



Ashfield
Council

CENTENARY PARK PLAN OF MANAGEMENT



February 2011

CENTENARY PARK

PLAN OF MANAGEMENT

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INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management is the principle document that guides Council's long term future planning, design and management of public land. It sets out how a park can be used, managed, developed and conserved and specifies improvements that maintain and enhance the recreational needs of residents and visitors.

1.2 Why prepare a Plan of Management?

This Plan of Management has been prepared to provide a basis for the long-term management of Centenary Park in a manner that respects the values and significance of this Park. It also sets directions and provides a framework for the strategic and operational use and management of the Park.

1.3 Purpose of this Plan

The Plan of Management for Centenary Park has a number of purposes. These include:

- Identification of the values of the Park.
- Identification of issues or threats associated with the identified values.
- Broad management objectives that protect and enhance the values.
- Specific objectives aimed at ensuring the maintenance of recreation, conservation, aesthetic and other values.
- Detailed action plan specifying strategies and actions for the achievement of each specific objective.
- Identification of sporting club use of the Park.

1.4 The life of the Plan and Plan reviews

The Plan of Management should be reviewed every 5 years and a major review and update should be undertaken every 10 years. Annual priorities from the Plan of Management should be determined and included in Council's Annual Operational Plan. Progress on their implementation should be reviewed annually in conjunction with the review of the Annual Operational Plan. The Plan of Management may also be reviewed in the event that changes occur to the principles underpinning the broad management objectives or if matters arise that are not accounted for in the Plan.

1.5 Legislative requirements

Under legislative requirements of the *Local Government Act 1993* and the *Local Government (Community Land Planning) Amendment Act 1999*, Councils must prepare and adopt Plans of Management for all community land. A Plan may apply to one or more areas of community land, providing all the Act's requirements are fulfilled.

The Act states that the Plan must identify the following:

- The category of land
- The objectives and performance targets of the Plan with respect to the land
- The means by which Council proposes to achieve the Plan's objectives and performance targets
- The manner in which Council proposes to assess its performance with respect to the Plan's objectives and performance targets

Under the *Local Government Act 1993*, Centenary Park is classified as Community Land and categorised as a Sportsground.

The purpose of classification is to identify that land which should be kept for use by the general public (community land) and that land which need not (operational land). The major effect of classification is that it determines the ease or difficulty with which land may be alienated by sale, leasing or some other means.

Categorisation is intended to focus Council's attention on the essential nature of the land and how that may best be managed. Defining the categories of community land and core objectives for each of them enables environmental and other values of community land to be identified and protected more effectively. It also enables community land to be managed more appropriately so as to achieve a responsible balance between protection of relevant values and use of the land by the community.

The category assigned to the land needs to take into account all the circumstances of the land. The Plan must categorise the land from five categories:

Natural Area. Natural Areas are further categorised as bushland, wetland, escarpment, watercourse or foreshore, or a category otherwise prescribed by the *Local Government Act* or *Local Government (General) Regulation*.

Area of Cultural Significance. Cultural significance can pertain to either Aboriginal or European heritage. The category gives the land a high level of protection. These areas cannot be addressed in a generic plan.

Park. The Park category comprises land used for 'passive' recreation that does not contain significant natural or cultural areas, or sporting facilities.

Sportsground. This category refers to land used for 'active' recreation, and usually contains sporting facilities.

General Community Use. This usually refers to meeting halls, town squares and venues leased out to commercial operators.

The *Local Government Act 1993* provides for each category a set of core objectives. The core objectives for management of community land that is categorised as a sportsground are:

- (a) To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.
- (b) To ensure that such activities are managed having regard to any adverse impact on nearby residences.

1.6 Objectives for Sports Grounds

The *Local Government Act 1993* specifies the following core objectives for community land categorised as Sportsground:

- To encourage, promote and facilitate recreational pursuits in the community involving organised activities, sport and games, and wider community use not classified as organised.
- To ensure that such activities are managed having regard to any adverse impact on nearby residences, sportsground users, and long term sustainability and asset management of the facility.

- Maximise the active and passive recreational opportunities provided by sports grounds.
- Maximise opportunities for management and use of sports grounds.
- Provide a framework for sustainable management across all 3 locations.
- Minimise the impacts from activities associated with sportsgrounds upon surrounding residents and the environment.

1.7 Definitions

Sports ground

A sports ground is defined as including the sports field and sports surrounds.

Sports field

A sports field is the defined area marked for activity

Surrounds

Area that falls outside the defined area marked for activity.

This plan divides the types of usage of a sports ground into three categories:

Organised activities, sports and games

Any group of people (more than 5 people, or one that is commercially based) who are using any Council owned or managed land on a regular basis (more than once in any eight week period) will be considered a regular and organised group and will therefore be required to comply with Council's Open Space Conditions of Hire.

Informal activity

Any person or group of people using Council owned or managed land for non specific general open space usage in a manner that is not of a coordinated or regular nature.

