







We acknowledge the traditional custodians of the land on which Elkington Park and the Inner West Council Area is located, the Gadigal and Wangal Peoples.

Contents

-	Document Control	4
-	Introduction + Executive Summary	5
1.0	Context Overview	9
2.0	Categorisation/Ownership, Statutory	
	Conditions + Legislation	19
3.0	Leases + Licences	27
4.0	Master Plan Strategies	31
50	Draft Master Plan	Δ 1

Appendices

- A Site Analysis
- B Community Engagement

Further Information

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Front cover image: Looking north to White Horse Point + Cockatoo Island, Parramatta River. Photography by Welsh + Major.



Document Control

Date:	Revision No:	Revision details:	Approved:
02/12/2022	-	Draft issue for client review	XX
15/02/2023	Α	Minor text corrections	DW
27/03/2023	В	Sections 2 and 4 combined; Leases and Licences included	DW
26/04/2023	С	Various Amendments	DW
11/08/2023	D	Changes to Lease table, Land Categorisation; Perfoirmance assessment of Key Strategies added	DW

Introduction + Executive Summary

Inner West Council have produced a Plan of Management priority list identifying which open spaces within the Inner West LGA are in greatest need of review.

In 2022, Welsh + Major were engaged by Inner West Council to develop Plans of Management and accompanying Master Plans for the seven top priority parks.

This document contains a Plan of Management and Master Plan for Elkington Park and Fitzroy Ave Reserve. Elkington Park is located in Balmain and bound by Sydney Harbour to the north, and White St and Glassop St to the south. The park connects to Fitzroy Ave Reserve to the north west. Combined, the park consists of approximately 7.4 acres (3 hectares).

Plan of Management

The Plan of Management [POM] is a guiding framework which directs the future vision, planning, management and use of the park. It will be used to inform the development of the park over the next ten years.

Master Plan

The Master Plan is a design report outlining the actions required for improvement, intended to guide the physical upgrade of the site over the next ten years. It does this by suggesting how the strategies set out in the Plan of Management can be translated into site specific gestures for application to the park.

How to use this document

Development of the POM and Master Plan involved some overlap of research and analysis. As such the POM and Master Plan were undertaken simultaneously, and are presented together within the same document.

The site has been considered and designed as a whole, but for ease and clarity within this document it has been presented as four zones.

Developing the Plan of Management and Master Plan involved the following processes:

- Policy review identifying the opportunities and constraints presented by national and local government initiatives.
- Demographic review identifying the local community profile.
- Review of site ownership and legal categorisation.
- Identification of applicable statutory conditions and legislation.
- Undertaking a detailed site analysis.
- Undertaking Community Engagement though drop in sessions and an online survey.
- Analysis of the outcomes of the Context Review, Site Analysis and Community Engagement Outcomes to develop Key Objectives and Strategies for management and action.
- Application of the physical strategies within the Draft Master Plan



Key features of the Master Plan:

(01) Upgrade rotunda:

Provide accessible path to rotunda through sensitive modifications.

- (02) Maintain historic planting to the southern end of the park.
- (03) Expand biodiversity with low native planting along Glassop Street.
- Upgrade caretaker's cottage
 to celebrate the history of the park. The cottage should be
 transformed for the benefit of the wider community.
- (05) Improve park amenities block.
- 06 New consolidated playground around existing fig tree. Playground to feature nature play equipment for a diverse range of age groups.
- (07) Upgrade concrete stairs to Dawn Fraser Baths.
- New bollard style lighting strategy to illuminate pathways at night to provide safe passageway for users, with low impact on surrounding wildlife.
- 09 New park entry from White Street opposite Tilba Ave.
- (10) New accessible pathway connection from White Horse Point to centre of the park
- (11) Maintain 'shaded gully' style planting around Dawn Fraser baths, including tree assessment + noxious weed control.
- (12) Maintain existing park furniture and replace dilapidated furniture throughout the park.
- (13) Upgrade picnic area at Fitzroy Ave.
 - Upgrade existing pathway, remove existing trees to reduce obstruction and new picnic table arrangements.
- (14) Maintain three existing seating structures.
- (15) Maintain existing asphalt road from Fitzroy Ave to lower accessible car park.
- (16) Improve surface of accessible path between lower accessible car park and Dawn Fraser Baths.
- (17) New bollard style lighting strategy.
- (18) New pathway connection at Fitzroy Ave to connect upper and lower circulation paths.
- (9) Expand understorey planting to screen Fitzroy Ave car parking. Provide two new bench seats within planting to maximise views of Sydney Harbour. understorey planting along Fitzroy Ave will be species no taller than 1m at mature height, low maintenance, and provide gaps/ access from car park to picnic area.

Plan of Management Stakeholder Targets and Activities

The Plan of Management Process has a number of engagement targets both internally and externally. These Include:

Community and External Stakeholders:

- The Local Inner West community
- Neighbouring properties
- · Sports clubs
- User groups

Activities Include:

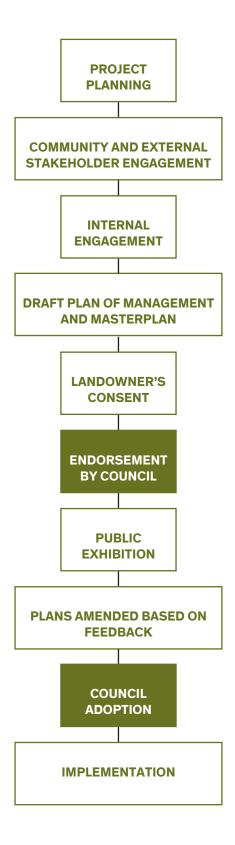
- Onsite drop-in sessions
- Online survey, comment, and/ or discussion

Internal (Council) Activities Include:

- Internal workshops
- Online survey, comment, and/ or discussion
- Meetings, phone calls, and written submissions



The Plan of Management Process: Stages

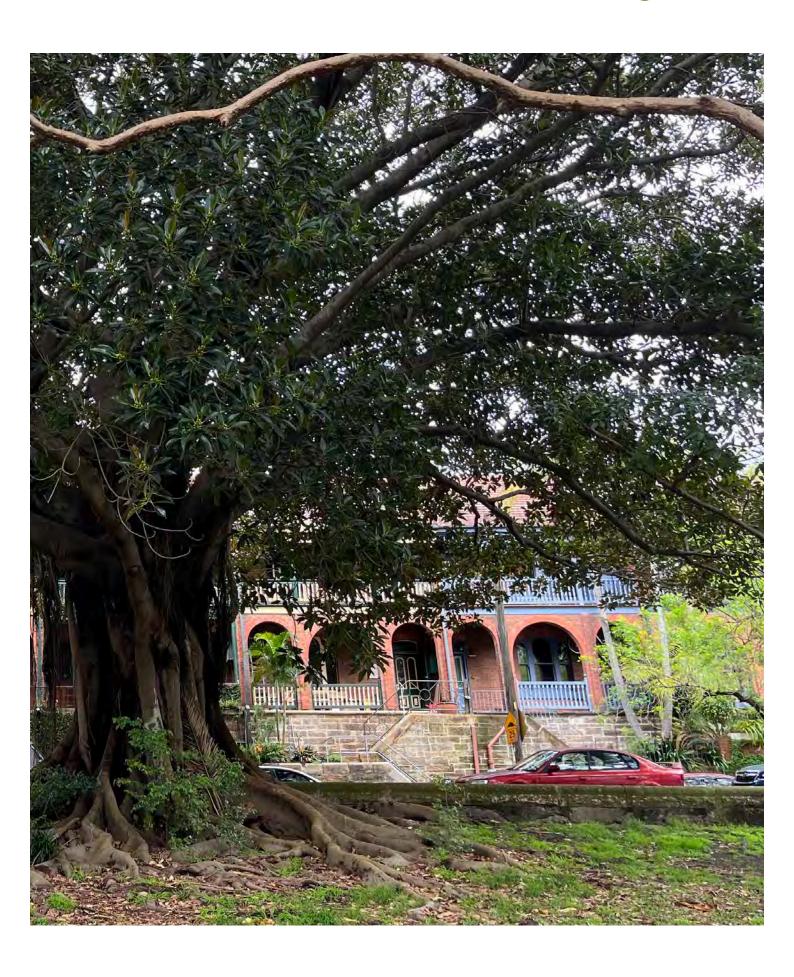


1.0 Context Overview

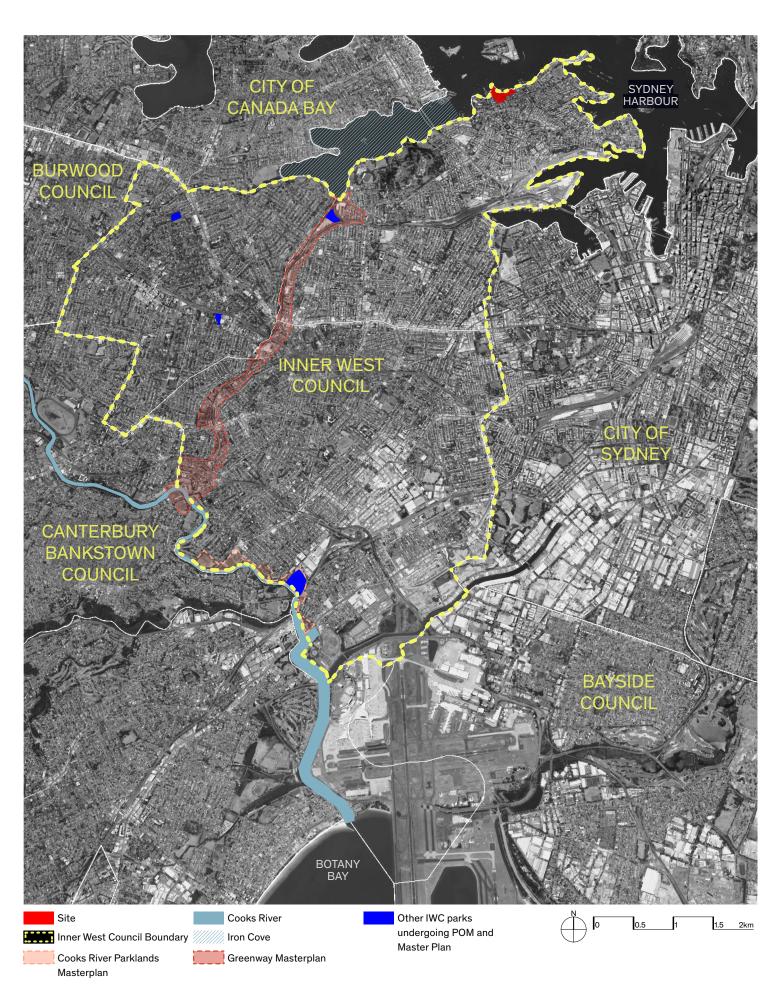


 ${\it Morten \ Bay \ Fig + historically \ significant \ terrace \ houses \ on \ Glassop \ Street. \ Photography \ by \ Welsh \ + \ Major.}$





1.0 Context Overview Regional Context





Regional Context

Inner West Council

The Inner West Council area is located five kilometres west of the Sydney Central Business District (CBD). It was established when the former councils of Ashfield, Leichhardt and Marrickville merged in May 2016. Five wards make up the council: Ashfield, Balmain, Leichhardt, Marrickville, and Stanmore.

The Inner West Council has a resident population of 192,000 people, and spans 36km² from the banks of Parramatta River at Birchgrove in the north east, to the Cooks River at Dulwich Hill in the south west.

In total (including non-Council owned land), there is 321.6 hectares of open space within the Inner West, making up 9.1% of the total land area. Based on the 2016 population, this equates to 16.4m2 of open space provision per person.

There are 278 Council-owned or controlled parks and sporting grounds, totalling 256 hectares. This makes up 7.3% of the total land area of the Inner West.

Existing Recreational Needs and Future Projections

Recreation Needs Study - A Healthier Inner West, published in 2018 and then updated in October 2021, is a study commissioned by Inner West Council in 2018 providing an analysis of the existing recreational facilities within the LGA, including their current and predicted usage. The document breaks down the Inner West into 4 catchment areas to provide accurate information regarding the future needs of each catchment. Elkington Park lies within Catchment 1 - North.

The Inner West community is expected to grow with an additional 34,815 residents projected by the year 2036. If new open space is not provided the amount of open space per person will decline from 16.4m² to 14.3m² per person within this time frame.

Population growth will also result in additional pressure on current sporting and recreational facilities, and it is anticipated that additional facilities will be needed, and that current facilities will be required to intensify their usage to meet demand.

Based on industry benchmarks, by 2026 there will be a total gap of:

- 3 summer sporting grounds
- 5 winter sporting grounds
- 6 indoor (multi-purpose) courts
- 9 outdoor (multi-purpose) courts
- 0.9 indoor leisure centre (dry)
- 0.6 indoor leisure centre (aquatic)
- 0.5 skate park/facility.

COMMUNITY PARTICIPATION

Community engagement completed for this Study investigated recreation participation in the Inner West. Local participation in recreation broadly corresponds to national and state participation trends - walking is the most popular activity at a local, state and national level.

Across the spectrum of recreation activities, people participated most often in "active recreation" activities, with 80% of survey respondents participating at least weekly.

This was followed by personal fitness, with 66% of people participating at least weekly.

In total, 4.5% of people engaged did not participate regularly (at least weekly) in recreat (of any kind), and an additional 1.4% participal regularly in "passive recreation" but not any other kind of recreation.

Figure 18 shows the most popular ecreation activities across all community engagement types.

*

Walking

(Most popular activity in the survey with 34% participating at least weekly, 3rd most popular in the community map 5^{rs} in the school workshops, popular in the multicultural focus groups).



Walking for transport

(2^{et} in the survey with 24% participating at least weekly



Playing in a playground/playing in a park/taking children to play

3rd in the survey (24%), 5rd in the community map, 4rd in the school workshops, high in multicultural focus groups)

survey (23%), 4th most popular in the community map, 6th in the school workshops)



Personal fitness/outdoor fitness (4* in the survey with 23% participating at least weekly)

11 more search true was been advantaged as across seconds.



Walking the dog

Cueline



Swimming



Punning

(8th in the survey with 18% participating at least weekly)



Relaxing in a park

(9th in the survey with 16% participating at least weekly)



Hockey*

(10% in the survey with 13%): "It should be noted that the survey was completed by a high number of hockey players.)

Key differences between different groups:

than the general community.

· Females used children's playgrounds, aquatic

and the Greenway more often than females

centres and footpaths more often, while males used cycle paths, sporting fields and courts,

People who speak a language other than English at home used all facilities less regularly



Football

1st in the survey (10%), 2nd in the school workshops)



Tai Chi, table tennis, and badminton were also popular activities amongst the older population of people who speak a language other than English at home.

Figure 18 - Most popular recreation activities identified through community engagement completed for the Inner West Recreation Needs Study (Source: Cred Consulting, 2018)

POPULAR INNER WEST PLACES FOR RECREATION

The most popular recreation spaces in the Inner West identified through a range of consultation activities:

- Footpaths, streets and town centres
- Cycle paths
- · Bay Run
- Cooks River foreshore path
- · Leichhardt Park Aquatic Centr
- Annette Kellerman Aquatic Centre
- · The GreenWay
- Steel Park
- · Private gyms
- Hawthorne Canal/Richard Murden Reserve
- Enmore Park
- Ashfield Park

The most common types of facility that people visited for recreation in the Inner West:



Parks (80% of people using them at least weekly)



Footpaths, streets and town centres (75% at least weekly)



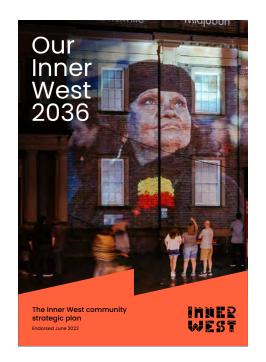
Sporting fields/courts (38% at least weekly)

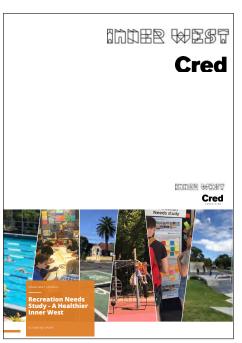


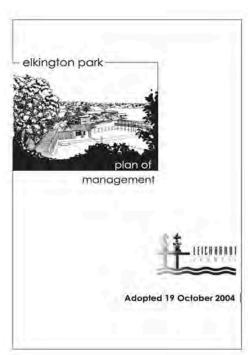
Aquatic centres/baths (37% at least weekly)



Children's playgrounds (36% at least weekly)









Reviewed Documents

Our Inner West 2036; The Inner West Community Strategic Plan (endorsed by council 06/2022)

This plan identifies the community's vision for the future, outlines long term goals, strategies to get there and how to measure progress towards that vision. It guides all of Council's plans, policies and budgets.

The strategic directions set out are:

- 1 An ecologically Sustainable Inner West
- 2 Liveable, connected neighbourhoods and transport
- 3 Creative communities and a strong economy
- 4 Healthy, resilient and caring communities
- 5 Progressive, responsive and effective civic leadership

Among the stated aims, those which apply directly to the regeneration of public parkland are to increase community satisfaction with: connected natural areas + increased biodiversity, improved health of waterways, public infrastructure which fulfils the needs of diverse communities, safe networks of transport.

Recreation Needs Study - A Healthier Inner West

Cred Consulting for Inner West Council, published 10/2018, (Updated Oct 2021)

Analysis of the current and projected recreation needs of the Inner West community, with a view to both maintaining and improving social and mental health as the population of the Inner West Council (IWC) area continues on its projected path of growth and change.

The study identified that the IWC area lacked sufficient public open space for the growing population. It outlines a strategic 'action' framework and explores how this framework could be applied.

The study undertook extensive engagement with the community to determine both recreational participation within the inner west as well as comments and suggestions about the quality of public open space within the LGA. These findings form a body of information about community needs and desires for public open space which have informed this Plan of Management and Master Plan.

