Parkside Drive and Harold Fraser Reserves

Plan of Management

Adopted February 2009

Kogarah Council
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Photo 1: Information sign adjacent to the Carlton Crescent promoting the value of improving stormwater quality

Photo 2: Area between the Harold Fraser Oval and Parkside Drive playing fields which has remnant trees and is currently used for passive recreation.
Executive Summary

This Plan of Management applies to all land which is described as Lot 1 DP 89020, Lot 2 Section 7 DP 1963, Lot 1 Section 7 DP 1963, Lot 8 section 6 DP 1963, Lot 1 DP 133451, Lot 19 DP 27881, Lot 20 Section 27881 Lot 2 DP 133451, Lot 1 DP 121954, Lot 7 DP 261749, Lot 8 DP 261749, Lot 9 DP 261749, Lot 13 DP 261749, Lot 1 DP 86654, PT Lot 227 DP 12759, Part Lot 228 DP 12759, Lot 4 DP 503495, Lot 5 DP 503496, Lot 1 DP 90019, and Part Lot 376 DP 12759. An area of Crown land (Lot 1 DP 89019) is also included in the plan of management area. In accordance with the requirements of the Local Government Act 1993 and the Crown Lands Act 1989, to permit further use of the site, Council is required to prepare a Plan of Management for this site. This will provide future strategic direction and policy for the planning, management and development of the site. To enable optimum benefit to be obtained from any proposed improvements, and that will complement the overall performance of Parkside Drive and Harold Fraser Reserves as a valuable recreational community asset, it is necessary to prepare a strategic framework and an action plan for this part of the site. This will also permit the issue of a formal lease for the use of the subject site by sporting clubs if following the preparation of the draft Plan of Management, this is determined to be appropriate.

The substantial increase in community awareness and interest in soccer has resulted in the Carss Park Soccer Club request to Council to investigate the option of converting portions of the passive recreation areas of Parkside Drive into additional sportsgrounds. This would require the land to be categorised to Sportsground under the provisions of the Local Government Act 1993 to permit the ground to be used as a sports venue for evening sports training and possibly competition matches.

There are a number of community buildings on the Reserves. Council has previously prepared a site specific plan of management for the following:

- Parkside Drive Tennis Centre
- Harold Fraser Oval Sports amenity building
- Kogarah State Emergency Service building
- Carss Park Bowling Club site.

These site specific plans of management are to inform, and be referenced by the Parkside Drive and Harold Fraser Reserve Plan of Management. This will provide a consolidated planning document for the entire parkland area.

Because of the contiguous nature of the Harold Fraser Reserve and proximity to Carss Bush Park and Todd Park, for which a plan of management has been prepared, integration is sought between these plans.

The Plan addresses the requirements of the key stakeholders who use the Reserves and who live in close proximity. Consultation has been completed with local residents, the Kogarah State Emergency Services, St George District Cricket Club, Carlton Rovers Soccer Club, Carss Park Soccer Club, Hurstville Zagreb Soccer Club, Kogarah Bay Progress Association, Councillors and Council staff.
It is not proposed to change the current operation of these facilities, however it is appropriate to confirm the current and anticipated operational requirements, and any planned alterations to the buildings and recreational areas.

Diagram 1: Location of Study Area
Photo 3: Extent of the Study Area
1. Introduction

This Plan applies to all land which is described as Lot 1 DP 89020, Lot 2 Section 7 DP 1963, Lot 1 Section 7 DP 1963, Lot 8 section 6 DP 1963, Lot 1 DP 133451, Lot 19 DP 27881, Lot 20 Section 27881 Lot 2 DP 133451, Lot 1 DP 121954, Lot 7 DP 261749, Lot 8 DP 261749, Lot 9 DP 261749, Lot 13 DP 261749, Lot 1 DP 86654, PT Lot 227 DP 12759, Part Lot 228 DP 12759, Lot 4 DP 503495, Lot 6 DP 530273, Lot 2 DP 503496, Lot 1 90019, and Part Lot 376 DP 12759. An area of Crown land (Lot 1 DP 89019) is also included in the plan of management area. Kogarah Council is the principal land owner. The site comprises a total area of approximately 10 hectares of Community Land and Crown Land and a range of passive and active formal and informal recreation uses. Unless otherwise stated, the use of the term or phrase “site” or “study area” refers to the site currently occupied by the Parkside Drive and Harold Fraser Reserves. This plan has been prepared having regard to the objectives and values expressed in the Carss Bush Park and Todd Park Plan of Management, and seeks to integrate the future use of the study area with the broader objectives of these nearby recreational and open space areas. The plan reviews the current operational needs of the site, examines a number of potential uses for this community classified land, documents the results of the consultation program which has been completed, outlines a proposed landscape context plan for the park and recommends initiatives for the future improvement of the site.