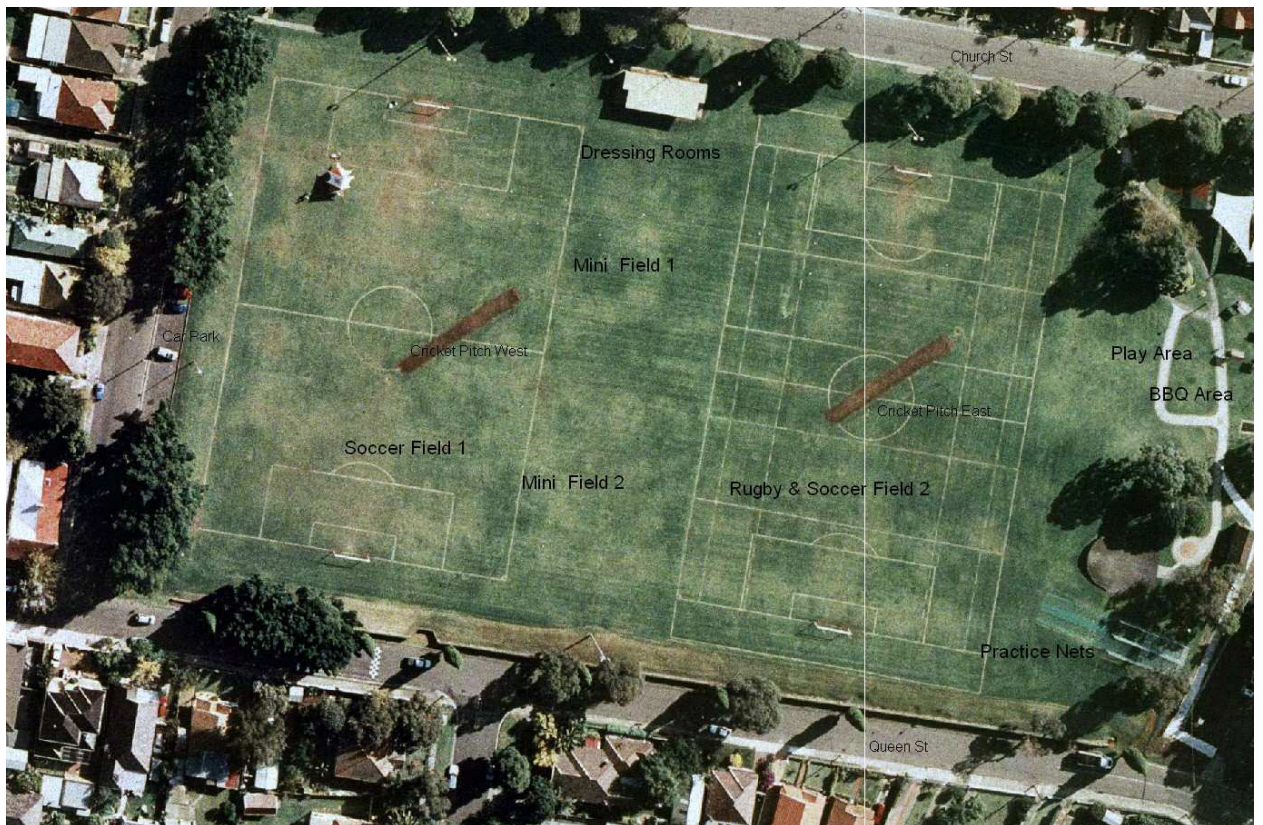
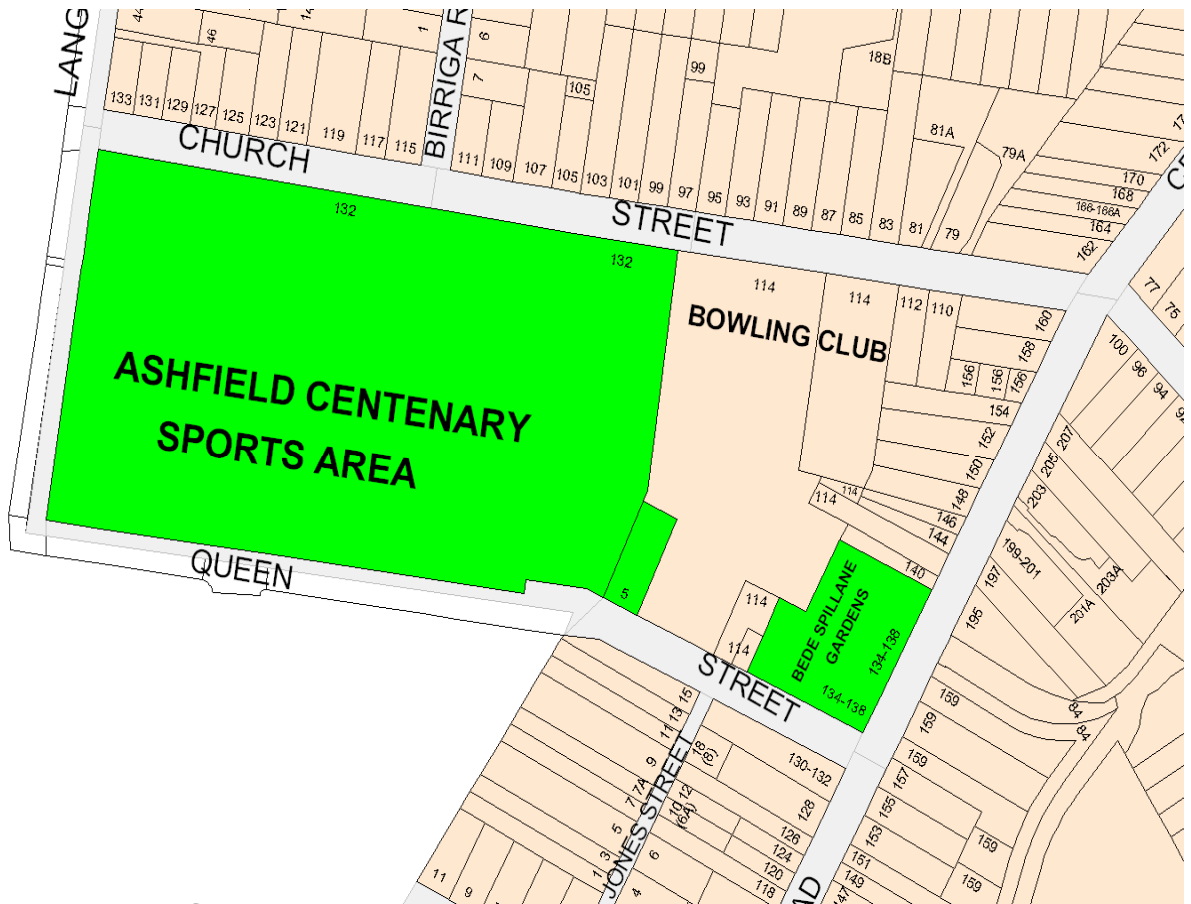
Non-specific general open space usage

Activities which do not require any sporting infrastructure such as line marking, goal posts (permanent or temporary), cricket wickets, or occur less than once every three months of a spontaneous, cultural and social nature.

2. CURRENT STATUS

2.1 Land covered by this Plan

Sportsground	Address	Suburb	Ownership	Lot and DP Number	SportsGround Playing area (Square Metres)
Centenary Park	Church, Lang and Queen Street	Croydon	Council	Lot 2 DP 237006	33,650m ²



Centenary Park Sports Field has two full size fields. In between the two main fields there are two mini fields and in summer, two cricket areas with synthetic cricket wickets. This field also has three sports field lights which are usually set on in the evenings for Winter soccer training on Monday, Tuesday, Wednesday and Thursday evenings from 5pm to 9pm.

2.2 Zoning

Centenary Park is located on land zoned 6(a) Open Space. Council's objectives for areas Zoned 6(a) Open Space are to:

- Identify land which is currently used or is intended for the purposes of open space or public recreation
- Allocate sufficient open space to serve the present and future recreational needs of residents and visitors
- Enable development associated with, ancillary to, or supportive of public recreational use

Within the areas zoned 6(a) Open Space, the following activities can be undertaken without development consent:

- Landscaping
- Gardening
- Bushfire hazard reduction

The following activities are not permitted without development consent:

- Construction of advertising structures
- Buildings for the purpose of landscaping
- Caravan parks
- Child care centre's and children's playgrounds
- Drill grounds
- Forestry
- Public baths
- Public reserves
- Racecourses
- Recreation areas and facilities
- Show grounds, sportsgrounds and tourist facilities
- Utility installations
- Uses or buildings associated with those purposes which are under the care, control and management of Council.

Activities other than those listed are prohibited in areas zoned 6(a) Open Space. Council may construct roads, stormwater drainage, recreation areas, public amenities, parking areas and cycle ways in this zoning without obtaining its own consent

2.3 Brief History of Centenary Park

The Excelsior Brickworks operated on the site from 1890 to 1918. The property was sold to Ashfield Council in 1921. The old brick pit was used as a site for a garbage incinerator and as a garbage disposal area.