Other Documents Reviewed:

- Elkington Park Plan of Management (former) Leichhardt Council adopted Oct 2004
- Inner West Local Environment Plan 2022
- Going Places An Integrated Transport Strategy for Inner West, adopted March 2020
- Inner West Pedestrian Access and Mobility Plan, August 2021
- Inner West Council Public Toilet Strategy, May 2020

Our Inner West 2036



SD1 - An ecologically sustainable Inner West

- The Inner West community is recognised for its leadership in sustainability and tackling climate change
- Provide the community the information, knowledge, and tools for a sustainable Inner West
- Share successes and publicise community and Council achievements in sustainability
- 2. An increasing and resilient network of green corridors provide habitat for plants and animals
- Maintain and increase Inner West's urban tree canopy
- Manage and improve Inner West's mid and understorey vegetation
- Protect, connect and enhance natural areas, biodiversity corridors and sensitive habitat

- 3. Waterways are healthy and the community is water-sensitive, treating water as a precious resource
- Implement water-sensitive policies and projects to improve the health of our waterways
- Capture and use water from Inner West catchments
- Identify and plan for river swimming sites
- 4. Air quality is good and air pollution is managed effectively
- Improve air quality through effective regulation and education
- Facilitate alternatives to private motor vehicle use to reduce exhaust emissions
- Minimise air pollution through policy and regulation

- 5. Inner West is zero emissions, climate adapted and resilient to the changing climate
- Respond to the Climate Emergency and implement the Inner West Climate and Renewables Strategy to mitigate greenhouse gas emissions
- Develop and implement a whole of Council climate adaptation strategy to build resilience to the changing climate
- 6. Inner West is a zero waste community with an active share economy
- Move towards a circular economy to avoid waste, reuse, share and recycle through education, information, projects and initiatives
- Publicise and broaden access to local reuse and recycling infrastructure
- Increase recovery of organic material and provide a food organics recycling service to all households



SD2 - Liveable, connected neighbourhoods and transport

- Development is designed for sustainability, net zero and improves health and wellbeing of the community
- Pursue integrated planning and urban design across public and private spaces to benefit community and local environment needs
- Monitor local development and ensure it meets legislative requirements for safety and amenity
- The unique character and heritage of neighbourhoods is retained and enhanced
- Provide clear and consistent planning and management that respects heritage, accessibility and the distinct characters of urban centres

- 3. Public spaces are welcoming, accessible, clean and safe
- Plan, deliver and maintain public spaces and infrastructure that fulfil and support diverse community needs and life
- Ensure private spaces and developments contribute positively to their surrounding public spaces
- Advocate for and develop planning controls that retain and protect existing public and open spaces and provision of additional public and open spaces
- 4. People have a roof over their head and a safe, secure place to call home
- Increase social, community and affordable, livable housing with good amenity, across the Inner West

- Encourage diversity of housing type, tenure and price in new developments
- Assist people who are homeless or sleeping rough
- 5. Public transport is reliable, accessible and interconnected
- Improve public transport services
- Provide transport infrastructure that aligns to population growth
- 6. People walk, cycle and move around the Inner West with ease
 - Deliver safe, connected and wellmaintained networks of transport infrastructure
- Manage the road network to increase safety and prioritise active and public transport over private motor vehicles
- Collaborate on innovative, accessible transport options





SD3 - Creative communities and a strong economy

1. Creativity and culture are valued and celebrated

- Create opportunities for all members of the community to participate in arts and culture and pursue creative lives
- · Celebrate and promote awareness of the community's history and heritage
- 2. Inner West remains the engine room of creative industries and services
- Promote the Inner West as a leading destination for creativity including street art, live music and performance
- Enable creative and cultural industries to thrive through targeted investment and support
- Build new content, audiences and professional opportunities through local programs, including for young and emerging creatives

The local economy is thriving

- Assist businesses growth, innovation and improvement
- Encourage new enterprises in Inner West

4. Employment is diverse and accessible

- Manage the strategic future of industrial and employment lands
- Collaborate with business and industry on social and environmental initiatives



SD4 - Healthy, resilient and caring communities

1. The Inner West community is welcoming and connected

- Celebrate, value and respect the diversity of the Inner West community
- Foster inclusive communities where everyone can participate in community life
- Address social inequity, obstacles to participation and social exclusion
- 2. Aboriginal and Torres Strait Islander Peoples and culture flourish and enrich the Inner West
- Centre Aboriginal and Torres Strait

- Islander needs and voices at the heart of initiatives, policies and strategies
- Celebrate Aboriginal and Torres Strait Islander cultures and history

3. People have opportunities to participate, and develop their health and wellbeing

- Provide facilities, spaces and programs that support community health and wellbeing
- Build connected communities and provide opportunities for social participation

4. People have access to the services and facilities they need at all stages of life and all abilities

- Plan and deliver infrastructure and services for the changing population and those with disabilities
- Provide quality children's education and care services to ensure a strong foundation for lifelong learning
- Provide facilities, resources and activities for lifelong learning
- Improve the quality and use of existing community assets



SD5 - Progressive, responsive and effective civic leadership

1. Council is responsive and servicefocused

- · Deliver responsive and innovative customer service
- Monitor performance and implement continuous improvement to meet the changing needs of the community
- 2. Council makes responsible decisions to manage finite resources in the best interest of current and future communities
- Undertake visionary, integrated, long term planning and decision

- making, reflective of community needs and aspirations
- Ensure probity and responsible, sustainable, ethical and open local government
- Manage public resources to achieve financial sustainability
- 3. People are well informed and actively engaged in local decision making and problem solving
- Inform communities through multi-channel communications
- Support local democracy through inclusive participatory community engagement

- Support evidence-based Council decision-making
- 4. Partnerships and collaboration are valued and enhance community leadership creating positive change
- Advocate for emerging community issues
- Build resilience and capacity of local leaders, groups and communities
- Work with suppliers to deliver positive outcomes for the community, economy and environment

Recreation Needs Study -A Healthier Inner West

Key Findings:

A number of findings about recreation within the Inner West are highlighted by the report. These include its benefits and its changing perception and role within society generally. These have assisted in providing a foundation for the strategies and objectives of this Plan of Management and Master Plan. A summary of the key findings includes:

- Participation in recreation brings significant health and social benefits to individuals, including mental health benefits and improved development outcomes for children and young people.
- Recreation provides benefits at the community level, supporting community cohesion and community development, and public health benefits.
- A majority of Australians participate in sport or other physical activities at least 3 times a week.
- Nationally, the most popular recreation activities include walking, fitness, swimming, cycling and running, and this is reflected by local participation trends in the Inner West.
- The major change in participation in recreation is a trend to more flexible and non-organised participation.
- Children have declining access to unsupervised participation in recreation activities, with Planet Ark estimating that only 35% of Australian children play outside every day, compared to 72% a generation ago.
- People with disability have lower levels of participation in recreation and are less likely to take part as a spectator.

Open Spaces:

The study divides the Inner West into four catchment areas, with Balmain in Catchment 1 - North. Catchment 1 has an above average, but declining, provision of open space per person at 34.4m2 in 2016, and an estimated 32.5m2 by 2036. The

benchmark for the combined LGA in 2036 is stated as 14.3m2 per person. With an increase in population it is predicted that Catchment 1 will provide more than double the LGA benchmark for open space per person in 2036, while the neighbouring Catchment 3 is expected to provide less than half this area to its residents.

Sporting Capacity:

The Dawn Fraser Baths lie within Elkington park, but are not included within this POM + Masterplan. Elkington Park has no other existing organised sporting facilities.

By 2036, Catchment 1 will have a gap of:

- 5.9 outdoor multi-purpose courts
- 0.53 indoor leisure centres
- 2 indoor multi-purpose courts

Community Engagement:

The study undertook extensive engagement with the community to determine both recreational participation within the Inner West as well as comments and suggestions about the quality of public open space within the LGA. These findings form a body of information about the community's needs and desires for public open space which have informed this Plan of Management and Master Plan.

Objectives:

The report found a number of opportunities for improving recreational spaces within the LGA through a needs and gaps analysis. These opportunities were grouped into broad themes. Key opportunities which relate to the scope of this Plan of Management have been summarised below.

NEED

Increased quality of open space to optimise use, address demand and meet higher and more diverse needs

Well maintained public toilets, water bubblers and bins in parks.

Picnic and BBQ facilities, seating and shade for informal social gatherings, as well as informal grassed passive recreation areas.

OPPORTUNITIES

- Multi-use, flexible open space that is designed to support sharing and reduce conflict between users
- Extend the Inner West Council Public Toilet Strategy, May 2020 recommendation that all residents and visitors be within 400m of a public toilet that is open during daylight hours throughout the LGA.
- Provide space for social gatherings outside of the home.



New facilities in parks including: table tennis tables; outdoor gyms including for seniors, and hard surfaces with shelter for tai chi.

Lighting and design of parks to increase (feelings of) safety. Lighting should be fauna-friendly and use sustainable technologies to support environmental outcomes.

Improved lighting to support evening and night time recreation opportunities after work hours.

Improved walkable connections to open space and recreation opportunities.

Improving sporting building infrastructure, amenities blocks to increase usability and support safety, and support the participation of women and people with disability in sport.

Signage and wayfinding on cycle routes. Safer shared paths, and/or separate bike/pedestrian paths.

Cycling infrastructure including end of trip facilities and bike parking.

Play spaces for older children / young people;

Play opportunities for other age groups and abilities.

Increased access to recreation opportunities for older people.

Informal, flexible and social recreation opportunities that cater to a time-poor population.

Inclusive recreation opportunities for people with a disability.

Inclusive recreation opportunities for people from the LGBTQI+ community

Inclusive recreation opportunities for people from culturally and linguistically diverse backgrounds.

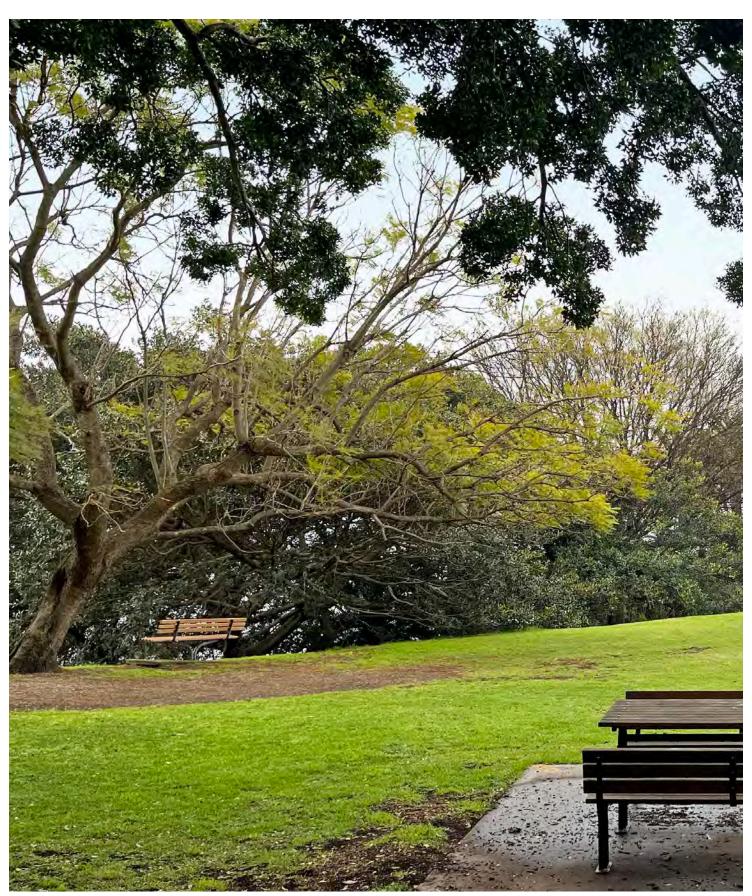
New off leash dog parks, including dog swimming and water

Ongoing provision and maintenance of existing dog off leash areas:

Managing and preventing conflicts between users of parks, particularly children and dogs.

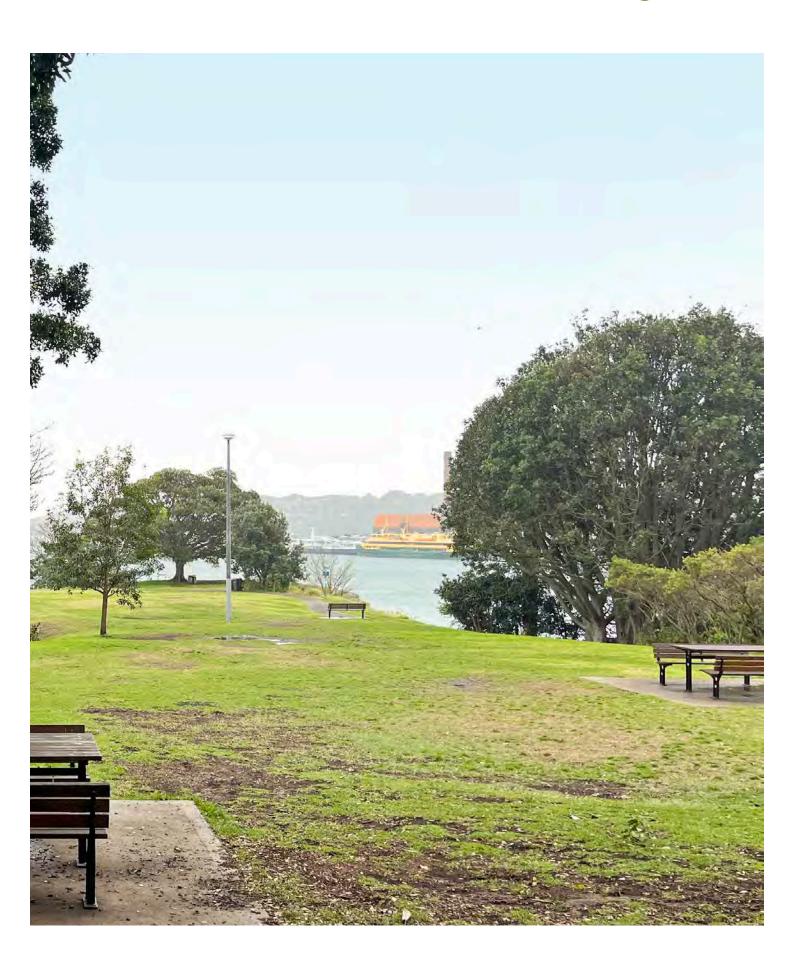
- Provide equipment and designated areas for a diverse range of outdoor activities.
- Street lighting around perimeter to connect park with surrounding streets and to Balmain CBD.
- Lighting in specific areas of park for informal night time use, e.g. dog walking, running paths and areas for informal sport.
- Improved connections to Elkington Park from the Balmain town centre
- Improved access paths to Dawn Fraser Baths, specifically to provide safe accessible entry.
- Review throughout the LGA.
- Cycling infrastructure at connections to public transport and recreation facilities.
- Play for older children such as basket swings, trampolines, climbing walls, monkey bars, flying foxes
- Innovative play spaces such as nature play, and adventure/ junk play.
- Include inclusive play equipment in all playgrounds, rather than only in some dedicated inclusive playgrounds.
- Footpath improvements, specifically to consider steepness of paths into the park.
- More recreation opportunities for older people.
- Improved lighting on streets and in parks to enable night time use including for informal activities.
- Prioritise accessibility in the upgrades of recreation facilities in parks, for example in new amenities buildings.
- Audit of Council's recreation facilities and parks and whether they are accessible.
- Welcoming bathroom amenities for gender diverse people.
- Recreation opportunities located close to public transport and promoted in community languages
- Recreation programs targeting people from culturally and linguistically diverse backgrounds
- Recreation opportunities that reflect popular activities
- Clarity in signage to enable regulation and enforcement.
- Design of parks and playgrounds to minimise conflict e.g. planting borders 10m from playgrounds to identify dog free areas.

2.0 Categorisation / Ownership, Statutory Conditions and Legislation



View towards White Horse Point. Photography by Welsh + Major.





Lots and Zoning Map





Land Categorisation + Ownership

Community Land - Local Government Act Requirements

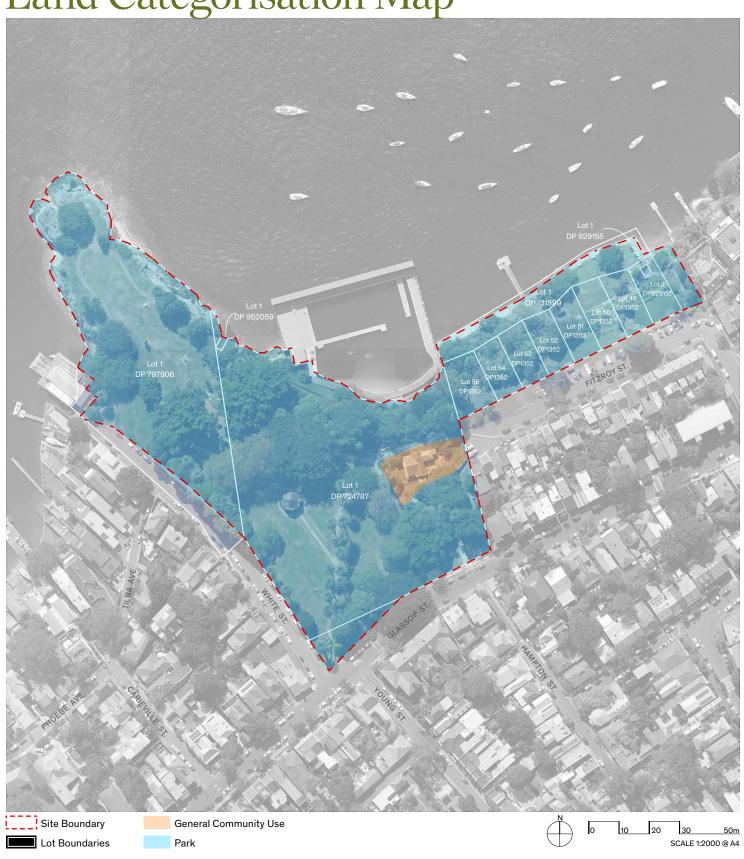
Public land as defined under the Local Government Act 1993, must be classified as either community or operational land.

The majority of land within Elkington Park is owned by IWC and is classified as Community Land, with one lot owned by Telstra. Fitzroy Reserve is mostly owned by Department of Planning and Environment with one lot owned by Sydney Water. Community Land is generally public park land set aside for community use. Development and use of this land is subject to strict controls set out in the Act such as Community Land cannot be sold, or leased or licensed for more than 30 years. In addition to these controls, the Act requires councils to have plans of management for all Community lands.

A plan of management places Community Land into categories which impact how they can be used. The Plan must categorise the land from five categories: Natural Area, Area of Cultural Significance, Park, Sportsground and General Community Use. Community Land is still subject to zoning controls and a plan of management operates as an additional control over that piece of land.