Parkside Drive and Harold Fraser Reserves have experienced substantial pressure as a result of their intensive use for active formal recreation, and particularly in regard to the use of the Parkside Drive Reserve for soccer training and competition. Consultation with the key user groups of the Reserves has confirmed the need for improved management of the active sporting facilities, and of the off site impacts on the residents of surrounding properties. It is a recommendation of this Plan of Management that a process be established for a regular consultative session between the sporting clubs and representatives of residents living immediately adjacent to Parkside Drive, to more effectively address the needs of all users of the Reserves.

Photo 4: Kogarah Bay Stormwater Channel looking to the north. This channel is to be examined for ‘naturalisation’ and environmental improvement.
2. Structure of the Plan of Management

This plan of management has been prepared in a format that first describes the site and summarises the events which have occurred that help to explain its current composition and operational needs. This is also explained in the review of the recent site operation, and the information obtained from residents living nearby and users of facilities within Parkside Drive and Harold Fraser Reserves. Assessment of the strategic needs of the site is completed using the recommended land management categories specified in the provisions of the Local Government Act 1993 and Crown Lands Act 1989.

Information regarding the planning and development of the subject site, and land assessment information about the natural and man-made resources on the site are reviewed in the body of the document. Both Reserves are currently used for a range of formal and informal recreation, and most recently the growth in popularity of soccer within the south Sydney region has resulted in the request that Council investigate the option of converting parts of the passive recreation areas of Parkside Drive Reserve into additional sportsgrounds. If this were to be supported by community and other stakeholders, it would require the land to be categorised as Sportsground under the provisions of the Local Government Act 1993 to permit the ground to be used for sports training and possibly competition matches.

Consideration of the formalisation of the use of Parkside Drive Reserve for competition soccer will require that considerable attention be given to the local resident objections to this use of the site. This is because of the increased number of teams on the site, and the perceived loss of amenity that residents have experienced from the operation of the club facilities.

As part of the improvement in the overall management of drainage from the Kogarah Creek catchment, it is proposed to ‘naturalise’ sections of the Kogarah Bay channel, which is located along the western edge of the study area. A project design brief has been issued for the section of the channel within Parkside Drive Reserve, and options have been considered for a number of sites along the current channel alignment. The intention of the naturalisation is to increase the aeration of the water to improve its oxygen content, to improve the management of sediment, and to extend the period available for infiltration. Continued protection of the area surrounding the park from the potential effects of inundation is also an objective of the project, which was a significant concern for residents living next to the channel. This is a major opportunity to improve the environmental and visual quality of the corridor, as part of the overall revegetation of the drainage line. It provides a major opportunity for the improvement of the passive recreation facilities on the site, and the enhanced landscape values of the site will add further to the property values of the surrounding area.

In summary, the Plan of Management provides a valuable opportunity for the examination of potential uses of both passive and active recreation areas, to increase the overall range of activities and also achieve a balance between sometimes competing uses. Importantly there is also a requirement for the plan of management to improve all aspects of the current and future operation of the site.
3. Study Area

The Parkside Drive and Harold Fraser Reserve is located along the Princes Highway, and to the north of Kogarah Bay. The subject site is closely associated with the Carss Bush Park and Todd Reserve, which collectively are important community assets and contribute to the lifestyle and environment for both residents and visitors. In total these sites provide a focal point for a wide range of outdoor recreation and contribute greatly to the recreational and landscape resource of the St George Region.

As a starting point it should be noted that both the Parkside Drive Reserve and the Harold Fraser Reserve are attractive areas of parkland with significant vegetation features located predominantly in the latter. As part of a linear open space system they make a significant contribution to the surrounding residential area, and the facilities which comprise the area covered by this plan of management also have a significant relationship with the combined Reserve area.

The demographic composition of the area which surrounds Parkside Drive and Harold Fraser Reserve is highly relevant in the consideration of the future use of these facilities. The key demographic features of this area which are notable are as follows:

Kogarah has a higher than average aged care population and the rate of growth of the 80 year and older group is six times that of the rest of the population.