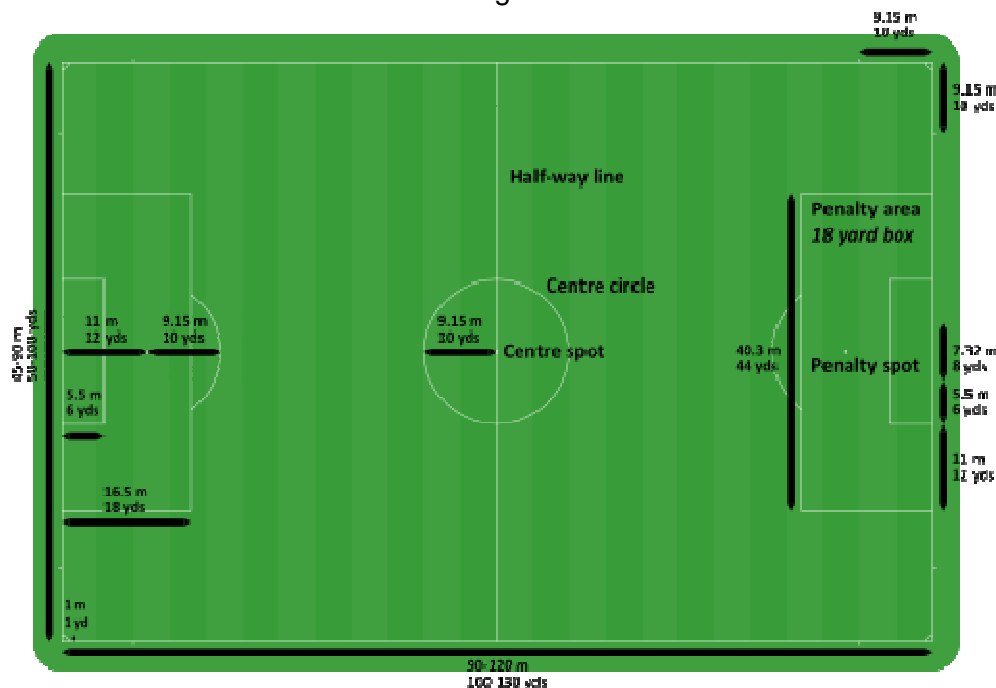
The pit was filled in by the Centenary of the Municipality in 1971 and since then the developed playing fields have been formally known as the "Ashfield Centenary Sports Area".

2.4 Facilities

Soccer Field

Centenary Park Sports Field has two full size soccer fields. Measurements are show as to figure 1. In between the two main fields there are two mini fields and in summer, two cricket areas with synthetic cricket wickets.

Fig 1



Grass height during the soccer season is 50mm - 60mm, cut in Autumn on the average once every 1-2 weeks. This ground is inspected weekly and rubbish removed every 2nd and 5th day of each week. Line marking is once every 1-2 weeks depending on the season. There are no mini soccer fields marked within the park.

Playground Area

Figure 2 shows the playground area. This area is an open playground shaded by shade cloth and used by local families within the area.

Garden beds are located around the Park.

The playground area is inspected weekly. The whole playground equipment is checked by a certified playground inspector once every quarterly. Broken playground equipment is replaced or removed depending on how safe the equipment is.

Figure 2



Toilet Block/Canteen/Dressing rooms

Figure 3 shows the general public facility at the Park. It has a dressing room, canteen and toilets. The canteen is used by the soccer clubs in winter and cricket club in summer.

Figure 3



3. BASIS FOR MANAGEMENT

3.1 Ecologically sustainable development

This Plan of Management reflects, and is consistent with, Council's Ecologically Sustainable Development Policy. This policy has as its vision statement:

“Ashfield as a community which protects and enhances its existing flora and fauna and contributes to the wider responsibilities for the whole community to preserve the earth's environment.”

3.2 Leases and licences

The *Local Government Act 1993* contains provisions relating to leasing. The following requirements are relevant to this Plan of Management:

- Leases and licences for community land must comply with the Local Government Act.
- Leases and licences granted over community land must be consistent with the core objectives for the land.
- The purposes for which land categorised as a natural area can be leased are much more restricted, with only very minor buildings and structures allowed on such land.
- A Council may only grant a lease, licence or other estate over community land if there is an 'express authorisation' for such action in a Plan of Management.
- Leases, licences, and other estates in respect of community land may only be granted for what are essentially public purposes. Councils are not able to grant leases, rights of way, etc, for a purely private purpose such as allowing vehicular access over community land to adjoining privately owned land.
- A proposal by a Council to grant a lease, licence, or other estate in respect of community land must be publicly notified.
- The Act prohibits, with some exceptions, any exclusive use or occupation of community land otherwise than in accordance with a lease, licence, or estate granted in accordance with the Act.
- Existing leases, licences and other matters remain in place, at least until their designated termination date.

3.3 Permissible and prohibited Park uses

The use of Centenary Park must be consistent with the public purpose of the land and the category of sportsground. The consumption of alcohol in the Park is prohibited except under conditions approved by Council and as set out in the Action Plan. Vehicles may not be driven into or onto the Park without the prior approval of Council. Dogs are permitted in the Parks but must be kept on a leash.

3.4 Community Consultation

As part of the process of preparing a Draft Plan of Management for Centenary Park, Ashfield Council consulted with interested residents and users of the Park in order to develop a Plan that reflects the values of the community. Council also engaged an external consultant to undertake the following workshops:

- A targeted consultation workshop was held on 28 June 2010 with schools and sporting clubs who are key users of the Parks. This workshop provided an opportunity for them to share their perspectives on the Park and to listen to and understand the perspectives of others. A full report of the workshop is in the Appendix.
- A general community consultation session on 30 June 2010 that was attended by interested members of the Ashfield community. This consultation was an opportunity for participants to share what they valued about the Park, the issues that were important to them and the principles they saw as important for guiding the development of Plan of Management. Outcomes from this consultation are in the Appendix.

The ideas put forward at the consultations are reflected in the values, principles and broad objectives that have been developed for this Draft Plan of Management.

3.5 Values

The community and stakeholder consultations revealed a number of core aspects of the park that were particularly valued. Principle among these values were:

- The Park's proximity and accessibility to residents, accessibility to bus transport routes and proximity to schools.
- The children's playground.
- The importance of the Park as a meeting place, particularly with the presence of the barbecues, contributing to a sense of community.

Centenary Park is one of the few significant open spaces in the Ashfield Municipality. It is well used by sporting groups and also by individuals and families for passive recreation and informal sporting activities. It is clearly highly valued by the community.

4. OBJECTIVES

The following objectives are designed to achieve the purpose of the Plan of Management:

- Maximise public usage of the Park while maintaining a variety of users and ensuring that activities are managed, having regard to any adverse impact on nearby residences.
- Improve and maintain existing facilities and amenities and provide new facilities and amenities in accordance with need and funding availability.
- Provide an accessible environment within the Park that ensures physical and social equity of access.
- Have a safe and secure Park for users and visitors
- Improve and maintain the natural amenity of the Park through effective Park management practices.

5. ISSUES

5.1 Maintenance of grounds and infrastructure

In view of the importance of sportsground maintenance, minimum standards are important to ensure the Park's grounds, particularly the sports field, are properly maintained. Maintenance includes, for example, mowing, weed removal, irrigation, aeration, field and building repairs, the maintenance of turf wickets, painting, rubbish collection, addressing acts of vandalism.

Given the importance of ensuring the safety of all users of the Park, regular inspections of the Park need to be maintained to address risk management concerns. These concerns may include the quality of the playing surface, safety of built structures, access arrangements and other matters depending on circumstances. The community should also be encouraged to report any safety concerns immediately to Council to minimise the risk of injury occurring.

Concerns were expressed in community consultations at the poor state of the facility that houses the canteen and toilets and its lack of storage space. Water runs into the facility toilets and canteen during rain. Lighting for the grounds is felt to be inadequate.