Lot/DP	Name & Location	Current Management & Agreement Recommendations	Ownership	Area	Notes
Lot 1 DP 724787	Elkington Park, Glassop Street, Balmain	Inner West Council	Inner West Council	1.47ha	
Lot 1 DP 797906	Elkington Park (White Horse Point), Glassop Street, Balmain	Inner West Council	Inner West Council	1.05ha	
Lot 1 DP 952059	Elkington Park, Glassop Street, Balmain	Inner West Council	Telstra	26m²	
Lot 49-55 DP 1352	Fitzroy Ave Reserve, Fitzroy Avenue, Balmain	Inner West Council	Department of Planning and Environment	0.36ha	
Lot 1 + 2 DP 829155	Elkington Park, 42 Glassop Street, Balmain	Inner West Council	Lot 2: Department of Planning and Environment; Lot 1: Sydney Water	500m²	
Lot 1 DP 131599	Elkington Park, 42 Glassop Street, Balmain	Inner West Council	Department of Planning and Environment	0.17ha	

Land Categorisation Map

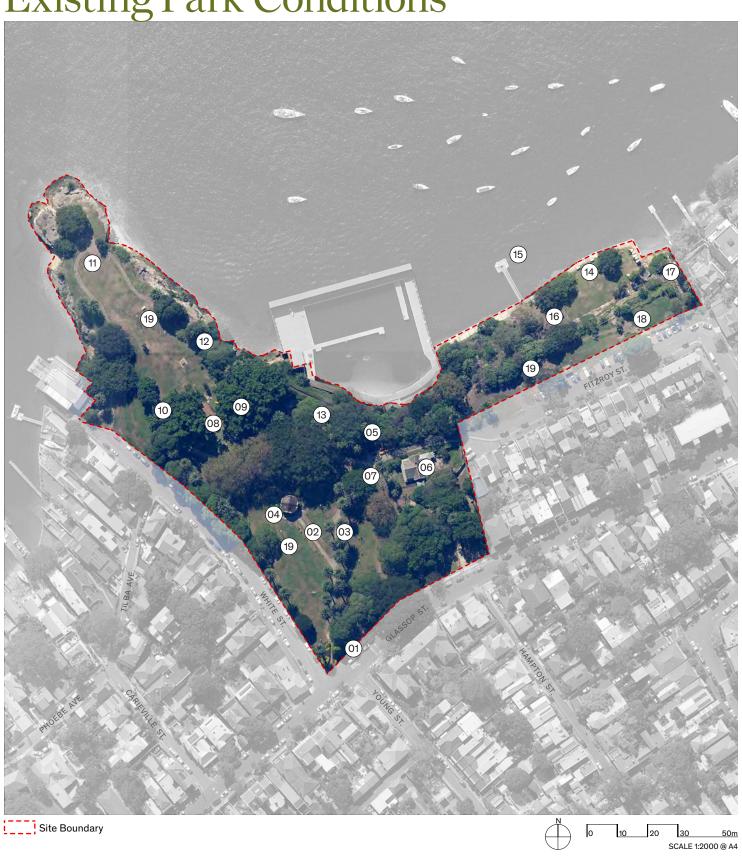




Land Categories

Category	Core objectives (as defined by the Local Government Act 1993)
PARK	The core objectives for management of community land categorised as a park are— (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
GENERAL COMMUNITY USE	The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public— (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Existing Park Conditions





	Use of land or structure (on adoption of the PoM)	Condition of the land or structure (on adoption of the PoM)	Future Condition (targeted following adoption of the PoM)
01	Sandstone boundary wall	Good	Good - maintain
02	Rose gardens	Fair	Fair - maintain
03	Palm tree promanade	Fair	Good - assess + maintain
04	Brick rotunda	Fair	Good - upgrade
05	Staircase to Dawn Fraser Baths	Very Poor	Good - upgrade
06	Caretakers cottage	Poor	Good - upgrade
07	Central paths + stairs	Fair	Good - upgrade
08	Swing set	Poor	Good - replace + relocate
09	Playground	Fair	Good - replace
10	Amenities block	Very Poor	Good - replace or upgrade
11	Lookout paths + furniture	Fair	Good - upgrade
12	Walking trail	Good	Good - upgrade
13	'Shady Gully' planting	Fair	Good - maintain
14	Fitzroy Reserve lower lawn + furniture	Good	Good - maintain
15	Fitzroy Reserve jetty	Good	Good - maintain
16	Fitzroy Reserve lower car park + accessible path	Poor	Good - upgrade
17	Fitzroy Reserve staircase	Good	Good - maintain
18	Fitzroy Ave picnic area	Poor	Good - upgrade
19	Lighting	Fair	Good - upgrade

Zoning + Classification

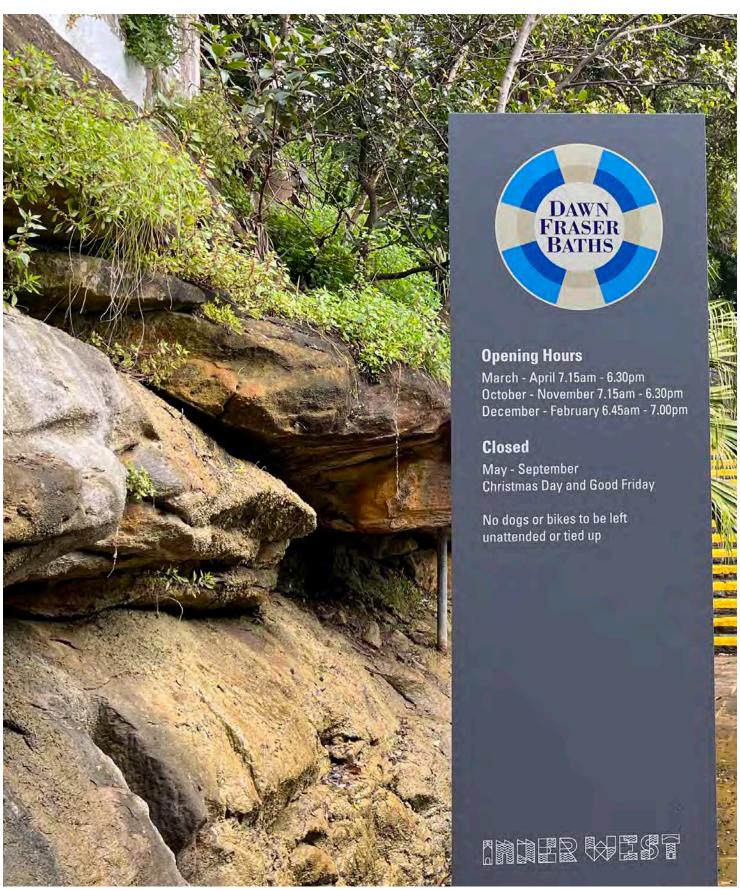
Inner West LEP: RE1 'Public recreation'

Other Relevant Legislation

- Foreshore Building Line LEP 2013
- Native title Act 1993 (cwlth)
- Companion Animals Act.
- Disability Discrimination Act.

- Environmental Planning and Assessment Act 1979.
- National Construction Code 2019.
- National Parks and Wildlife Act 1974
- State Environmental Planning Policy (infrastructure) 2007
- Work, Health and Safety Act.
- Biodiversity Conservation Act 2016
- Vegetation SEPP

3.0 Leases + Licences



Entrance to Dawn Fraser Baths. Photography by Welsh + Major.





An Overview

The Local Government Act allows council to grant leases, licences or undertake works over all or part of Community Land.

Where exclusive control of all or part of an area or facility is proposed or desirable, a lease is appropriate. There are also other factors which may influence the granting of a lease. These include the level or scale of investment, the necessity for security measures and the relationship between the activity on the land and the activity of the controller of the land.

The activities undertaken by a leaseholder should be compatible with any zoning or Council requirements and provide benefits and services or facilities for the users of the land. Terms and conditions of a lease should reflect the interest of the Council, protect the public and ensure proper management and maintenance.

Where short term, intermittent or non-exclusive occupation or control of all or part of an area or facility is proposed, a licence may be used. Providing there are no conflicts of interest, several licences may apply concurrently.

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

The Lessee/Licensee is responsible for ensuring the area is maintained to a standard which is acceptable to Council.

There is a need to define the times the land or facility will be available for use by the Lessee/Licensee, the impact of the lease/licence on the public/private space use of the Parks, the impact on maintaining the Parks as one cohesive open space.

The Plan of Management for Elkington Park + Fitzroy Avenue Reserve allows for the provision of leases and licences in accordance with the Local Government Act 1993, and any subsequent legislation. Future leases and licences will be authorised consistent with this Plan of Management, the Inner West Council Local Environment Plan (2022) and any other applicable legislation. Any licences for biodiversity works are permitted.

What are Leases and Licences?

A lease is a contract between the land owner, and another entity granting to that entity an exclusive right to occupy, use or control an area for a specified time.

A licence allows multiple non - exclusive use of an area. Short term licences and bookings may be used to allow the best overall use of an area.

Council's leasing and licensing is governed by its Land and Property Policy.

Authorisation of Leases and Licences

The Local Government Act 1993 (LG Act) requires a lease or licence of community land be authorised by a Plan of management (PoM). The lease or licence must be for a purpose consistent with core objectives of its categorisation and zoning of the land

The maximum period for a lease or licence is 21 years if granted by Council or 30 years if granted by Council with the consent of the Minister for Local Government.

This PoM expressly authorises Inner West Council as land manager of Elkington Park + Fitzroy Avenue Reserve to grant leases and licences for the purposes and uses which are identified or consistent with those in Table 1.01 and Table 1.02. The leases and licences authorised on this land align with original gazetted purpose of "Public Recreation".

Leases and licences for the use of an area of land need to permissible under this PoM, the LG Act, the Local Government Regulations 2005, the Inner West Council LEP 2022, and pursuant to a development consent if required.

Any proposed lease or licence for more than 5 years must be by tender unless it is to a non-profit organisation.

Any proposed lease, licence other than short term or casual public notice must be given and be in accordance with section 47 of the Act.



Current Leases and Licences

Lease: Balmain Rowing Club Incorporated. Purpose: Club House (part). Balance of Clubhouse is over water leased from Transport for NSW

Future Leases and Licences

This Plan of Management expressly authorises Inner West Council to grant leases and licences of Elkington Park for the purposes and uses which are identified or consistent with those in the following tables:

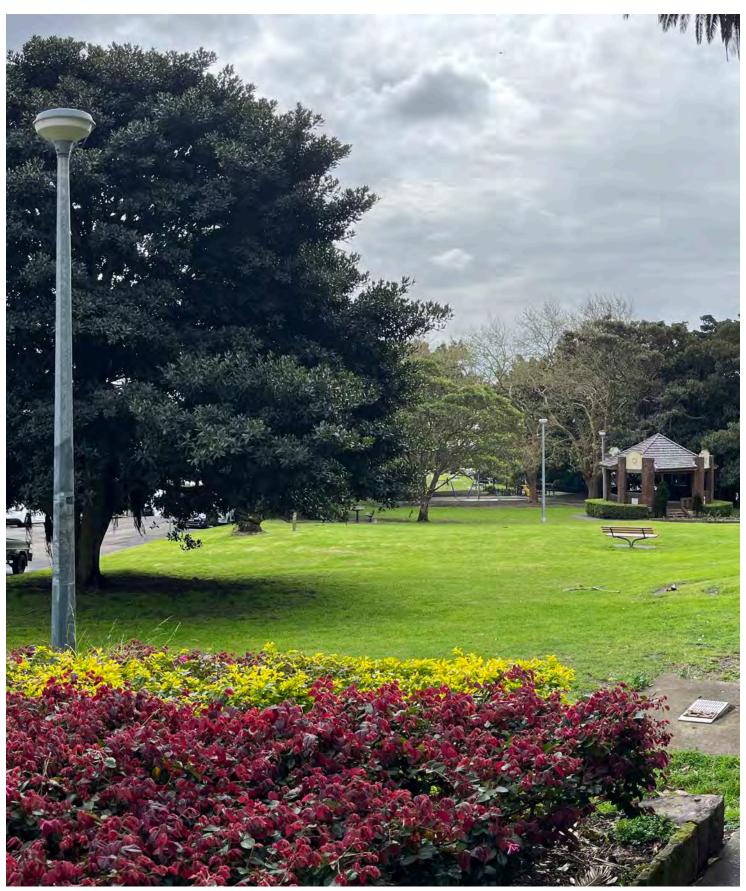
Long Term Use for Up to 30 Years. The maximum period for a lease or licence is 21 years if granted by Council or 30 years if granted by Council with the consent of the Minister for Local Government.

Type of arrangement/ categorisation and facilities	Purpose for which licencing/ leasing will be granted
Lease: General Community Use Building	General Community Use Cafe/ kiosk including outdoor seating and tables
Licence/ Lease: General Community Use Buildings	Bistro, restaurant, function venue with the provision to sell alcohol.
Licence: General Community Use Building	Creative industry/Artist in residence
Licence: Park	School and community group recreation and education use
Licence/ Deed: Park	Community garden and associated uses including minimal storage, compost facilities, worm farms.
Lease: Park	Public access to waterfront, and pedestrian and disability access to the Balmain Rowing Club

Type of arrangement/ categorisation and facilities	Purpose for which up to 12 month licence will be granted
Licence: Park and Areas of Cultural Significance	School and community group recreation and education use
Licence: Park and Areas of Cultural Significance	 Delivering a public address Public performances Picnics and private celebrations such as weddings and family gatherings Conducting a commercial photography session Filming including film / television Community events and festivals Playing a musical instrument or singing for fee or reward Advertising Catering Community, training or education Community garden Environmental protection, conservation or restoration or environmental studies Exhibitions Functions Hiring of equipment Meetings Outdoor cinema Site investigations Sporting and organised recreational activities Storage Emergency purposes including training

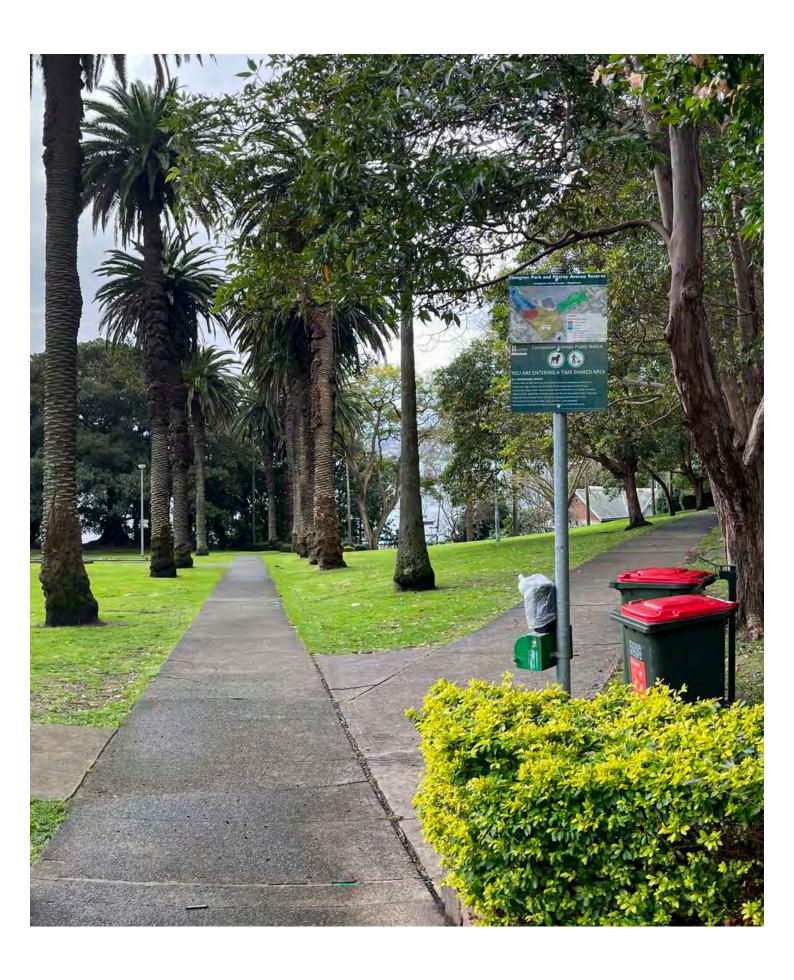
Table 1.02 Table 1.01

4.0 Master Plan Strategies



View form Elkington Park Entry point towards the Rotunda and White Horse Point. Photography by Welsh + Major Architects.





)verview

The key objectives outline a broad vision for the future of Elkington Park. They have been derived from the opportunities and constraints outlined in the Site Analysis and Community Engagement Outcomes. They have also been informed through a precedent study of successful local, national and international parkland projects.

Key strategies offer practical measures for how these objectives can be implemented within Elkington Park.





ACCESS+INCLUSIVENESS

Key Objectives and Performance Targets:

- Improve access to the site for all users and existing connections through the park.
- Improve the appeal and range of the existing playground.
- Create a simple signage and way-finding strategy

Key Strategies to achieve this in Master Plan:

- Upgrade existing pathways and entry points
- Upgrade the existing Playground with additional elements which facilitate wild and imaginative play
- Consolidate way-finding, regulatory and information signage into a consistent, clear and concise format.
- Sympathetically undertaken refurbishment of the rotunda to provide inclusive accessibility





SENSEOFPLACE+COMMUNITY

Key Objectives and Performance Targets:

- Maintain the heritage charm and character of the park
- 2. Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets.
- 3. Provide high quality furniture and facilities.

Key Strategies to achieve this in Master Plan:

- Upgrade the existing Caretaker's cottage for wider community use and enjoyment.
- Sympathetically undertaken refurbishment of the rotunda to provide inclusive accessibility
- Establish additional shady seating areas and upgrade existing amenities block



SUSTAINABILITY

Key Objectives and Performance Targets:

- Support local ecology and biodiversity within Elkington Park
- Protect existing vegetation within the park.
- 3. Integrate sustainable measures into new and existing facilities.

Key Strategies to achieve this in Master Plan:

- Maintain health and extent of existing canopy.
- Densify and diversify flora within the park by introducing understorey planting to park fringes.
- Design and upgrade facilities with sustainable principles and measures.





SAFETY

Key Objectives and Performance Targets:

- Ensure park users feel safe entering and leaving the park
- Support safer interactions between vehicles, people and dogs

Key Strategies to achieve this in Master Plan:

- Provide consistent after dark lighting around primary routes
- Provide buffers to parking and seating areas



SPORTS+RECREATION

Key Objectives and Performance Targets:

- Address the demand for play areas to cater for wider age range.
- 2. Provide opportunities for informal recreation to encourage active and healthy communities

Key Strategies to achieve this in Master Plan:

- Provide additional recreational facilities near playground
- Provide additional shaded seat and picnic areas to increase the amount of spaces for unstructured and casual sports use

PROPOSED METHODS OF PERFORMANCE ASSESSSMENT

The proposed methods of performance assessment for each of the strategies listed may be one, some or all of the following practical measures:

- Assessment of success through observation by Council staff generally
- The monitoring of use of implemented aspects of the masterplan by Council staff
- Implementation of visitor surveys
- Assessment of success through observation and feedback of maintenance staff
- Monitoring use of particular areas by park wardens and/or
- For new lighting and buildings: Assessment of energy consumption rates and projected life cycle energy consumption
- Assessment through observation by Council ecologists
- Assessment through consultation with key user groups, licence and lease holders.





Access + Inclusiveness

Key Objectives and Performance Targets:

- Improve access to the site for all users and existing connections through the park.
- Improve the appeal and range of the existing playground.
- Create a simple signage and way-finding strategy

Key Strategies to achieve this in Master Plan:

- Upgrade existing pathways and entry points
- Upgrade the existing Playground with additional elements which facilitate wild and imaginative play
- Consolidate way-finding, regulatory and information signage into a consistent, clear and concise format.

Park Connections

People visit and move through Elkington Park and Fitzroy Avenue Reserve in a variety of ways. Some may be visiting the parks as a destination, strolling around the park or walking and jogging for exercise, others may use the park as a gateway to go to the Dawn Fraser Baths.

There is a lack of connection and continuity between the different paths within the parks, several of them ending in a dead end, steep narrow paths or stairs. As a result, cyclists and other park users with limited mobility are not able to go freely around the parks.