The proportion of males and females in the 15-19 year age group is also high, and given the relative popularity of soccer and cricket on a state-wide basis (NSW Government Inquiry into Sportsground Management, 2006), this would indicate continued demand for the use of the playing fields and amenities buildings.

In regard to sports participation, soccer played by children is ranked first and by adults is rated ninth (ibid p.5). In a ranking of participation for the top sporting and recreational activities in NSW in the past five years, outdoor soccer has maintained its position, and is ranked fourth as the fastest growing ranking. The demand for soccer facilities is therefore anticipated to be at a high level.

Cricket participation has declined moderately within NSW, however in submissions to the Inquiry into Sportsground Management, the participation rates in some parts of Sydney are currently restricted by the unavailability of playing fields (ibid p.3)

A key consideration in the future treatment of these facilities is also the growing significance of the recreational and environmental value of the Harold Fraser Reserve. The visual quality of the Harold Fraser Reserve is already high, and with ongoing revegetation and improvement works, the Parkside Drive Reserve will become an even more valuable community asset.

The Harold Fraser Reserve has a generous frontage to the Princes Highway, and makes a significant contribution to the visual quality of the streetscape. Views are available from Carwar Avenue, Carlton Crescent and Parkside Drive into the Parkside Drive Reserve.

Within the surrounding residential area, which is comprised generally of villas on larger allotments the garden areas at the frontage of dwellings and the avenue planting create an attractive context and extend the attractive park character into the surrounding area. At the western edge of site fronting Princes Highway is a mixed use, business and medium density housing development. The orientation
of the buildings is towards the south-east across the Harold Fraser Oval which again provides for attractive views along the open space corridor.

Within the Harold Fraser Reserve the external appearance of the buildings is variable, with the external storage areas of the Kogarah State Emergency Services building being an unattractive element. The sports amenities building is of limited size, and has screen planting on the north side which effectively conceals the building when viewed from the carpark.

In the Parkside Drive Reserve the Carss Park Soccer Club sports amenities building is a modest building but has no external landscape treatment.

The Kogarah Bay channel is not a particularly attractive visual feature due to the form of construction and the requirement for a protective fence.

Photo 5: View to the north from Carlton Crescent across area used for dog off leash area. The properties which front this section of the Reserve have views towards Kogarah Bay.
4. Property Details

Under the Kogarah Local Environment Plan 1998, the subject area is currently zoned 6(a) Open Space (Public). The northern section of Harold Fraser Reserve prior to being used for recreation purposes was as a caravan park. Sections of Parkside Drive Reserve were used as land-fill areas before becoming informal active recreation areas.

Within the Green Web- Sydney, a metropolitan wide initiative to establish a green web of native vegetation and habitat corridors, the subject site is included in an area designated as Habitat Reinforcement. Council requires the planting of native trees and vegetation to establish a green web link for migrating birds and habitat opportunities. This is particularly relevant to the contiguous open space corridor between the Princes Highway and Kogarah Bay which can provide an effective fauna migration route to and from the foreshore.

The previous history of site operation indicates that there is a low level of risk that the site contains any form of contamination. While the Carss Park area to the south has some portions of land effected by Acid Sulphate soils, the Harold Fraser Reserve and Parkside Drive Reserve is well separated from the coast. Samples have been taken within the former bowling greens next to the Carss Park Bowling Club, which is located next to Parkside Drive Reserve, and these indicate that there is no contamination of the soil within these locations.

Although located outside the Harold Fraser Reserve Plan of Management area, the buildings within the Reserve comprise brick and tile construction and have a floor area in the emergency services building of 330 square metres (including external storage) and in the sports amenities building of 90 square metres. In addition to the building occupied by the Kogarah State Emergency Services and St George Cricket/ Carlton Rovers Soccer Clubs is an external storage container and a carpark. The age and condition of these buildings is such that their replacement is anticipated in the future.

Photo 6: Harold Fraser Oval used for Cricket and Soccer
Location of Crown Land
5. Land Classification

Under the provisions of the Local Government Act, 1993 Council has resolved to classify the land occupied by the Parkside Drive Reserve and Harold Fraser Reserve in its ownership as “Community Land”. Essentially, the purpose of this classification is to identify land that should be kept for use by the general public (community).