5.2 Sustainable management practices to mitigate environmental impacts

There are special management requirements for an area such as the playing fields and surrounds of Centenary Park. Potential negative impacts of sportsground management can be avoided through taking into account such matters as:

- the need for water quality control devices
- the sustainable use of water and nutrient application
- monitoring of imported soil and materials
- reduce fertiliser usage and application so as to retain nutrients in soil and minimise loss through runoff and/or leaching to groundwater
- alternatives to use of herbicides, pesticides and growth retardants
- management of soil compaction and erosion
- stormwater management
- the management of trees and other plantings
- the planting of additional and replacement vegetation to improve local amenity and provide shade.

The principles of Ecologically Sustainable Development guide Council in ensuring that the environment is protected, thus enabling enjoyment of the facility by present and future communities.

5.3 Parking

Parking is at a premium around Centenary Park. Illegal parking in the streets around the Park was referred to in consultations as a consequence and as an ongoing problem. This issue is exacerbated during organised sporting activities that attract many participants.

5.4 Organised sporting activities, multiple uses and public access

In both the winter and summer months, the Park is used by a number of local schools, Super 6 Soccer and Burwood Soccer Club. In the summer it is also used by Ashfield Cricket Club for junior and senior training and playing.

The Park is used for passive recreation by residents for exercise, dog walking and relaxation. The children's play ground is also well used. Currently, these different uses and activities co-exist satisfactorily.

Matters to address would include the installation of water bubblers, improvement of the lighting, fencing options to prevent balls hitting cars along Queen Street, repair and upgrade of the toilet block/canteen/dressing rooms building.

5.5 Access

There are a number of access issues relating to Centenary Park that need to be addressed in order to achieve better access to and within the Park for people with disabilities. Addressing these will also ensure that the Park will become more accessible for frail older people and parents with prams. These include:

- Adequate parking for people with disabilities.
- A continuous accessible path of travel into and within the Park linking all facilities, particularly the toilet block and children's playground.
- A drinking fountain and a number of park seats on hard stands adjacent to the path of travel.

5.6 Advertising signage

Clubs and organisations that use the Park often wish to display during a match or event non-permanent commercial advertising that features their sponsor. It is considered that this would be appropriate with the consent of Council, providing such advertising was consistent with SEPP 64 – *Advertising and Signage* and Council's advertising signage policy, particularly that such advertising was compatible with the visual character and amenity of the Park, was of high quality and design and was suitably located.

5.7 Management structures and responsibilities

Ashfield Council has responsibility for the management and development of Centenary Park. This encompasses maintenance of the Park's assets and the related allocation of resources; the maintenance of the landscape; the maintenance of recreational facilities; planning the development of the Park. To assist this process, Council also consults with the Park's major user groups.

5.8 Domestic animals

Centenary Park is an 'on-leash' area for exercising dogs. Problems can arise from dog wastes being left on the Park's grass. This opens up the possibility of conflict between users as well as raising health and safety issues. This problem can be reduced through the installation of a dog bin and the continuing policing of dog control with the appropriate penalties being enforced for owners, including those who do not keep their dogs leashed.

6. DEVELOPMENT CONCEPTS AND ACTION PLAN

The Action Plan below identifies management objectives, strategies and associated actions and priorities. The actions aim to:

- Improve the Park
- Repair past damage
- Prevent further degradation
- Maintain and enhance the amenity of the area
- Continuously improve and maintain facilities
- Manage the planned sharing of the park by organisations involved in active recreation
- Preserve the Park as a place for relaxation, passive recreation and a place of significant heritage.

The implementation of the actions in Action Plan will be coordinated on a yearly basis in accordance with the assigned priorities. These priorities are linked to the following time frame:

High	Commenced within the next 2 years
Medium	Commenced in 2 – 5 years
Low	Commenced after 5 years

It should be recognised, however, that the commencement and completion of the actions will be dependent on available Council resources and funding and on Council priorities in its yearly program. The priority of each action will need to be reassessed annually to determine its continuing relevance.

OBJECTIVE 1

Maximise public usage of the Park while maintaining a variety of users and ensuring that activities are managed, having regard to any adverse impact on nearby residences.

STRATEGY	ACTION	PRIORITY
1.1 Preserve the current mixed use of the Park and a process for coordination and consultation among users be established and maintained.	1.1 Establish a formal regular meeting arrangement to facilitate collaboration, the sharing of information and resources and joint servicing among hirers and other regular users of the Park.	High
	1.2 Maintain current use of the Park by organised sports at current levels of intensity.	High
	1.2.1 Establish policy and procedures that ensure a ceiling on bookings to ensure the current intensity of use by organised sports is not exceeded, being limited to the extent governed by the schedule of usage set for the 2010/2011 Summer season and the 2010 Winter season.	
	1.2.2 Review the booking system and policy to provide long term arrangements, where	High

<p>1.3 Ensure all leases and licences and other estates over community land are in the best interests of the community as a whole and ensure such agreements enable, where possible, shared use of the community land and facilities.</p>	appropriate	
	<p>1.3.1 Keep commercial and non-commercial uses ancillary to and supportive of use of the sports ground and consistent with the aims and objectives of the Plan.</p>	Ongoing
	<p>1.3.2 Limit leases, licences and other estates to land categorised as sports ground.</p> <p>1.3.3 Call for local organisations to lodge tender documents in support of their requests for hiring the sports ground. The specifications for the tender to indicate as a minimum that in addition to a yearly fee, Ashfield Council is looking for a capital contribution that will be used to improve the park in line with the Plan of Management. Council to also require organisations to outline ways of running the summer soccer in ways that minimise the damage to the playing surface</p>	<p>Ongoing</p> <p>High</p>
<p>1.4 Continue involving the community in planning and decisions relating to the management and use of the Park.</p>	<p>1.4.1 Conduct consultations with hirers and other regular users of the Park and the local community including through Council's website, to gain feedback on Council's planning and management of the Park.</p>	Ongoing
	<p>1.4.2 Keep under review the use of the Park for informal, social and family activities and for organised sporting activities by hirers, having regard to the impact on residential amenity.</p>	Medium
<p>1.5 Facilitate use of the Park as a blend of formal organised sport and informal, social and family activities, ensuring that usage by hirers is preserved.</p>	<p>1.5.1 Maintain public access to the Park</p>	High
	<p>1.5.2 Review the booking system and policy for use of the Park by organised sporting groups and clubs</p>	High
	<p>1.5.3 Establish playing field usage controls for organised sports, including monitoring usage, to ensure each group remains within its allotted booking period.</p>	High
<p>1.6 Maintain an equitable pricing strategy for all users of the Park's sports ground</p>	<p>1.6 Annually review fees and charges for seasonal and casual hire of the sports ground as per Council's annual Budget Management Plan and consider opportunities to enhance long term asset management of the sports ground.</p>	High