It is proposed to extend the primary accessible path to connect White Horse Point to the centre of the park as well as creating an accessible entry point at White Street opposite Tilba Avenue that will be connected to the amenities block and the playground area. The Master Plan proposes also to create an accessible ramp to the rotunda in Elkington Park

It is also recommended to improve the irregular surface of the accessible path between the accessible car park on Fitzroy Avenue and Dawn Fraser Baths.



Unobtrusive way-finding system incorporated into paving. Stratford, London, UK. Thomas Matthews Design. Photography by Dashti Jahfar / Peter Clarkson.

Playground Upgrades

The current playground is in an acceptable condition and well used by the community. However there is scope to consolidate the playground into an enclosed area with elements catering to a broader age range.

The Master Plan recommends including a more diverse range of play experiences, which could include imaginative and wild play as well as climbing and seating elements. More information on this is outlined in the 'Sports + Recreations' section of the Master Plan Strategies.

Signage + Wayfinding

A cohesive signage strategy should be implemented for the park and its assets, which would assist in maintaining the identity of Elkington Park.

Signage should be clear, concise and designed to suit an overall signage strategy. Adding to signage over time in an ad-hoc manner should be discouraged. Signage related to key assets should contribute to the character of the asset and the identity of the park overall. Signage can also inform the public as to what is occurring within the park. For example:

- New park maps should be located at the different entry points to inform about the different assets and amenities available in the parks and their significant historic aspects
- · Signage related to the rotunda, Dawn Fraser Baths, the Caretaker's cottage, significant midden sites and the Cockatoo Island lookout should be sympathetic to the heritage nature of the asset and inform that it is publicly accessible with a number of programs and events.





Sense of Place + Community

Key Objectives and Performance Targets:

- Maintain the heritage charm and character of the park
- Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets.
- Provide high quality furniture and facilities.

Key Strategies to achieve this in Master Plan:

- Upgrade the existing Caretaker's cottage
- Retain and repairs to existing Rotunda
- Establish additional shady seating areas and upgrade existing amenities block

Unique History

Elkington Park is a historical park with a number of unique assets which contribute to the character of the park and its strong sense of place. The Master Plan recommends restoration and better utilisation of these assets to ensure that they can be experienced and enjoyed by the community.

Caretaker's Cottage

The Caretaker's cottage is a very significant heritage asset. It was built in 1883 and is in reasonable condition. The Master Plan recommends transforming it into a multi-purpose community space equipped to host events and exhibitions, and potentially serve food and beverage., which could include a social enterprise opportunity, including a cafe/kiosk.

Rotunda

The band rotunda, built in 1936, is located at the centre of the park and is also a significant historical asset. It is in reasonable condition, however the Community Consultation mentions that restorations and better access would benefit all users. It is recommended to build an accessible ramp to access the rotunda and to widen the existing opening. It is also proposed to restore the lighting to reflect the heritage architectural style of the rotunda, for extended use in the early morning and after



Existing proposal for Elkington Park cottage to be converted into cafe. Image: Welsh +



Cohen Park Amenities. Example of open communal basin. Image: Welsh + Major

dark. Repairs and painting to the existing ceiling and walls are also required.

Park furniture and facilities

Maintaining and adding new furniture and facilities throughout the parks are recommended to support passive enjoyment of the park. These are indicated to a number of areas including:

- · New seating benches and picnic tables near the playground, facing White Horse Point
- Upgrades to the existing picnic area at Fitzroy Avenue including extending and maintaining the existing pathway, replacement of the existing dilapidated bench seats and new picnic tables
- · New sheltered picnic tables in the lower part of Fitzroy Avenue Reserve to match existing ones.
- · New unisex accessible amenities block either in the existing location or relocated further east to provide better access and to reduce its visual impact.

Sustainability

Key Objectives and Performance Targets:

- Support local ecology and biodiversity within Elkington Park
- Protect existing vegetation within the park.
- 3. Integrate sustainable measures into new and existing facilities.

Key Strategies to achieve this in Master Plan:

- Maintain health and extent of existing canopy.
- Densify and diversify flora within the park by introducing understory planting to park fringes.
- Design and upgrade facilities with sustainable principles and measures.

Trees and Planting

Elkington Park and Fitzroy Avenue Reserve have a variety of established plants and trees which have a heritage significance and contribute to the aesthetic qualities of the parks while also providing shade and habitat. Trees should be maintained and protected during their serviceable life.

It is proposed to undertake a condition assessment of the existing trees for potential renewal, as some of them have reached the end of their lifespan. This will ensure consistent continuous canopy cover within the parks. Guidelines for new plantings should maintain the scenic qualities of the parks, provide arboricultural diversity, shade and habitat.

Understory planting

It is proposed to introduce new understory planting in under utilised areas to screen the road traffic from the park. Understory planting is also recommended to improve the range of habitats available for local fauna and to encourage greater biodiversity.

The Master Plan proposes to introduce new understory planting along Glassop Street, following the park boundary to Fitzroy avenue. The planting should also be extended to Fitzroy Avenue to create a natural barrier between the car park and the seating areas.



Existing understory planting in Elkington Park, corner White St and Glassop St

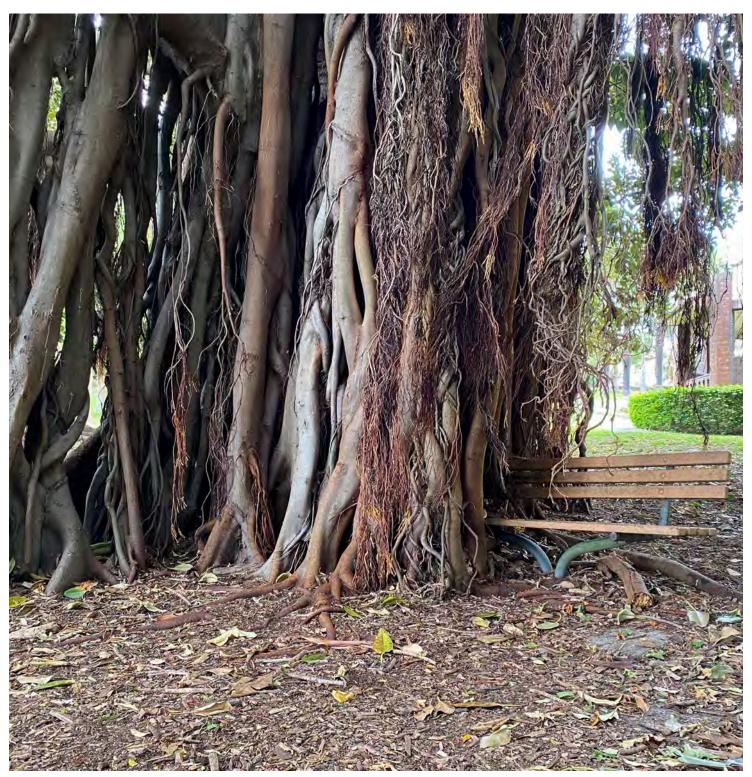


Native grassland meadow, Prince Alfred Park, Sydney by Sue Barnsley Design. Photo © Sue Stubbs



Example of use of understory planting as physical barrier - High Line, New York





Existing tree in Elkington park



Key Objectives and Performance Targets:

- Ensure park users feel safe entering and leaving the park
- Support safer interactions between vehicles, people and dogs

Key Strategies to achieve this in Master Plan:

- Provide consistent after dark lighting around primary routes
- Provide buffers to parking and seating areas

Lighting

There was support for lighting upgrades to improve safety and to extend the hours that the park can be used. The Master Plan proposes an new low level consistent lighting along the main paths for increased safety of visitors after dark.

Consideration should be given that this area is a biodiverse environment and lighting should be directed so as not to limit the effect of light pollution on sensitive nocturnal habitats.

Safer interactions

The interaction between vehicles and pedestrians on Fitzroy Avenue could be improved to increase safety for pedestrians. The master plan looks to address this by adding new understory planting between the car park and the picnic area, acting as a natural barrier. The pedestrian path to the east of the car park should also be extended to connect to the existing stair and prevent people from walking on the road.



Example of low bollard path lighting. Lighting to be directional to target paths without light pollution into wildlife habitat.

Safer pathways

Some areas of the paths and stairs are in poor condition, with uneven surfaces and can be a trip hazard. The master plan recommends addressing these areas to reduce the risk of trips and falls. This includes the accessible sandstone path to Dawn Fraser Baths in the Fitzroy Avenue Reserve and the stairs from Elkington Park to Dawn Fraser Baths including handrail and lighting upgrades.



Accessible promenade in Barangaroo Reserve, PWP Landscape Architecture



Sports + Recreation

Key Objectives and Performance Targets:

- Address the demand for play areas to cater for wider age range.
- Provide opportunities for informal recreation to encourage active and healthy communities

Key Strategies to achieve this in Master Plan:

- Provide additional recreational facilities near playground
- Provide additional shaded seat and picnic areas to increase the amount of spaces for unstructured and casual sports

Supporting Healthy Lifestyles

Elkington Park is well used by the community for informal sports and recreation. The Master Plan recognises the importance of facilitating sports and exercise for all. New and upgraded recreation spaces are recommended to support a broader range of informal recreational pursuits and to activate underutilised areas of the park. This should be provided with the new connections to a full accessible path as described in the 'Accessibility and Inclusiveness' section of the Master Plan Strategies, new benches and tables and upgraded amenities.

Playground Upgrades

Playground upgrades are proposed to support a greater range of age groups, abilities and opportunities for play.

The playground is well used but offers a limited range of play experiences as highlighted in the Community Engagement Outcomes. The Master Plan recommends upgrading the playground to cater for a greater range of ages, abilities and interests with imaginative, inclusive and wild play elements. The playground should be consolidated and fenced, and should include more seating options and accessible connection to the street and to the amenities.

Additional specific community engagement consultation on the expansion of the playground is to be undertaken. The expansion will be sympathetic to the parkland and consist of more nature play rather than hard surface, traditional play elements.

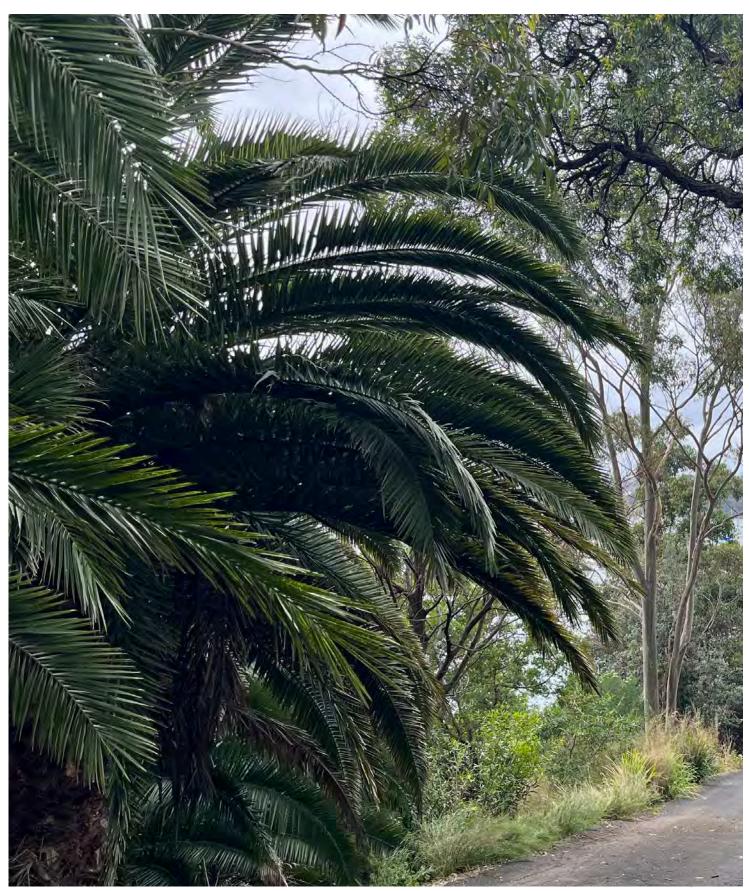


Playground incorporating planting and sculptural elements, designed to encourage imaginative and spontaneous play. Garden City Play Environment, USA by space2place



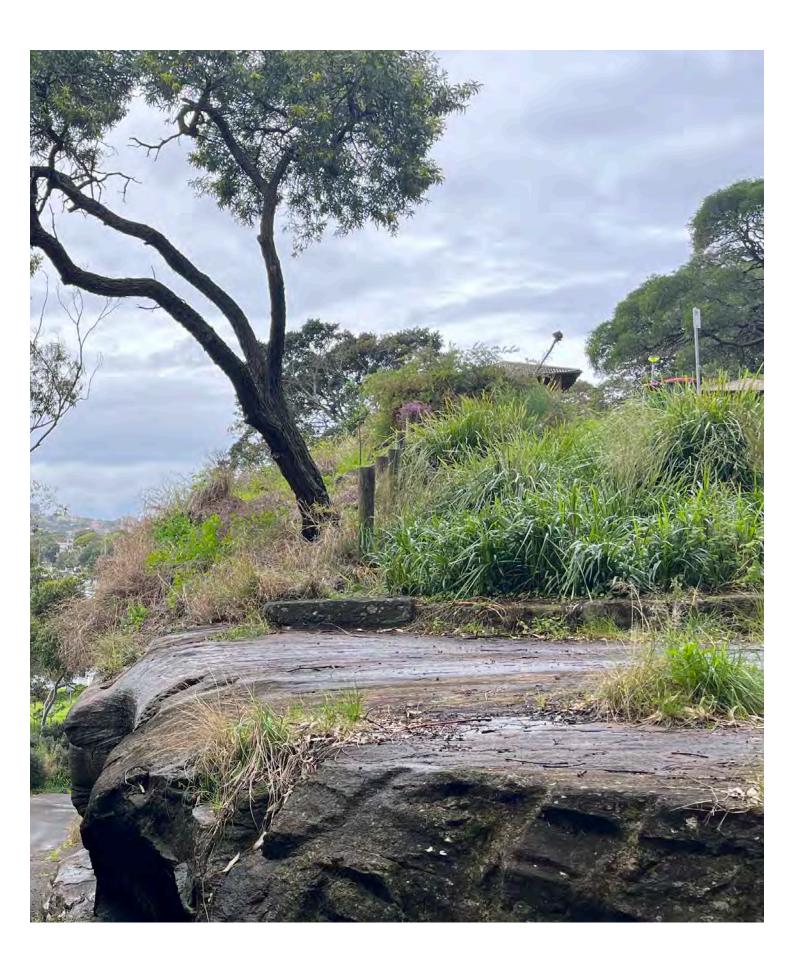
Playground incorporating planting and sculptural elements, designed to encourage imaginative and spontaneous play. Garden City Play Environment, USA by space2place

5.0 Master Plan



 $\label{thm:looking} \mbox{View looking east at Fitzroy Ave Reserve. Photography by Welsh+Major Architects.}$









Master Plan

Elkington Park + Fitzroy Ave Reserve, Balmain









Existing Plan

- (01) Main entry and park sign
- (02) Established Palm tree promenade
- 03) Rotunda
- (04) Caretaker's cottage
- (05) Main stairs to Dawn Fraser Baths
- 06) Playground area
- (07) Amenities block
- 08) Pathway around White Horse Point
- (09) Aboriginal artwork
- (10) Trail from Dawn Fraser to White Horse Point
- (11) Incomplete path from Dawn Fraser



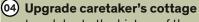




Proposed Plan

01) Upgrade rotunda:

- Provide accessible path to rotunda through sensitive modifications.
- (02) Maintain historic planting to the southern end of the park, including:
 - Replace missing palm trees along the promenade + undertake assessment of existing palms.
 - Maintain brick rose garden beds + hedging to corner of White + Glassop Streets.
- (03) Expand biodiversity with low native planting along Glassop Street. A large area of understorey planting to the southern corner creates a haven for wildlife. The provided area links to the greater planting network via a strip of planting which follows the park boundary to Fitzroy Ave.



to celebrate the history of the park. The cottage should be transformed for the benefit of the wider community, to serve as a multi-purpose community space, equipped to host events and exhibitions.

- (05) Improve park amenities block.
- (06) New consolidated playground

Around existing fig tree. Playground to feature nature play equipment for a diverse range of age groups.

- (07) Upgrade concrete stairs to Dawn Fraser Baths with solid sandstone stair treads. New handrails and lighting to staircase to improve safety.
- (08) New bollard style lighting strategy to illuminate pathways at night to provide safe passageway for users, with low impact on surrounding wildlife.
- (9) New park entry from White Street opposite Tilba Ave.
- (10) New accessible pathway connection from White Horse Point to centre of the park Existing pathway around the point to be upgraded.
 - Existing non-accessible pathway to serve as secondary trail to Dawn Fraser Baths.
- (11) Maintain 'shaded gully' style planting around Dawn Fraser baths, including tree assessment + noxious weed control.
- (12) Maintain existing park furniture and replace dilapidated furniture throughout the park
- (13) Raise tree canopy beyond rotunda to open up views to White Horse Point



Native understorey planting at Prince Alfred Park on Gadigal Land, City of Sydney



Cohen Park Amenities, Example of open communal basin. Image: Welsh + Major



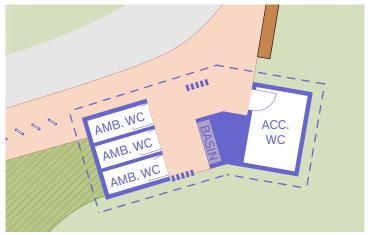
Example of low bollard path lighting. Lighting to be directional to target paths without light pollution into wildlife habitat.