5.1 Land Categorisation

The Local Government Act requires the classification of Council owned land into “community” or “operational” land (LGA 1993). The classification “operational” does not apply to the subject land. The purpose of classifying the land “community land” and then proceeding to categorise the land into management units is to assign core objectives to provide clear direction in the management for the various types of landscapes and their resources. Landscape components of the subject site should be managed to sustain and complement the purpose, function and quality of the various land resources to preserve the existing character and amenity. As indicated previously the subject site includes a portion of crown land. Crown reserves are administered by the Crown Land Act, 1989 and therefore classification and categorisation does not apply.

Photo 7: Parkside Drive Reserve Carss Park Soccer Club Amenities building
6. Brief History of Site Development

6.1 Harold Fraser Reserve

Under the Kogarah Local Environment Plan 1998, the subject area is currently zoned 6(a) Open Space (Public). Prior to its current use by the Kogarah State Emergency Services, one of the buildings within the Reserve was used as a caretakers residence for the operation of a caravan park on the site. Since the establishment of the facility in this location, there has been a limited number of operational matters that have been addressed by Council. Although this building is not included in this plan of management, some of the activities conducted within this building do require use of the outside areas within the Reserve, and therefore a summary of the previous considerations given to this building are provided as follows:

Development Application was lodged for a storage shed on 7th July 1987.

Development Application lodged for the use of the Bicentennial Community Centre by the Kogarah SES and other community organisations (re scouts, etc) between 8.00am – 12.00 pm. The application noted that the SES operate an emergency vehicle equipped with safety/rescue gear, including small portable electric generators (1.5 hp).

At a Council meeting on the 2nd May 1988, it was resolved that the Kogarah Branch of the SES organisation be permitted to occupy the Bicentennial Community Centre (File B302/290).

Application was made for the 30 metre high radio mast on 23rd January 1989. Authority was also sought for the installation of two flagpoles. (25th August 1988).

6.2 Parkside Drive Reserve

Carss Park Playing Fields had been used by the Carss Park Soccer Club for the past 77 years, and this has resulted in an established and valued tradition for the club in occupying this site. Most recently there has been unprecedented growth in the demand for soccer facilities in the Sydney south area, and particularly on this site. Although the Carss Park Soccer Club is keen to maintain and not exceed the current club membership, there are now significant issues which result from the use of the site during the winter season. These issues may be summarised as follows:

- The number of teams and frequency of match practice and competition held on the Reserve and the limitations to the capability of ground surface to cope with this impact.
- Parking and traffic management requirements that result from the large number of vehicles generated by the players and spectators during the winter season.
- Operation of the overhead lights to meet with the permitted hours of operation to minimise the impact on adjacent residential properties.
- Maintenance of the portable soccer goal posts to ensure that they are locked away at the end of each day of use, to safeguard any authorised use of the goals and potential hazard should they be knocked over.
Over recent years a significant amount of consultation has been completed with the representatives of the Carss Park Soccer Club, and a summary of the outcomes of this communication is provided as follows:

- letter to Carss Park Soccer Club from Council notifying of complaints in reference to parking on the street in Parkside Drive, and a request for an explanation in writing as to why the designated carpark isn’t used (April, 2005);

- email advice to Carss Park Soccer Club from Council regarding complaints by residents about competition night games and non-compliance with seasonal permit, failure to secure portable goal posts (February 2007);

- email from Carss Park Soccer Club to Council, that although the Club may not be overly diligent in policing of neighbourhood policy, communication with and needs of neighbours considered. Information on website, and on registration information provided, and intention to inform the 650 players and community base of 1000 that improved performance required (February 2007);

- Letter to Carss Park Soccer Club requiring attention to illegal signage erected on the site, failure to secure the portable goal posts, and need to abide by the conditions of the seasonal permit (May 2007);

- Construction Certificate, consent for upgrade and relocation of existing floodlights at Parkside Drive Reserve, (August 2007);

- Notice of Determination of a Development Application, for upgrading and relocation of existing floodlights at Parkside Drive Reserve (August 2007);

- from April 2005 to May 2007 there has been significant correspondence between Kogarah Council and the Carss Park Soccer Club which addressed a number of matters including: use of the carpark area off Parkside Drive; litter problems on the Parkside Drive Reserve; failure to secure the portable goal posts; requirements for additional practice areas; improvements to the sports amenities building; implementation of the irrigation project; non-compliance with the seasonal permit; policing of neighbourhood policy; and illegal signage on the site; and applications for capital grants.