<p>1.7 The Park continue to be designated an '<i>on leash</i>' area for dogs.</p> <p>1.8 The consumption of alcohol be governed by existing regulations and by Council's determination from time to time with regard to public, community events and family activities.</p> <p>1.9 Organised groups to have restrictive times on the playing field to stop their over use.</p>	<p>1.7.1 Monitor the control of dogs in the Park to ensure they are leashed in accordance with Council's Policy.</p>	High
	<p>1.7.2 Install dog-waste bins as needed.</p>	High
	<p>1.8 For public, community and family events, Council permit the reasonable consumption of alcohol where appropriate and maintain the Park as an Alcohol free zone between the hours of 9pm and 7am.</p>	High
	<p>1.9.1 Training or other approved use by sporting clubs and organised group users be scheduled for Monday to Thursday each week from 4pm to 9pm with the training lights to be switched off by 10pm following those sessions.</p>	High
	<p>1.9.2 The sports fields to be rested on Fridays unless Council otherwise permits their use during the day.</p>	High
	<p>1.9.3 Council permit games or training or other approved use of the sports fields on Saturdays and Sundays between the hours of 8am and 6pm.</p>	High
	<p>1.9.4 Council permit small sided soccer one night a week for five hours during Summer and 4 hours in Winter</p>	High
	<p>1.9.5 Use of the sports field during the winter months be limited to a maximum of 30 hours per week (excluding local school use) with Council to manage this use.</p>	High
	<p>1.9.6 Use of the sports fields to be subject to them being in a satisfactory condition. Any direction by Council's delegated officer that the condition of the playing fields makes them not suitable for use and not available on the day required will be final.</p>	High
	<p>1.9.7 Arrangements be maintained that, where the sports fields may be closed at short notice if the weather conditions deteriorate, they will not be reopened until passed as fit for use by Council's delegated officer following an inspection.</p>	High

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OBJECTIVE 2

Improve and maintain existing facilities and amenities and provide new facilities and amenities in accordance with need and funding availability.

STRATEGY	ACTION	PRIORITY
2.1 Provide the community with quality infrastructure within the Park.	2.1.1 Conduct annual audits of the Park to inform management plans and budget allocations.	High and Ongoing
	2.1.2 Repair, refurbish and renovate the toilet block/canteen/dressing rooms building and seek funding for completion of the works.	High
2.2 Provide a variety of suitable equipment that reflects the changing demographics of the area and to ensure the Park continues to be highly utilised within the community.	2.2.1 Design and maintain equipment that is responsive to community demographics.	High and ongoing
	2.2.2 Conduct community consultations to identify future recreation and facility needs.	Medium
	2.2.3 Plan for the provision of additional BBQ facilities and seating around the Park.	Low
	2.2.4 Investigate making an application for funding for a portable, lockable cricket net box for either Centenary Park or Hammond Park.	High
2.3 Have a variety of suitable play equipment and informal play areas for a range of people who access the Park.	2.3.1 Consult with the community to identify future recreational needs when revising the Plan of Management.	Ongoing
	2.3.2 Inform relevant Council staff of current trends, programs and influences that can be applied to the Park.	Ongoing
	2.3.3 Provide a variety of quality informal play equipment in the Park.	Ongoing
2.4 Have the sports field playing surface maintained to a satisfactory and safe playing standard and	2.4 Prepare appropriate maintenance standards for the sports field and develop and implement an ongoing maintenance program.	High

providing “best value” to Council.		
2.5 Provision to stop balls going onto the surrounding streets.	2.5 Provide strategically placed fencing around the Park to prevent balls from going onto the streets.	Medium

OBJECTIVE 3

Provide an accessible environment within the Park that ensures physical and social equity of access.

STRATEGY	ACTION	PRIORITY
3.1 Ensure continuous accessible paths of travel to and within Centenary Park to the various facilities.	3.1 Plan for the provision of a walking path into the Park that functions as a continuous accessible path of travel connecting the street, the children's play equipment, the canteen building and BBQ area with energy efficient lighting around the Park.	High
3.2 Entrench accessible design best practice with Park facilities.	3.2 Implement policy and procedures that ensure Council incorporates accessible design best practice in the design and maintenance of the Park and its facilities.	High

OBJECTIVE 4

Have a safe and secure Park for users and visitors

STRATEGY	ACTION	PRIORITY
4.1 Provide effective and essential emergency vehicle access to all open space areas.	4.1 Implement best management and maintenance of current emergency vehicle access.	High
4.2 Maintain risk for all Park	4.2 Collect data that identifies the needs of	High

users as well as those living in adjoining properties.	Park users and those living in adjoining properties.	
4.3 Provide facilities that conform to Australian Standards or recommended guidelines.	4.3.1 Complete routine inspections and maintenance cycles to ensure the safety of facilities.	High
	4.3.2 Ensure new facilities in sports grounds are of appropriate design and construction and are well maintained to reduce motivational factors for vandalism.	High
4.4 Encourage community reporting of unfavourable activities, inappropriate use, vandalism or faulty equipment in the Park	4.4.1 Provide notification phone numbers at the Park and other Council outlets for the community to report any safety or risk issue for immediate actioning.	High
	4.4.2 Develop and implement a system to provide for rapid response to reported damage or vandalism in parks	High
	4.4.3 Develop and initiate a “sports ground watch” or “sports ground care” program to promote greater community involvement in the management of vandalism issues	High
4.5 Ensure a safe environment for users of and visitors to the Park and its sports ground.	4.5 Formulate and implement a monthly risk management sports ground inspection program to identify and minimise risks on the sports ground and amenities.	High
4.6 Ensure all floodlighting meets the relevant Australian Standard and is at acceptable levels for the amenity of neighbouring residents.	4.6 Audit the sports ground to assess compliance of the floodlighting with AS2560 and AS 2482 and undertake necessary adjustments and upgrading accordingly.	High

OBJECTIVE 5

Improve and maintain the natural amenity of the Park through effective Park management practices.

STRATEGY	ACTION	PRIORITY
5.1 Proactively protect and restore native vegetation communities and species.	5.1.1 Establish no mow zones with potential to enhance natural and habitat values and to encourage regeneration.	Medium

<p>5.2 Develop, implement and evaluate operational practices that protect and enhance biodiversity values.</p> <p>5.3 Progressively implement a long term quality irrigation program at the Park.</p>	<p>5.1.2 Install more garden beds throughout the Park.</p>	Medium
	<p>5.2.1 Avoid removing large trees which may be important for birds and animals as shelter and nesting sites.</p>	Medium
	<p>5.2.2 Prioritise weed control programs.</p>	High and ongoing
	<p>5.3 Prioritise the drainage and irrigation requirements for the Park.</p>	High

APPENDIX

Ashfield Council

**Report on the Consultations as Part
of the Development of Plans of
Management for Algie, Hammond
and Centenary Parks**

Prepared by Grace Leotta

August 2010

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1. Introduction

A Plan of Management is the principal document that guides Council's long term future planning, design and management of public land. It sets out how a park can be used, managed, developed and conserved, and specifies improvements that maintain and enhance the recreational needs of residents and visitors.

As part of the development of Plans for Management Algie, Hammond and Centenary Parks Ashfield Council held three consultations:

- A stakeholder consultation for user groups of the Parks on June 28 2010
- A community consultation on Hammond and Centenary Parks for local residents on June 30 2010
- A community consultation on Algie Park for local residents on July 7 2010.

See Appendix 1: Algie, Hammond and Centenary Parks Consultation Agendas

Several Councillors were present at the consultations. The following Council staff attended the consultations:

Frances Riva Acting Director Corporate and Community Services (attended all three consultations)

Nick de Brett Project Officer (attended Stakeholder and Hammond and Centenary Park consultation)

Peter Kapocius Manager Parks and Gardens (attended all three consultations)

Lara Pascuzzo Governance Project Officer (attended Algie Park consultation).