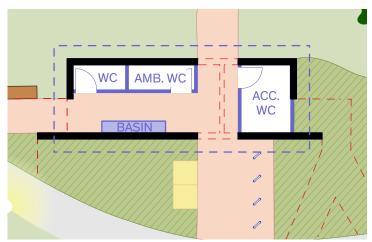


Precinct A

- (01) New entry opposite Tilba Ave.
- (02) New park map at new entry.
- (03) Expand biodiversity with low native planting along White Street alongside new park entry.
- (04) New pathway connection from entry to enclosed playground area.
- (05) Consolidated enclosed playground area around existing Fig tree with elements catering to a broader age range.
 - Seating options to be provided inside playground area.
 - Play structure provided in combination with nature play climbing and seating elements.
 - Relocate swing sets within fenced area.
- (06) New primary path alongside playground to provide accessible travel to White Horse Point. Pathway to bridge over existing tree roots where indicated with a hatch.
- (07) New lighting strategy along new pathway. Low bollard style lights to illuminate pathways at night to provide safe passageway for users, with low impact on surrounding wildlife.
- 08 New seating area facing White Horse Point with vegetation screening playground. Net swing to be provided to cater to broader age groups.
- (09) Reinstate grass at location of existing swing set.
- (10) Retain existing climbing structure towards White Street.
- (11) Extend existing disconnected path from Dawn Fraser Baths to main circulation routes.
- (12) Possible location of park amenities, including bike racks and bins



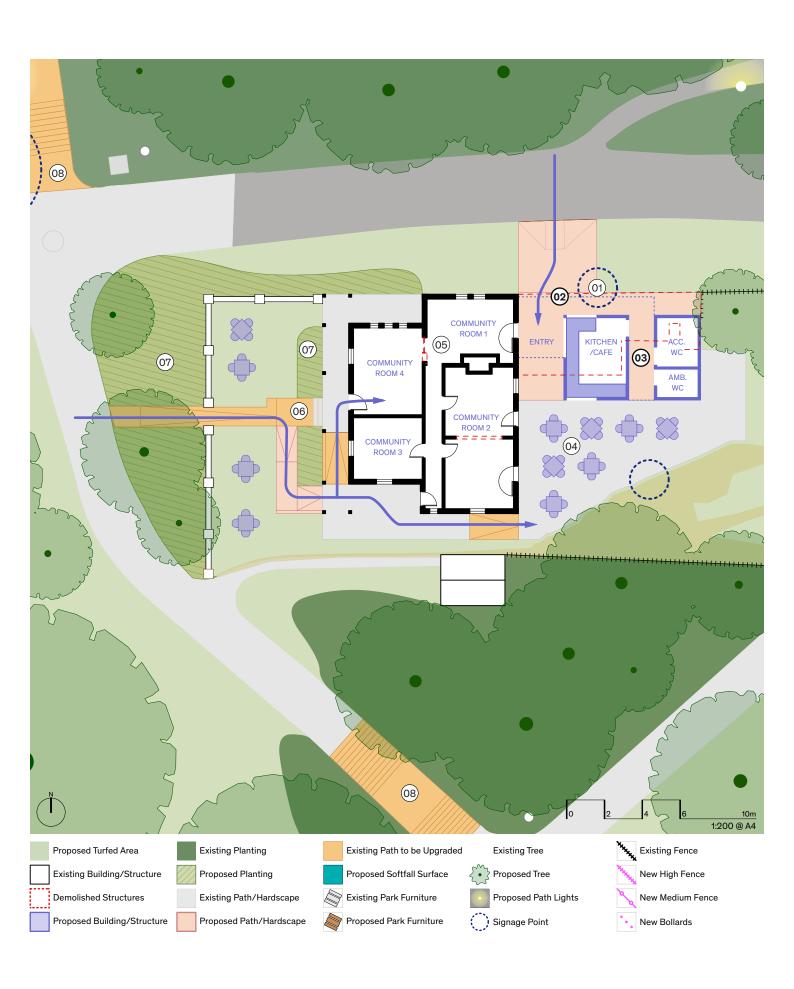
AMENITIES OPTION 1 - New Amenities in new location



AMENITIES OPTION 2 - Upgrade existing amenities



Museum Grounds And Neanderpark, Mettmann





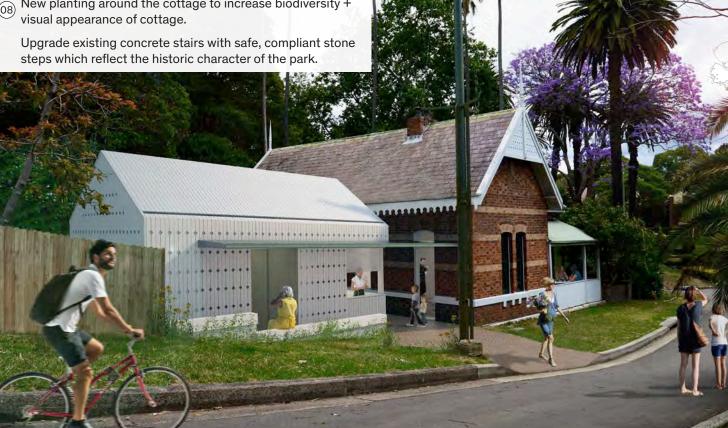
Precinct B

- 01) Develop an interpretation strategy to highlight significant historic aspects of the Caretaker's Cottage.
- (02) New entrance by demolishing existing dilapidated extension to the cottage. New layback to provide accessible entry into the cottage + courtyard, via a wide covered breezeway.
- 03 New pavilion in location of existing extension to provide services and amenity to cottage for community use. Kitchen + toilet provisions to be provided by extension. Pavilion to sit away from existing historically significant building.
- (04) Renovate internal courtyard to provide outdoor area to service events held at the cottage.
- (05) Minor internal upgrades + modifications to improve use of the cottage as community space, taking into account the wider community needs which includes social, educational,
- Improved access to front entrance of the cottage.

economic and recreational aspirations.

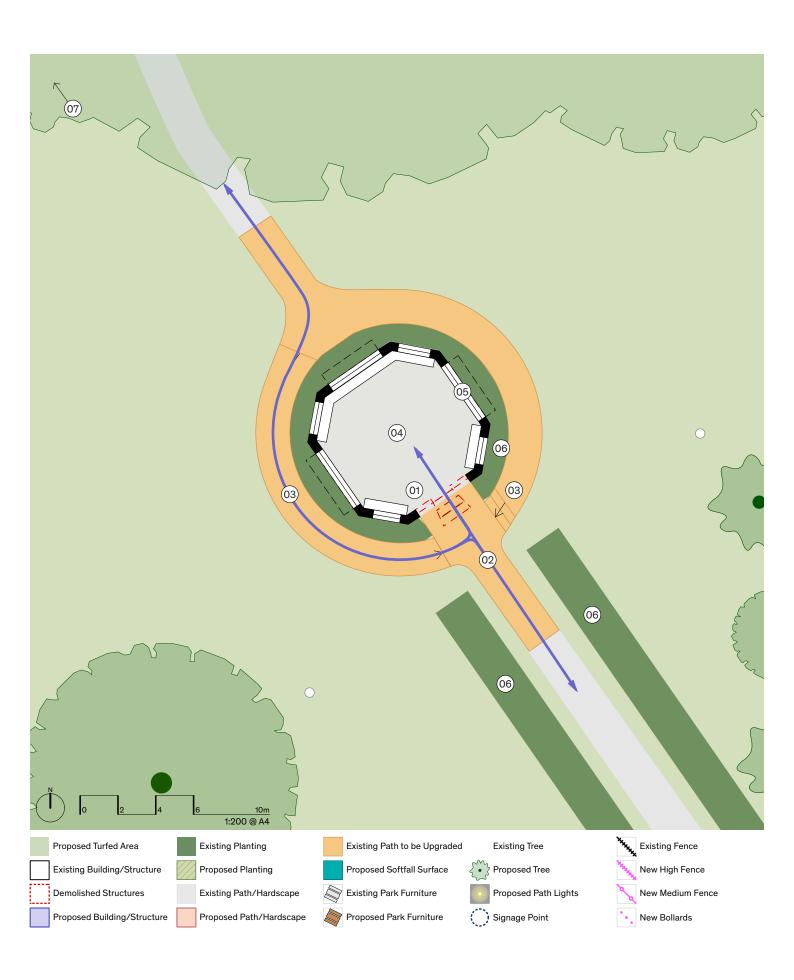
New planting around the cottage to increase biodiversity + visual appearance of cottage.





Existing proposal for Elkington Park cottage to be converted into cafe. Image: Welsh + Major

5.0 Master Plan Precinct C: Rotunda





Precinct C

- (01) Widen existing opening at entry point of rotunda by demolishing existing brick balustrade and staircase.
- (02) New landing at entry, level with rotunda floor to meet existing sloped pathway from Glassop Street.
- (03) **New ramp + staircase** to connect to existing path towards White Horse Point.
- (04) New lighting for extended early morning and evening use + to promote safety within the park. Lighting to reflect heritage style architecture of the rotunda.
- (05) Restore + repaint existing timber features to match existing.
- (06) Restore + maintain planting around the rotunda in heritage style consistent with the park.
- (07) Raise tree canopy beyond rotunda to open up views to White Horse Point



Existing: Staircase + entry to rotunda



Proposed: New widened entry, landing + ramp to rotunda. Image: Welsh + Major





Existing Plan

- (01) Picnic shelters
- (02) Courtyard with beach seats
- (03) Staircase and lookout connection upper and lower Fitzroy Ave Reserve
- (04) Small public beach
- (05) Sandstone foreshore
- (06) Accessible carparking for Dawn Fraser Baths
- 07) Dense planting
- 08) Jetty
- (09) Fenced sandstone escarpment between upper and lower Fitzroy Ave Reserve
- (10) Car parking along Fitzroy Ave
- (1) Rear accessible entrance to Dawn Fraser.











Proposed Plan

- (13) Upgrade picnic area at Fitzroy Ave.
 - Upgrade existing pathway for increased access.
 - Remove existing trees to limit obstruction of new and existing path.
 - Replace existing bench seats.
 - New picnic table arrangements.
- (14) Maintain three existing seating structures.
- (15) Maintain existing asphalt road from Fitzroy Ave to lower accessible car park.
- (16) Improve surface of accessible path between lower accessible carpark and Dawn Fraser Baths.
 - Relay existing sandstone paving along foreshore between car park and Dawn Fraser Baths to match existing paving to the rear of the baths. Provide an 1800mm continuous level pathway.
 - Extend newly laid sandstone path to existing bitumen car park, to replace existing path.
- (17) New bollard style lighting strategy to illuminate pathways at night to provide safe passageway for users, with low impact on surrounding wildlife.
- (18) New pathway connection at Fitzroy Ave to connect upper and lower circulation paths.
- (19) Expand understorey planting to screen Fitzroy Ave car parking. Provide two new bench seats within planting to maximise views of Sydney Harbour. understorey planting along Fitzroy Ave will be species no taller than 1m at mature height, low maintenance, and provide gaps/access from car park to picnic area.



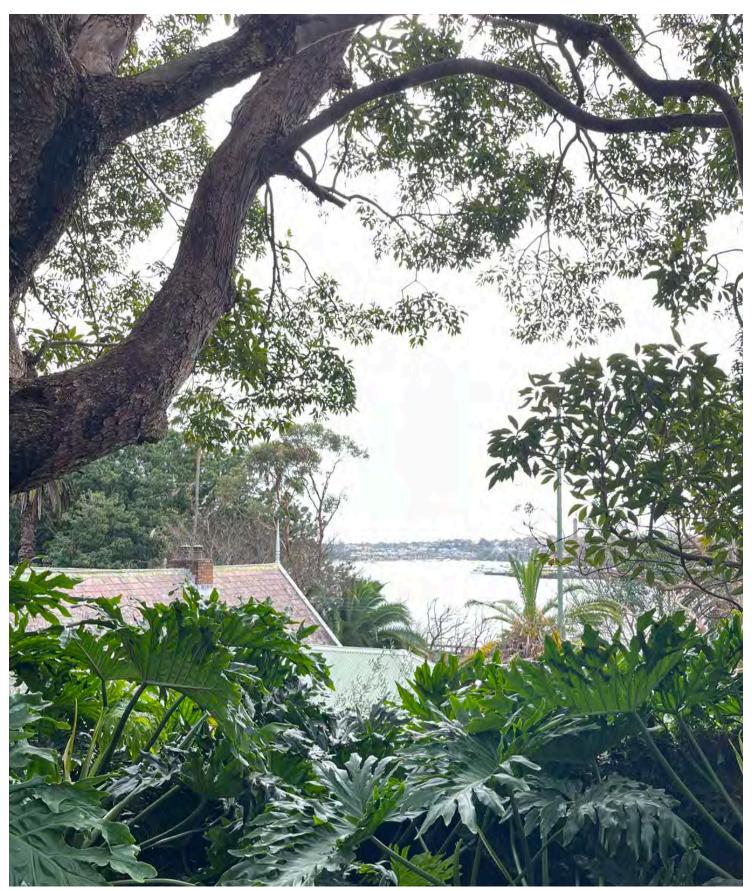
Urban Campus Lieven, Amsterdam



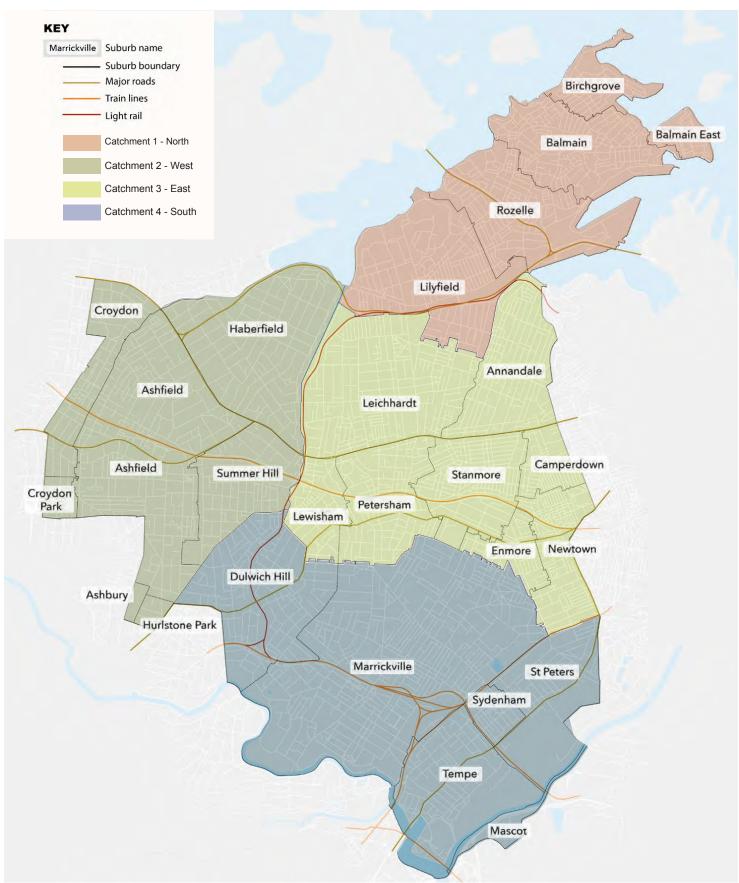
Example of low bollard path lighting. Lighting to be directional to target paths without light pollution into wildlife habitat.

Appendix A

Site Analysis



Looking beyond the historical caretaker's cottage towards Sydney Harbour. Photography by Welsh + Major.



Inner West Council area and suburbs. Recreation Needs Study - A Healthier Inner West.



Demographics

Overview

This section outlines the current community profile of Balmain using data from the 2021 ABS Census from Profile i.d. as well as future projections outlined in Recreation Needs Study - A Healthier Inner West, Updated 2021 (Cred Consulting). This study breaks down the Inner West area into 4 catchment areas. Balmain falls into catchment 1.

The population of Balmain and the area within its catchment is characterised by a concentration of affluent residents with some of the LGA's highest levels of household income and higher education. This catchment also has a higher proportion of babies, pre-schoolers and school children. This catchment has the lowest forecast residential population growth compared to the other catchments.

Population growth

In 2021, the estimated resident population of the Inner West was 183 772 people. The population decreased by 7422 people or 3.8% between 2016 and 2021. The growth rate of Greater Sydney during this period was 7.8%.

Elkington Park is located on the northern shoreline of Balmain, approximately 1km north of Balmain CBD. Balmain experienced a decline in population, with its population decreasing by 544 people (2.8%) between 2016 and 2021.

Despite this short term dip, Inner West Council estimates significant population growth by 2036.

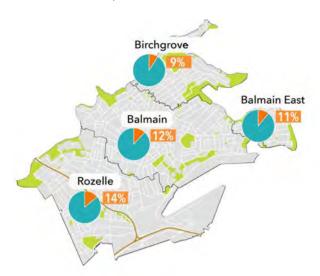
Open space provision

The Inner West has an estimated 321.6 hectares a of open space which equates to 9.1% of the total land area.

In 2016 the provision of open space per person was 16.4m2. Catchment 1 has the highest provision of open space per person within the LGA. In 2016 Catchment 1 had a provision of open space per person of 34.4 m2 with an estimated 32.5m2 by 2036.



01 Balmain - Age + disability profile. Recreation Needs study - A Healthier Inner West.



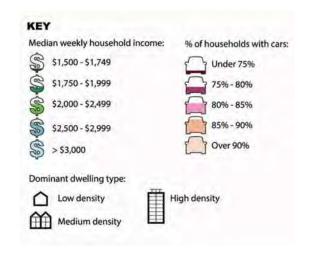
02 Balmain - Cultural profile. Recreation Needs study - A Healthier Inner West.



03 Balmain - Density, income + housing profile. Recreation Needs study - A Healthier Inner West.









Demographics

Age + disability profile

Spaces that are inclusive of all age groups, accessible and flexible should be prioritised to cater for current and future population needs.

Balmain has an above average proportion of Babies and children (0-12yrs), young People (12-24yrs) and Older people (65+yrs).

Cultural Profile

Balmain has a below average population of people who speak a non-English language at home. In 2016, 28.4% of the population of the LGA spoke a non-English language, a lower proportion compared with 35.8% for Greater Sydney. The most common languages spoken at home were:

- •Chinese languages (Mandarin: 3.6%, Cantonese: 1.9%)
- •Greek (2.9%)
- •Italian (2.8%)
- ·Vietnamese (2.0%)

There is not one particular non-English language group which represents more than 2% of the population in Balmain or its neighbouring suburbs.

Density, income + housing profile

Balmain and its neighbouring suburbs are dominated by medium density dwellings.

The peninsula represents the four suburbs of highest median weekly household income. In Balmain the average household income is between \$2,500 - \$2,999. The majority of households in Balmain + surrounding suburbs also own at least one car. Between 85-90% of Balmain households have a car.





A Brief Historic Overview

First Nations History

Prior to European colonisation, the Balmain area was inhabited by the Wangal band of the Dharug (Eora) language group. The territory of the Wangal people extends along the southern shore of the Parramatta River to Parramatta. Suburbs close to the city such as Glebe are also the home of the Gadigal and Wangal ancestors. The surrounding bushland was rich in plant, bird and animal life with fish and rock oysters apleny in the bays. Fish and shellfish were staples in the in the diet of the local Aboriginal people. Sixteen midden sites have been identified within Leichhardt with four accessible to the public. The middens are dated at approximately 500 years old, and are recognised as significant by the Metropolitan Local Aboriginal Land Council and archaeologists.

Balmain is known as Baludarri or Leather Jacket Fish in English

The Balmain area is said to have been a favourite fishing spot for aborigines. The shoreline would have been covered with cockles and mussels.[6 p14] There is no physical evidence remaining however, of aboriginal occupation of the park or immediate area. (Schwager Brooks and Partners 1993)

Post European Settlement

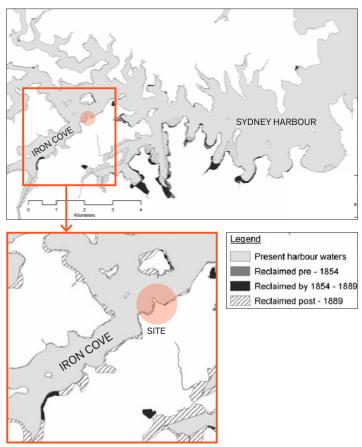
During the year 1800, 550 acres of land was granted to William Balmain. This area covered what is today the suburbs of Balmain and Rozelle. This grant was sold to William Gilchrist

in 1801 and subsequently lots within Balmain were auctioned off. The first release was noted as being at Peacock Point in 1836. (Mc Donald et al 1990) Although no direct evidence was found, it is likely that the area around Elkington Park would have been part of a release in 1852. It is likely that E.W. Cameron purchased land in the area at this time. A plan of Balmain from 1882 (fig. 2.5) shows an area of the site as Public Reserve. This plan does not however include White Horse Point or the area below Fitzroy Avenue within the Public Reserve boundary.