6.3 Carss Park Bowling Club Building

Although this site is not included in the Plan of Management area, a significant amount of consideration has been given by Council and the local community about the most appropriate use of this building within the context of the adjacent Reserve. A brief history of the events which have occurred within this part of the site is as follows:

- in 1922 Council negotiated to purchase the whole of the Carss Estate (an area of 120 acres);

- in 1923 the site was acquired. Carss Bush Park was dedicated for public use on 26th January 1924 (River Road and Rail, 1985);

- Construction of Princes Highway to Kogarah Bay Stormwater Channel (1940’s) resulted in the area at the eastern edge of the site being removed from a tidal waterway. The previous waterway (Kogarah Bay Creek) had a significant impact on the site, prior to the construction of the stormwater channel;
in 1949, Council granted a 50 year lease over part of the site, and in 1954 a 45 year lease over the balance of the site;

since 1999, the Carss Park Bowling Club and Council attempted to negotiate a renewal of the lease, however it became evident that the Club did not require use of the total site;

Community consultation regarding this proposal included a public meeting held in September 2002, at which Council’s General Manager presented four options for the future use of the site which were a licensed club, restaurant/café, function centre, and aged care facility. At this meeting the establishment of aged care facilities was strongly opposed, support expressed for both the removal of the club building and return to open space, as well as the maintenance of the Bowling Club;

The results of a feedback form indicated continued support for a licensed club (maintenance of the current bowling club) followed closely by support for a restaurant/café and function centre. Less support was expressed for additional parkland and as previously noted, aged care facilities. Other uses nominated included a community centre, public library, garden centre, St George Community Transport, bowling club supported by sale of no 1 Green Street, themed garden, tennis courts and indoor sports centre;

The results of the consultation meeting were considered by Council at its meeting on 14th October 2002 at which it was decided to withdraw the aged care option and include a formal garden. The results of the meeting were provided to residents of Carss Park in October 2002; and advertised in the November issue of the Kogarah Life delivered to each residence in the municipality;

In October 2002 Council resolves to exhibit Amendment 39 to the Draft Kogarah Local Environment Plan 1998 which in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and the Local Environmental Plans and Council Owned Land -Best Practice Guidelines (Jan, 1997) proposed to reclassify the Carss Park Bowling Club from “community” to “operational”

In December 2002, Council sought to reclassify part of the site, to enable a long term lease of the upstairs sections of the Clubhouse building and an adjacent outdoor seating area on its western side for the purposes of a function centre, restaurant, and café. It was also believed that this reclassification would avoid the need for a plan of management for the site, which thought may restrict the flexibility of the commercial activities on the site.

The proposal also included the development of a formal gardens area over the northern section of the site, the occupation and possible lease of the downstairs section of the building for bowling, sporting and other community purposes, and the construction of one artificial turf bowling green to replace the existing three greens;

In January 2003, news commentary (Leader Newspaper) regarding the public hearing both asserting and refuting the time of conducting the hearing into the reclassification of the site was inappropriate;

In February 2003, a supplementary submission to the Public Hearing into Carss Park Bowling Club was made and it was noted by Council that concerns were expressed at the first public hearing about the operation of the upstairs section of the Club as a function centre the reclassification of the community land as operational land. It was also noted in the submission that Council resolved not to pursue the function centre on the site, and to seek a temporary reclassification of the site to permit the necessary leases to be established;
• In March 2003, the Carss Park Bowling Club ceased operation;

• Expressions of interest for the lease of the former Carss Park Bowling Club Site for Community Purposes was issued in October 2003. The documentation notes that the current zoning of the site permits the centre based child care facilities, community facilities and recreation areas with development consent;

• In November 2003, following a review of the expressions of interest a short list of organisations were interviewed and additional information sought to clarify the requirements of each expression of interest;

• In May 2004, Council considered four submitted options for the use of the site, two of which were the use of the lower floor of the building as a child care centre, and upper floor as aged care; a pre-school centre use of the lower floor and the upper level for aged care; and the re-issue of an invitation for expression of interest for the use of the site. It also resolved to prepare a Plan of Management for the site.