Independent facilitator Grace Leotta facilitated the consultations.

The consultations began with an explanation of the purpose of the consultation, a description of a Plan of Management and a brief history of the Parks.

See Appendix 2: A Brief History of the Parks.

The following are notes (rather than minutes) of the consultation discussions, based on notes taken at during the consultations by Council staff and the facilitator.

2. Consultation Discussions

2.1 Stakeholder Consultation

The stakeholder consultation was attended by representatives of the following user groups:

- ACC Cricket Club
- Burwood Soccer Club Inc
- Canterbury District Soccer Football Association
- Hurlstone Park Soccer
- Super 6 Soccer

Some of the representatives are also residents of the area and some have children at Ashfield Boys' High School or Haberfield Public School.

A profile of some of the user groups represented at the consultation is included in Appendix 3: Stakeholder Consultation User Group Profile.

Centenary Park

What do you Value or Like Most about each of the Parks?

- Condition of park and the size of park – a local hub
- It's built for lots of action
- It's on the bus route, accessible, central for residents, and in the middle of schools
- Barbecues get a lot of use. Bike track and swings make the Park very family-friendly
- The Park but not the facilities.

What needs Improvement?

Facilities and Seating

- Need a better canteen and change rooms, and a storage separate to change rooms; have storage below, canteen on top
- Canteen needs work; it has mice, rats, cockroaches; rain comes into the dressing area
- A covered area/shelter is required
- Power at George's shed
- A bubbler near canteen is required
- Need more seating in Lang Street
- Bike track

Field

- Fields are undulating, need regrading

Lighting

- If floodlights were improved, greater park space could be used and allow worn area to be rested. Lighting is a problem – new lights would assist

Parking

- Parking – Wednesday evening is difficult
- A drop off area
- Cut in parking on Church Street
- Send in the rangers when users of the Park park inappropriately

Access and Safety

- Lang Street a small fence; safety, access, steps
- A footpath along Queen Street
- Better security – the canteen and a car have been broken into

Maintenance

- Cricket starts September – wear and tear
- Put grass on pitch – needs September for grass to recover
- September to be used as a rest period

Priorities for improvement:

- Storage
- Lights – to ensure they are meeting required standard

Practical Ideas

Develop partnerships between Council and user groups by establishing longer term leases, for example five years. This would enable the groups to invest in the Park. Partnerships would also enable Council and user groups to jointly seek funding to make improvements, for example, funding for a shelter or for lighting.

Partnerships would enable:

- Long term lease
- Security
- Parking
- Lighting
- Shelter
- Covered area

Alan Davidson, part of Sydney Park has a good canteen; Canada Bay has a good canteen.

Hammond Park**What do you Value or Like Most about each of the Parks?**

- Parents love Hammond Park
- Shade is good
- Doesn't get over used

What needs Improvement?

- Hammond (which is used for 9, 10 & 11s cricket) needs a fence
- There are no barbecues and no parking.

The future of the Parks – What Principles should guide the Plans of Management for the Parks?

- In leasing give **weighting** to groups which have used the Parks for a **long** period of time
- Council **work together** with the community to maintain the Parks
- **Reasonableness** in allocation of Park use
- Priority to people from the **local/catchment** area
- Give priority to **upgrading Centenary Park** – proportional investment (investment proportional to use)
- Keep discounts for **not-for-profit groups**
- Be a **low cost** provider – acknowledge volunteer labour by user groups; have a total cost focus
- Support a worthwhile cause (not-for-profit) through donating use or joint venture; local **clubs** and volunteers to run **school holiday** programs
- **Co-fund work** on the Parks with a long term user group, enable this through **long term leases; partnerships** between Council and user groups
- **Mixed use**
- Manage Park **capacity; recovery/rest time** in October school holidays

Other Comments

- Algie Park is the minimum size required for cricket
- Meeting space/registrations on-site; look at Henley Park
- Get the rangers when users park inappropriately; enforce parking regulations.

2.2 Community Consultation for Hammond and Centenary Parks

What is your Current Use of the Park?

Hammond Park

- For walks in the park and getting to know neighbours
- For family games of tennis on the tennis courts; children use tennis courts
- For the play equipment
- Informal ball games

- To walk dog and see neighbours
- Play football
- School sport; schools use parks during the week
- Children's birthday parties, barbecue areas for club and family events
- Play sport, including soccer and cricket
- Sit under tree
- To jog around park
- Grandparents take grandchildren to park; grandchildren ride bikes
- ACC club use grounds in summer for 9 junior and 6 senior teams training and playing
- Cricket on Saturday morning
- Watching the tennis
- Green space to sit and watch
- Canteen
- Cricket pitch is available for community use
- Tennis courts heavily used and it works really well
- Passive activity
- A busload of children with a disability who walk around and use the equipment in a peaceful way
- For walking as footpaths a bit rough after knee replacement
- Used by small children after preschool

Centenary Park

- Barbecues
- Dog owner walks dog twice a day, every day
- Hard to use due to big sporting groups
- Football
- Cricket
- Tai chi
- Frisbee
- Less able to walk around due to heavy use
- A really big space when it is not being used by groups it allows you room to really run
- Play equipment is good
- Burwood Football Club use park every Saturday am

What do you Value or Like Most about the Parks?

Hammond Park

- Enjoyment received in using Park
- Peaceful, not as busy as Centenary Park during the day
- There is distinctive-feel about the Park
- Can walk around the Park even with formal sporting events going on
- It's always green
- It's not too manicured, it's a bit natural
- It's a great buffer to Frederick Street as it blocks the noise and traffic

- Swings are very popular
- Children are not noisy (sporting groups sometimes are)
- Hammond Park is working and best to leave it as is

Centenary Park

- Enjoy open space and like to see it maintained
- Lots of variety attracts people
- It is a joy to see the park so heavily used

What needs Improvement?

Hammond Park

Seating and Equipment

- Increased seating areas - people from apartments come out and would like to have more seating
- Seating/tables along Frederick Street near the tennis courts so it looks nice
- Water bubblers
- Dog poo pack dispenser
- Playground equipment should be upgraded – a piece is not working and has not been working for several years
- More cricket nets
- Toilets need fixing

Vegetation and Fencing

- Needs some low vegetation along Frederick Street to provide habitat for birds and to block out Frederick Street; small children not as safe as at other parks, it is better suited for adults
- Fencing around park would be helpful to make it safer as the sheer volume of traffic in Frederick Street is very scary
- Keep openness of Hammond so it feels safe

Activities

- Encourage kids to play more cricket
- A walking track around park so that people can walk safely

Lighting

- Needs 6pm lighting

Parking

- Parking is difficult

Comments about the Planned Kiosk at Hammond Park

- Does not need a kiosk
- Needs to remain green as it has lots of children using it; it would be good to maintain the current level of use and leave it available for younger people
- Suspect that the money for kiosk cannot be reallocated
- Why does Hammond Pak get the kiosk when Centenary Park needs the kiosk?