Colourful Story or Fact?

Anecdotal history states that White Horse Point got its name after a prisoner from the jail on Cockatoo Island escaped and swam to the point. It was at this location where his female companion was waiting for him with a white horse which he used for his escape (allegedly to the New England area).

The prisoner is often said to havebeen the notorious Frederick Ward, aka the bushranger "Captain Thunderbolt", who allegedly escaped from Cockatoo Island gaol in September 1863, swam ashore near the point and escaped on a horse provided by his lady.



Birch, Gavin & Murray, Orla & Johnson, Ian. (2009). Reclamation in Sydney Estuary, 1788–2002. Australian Geographer. 40. 347-368. 10.1080/00049180903127788.

The Formation of Elkington Park and The Dawn Fraser Baths

Elkington Park is a direct result of the request for a public swimming pool by local residents. In May 1880 four acres of land 'near White Horse Point' were purchased by the then Balmain Council from E.W. Cameron. During this time there was rapidly increasing popularity in recreational bathing and the Balmain area required suitable accommodation to construct a tidal bath. Other tidal baths in Sydney Harbour included Rushcutters Bay, The Domain and Lavender Bay. None of these baths now remain.

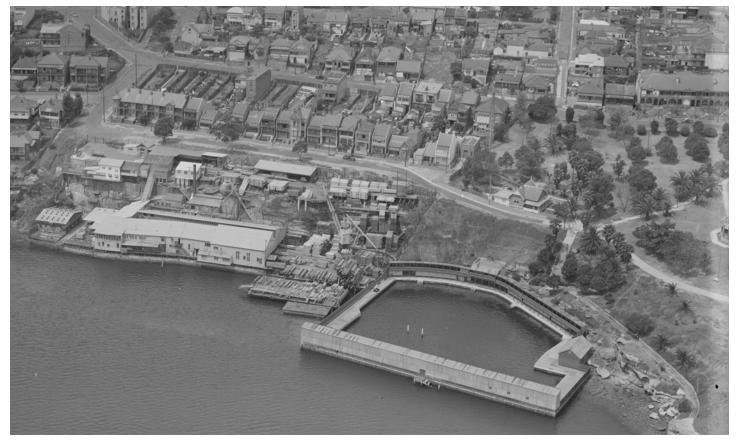
The tidal pool was originally named White Horse Baths, taking its name from the nearby point. This was renamed Elkington Park Baths in November 1883 after Mayor, Alderman Elkington who originally worked to secure the land from the Cameron Estate. In 1968 the pool was again renamed as The Dawn Fraser Baths.

A Fallen Anzac

On 19 July 1918, Mr JJ Booth planted some trees in Elkington Park in memory of his son John Booth who was killed in October 1917 at Passchendaele, after being in action over two years in Gallipoli and France, John Booth was the grandson of the first mayor of Balmain.



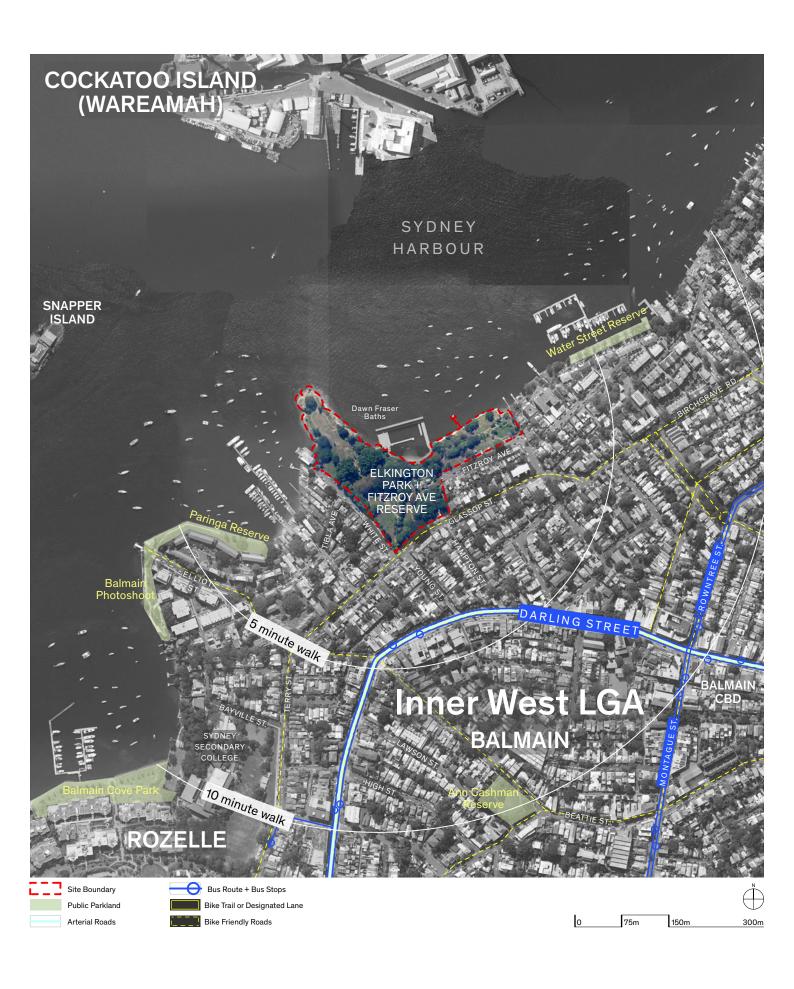
View of White Horse Point (on the right) with Snapper and Spectacle Islands in the background. Balmain Rowers Club (with flag) and Balmain Working Mens Rwoign Clubs can also be seen. C1900. Image source: TBC



Aerial view c 1945, shwoing the Elkington Park Baths, with Caretakers cottage above . Image source: TBC









Neighbourhood Context

Local Character

Elkington Park + Fitzroy Ave Reserve lies on the northern coastline of Balmain at the mouth of Iron Cove, stretching along 500m of coastline. The site is approximately 5 miniutes walk from Darling Street and 10 minutes walk from Balmain town centre.

To the south, the park is bound by White Street, Glassop Street and Fitzroy Ave to the south east. Along these streets, residential dwellings range from single storey houses to post-war multistorey apartments. Commonly amongst these are rows of two-storey terrace houses, a number of which are heritage listed items.

To the west of Elkington Park is the Balmain Rowing Club and the Corleone Marina. The boats moored here contribute to the scenic views north-west and north-east. Through the boats, the White Horse Lookout offers spectacular views to Cockatoo Island and the northern shore of the harbour.

The recently reopened, Dawn Fraser Baths (state heritage listed) is an ocean pool to the north side of the park. Access to the baths is provided through the park.

Major Roads

Darling Street is the arterial road running through Balmain from Rozelle to Balmain East.

Public Transport:

The local area is not serviced by train or light rail. Bus services down Darling Street have stops within a five minute walking distance to the site.

These include:

- Bus Route 433, with stops from Balmain to City
- BusRoute 445, with stops from Balmain to Campsie via Leichhardt

The 441 Bus Route, with stops from Birchgrove to City Art Gallery, stops within a 10 minute walk of the park along Rowntree St.

Cycle Routes

The local area is generally lacking a designated cycle network. Glassop street, and a number of connecting streets are considered bike friendly streets. A continuous cycle path along the north coast of Balmain is identified as a 'missing route' in the Future Transport - Strategic Cycling Network from "Going Places - An Integrated Transport Strategy for Inner West'.

Local Parklands

The Water Street Reserve to the east and Paringa Reserve, west, are both within 5 minutes walking distance of Elkington Park.

Due to the large number of privately owned waterfront houses, Balmain does not have a continuous coastal path. Instead, access to nearby waterfront parks is convoluted and requires users to walk through neighbouring streets.

Local Events

The lookout at White Horse Point and the historically significant rotunda are commonly hired spaces for small private events including weddings. The park has also hosted larger community events, such as Back To Balmain, which ran anually until recently.





Zone Identification + Summary

Zone Definition

The site has been separated into two zones for the purpose of clarifying a detailed site analysis. The zones have been selected based on an assessment of the character and use of different areas within the park, while taking into account real and perceived boundaries. The border between the two zones should be treated as blurred rather than absolute and is indicated as dotted lines for graphic clarity.

Zone 1 - Elkington Park

Zone 1 captures White Horse Point and the histroical precinct of the park. It includes street frontage onto White + Glassop Streets as well as 300m of coastline. The vacant care-takers cottage, rotunda, playground, amenities and the main point of entry to the Dawn Fraser Baths are included in this zone.

Zone 2 - Fitzroy Ave Reserve

Zone 2 sits at the north-eastern corner of the park, and is bound by Fitzroy Avenue to the south. This area is known as Fitzroy Avenue Reserve and includes, open green spaces, the jetty, a sandstone foreshore, access to a small harbour beach, rear access to Dawn Fraser Baths and car parking.



Zone 1 - View north along date palms



Zone 2 - View west along stone foreshore



01. Vacant Caretaker's Cottage / 02. Rotunda / 03. Historical rose garden / 04. Date Palm tree grove / 05. Entrance garden + park sign / 06. Established Fig trees / 07. Fenced playground / 08. Open playground / 09. Amenities Block / 10. Natural cliff face + caves / 11. White Horse Lookout + furniture / 12. Staircase to Dawn Fraser Baths



Zone 1 -**Existing Conditions**

Overview

Zone 1 encapsulates the historical precinct of Elkington Park to the south and White Horse Point to the north west. Paths of access to the Balmain Rowing Club and Dawn Fraser Baths fall into this zone. 300m of coastline, made up of caves, small beaches and cliffs create the northern boundary. It is bound by White Street to the south west and Glassop Street to the south

Character

Zone 1 has two distinct charcters. To the north, views and vantage points are the hero. The lookout, known as White Horse Point, is used for weddings and casual gatherings alike, centred around the excepeional views to Cockatoo Island (Wareamah) and the harbour beyond. This area is surrounded by coastline with various conditions including cliff faces, caves and beaches. This area is quite flat in contrast to the rest of the site, hence people and dogs concregate here. The park slopes up to the south, with Glassop St running along the highest point. This area of the park is framed by large established fig trees which create a canopy over the park. Within this area are some historically significant buildings/ structures which sit alongside histroical styles of planting. Openings in tree cover create sunny grassed areas which are perfect for picnics and sheltered from winds.

Activity

Zone 1 is utilised by all types of park users. The sloped topography + weaving pathway through White Horse Point provide a track for those walking + running through the park for exercise. This path connects to the rest of the park through the shaded walking track. The flat area of open space central to Zone 1 is commonly used for dogs to run off leash. This area is the most opertune for dogs due to its flatness. The playground area is frequantly used by children and families.

Furniture

Park furniture throughout this zone is typically delapidated and unsafe. Painted timber benches show signs of wear with slats broken from their fixing and splintering. There are approximately 14 of these benches, predominantly focused around the centre of the zone. There is a general lack of furniture at White Horse Point.

There are four bin locations within this zone. No fixed bins are found in the park. Two general waste wheelie bins service White Horse Point. A concrete platform connected to the footpath houses 6 bins in the centre of the zone alongside the playground. Two bins are located near the main entry at the corner of White + Glassop Street.

Of all bin locations, only one offered recycling bins. The fourth bin location is along the small stretch of road from which the staircase to Dawn Fraser leads from.

Lighting

Lighting generally is over 40 years old. It follows the main pathways, allowing areas beyond these to remain dark to the benefit of local wildlife. Some lighting upgrades have been recently made in the vicinity of Dawn Fraser Baths.

Signage & Wayfinding

Signage throughout the zone is haphazard and at times unclear, and generally in poor condition. At the corner of White and Glassop St is the main park sign. This sign is in reasonalbe condition but is showing signs of wear. Attached to this sign is an out of date information sign regarding bookings for park events. This attached sign references Liechhardt Council.

Also at the corner entrance to the park is a companion animal on/off leash sign. This sign is out of date, with reference to Leichhardt Council. Font indicating specific times is very small and the placement of the sign is too high. A map indicates areas

This same companion animal sign, along with another relating to what is and isn't permitted within the park, is located at the east entry from Glassop St. These two signs are of different styles and both reference Liechhardt Council.

The companion animal sign is located in three other locations in this zone. It is fixed to a wooden street post at the northern Entry on White St, near the informal entry opposite Tilba Ave and near the bins in the centre of zone 1.

Two warning signs are placed at White Horse Point to indicate the cliff. These are in good condition, but not reflective of any style related to signage throughout the park.

Alongisde the caretakers cottage and connecting road to Fitzroy Ave, new signage to indicate the Dawn Fraser Baths is evident. These new signs are of high quality, use new council branding and include clear wayfinding. These signs should be considered in the development of a consistent signage language for the park.

Tree Cover

Varying species of large trees are established in Zone 1. Several Moreton Bay Fig trees provide great spread of shade over the site.



Tree Cover & Understorey Planting



Existing Structures + Facilities



Lighting



Fence + Enclosure



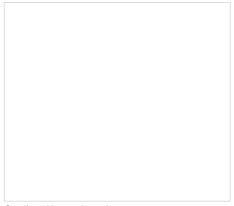
Pedestrian Access Points & Existing Pathways



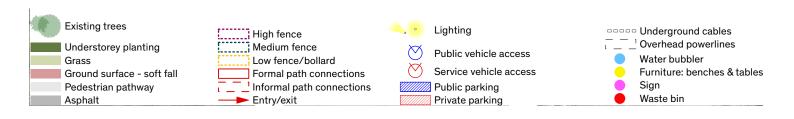
Vehicular Access Points, Roads and Carparking



Sports + Recreation Grounds



Gradient (Approximate)





Flanking the boundary along Glassop + White Street, Date Palm and Eucalyptus trees provide dense shading and tree corridoors for park users.

Following the path to Dawn Fraser Baths, thick tree cover, from both planted and self-sown trees, provide shade and enclosure which harbours the dense undergrowth in this area.

An established Moreton Bay Fig tree crowns White Horse Point Lookout.

Planting

The north eastern area of zone 1 is rich with understory planting which provides signifcant bio-diversity as well as privacy to the baths. These areas require contant mainatnance from weeds and aggressive plant species which threaten the health of planting and trees.

Small instances of understory planted are carried throughout the zone. Alongside the caretakers cottage to the south is a substanial area of dense planting.

Formal hedging and the rose gardens add to the historical planting scheme associated with the park entry and rotunda.

The area lacks understorey planting to the south and following the boundary along white street.

Fauna Linkages

The park is bound by residential properities on all sides, except the coatline. Fauna linkages within the park area extensive due the richness of understorey planting and wide spread of established trees. Undisrupted coastlines supports links to the water.

Ground Cover & Surfaces

Grass is patchy and unattractive around the base of large trees where areas are heavily shaded. This is observed around the playground area and along the Glassop St boundary.

Various groundcovers make up the playground area. Astro Truf is used in the enclosed playground area and around swings. Small areas of softfall are used at the base of swings. Mulch is used around the climbing play equipment. All playground ground covers are in poor condition and inconsistant.

Services & Drainage

Water pooling at White Horse Point was observed. The varying topography of the site provides pockets which catch and hold run off from the hill. It is presumed that tire marks from services vehicles contribute to these slumps which hold water.

Boundary Conditions

Along Glassop St, a low sandstone fence follows the boundary and acts as a retaining wall to the raised footpath above. Along White St, the site is bound by the road, with no footpath between the park and the road. Separation here is created by a subtle

slope from the park down to the road, as well as dense tree cover which filters out the houses opposite.

The northern boundary of zone 1 is defined by the natural edge of the point which leads to the water. The condition varies along White Horse Point, from small beaches + caves to steep cliff faces up to 8m above the water level. Where the understorey planting dominates along the northern boundary, a pathway through the scrub defines the boundary for park users and creates privacy to the baths. Along the eastern boundary, two residential dwellings share a side boundary with the park. To the north east, the park connects to Zone 2.

Pedestrian / Cyclist Access + Existing Pathways

Access and pathways in zone 1 are defined by the steep and varying topography. As a result, pathways are broken by steps and hence are not very user friendly. There are 3 park entry points from the street into zone 1. The corner entry at White + Glassop St is the only accessible entry from the street.

Vehicular Access Points, Roads and Car Parking

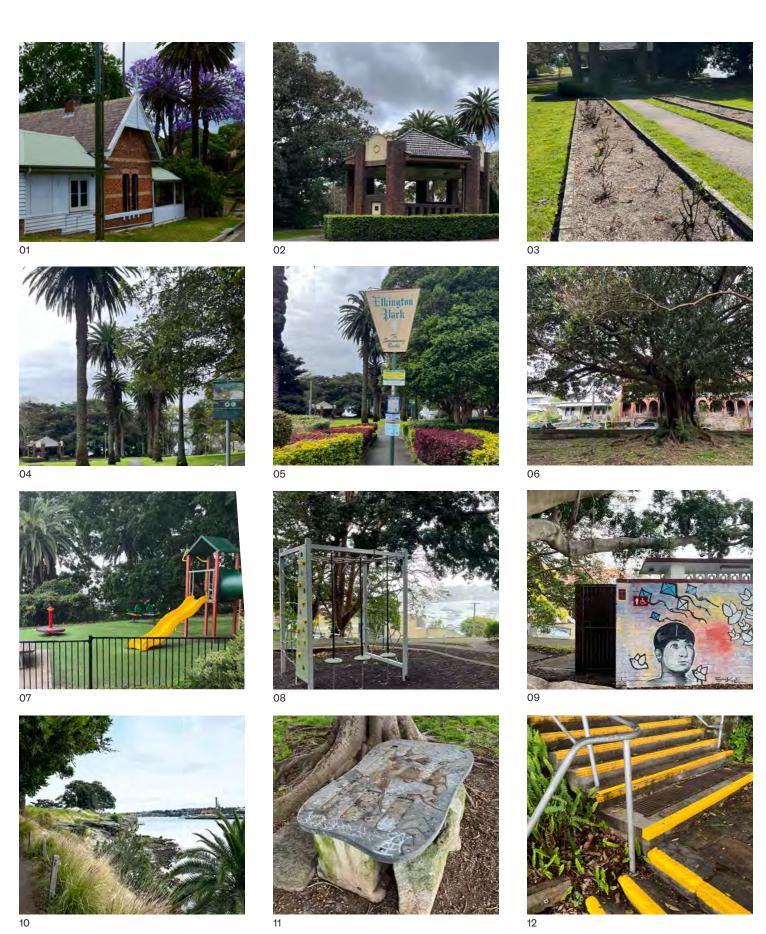
There is a narrow road into zone 1 which extends from Fitzroy Ave for service vehicles only. There is a boom gate and signage to prohibit the public from driving into the zone. This road is in good conditon with a formed concrete kerb. There is no on site parking, however both Glassop + White St offer street parking on both sides of the road.

