during storm events with water flowing from the park to the rear of the houses. Smell of sewage when flooding occurs. Flooding frequency and volume has been improved since large pits have been installed in park along rear of yards. Considers that hydrological study is needed.

### **Pathways**

There are plans for additional lighting and walkways / paths. Walking / fitness / cycle track suggested and supported.

### **Mosquitoes**

Mosquitoes in summer from stormwater pits behind Gelling Ave.

### **Rats**

Rats from park particularly in summer.

### **Bats**

Bats in fig trees. (behind Augusta St residences) Roost in summer and create lots of noise during the night.

### **Boundary fence**

Fence to boundary between Augusta St residences in need of repair.  
Graffiti on some of the fencing (behind Gelling Ave near Homebush Rd end).

## Noise

Discourage use of the 'bark blower' application of mulch to planting areas.

## Other comments:

Generally feel that Strathfield Park is a great park. Sporting fields well used. General landscape, planting, trees and pathways are good.

Do not consider that additional formal uses are needed for the park.

Spring Fair that is held in the park is a good pleasant outcome with a community based feel. It is a large event, but well contained and managed on the day.

Generally happy with the park as a whole. Encourages Council to continue care and maintenance regime to improve park quality.

Congratulations should be given to people that staff and maintain the park.



# Appendix B

## *Submissions from the public exhibition*

### Summary of Strathfield Park Submissions

Issue	Suggestion/comment	Council response
Basketball/ netball area  pg 48	Both courts should be relocated to the centre of the park and the action implemented in the short term urgent actions. It is also suggested the courts be entirely enclosed with a security fence and gate to eliminate usage late in the evening. Move the 2nd basketball court as well to the centre of the park, completely enclose them with a high fence and security gate.	The PoM states as a high priority action ‘ <i>Consider the relocation of the court closest to the residences towards the centre of the park away from residences</i> ’. Council is at this stage considering the relocation of the closest court to residences. This one court may only be moved to a further position near the existing court e.g. next to the second court where the existing grass courts are located. The relocation of both or either court to the centre of the park and fencing and locking of courts are not considered feasible.  No amendments are considered necessary.
	The recommendation to ‘ <i>Investigations into the use of the netball courts at night</i> ’ would increase noise for residents, especially with proposal to seal the grass courts.	The increased time usage would be strictly for the hire of courts only and under timed lighting similar to most sportsfields. Council will amend the plan to remove the action ‘sealing of the grass courts’.
Tree branches pg 60	‘Council trees overhang the residential properties, 159A, 159B. and 161A Council should consider pruning the park trees which overhang private property at the resident’s request’. ‘Tree roots from the park trees have also impeded and lifted our driveways and posing a major safety hazard for public/visitors’.	These issues are normally dealt with on a specific case by case basis i.e. by requests made through Councils tree preservation order. They are not appropriate for consideration in a plan of management.  No amendments are considered necessary.
Road safety pg 61	A Pedestrian Crossing on Homebush Road next to the Park is needed, with flashing light and speed humps.	The recommendation of a pedestrian crossing is already an action in the PoM on page 61. The crossing treatment and road calming measures will be dependent on RTA standards and approvals.  No amendments are considered necessary.

Issue	Suggestion/comment	Council response
Safety and Security pg 62	Locals and nearby residents have experienced unsafe and anti-social behaviour by park users on Thursday, Friday and Saturday nights and feel action by both the Council and the local Police is too slow. It is felt no further investigations on this issue are necessary, and that residents are aware of the measures that can taken, so far none of them have been successful. Security, should be high especially when Council organise night movies or other activities in the Park, Council should ensure enough patrol police are present during and soon after the end of these activities and ensure a safe neighbourhood for local residents . 2nd measure, fully enclose the basket ball courts with high fence and lockable security gates to prevent unlawful access to these hard stand areas by hooligans and yahoos after the night events.	<p>Councils strategy is to 'ensure that local residents are comfortable with park activities and solutions sought if necessary'</p> <p>Council's action is to 'further investigate the extent of activities' and 'ensure council events have adequate park security and patrols'.</p> <p>Council's PoM does not have the authority to direct Police activity, however Council will continue to actively work with Police and encourage increased patrols in areas where such behaviour occurs.</p> <p>The basketball court fence issue has already been considered previously.</p> <p>No amendments are considered necessary.</p>