- Park is so small - we have a massive shortage of parks. Hammond should stay as is and usage not be increased because I like to use the park as is
- It is good that Council is consulting with stakeholders. If the money cannot be redirected the council should take the money and do something with it and not give it back
- Council has an issue with the toilet block; we should take the grant but it must be used at Hammond
- Park is small and the proposed kiosk is right next to the play equipment. We don't want a big group of people partying there
- No consultation was undertaken regarding a kiosk.
- If you have a kiosk you always have responsible people but if you are going to rent it out then it will be an issue.
- You could have something that we can call a kiosk
- Give the money back
- Needs a kiosk
- Will canteen facilities be available to the general community?
- As the funding for the Hammond Park kiosk was state government funding and was allocated for this specific purpose, the only way to make a change is to make a written submission to the minister stating the reason the decision needs to be changed ... Centenary Park also needs a kiosk.
- Money should be spent at Centenary Park
- The \$74,000 funding is not much, it could be spent on a toilet block and a spacious kiosk counter
- Move kiosk from Hammond Park and get an upgrade for Centenary Park. Seek community support. As there is a state and federal election approaching, it's time to work with Council to achieve something.

Centenary Park

Facilities and Equipment

- Water bubblers
- Kids need more cricket nets due to increasingly heavy demand
- No amenities/toilets for people using barbecues
- Burwood Football Club needs new shed
- Facilities near canteen are woeful
- Toilets being locked on weekend should be reviewed due to the volume of people using the park
- Water audit required for toilets as water runs in the toilets and off the banks
- Storage required for equipment, it could be underground storage with facilities on top
- General public/local residents should be able to rent kiosks for children's parties. Profits could be used to develop amenities at the park.
- Amenities/workmen's hut (if it has power) could make a ball machine available for the children

Lighting

- Lighting is inadequate in winter ... don't feel safe
- New lighting should be aimed directly at the park

Fencing

- Plant big trees or put up a high fence to stop balls hitting cars along Queen Street

Space

- There is very little space to exercise
- Space for teams to train at the practice nets

Parking

- Illegal parking issue needs to be addressed as it's unsafe
- Parking is also a big problem – lack of parking space

Vegetation

- Plants could be more attractive
- Not a lot of planting as we need to see what is going on in and around the bushes

Safety

- A mound (better than a fence) to stop children running onto the road as there have been some near misses on the streets
- No pedestrian access along Church Street side for parents to push prams as there is no footpath
- Railing needed near play equipment
- Walking along Church Street very dangerous due to tree roots
- Fence required along Lang Street as cars go so fast and kids run out onto street
- Toilet area needs security patrol ... someone should be patrolling the grounds as there can be fights on weekends and school holidays
- Young people hanging in the park sometimes lighting fires; have called police for some problems

Maintenance

- Level of litter around the barbecue area is unacceptable, need signs advertising fines and these fines must be enforced
- Sporting event organisers/participants need to keep area clean
- Although there are six litter bins available, the problem is that the residents around the park put their rubbish in these bins
- Litter around the barbecue including bottles; young children are unable to play on the equipment due to broken glass, the area needs patrolling.

Access

- Access from Queen Street is difficult as cars go too quickly near the crossing at the bowling club
- Needs another set of steps near amenities block
- More steps around park needed and widened to accommodate prams

Use

Over use of the ground is a real problem and needs more consideration

Future Use

- It's more sensible to use Centenary Park as the main sporting ground
- Concerns were expressed about future plans for the Bowling Club; must ensure that ground is not developed. If Bowling Club fails then Council needs to reclaim the land for community use. Bowling Club could become community centre for groups requiring to lease space
- Use of the canteen (Haberfield Public School uses Pratten Park canteen) teams are able to lock up their supplies with clubs
- Algie Park shares the canteen; there must be a way to share.

The Future of the Parks – what Principles should guide the Plans of Management for the Parks?

- **Maintain current use** at Hammond Park - informal and some structured use; manage the **interests** of residents and long term users (maybe a Memorandum of Understanding – MOU); long term park leases should not be given to clubs as this infringes on residents' rights, the clubs are local kids
- **Proportional investment** – develop Centenary Park as a sporting park; Council should maintain the building; Council should look at the **buildings** and then apply for **grants**; prioritise Centenary Park for **facility improvements**; Hammond Park is bad, but Centenary Park is worse
- Acknowledge **historical users**; if Council decides on a long term lease, then these **long term users should have first option**, for example, junior cricket teams that have played Monday to Thursday, at no cost, should continue with this arrangement; discussion of a five year lease and the benefits of a long term lease
- Commitment to use by children
- Review of Parks; use to include appropriate consultation – residents, landholders – all stakeholders
- **Free and accessible** use of tennis court and cricket pitch at Hammond Park; keep Hammond Park as a park for **informal** use with some sporting groups; keep Hammond Park low and unstructured; school use ... maintain the status; keep the current football and cricket sporting groups just for juniors not adults; keep the tennis courts and cricket pitch
- Manage Park **capacity**; manage the use of Centenary Park to allow the park **recovery** time, cricket pitch needs a break in winter, **manage intensity of use**
- **Manage historical users** and **emerging users** and residents
- **Priority to community and not for profit groups – place limits on commercialisation**
- **Low carbon footprint** - encourage water harvesting, solar powered lights
- **Walking** paths
- **Accessibility** to parks and toilets
- Land must be **open** to the public at all times and not privately leased (this does not apply to soccer); once fences go in, then it could be leased out for commercial purposes

- A **process** for refurbishment including prioritising works and consultation; **consult** with the users before applying for grants
- Keep the **cultural mix** – celebrate diversity
- Residents in the **vicinity** should not be disadvantaged by use/intensity of use – manage the **use**
- **No Kiosk** at Hammond
- Upgrade **lights** at Centenary
- Parking is a problem. The plan needs to include **how** people get there and where they can **park**; bike racks help to reduce the need for parking; the rangers need to book cars that park illegally
- **Balance** use of residents as individual and sporting groups (also residents)
- Appropriate for **elderly** people
- **Safety**.

Other Comments

- We need more parks

Comments on the Community Consultation

- Renters were not notified.

2.3 Community Consultation for Algie Park

What is your Current Use of the Park?

- Exercise
- Watching soccer
- Bring young children to the park
- Walking
- Pet walking.

General Current use of the Park

- Park used for soccer games six months out of the year
- Local schools use the park for sports days, sports carnivals etc
- Enjoy watching the soccer games
- Concerns with foul language of players, coaches, spectators, etc, particularly as young children live in the area
- Filming – residents did not have a significant concern with filming as it is temporary in nature and look after the park after use.

What do you Value or Like Most about the Park?

- Nice open, green space to look at
- Multigenerational use – young and old
- Safe place to walk

- It's comfortable going to the Park.

Identified Problems with the Park/Areas for Improvement

- Potential for redesign of back of park and garden area on corner of Ramsay Street and Empire Street
- Lots of graffiti in back corner of park
- Public urination
- Drug use etc
- Illegal dumping of furniture
- Vandalism
- Chain link fence in the back corner of the park
- Should be better redesign in this area
- Currently it is very dark and is shielded from public view
- Need more lights at the back of the park
- Back of Empire/Alt/Martin Streets
- Feels unsafe at night because of lack of lighting
- Trees need to be trimmed regularly
- Lack of lighting identified as a major issue for the park
- Anti-social behaviour upon entry on Empire Street – youths often congregate in a small number in their cars
- Rose garden upon entry into park – needs more greenery
- Landscaping to frame the park particularly along Ramsay St
- More bins – now only one (1) bin which gets full quickly, particularly after soccer games etc
- Special purpose dog litter bin could be installed for park
- Installation of more seating areas
- Park could have more shade areas e.g. shade sails over play equipment etc

Priorities for Improvement to the Park

- Lighting and maintenance
- Beautification of the park and gardens
- Primary use of park to remain the same
- Use that is compatible to use as a sporting field and general recreation
- Increase use – danger that parking conditions could change
- Keeping existing level of amenity of local residents.