Existing Structures and Heritage Significance

To the north of zone 1, alongisde the playground, is a small amenties block. This structure is in poor condition and unpleasent to use. It's location poses safety concerns at night. The facilities are partially open to the outdoors. A large mural decorates the block facing the park.

In centre of zone 1 is the historical rotunda. This brick, octagonal structure is core to the parks history. The brickwork + structure is in good condition, however some of finishes require upgrading.

To the east of zone 1 is the vacant caretakers cottage. Currently unused, the brick cottage is in good condition. A late 20th century extension is in lesser condition and should be considered for removal pending future use of the cottage.



01. Vacant Caretaker's Cottage / 02. Rotunda / 03. Historical rose garden / 04. Palm tree grove / 05. Entrance garden + park sign / 06. Established Fig trees / 07. Fenced playground / 08. Open playground / 09. Amenities Block / 10. Natural cliff face + caves / 11. White Horse Lookout + furniture / 12. Staircase to Dawn Fraser Baths



Zone 1 - Constraints + **Opportunities**

Based on the Analysis set out over the previous pages, the following opportunities present themselves within Zone 1.

There are opportunities to:

- Upgrade + maintain the historically significant rotunda.
- Investigate alternative uses for the vacant care-takers cottage, including, but not exclusive to, relocated amenities, community space or cafe. Any future use which is determined by Council should be reflective of the wider community needs and maximise the use and enjoyment of the cottage by the wider community. Any proposed use should also be ancillary to the purpose use and enjoyment of the park as a whole Improve signage consistency throughout the zone.
- Establish a design for new signage that communicates the civic and historic character of the park.
- Install a park map at well selected locations. The park map should include a tactile section + section written in language of First Nations group. Clearly identify park assets and public toilet locations.
- Investigate diverse play equipment which caters to more age groups, including teenagers. Less specific nature play items should be considered.
- Upgrade park furniture + bubblers.
- Improve circulation by investigating new path connections.
- Investigate upgrades to existing amenities block.
- Investigate solutions to rainwater runoff to reduce pooling of water at White Horse Point.
- Establish new understorey planting to selected areas along the southern boundaries.
- Futureproof existing shade + shelter through planting of new
- Improve access to Dawn Fraser Baths



01. Jetty / 02. Accessible Carpark / 03. Sandstone foreshore / 04. Kayak + boat racking / 05. Harbour beach / 06. Timber staircase + walkway to Fitzroy Avenue / 07. Carparking along Fitzroy Avenue / 08. Seating area + lookout point to Cockatoo Island / 09. Shaded gazebo structures / 10. Sandstone escarpment / 11. Winding road to accessible carpark / 12. Rear entry point to Dawn Fraser Baths



Zone 2 -Existing Conditions

Overview

The area in Zone 2 is named the Fitzroy Ave Reserve. It is connected to the north east corner of zone 1 by a small road and two pathways. Zone 2 is bound by Fitzroy Avenue to the south and the harbour to the north, with a neighbouring dwelling to the northeast boundary. The zone is smaller in comparison to zone 1, but rich in character and conditons.

Character

Zone 2 has a calm and private character. The area is divided by a steep sandstone escarpment which separates the zone into two narrow areas at very different heights. The upper strip of land offers views out to the northern shore and harbour. This area is a popular picnic spot with park furniture to cater to the needs of picnic goers.

The lower area which connects to the water feels enclosed, primarily by the steep sandstone escarpment which distiguishes the upper and lower areas. This scale and proportion of natural features forces the user to in in touch with the water and views beyond. This area is very tidy and well maintained.

Activity

The zone is generally used by visitors for passive recreation, with the community making use of the grassy and shaded areas for relaxation, picnics and gatherings. This zone is a dog on-leash area, which makes it more suited to picnic goers and families. Parking along Fitzroy Ave provides ease for parents and less abled people to access this area for recreation. The lower area is accessible via a road down from Fitzroy Ave. The small harbour beach to the north east provides an access point for kayaks and small boats into the water. Many small boats are stored in racks alongside the beach. This corner has become a real spot for locals.

Furniture

There are two metal benches facing the harbour on the lower area of the zone, which are in good condition. There are no bins in this area.

A number of painted timber park benches are found in the upper area of zone 2. These benches match those found in zone one and are in a similar dilapidated condition. Signs of wear include timber members loose from their fixings and splintering of the timber. Two red wheelie bins are located alongside the pedestrian path at the junction where the path meets the road

heading down to the lower area. One red bin is located at the top north eastern corner of the site.

Signage & Wayfinding

There is no entrance sign for Fitzroy Avenue Reserve. Signage throughout this zone is inconsistant or lacking entirely. At the bend in Fitzroy Ave is a companion animial on/off leash sign to match the others in the park. It stands alone and draws little attention to iself. Signage further down Fitzroy Ave toward Elkington Park have no mention of the park or the reserve, they are specifially for the baths.

A sign outlining the history of 'Cockatoo Island' is located along the fence in the upper zone looking out to the island. It is out-ofdate in terms of information and also bares the old Leichhardt Council branding.

Also along this fence is an old sign with information about private booking in the park. Old council logos are found on all signs within zone 2, with the exception of new signs to Dawn Fraser Baths.

Lighting

Lighting generally is over 40 years old. It follows the main pathways, allowing areas beyond these to remain dark to the benefit of local wildlife. Some lighting upgrades have been recently made in the vicinity of Dawn Fraser Baths.

Tree Cover

Dense tree cover is found around the Dawn Fraser Baths, connecting to tree cover throughout the park. Three medium sized fig trees are located along the foreshore, with canopies framing the pathway along the coastline. Other trees are scattered throughout the zone.

Planting

There is a good balance of understorey planting to grassed areas in this zone. In contrast to zone 1, shaded areas below tree cover utilise understorey planting where grass doesn't grow. Alongside the car parking, a native flower garden flourishes.

Fauna Linkages

This zone offers bio-diversity through tree cover and understorey planting, which connects to the rest of the park. With the exception of the small beach in this zone, the raised stone foreshore limits connection to the aquatic wildlife. The defined stone edge does however harbour an ecosystem of its



Tree Cover & Understorey Planting



Existing Structures + Facilities



Lighting



Fence + Enclosure



Pedestrian Access Points & Existing Pathways



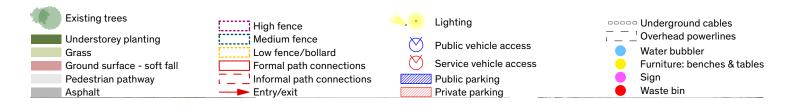
Vehicular Access Points, Roads and Carparking



Sports + Recreation Grounds



Gradient (Approximate)





own. Oysters and sea creatures can be observed when standing on the foreshore.

Ground Cover & Surfaces

Aside from understorey planting, ground cover in this zone is typically grass. The grass in zone 2 is healthy due to its exposure to sunlight. Paving in the upper area is used for the car parking areas and pathways. This paving is old, but appears in good condition. The surface of bitumen roads and paths is poor with uneven surfaces and crumbling edges.

The sandstone foreshore is visually striking and in good condition, however the uneven surface is not well suited to wheelchairs and prams, despite this path being the accessible entry to Dawn Fraser.

Boundary Conditions

The two narrow areas have very defined boundaries. The top area is bound by the car parking along Fitzroy Ave, which is slightly raised from the pedestrian walkway + grass, separated by a small embankment and retaining wall. These retaining walls are sandstone blockwork and appear to be quite old. The somewhat random configuration suggests that they were placed on site for a prior purpose. To the north, this grassy strip is bound by a metal fence and steep drop off beyond.

The lower area is bound by the water to the north and the tall sandstone escarpment to the south. No fences are located along the foreshore.

Pedestrian / Cyclist Access + Existing Pathways

There are three entry points into zone 2 from Fitzroy Ave and two paths leading from zone 1. At the most eastern point of the park, a staircase leads from Fitzroy Ave down to the small harbour beach via a boardwalk. This entry is very discrete and could be confused as a pivate pathway due to it's close proximity to the neighbouring house. Alongside this staircase, a footpath leads from the car park into and along the upper area of zone 2. It follows a gentle ramp which mediates the difference in levels. Zone 2 can also be accessed by the public via a bitumen road which leads down to the accessible car park. This is the only entryway which has park signage and such signage is specific only to the Dawn Fraser Baths, without mention of the greater park.

Within the park itself, a stone path running behind the Dawn Fraser Baths connects the two zones. A small connection path links the two bitumen roads and creates a short-cut for pedestrians. This path is bitumen and in poor condition.

All paths in zone 2 are narrow and/or have an uneven surface which makes them unsuitable for cyclists. The steep topography of the site makes in undesirable for cyclists.

Vehicular Access Points, Roads and Car Parking

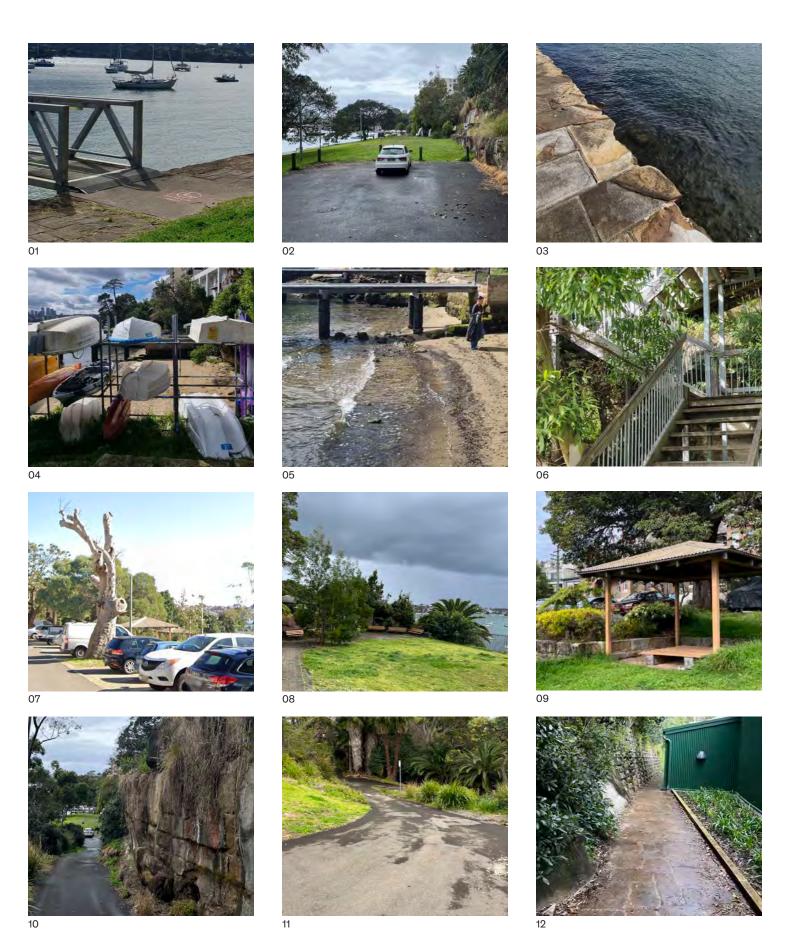
Vehicles are permitted into the reserve along a narrow bitumen path which leads to an accessible car park, servicing Dawn Fraser Baths. There is designated front to kerb parking on the park side of Fitzroy Ave as well as parallel parking on the side opposite.

Existing Structures and Heritage Significance

Along the upper area of the reserve are three fixed shelters for seating. These are in good condition but show signs of wear.

A jetty and connected pontoon is located in this zone. The current jetty was built in 20** and is still in good condition.

Connecting the two levels is a timber and steel boardwalk and staircase. This structure is in good condition.



01. Jetty / 02. Accessible Carpark / 03. Sandstone foreshore / 04. Kayak + boat racking / 05. Harbour beach / 06. Timber staircase + walkway to Fitzroy Avenue / 07. Carparking along Fitzroy Avenue / 08. Seating area + lookout point to Cockatoo Island / 09. Shaded gazebo structures / 10. Sandstone escarpment / 11. Winding road to accessible carpark / 12. Rear entry point to Dawn Fraser Baths



Zone 2 - Constraints + **Opportunities**

Based on the Analysis set out over the previous pages, the following opportunities present themselves within Zone 2.

There are opportunities to:

- Improve accessible access to the Dawn Fraser Baths via Fitzroy Avenue.
- Upgrade existing asphalt road which connects the upper and lower areas of the reserve.
- Improve signage consistency throughout the zone.
- Install a park map at selected locations. The park map should include a tactile section + section written in language of First Nations group. Clearly identify park assets and public toilet locations. The map should communicate the civic and historic character of the park.
- Upgrade park furniture to the upper lookout area + provide a water bubbler.
- Provide additional park lighting to rear entrance of Dawn Fraser Baths.
- Investigate public bins to the lower area of the reserve.

Appendix B

Community Engagement



View of Community Consultation in Progress. Photography by Welsh + Major.

Overview + Engagement Strategies

1.0 Summary

Inner West Council engaged the community on their enjoyment of Elkington Park and Fitzroy Avenue Reserve, with a view to the preparation of a ten-year plan for the Reserve, which includes a Plan of Management and a Master Plan. Community engagement was carried out with two drop-in sessions at the rotunda in Elkington Park and via the online platform Your Say Inner West (YSIW).

1.1 Background

Plans of management must be prepared for all types of parks on community land. Community engagement is a critical step in the preparation of a Plan of Management, forming one of the first stages of the process. Community feedback is taken into consideration alongside stakeholder and expert advice to form a draft plan of management and master plan, which is presented for further community input prior to council endorsement of the final document.

Inner West Council has established a parks planning priority list, which nominates open spaces it feels are in greatest need of new or updated Plans of Management. Elkington Park and Fitzroy Avenue Reserve have been nominated as high priority within the Inner West Council area.

The purpose of engagement was to establish key issues that the community have in relation to Elkington Park and Fitzroy Avenue Reserve, as well as highlighting aspects of the park which are highly valued. Contributors were encouraged to include ideas, comments and suggestions to assist in prioritising the focus of key strategies and outcomes for the future.

1.2 Engagement method

The methods of engagement were:

- Online on yoursay.innerwest.nsw.gov.au through survey and user posts
- Drop-in sessions held in the park

1.3 Promotion

The engagement initiative was promoted by a number of means, including:

- Your Say Inner West project page
- On-site signage
- · Media release
- Social media
- E-news
- · Council website
- Email to identified groups

All promotion collateral directed people to the online submission form on YSIW and to the two park drop-in sessions.

2.0 Engagement Outcomes

Outcomes of community engagement have been separated into feedback received at the drop-sessions and feedback received through the online survey.

2.1 Drop-in sessions

Inner West Council's held two drop in engagement sessions that were held at Elkington Park, one on Saturday morning 27.08.22, 11am-1pm, and the other on Saturday afternoon 03.09.22, 2-4pm.

The material consisted of two A1 panels, which displayed an overall map of the park and some images of existing or proposed park features in order to prompt discussion.

2.2 Online Survey

The online survey included multiple choice and essay style questions for more detailed feedback. Quantitative responses to the multiple-choice questions are displayed visually in graphs. Written responses have been themed to create word maps accompanied by summarised responses.

2.3 Share Your Visions

The YSIW website also offered the opportunity for members of the community to post a public comment on the page, to which other users could like, dislike and comment in response. Posts to the page have been collated and summarised in this document.

2.4 Other Input



2.1 Drop In Sessions

Overview

To engage park users during the drop-in sessions, two A1 sized printed boards were used. The first panel highlighted with labels the existing features of the park, shown on a map. The second panel presented eight image prompts of both existing and proposed features of the park. Park visitors were asked to identify the facilities and areas they liked the most, and which facilities and areas they felt had room for improvement through coloured stickers on the panels. Further comments on specific items were welcomed through post-it-notes on the panels and A4 forms which participants could fill in.

The sessions were productive with a number of park visitors approaching the team and engaging with the material to have their say. The comments have been themed and are presented without hierarchy.

Generally the consultation attendees lived locally and had walked to the park, many with their dogs.



Above: Drop-in engagementsession information boards & feedback



2.1 Drop In Sessions

Community feedback has been themed for ease of reference.

Biodiversity and green space

- There was unanimous support to maintain and promote biodiversity in the park.
- Users felt specifically attached to the Fig trees and requested the continual maintenance of new trees to future proof the wide tree cover in the park.
- Some users were keen to see native understorey planted extended throughout the park.
- Some users suggested a community garden within the park.
- Users advocated for the protection and maintenance of the heritage style planting towards Glassop Street.
- Some users had concern about the condition of the grass, specifically the uneven surface and drainage issues toward White Horse Point.
- Users appreciated the open space, particularity how the park opens up the harbour views.

History + sense of place

- The majority of users were keen for the park to remain essentially as it is, with some minor upgrades.
- Some users suggested interpretative signage and a greater presence of the site's history.
- Users wanted to see the existing historical features of the park better maintained and utilised.
- All users were in support of utilising the Caretaker's cottage for the benefit of the community.
- A number of users wanted to see better maintenance of the rotunda, specifically pointing out the existing lighting and handrail as areas due for renew.
- Most users welcome social events and weddings in the historically significant rotunda and throughout the greater park.

Maintenance

- Respondents felt that the park lacked maintenance overall.
- Ongoing maintenance of the gardens and densely planted areas were a concern for respondents who felt they were not properly maintained.
- Some respondents felt that reinstating a live-in caretaker to the cottage would improve park maintenance.

Movement and parking.

- Some users felt that breaks in footpaths limited movement through the park.
- Better access for prams + small children.
- Some users requested an entry point on White Street opposite Tilba Ave.
- Some users were keen to see improvements to the staircase heading down to Dawn Fraser Baths.
- A number of users requested changes to parking regulations along Glassop St to limit congestion during busy Summer period.
- Many users who lived close to Elkington Park felt that parking was already an issue, and were not in support of changed to the park which might add further stress.

Recreational use

- Some users were in support of a cafe in the existing caretaker's, while others thought that a multi-purpose community space would better suit the needs of the area.
- All users were supportive of social events such as weddings in the park, many having fond memories of specific events in the park that they've attended.
- Users were not in support of outdoor fitness equipment in the park.
- Some users wanted to see new play equipment, specifically play equipment for a broader age group.
- One user wanted to see a tree house incorporated into the exisiting playground.
- Other users were content with the existing playground, but did highlight small improvements needed to ground cover and maintenance.
- One user was keen to see a brass band playing in the park, amongst other comments in favour of social events in the park.
- There was a lot of support for retaining off-leash dog areas in the park. Many users noted their preference to bring their dogs to Elkington Park. Some suggestions for improvement included to add more compostible dog deposit areas.
- Users expressed their enjoyment of places to sit and observe activities in the park and enjoy the serenity. The informal nature of these spaces was valued.