The Future of the Park – What Principles should guide the Plan of Management for the Park?

- **Access** – open to all
- Both **casual** use and **multipurpose** use, including sport
- **Tidy and clean**; park maintenance is a major issue

- **Safety** – lighting
- **Protected** for **recreational** use (not leased)
- **Maintain playing field**
- Cater for **everybody**
- Use for **community events** and **activities** e.g. festivals and manage the noise
- **Mixed/multiple use** - no single entity exclusively uses the Park
- **Beautification** – seating with shade
- Use that is **compatible** with sporting grounds and general recreation
- Manage **parking** not to restrict resident parking and not impose on amenities available to residents
- Keep Park (and also Hammond and Centenary Parks) **intact**; do not sell any portion or all of it.

Residents do not want:

Fixed barbeque areas

Sheds

Fixed cafe etc

Don't want "commercial concerts" e.g. ticketed events

Don't want Council to sell the Park.

General Comments

Residents appreciate how Council takes care of the Park and local area

If markets are held on a regular basis at the Park – there is a danger of damage to field because of stalls etc.

Appendix 1: Algie, Hammond and Centenary Parks Consultation Agendas

Ashfield Council

Consultations as Part of the Development of Plans of Management for Algie, Hammond and Centenary Parks

Stakeholder Consultation

Monday June 28 2010

Agenda Outline

4.00 Welcome

The purpose of this consultation

A brief history of the Parks

Who uses the Parks?

Your current use of the Parks

Which Park/s do you use?

What part of the Parks do you use?

How long have you been using it/them?

How often?

When?

How many people in your group?

What do you value most about each of the Parks?

How well are the Parks meeting the needs of your group?

The future of the Parks – What principles should guide the Plans of
Management for the Parks?

What might these principles look like in practice?

Summary

The next steps

6.00 Close

Ashfield Municipal Council

Consultations as Part of the Development of Plans of Management for Algie, Hammond and Centenary Parks

Community Consultation

Hammond and Centenary Parks

Wednesday June 30

Algie Park

Wednesday July 7 2010

Agenda Outline

6.00 Welcome

The purpose of this consultation

What is a Plan of Management and how is it developed?

A brief history of the Parks

Who uses the Parks?

The current use of each Park

What is your involvement with each of the Parks?

What do you value most about each of the Parks?

The future of the Parks – What principles should guide the Plans of Management for the Parks?

What might these principles look like in practice?

Summary

The next steps

8.00 Close

Appendix 2: A Brief History of the Parks

Hammond Park

Ashfield's first cricket ground was formally established in 1875 on land at the corner of Frederick and Henry Streets, known as Potter's Paddock and now part of Hammond Park.

Ashfield Cricket Club was formed in 1865-66. The archives of the New South Wales Cricket Association show matches played by this club "at Ashfield". The ground on which the matches were played may have been Potter's Paddock.

The owner of this land was Henry Potter, a butcher. He leased the land to the Ashfield Cricket Club in 1875 and by 1883 it was being designated the Club's home ground. In that year, the lessees bought the land for 300 pounds.

Horse versus bicycle races, women's bicycle races, fetes, skating, balloon ascent and descent by parachute, running races and promenade concerts were held. The park included a covered grandstand with seating for 1,500 people and an indoor skating rink. These two buildings were sold to Bathurst Agricultural, Horticultural and Pastoral Association and erected at the Bathurst Showground and were still there being used in 1993.

In 1910, the ground was sold to council and in 1911 renamed Hammond Park in honour of former Mayor and Member of Parliament, Mark J. Hammond.

Centenary Park

The Excelsior Brickworks operated on the site from 1890 to 1918. The property was sold to Ashfield Council in 1921. The old brick put was used as a site for a garbage incinerator and as a garbage disposal area.

The pit was filled in by the centenary of the municipality in 1971 and since then the developed playing fields have been formally known as the "Ashfield Centenary Sports Area".

Algie Park

Algie Park is named after Charles Hugh Algie, Ashfield's Mayor 1913-1914. He served as a member of Ashfield Council from 1908 until mid 1917. At the outset of WW1, he set up an Ashfield Citizen's Patriotic Fund to raise money for the war effort. By 1917, almost 15,000 pounds had been collected.

Algie Park was the former Cumberland Brick Pits. George Chidgey bought the land in the North East Ward including disused brick pits from the Haymarket

Company. The Alt Street portion was donated to Council by Chidgey in 1911 after negotiations with Council to drain the land.

At the Council meeting of 8 August 1911, Aldermen HE Pratten moved that the “area of land given by Mr Chidgey to Council; for recreation purposes be named Algie Park in recognition of Alderman Algie’s persistent and successful efforts in the direction of the betterment of the immediate locality.” This motion was carried unanimously.

The corner of Ramsey and Empire Streets portion of the Park was purchased by Council in 1925 and 187 Alt Street was purchased in 1970.

Appendix 3: Stakeholder Consultation User Group Profile

The following is information on the use of the Parks by the user groups who attended the stakeholder consultation on June 29 2010.

ACC Cricket Club

Use of Parks

Hammond Park Saturday am
Centenary Park all day Saturday – juniors am, seniors pm
Use Park Monday, Tuesday and Thursday for training
Use Park September-March
Use Ashfield Park, Saturday am to develop skills
Used park for 30 years

Size of Group

About 6 senior teams, 10 junior teams, up to 200 people

Burwood Soccer Club

Use of Parks

Use Centenary Park for 10 years, April – August
Use canteen facilities
9am – 3pm Saturday, Sunday all day 9am – 4.30pm.
Tuesday and Thursday training
Use all Park
Expanded to fit the park
The Park is heavily used and the use is increasing
Thirty per cent of the cost of running the club is ground fees

Size of Group

Not-for-profit association, 660 players, 400 juniors, more than 70% locals

Canterbury District Soccer Football Association

Use of Parks

Apia uses Hammond, Centenary, Algie and Lambert Parks
Summer – 6-aside commercial business Centenary Park, women, juniors, seniors
Wednesday night, previously 2 nights. Pay commercial rates
Run two tournaments over summer, Monday night at Centenary throughout winter. Rotate fields.
Summer competition, own line marking – field maintenance turfing.
Play away from goal months to allow park to rest

Size of Group

13,500 players between 23 clubs; more than 70% are from Ashfield Local Government Area

Super 6 Soccer

Use Parks for soccer including junior, mens and womens soccer
Uses for competitions on Wednesday night
70 % if users are from the Ashfield area
The Cub is charged full commercial rates

Haberfield Public School

Hammond Park 12.30pm – 3pm, juniors
Use Ashfield Par, Algie Park, two lunch times, soccer and cricket
12.30pm – 3pm AFL

Ashfield Boys' High School

Use Pratten Park, Ashfield Park, Centenary Park – cricket, soccer / touch,
Hammond – soccer / touch and rugby.