Lighting

- No users identified issues with the existing park lighting.
- A number of users addressed concerns with the condition of the light bulbs in the rotunda.

Facilities and furniture

- Users were supportive of new or upgraded amenities, noting the poor presentation of the existing block.
- There was more support to upgrade the existing block than to demolish and rebuilt. One user was in support of unisex toilets in the park.
- Most users agreed that the currently location of the toilet block was best suited to community.
- Users were keen to see sustainable technologies and strategies incorporated in the park upgrades, particularly solar power.
- There was request for more seating, particularly at White Horse Point.
- Many users also wanted to see the existing bench seats repairs where they were beginning to dilapidate.
- A number of users wanted to see a BBQ at the higher area of Fitzroy Ave Reserve, alongside the existing shade structures.
- Dog owners requested more bins and bag dispensers in more locations for dealing with dog waste.
- Users were in support of reinstating the bubbler. A specific request was made that the new bubbler be in the 1960's 'Heritage Bubbler' style.
- Users requested improved provisions for waste disposal specifically the inclusion of recycling bins, area for bins is messy and disorganised at the moment. They requested for them to get organised and to be in more locations.

2.2 Online Survey

Overview

An online survey was conducted in August and September 2022 through the 'Your Say Inner West' (YSIW) website, seeking feedback on a range of questions regarding Elkington Park. The survey included multiple-choice and essay style questions and was open for public response for four weeks from 22.08.22 to 18.09.22.

The project page received 507 visits. 33 contributions were made to online forms + discussion.

Quantitative responses to the multiple-choice questions are displayed visually in graphs and word cloud diagrams below. Text based responses to the essay style questions have been grouped into themes, and issues which featured the most prominently have been summarised below.

Of all participants to the site, 23 submissions were made to the online survey. Participants could choose to skip questions if they preferred. The percentage of participants who answered the question is stated alongside the figure diagrams throughout this document.

A number of essay style questions were asked, to establish community opinion of Elkington Park in more detail.

Demographics of Participants

Q1: Age Group

See figure 1

All groups were represented in the online survey, however just one person under the age of 18 and one person between the ages 18-24 contributed. Two participants, 9%, from each the 25-34 and 35-44 age brackets also engaged with the survey. The largest age bracket was 45-54 year olds at 35% of the total number of participants. 23% of persons surveyed were 65+.

Q2: Gender

See figure 2

13 participants identified as female, contributing to 57% of responses, while 10, 43%, identified as male. No participants identified themselves as non-binary, using other pronouns or preferring not to comment on gender.

Q3: Do you identify as Aboriginal or Torres Strait Islander? See figure 3

No participants identified as Aboriginal or Torres Strait Islander. One participant preferred not to say and one participant skipped the question.

Q4: Do you identify as having a disability?

See figure 4

When asked about disability status, three users, 13%, identified as having a disability. The remaining 20 users answered no.

Q5: Suburb

See figure 5

Participants were asked to state their suburb/place of residence in the survey. Of the 22 responses, the majority, 45% of users, were from Balmain. Birchgrove at 27%, was the second largest bracket of users, followed by Rozelle and then Lilyfield. Persons from no other suburbs contributed to the survey.

Q6: How do you get to Elkington Park?

See figure 6

Responses to this question were gathered in a multiple choice format, but allowed users to select multiple answers if applicable. 1 person surveyed skipped this question.

The vast majority of park users who were surveyed walk to Elkington Park as their primary mode of transport, 91%. 14% of respondents cycle to the park and 9% run. One person surveyed used public transport to get to the park and one identified driving as a means of transport. No other modes of transport were identified.

Q7: How often do you visit Elkington Park?

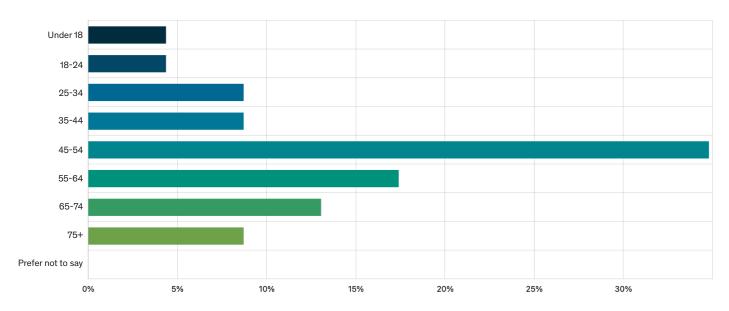
See figure 7

Out of those surveyed, 45% of users frequently visit Elkington Park. This 45% stated that they visit daily or multiple times a week. 27% stated that they visit the park weekly. 14% of participants visit the park a few times a month and a further 14% rarely visits the park.



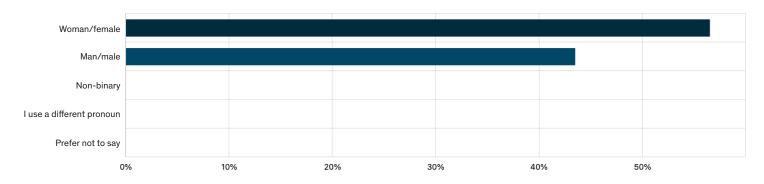
Q1: Age Group

Figure 1. Skipped: 0 | Answered: 23 (100%)



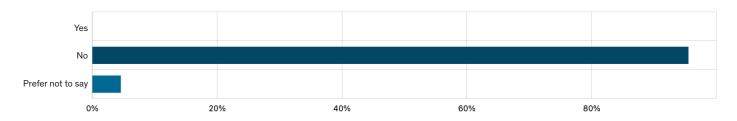
Q2: Gender

Figure 2. Skipped: 0 | Answered: 23 (100%)



Q3: Do you identify as Aboriginal or Torres Strait Islander?

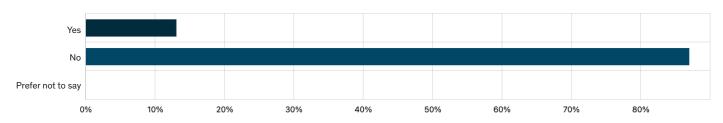
Figure 3. Skipped: 1 | Answered: 22 (95.65%)



2.2 Online Survey

Q4: Do you identify as having a disability?

Figure 4. Skipped: 0 | Answered: 23 (100%)



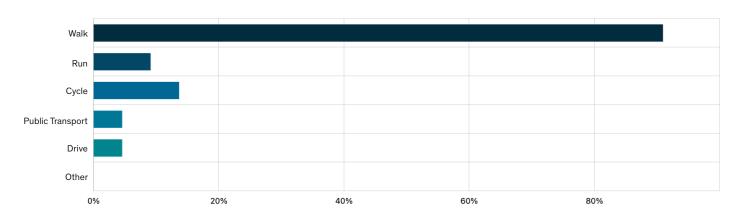
Q5: Suburb

Figure 5. Skipped: 1 | Answered: 22 (95.65%)



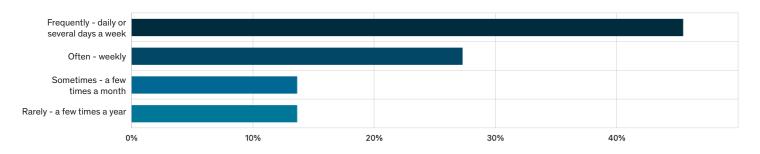
Q6: How do you get to Elkington Park?

Figure 6. Skipped: 1 | Answered: 22 (95.65%)



Q7: How often do you visit Elkington Park?

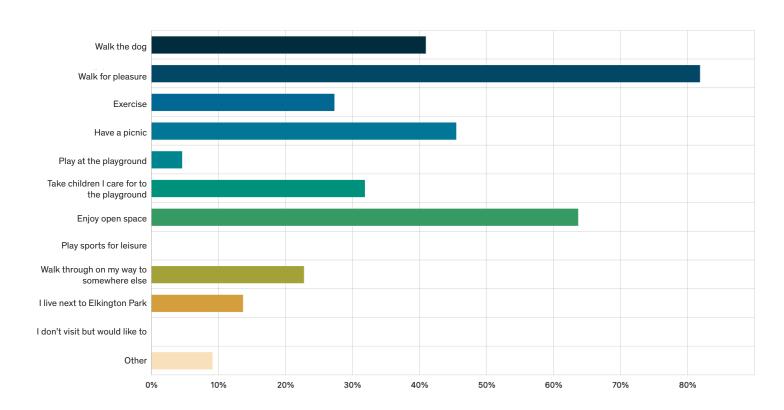
Figure 7. Skipped: 1 | Answered: 22 (95.65%)





Q8: What are the main reasons you visit Elkington Park?

Figure 8. Skipped: 1 | Answered: 22 (95.65%)



Q8: What are the main reasons you visit Elkington Park? See figure 8

Responses to this question were gathered in a multiple choice format, but allowed users to select multiple answers if applicable. On average, users selected more than three responses to the question, highlighting the diversity of park use + activity.

The most frequently recorded answer was to 'Play organised soccer' at 52% of surveyed users. To 'Exercise' was the second highest at 50%. 'My sporting club plays here', 30.7%, and walking for pleasure, 27%, were also common answers.

None of users surveyed identified organised cricket as a reason they visit the park. 11.5% of users do visit the park to play organised tennis and 13.5% visit to play sports for leisure.

2.2 Online Survey

Q9: What stops you from visiting Elkington Park?

This essay style question received no input from participants. As such, no data or word cloud for this question is included in this document.

Q10: Please describe what you value about Elkington Park, e.g. what it looks like, how you use it or how it makes you feel.

See figure 10

Most participants engaged with this question, many of whom left thorough responses and highlighted a number of positive attributes of the park within their responses. As highlighted in the word map, the 'Views' were identified as the parks biggest asset.

The root of what users valued most about Elkington Park was repeatedly attributed to:

- Ways in which the park celebrates and protects local
- Unobstructed views of the harbour from the park, particularly at White Horse Point and Fitzroy Ave Reserve;
- The parks connection to Dawn Fraser Baths;
- Nostalgia and the untouched nature of the park;
- The lack of new/out of character additions to the park, such as a cafe;
- A friendly local community of park users;
- Lovely atmosphere for weddings and other social events;
- The large well-established Fig trees, the shade they provide for picnics and the biodiversity they promote;
- Natural cliff edges, particularly at White Horse Point;
- The serenity and sense of calm users feel within the park;
- The transitions between different zones in the park and the distinct character of each zone
- The historical planting and landscaping styles towards the south entryway along Glassop Street;
- Social interactions with dogs, their owners and the community;
- The provision of dog poo bags and the vigilance of the community who use them;
- Sight lines throughout the park to harbour a sense of safety within the park;
- Planting which promotes biodiversity and attracts local bird species to the park;
- The heritage Rotunda;

Q11: To what extent do you agree with the following statements?

See figure 11

Successful aspects of Elkington Park were highlighted by responses to this question:

- All users who engaged with this question felt safe in the park during the day, with majority strongly agreeing to the statement:
- 95% of users think Elkington Park has a nice character;
- The majority of users, 95%, feel apart of the community when they visit;
- 85% of users think Elkington Park caters to all ages;
- Over 80% of participants agreed that the park meets the needs of the community
- 90% of users felt that the park was easy to walk around

Less successful aspects of Elkington Park were also highlighted by responses to this question:

- Users feel substantially less safe in the park after dark than during the day;
- Although 50% of users agreed that it was easy to find information about Elkington Park, many users disagreed or were unsure.
- There were mixed views on the maintenance of the park.

Q12: What don't you like about Elkington Park? See figure 12

- Unattractive toilet block which blocks obstructs views of the harbour:
- Stairs along pathways create many inaccessible paths for park users with limited mobility;
- Pathways create disconnection between Elkington Park and Fitzroy Ave Reserve;
- Haphazard bins sitting adjacent to main staircase to Dawn Fraser Baths;
- Dog poo throughout the park;
- Lack of First Nations history captured within the park;
- Underutilisation of the historical caretaker's cottage;
- White Horse Point unsupportive of picnics due to it's lack of shade and dogs:
- Run-down footpaths which limit circulation around the park;
- Poor lighting which limits night time use of the park;



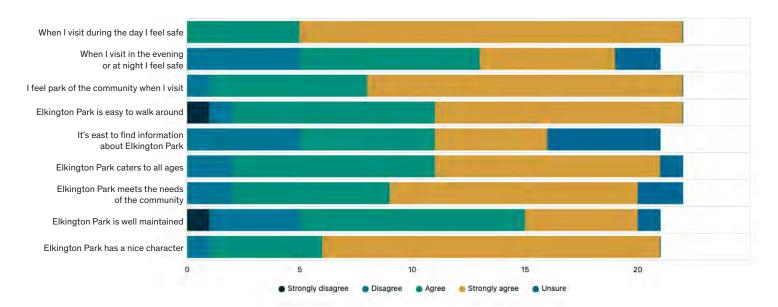
Q10: Please describe what you value about Elkington Park, e.g. what it looks like, how you use it or how it makes you feel.

Figure 10. Skipped: 1 | Answered: 22 (95.65%)



Q11: To what extent do you agree with the following statements?

Figure 11. Skipped: 1 | Answered: 22 (95.65%)



Q12: What don't you like about Elkington Park?

Figure 12. Skipped: 3 | Answered: 20 (86.96%)



2.2 Online Survey

- Rubbish and debris left around the jetty at Fitzroy Avenue Reserve;
- Stress on parking over summer when Dawn Fraser Baths is busy;
- Maintenance which doesn't extend beyond mowing the grass. As a result, garden beds and planted areas are unkept.
- Poor access for Kayakers down to the harbour beach;
- Drainage issues at White Horse Point where ground levels are uneven;
- Lack of an access point from White Street opposite Tilba Ave:
- Weeds and self sown palms overrunning densely panted areas around Dawn Fraser Baths;

Q13: What should be the main priority for the park planning?

Figure 13

- Maintaining and preserving open spaces;
- Avoiding additional built structures in the park which obstruct views + impact biodiversity;
- Maximising accessibility within the park to create a park for all members of the community;
- Unify existing pathways and connect paths where breaks occur in common pathways;
- Upgrading the existing facilities and structures to meet the needs of the community;
- Upgrading the existing toilet block to improve hygiene and safety;
- Maintain existing Fig and Palm trees, with replanting where required to future proof tree cover;
- Improved general maintenance of the park, specifically in regards to the historically significant features, including the rotunda, caretaker's cottage and rose garden beds;
- Embed the layers of the sites history into the park and buildings within;
- Upgrade the foreshore at Fitzroy Avenue Reserve, specifically to include bins;
- Maintain and enforce the current on/off-leash dog rules;
- · Improved signage which stipulates fines for littering;
- Consider increasing safety along the cliff of White Horse Point in a way which does not obstruct views;

- Increase the number of picnic tables and seating arrangements throughout the park
- Remove ugly concrete pad near entryway at the corner of Glassop and White Street.

Q14: Do you have any other comments about Elkington Park?

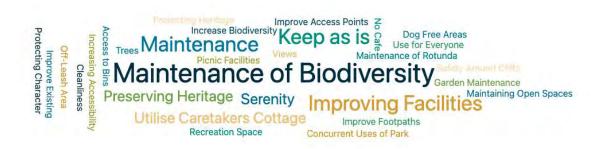
Figure 14

- Utilise the Caretaker's Cottage, perhaps by reinstating a caretaker to the park.
- Utilise the Caretaker's Cottage for public arts, history and cultures;
- Investigate ways of returning white seahorses to the shorelines to promote biodiversity;
- Nothing needs to change;
- Tree saplings planted for regeneration are not receiving the specific and ongoing maintenance they require;
- Consider the 2017-2018 Dawn Fraser Baths Plan of Management which had specific information for Elkington Park.
- · Toilet block needs a facelift;
- Picnic tables with overhead shelters at Fitzroy Avenue Reserve work well alongside dogs;
- Perhaps a larger 'community feasting' style table;
- Signage specific to Aboriginal histories would be good;
- · Maintain and enhance the historical character of the park;
- Return and promote cultural and social events to the park;



Q13: What should be the main priority for the park planning?

Figure 13. Skipped: 1 | Answered: 22 (95.65%)



Q14: Do you have any other comments about Elkington Park?

Figure 14. Skipped: 9 | Answered: 14 (60.87%)



2.3 Share Your Visions

Overview

The Community were also encouraged to make a post on the YSIW website. These posts, in the structure of a social media platform, could be liked and commented on to encourage community members to engage with one others views on the park.

The page received 7 posts which received 21 likes/comments from other users. The outcomes of the 'Shared Visions' for Elkington Park are summarised below:

"Keep current off-leash and time-share dog walking arrangements"

This post highlights the value of current off-lease dog rules on the well-being of park users who regularly use the park with their dogs. The post boasts the beauty of the large established trees within the park as well as the functions they serve for shading and biodiversity. This participant also raised concerns about a cafe in the caretaker's cottage having implications on parking and dog rules.

"Elkington Park"

"If it ain't bust- don't fix it!" highlights the tone of this post, which simply requests ongoing maintenance to the park and discourages new built structures which might distract from views. This post received one 1 from another user.

"No skateboard area and please no community art/statues"

This post discourages the additional of new public art and sculpture which would distract from the existing historical features. Two others agreed with a like.

"The Trees"

This post was an ode to the existing trees within the park and stressed the ongoing maintenance of the tree cover for biodiversity. Three people liked this post.

"Keep it as it is"

This post highlights the existing beauty of the park and discourages new works or new public art.

"An awesome park that could be made even better with small enhancements"

This user highlighted a few small improvements which they felt would enhance the park for the benefit of the community. Resurfacing areas of grass at White Horse Point and investigating the drainage issues which impact the grass, replace lighting at the point with smaller lights targeting pathways, utilise the caretaker's cottage, revamp the toilet block and consider an entrance at the junction of Tilba Ave and White Street. Four other users liked this post.



An awesome park that could be made even better with small enhancements

Posted by Matty 2 months ago

I love this park, especially during lockdown as it's such a relaxing place to visit. Some small enhancements could make it even better, such as: - Re-surface the grass at the point (in some areas it's more rubble than grass, in other areas boggy after rain and very uneven) - Joining up the footpaths that head to the point to create a circular footpath from the toilet block area to the point and back - Remove the big floodlights in the middle of the grass area at the point, and replace with...

4 Likes @ 0 Comments

Above: example of 'post' format from YSIW website. Supporting image not supplied by participant. Image by Welsh + Major

"Leave it alone"

This user stressed that additional works to the park were unnecessary and that further money spent and disruptive building works would not be of benefit to the community. They suggested the promotion of local events, in particular, a brass band. Four people liked and two supportive comments were made.



2.4 Other Input

Individual Sumission

Following the online and in person community engagement for Elkington Park, council received and email in October 2022 from an Inner West resident addressing the lack of accessiblity of the Rotunda in Elkington Park for people with limited mobilty.

The email highlighted the importance of the shelter provided by the Rotunda from weather conditions and the lack of other structures within the park to seek shelter.

The writer, with limited mobilty themselves, requested that improvements be investigated and included within the Plan of Management for the park.