• In 2006, a plan of management was completed for the site occupied by the Carss Park Bowling Club;

• the Carss Park Narani Childcare Centre was established on 14th July 2007 in the lower floor of the building and is now attended by 59 children;
7. Recent Operation

Observation of the current recreation uses on the Parkside Drive and Harold Fraser Reserves permits the assessment of a number of key operational issues, which include the adequacy of access to the site, the availability of carparking, the suitability of the open space areas for the activity, and any potential site impacts. The progressive increase in the use of the Parkside Drive Reserve for soccer, and the off-site effects that have resulted from the recreational and social activities has been identified as a matter of concern to residents of neighbouring properties.

7.1 Traffic and Access

The entrance point from Princes Highway to the carpark which services the Harold Fraser Reserve, is considered by Council’s traffic engineers to be generally adequate, however alterations may be required to the opportunity for vehicles turning into the site. In regard to Parkside Drive reserve, the current access arrangements to the parking area along Parkside Drive are a matter of community concern, and Council has completed modifications in the layout of parking.

Access to Parkside Drive Reserve is generally obtained from Parkside Drive and Carlton Crescent, and off-street parking is available for approximately 20 Vehicles at the north end of Parkside Drive Reserve. Because there is no perimeter fence for the Reserve along Parkside Drive and Carlton Crescent, pedestrians have unconstrained access from surrounding on-street parking locations. This has resulted in some hazards for pedestrians who choose to park on the south side of Carlton Crescent. Ongoing efforts have been made by Council to improve the operation of the parking along Parkside Drive.

7.2 Hours of Operation

Parkside Drive Reserve

The soccer season commences on 15th February 2008 and ends on 2nd October 2008 and the activities of the Carss Park Soccer Club and the Hurstville Zagreb Soccer Clubs occur up to seven days a week during this period.

Harold Fraser Reserve

Although not part of this plan of management, the operation of the Kogarah SES has generally been on one late afternoon and evening per week. During an emergency, the centre will operate on a continuous basis until the matter of concern has been addressed. Given the relative infrequency of these events this is not likely to occur very often. The operation of the St George District Cricket Club between September and March occurs principally on Saturday and Sundays.

The Carlton Rovers Soccer Club use the Sports Amenities building and the Harold Fraser Reserve from March to September.
7.3 Surrounding Activities

7.3.1 Parkside Drive Reserve

The relationship between this Reserve and the residential area to the east requires considerable attention and ongoing careful management. The proximity of the residential properties, the steep gradient of the sites which sometimes limits the capability for parking to on-street locations, and the intensity of activity associated with the use of the Reserve for soccer, results in disagreements between local residents and members of the soccer club during the soccer season.

Redevelopment of the properties on the east side of Parkside Drive is resulting in large multi-level residential dwellings. These properties are also more likely to be designed to protect individual allotments from the activity along the street frontage. The key issue in relation to this site is the narrow width of Parkside Drive, which limits the capability for parking, and provides potential hazards for pedestrians.

7.3.2 Harold Fraser Reserve

The nature of the surrounding land use is useful in providing some passive surveillance of the site. This is particularly relevant to the apartments located to the west of the subject site, which have a view across the carpark towards both the SES and sports amenities building. Most recently lighting has been installed in the carpark.

Because of the significant extent of planting on the Harold Fraser Reserve and the extent of the area occupied by the oval, the Reserve is visually well integrated with the surrounding area, and the nature of the activities on the site generally complementary to the surrounding residential properties. The activities within the Parkside Drive Tennis Club was identified during the community consultation conducted as a matter of some interest to residents of immediately adjacent properties. This was mainly in regard to the hours of operation and the use of flood lights.

7.4 Future Expansion Requirements

7.4.1 Parkside Drive Reserve

The current Carss Park Soccer Club sports amenities building comprises change rooms, toilets and meeting room. The building is located within the flood zone of the Kogarah Bay Stormwater Channel and has been inundated in the past.

In the long term the reconstruction of this sports amenities building will be required. Consideration should be given to the long term suitability of an alternative location which is not subject to the potential effects of the inundation from the Kogarah Bay channel. This would require that the building be located on the east side of the playing fields and be orientated towards the west. Attention to the acoustic
design of this building will be required to provide improved protection for residents of neighbouring properties

7.4.2 Harold Fraser Reserve

Although excluded from the plan of management area, there are no major alterations proposed to the buildings within this Reserve. Changes which are anticipated include:

- proposed improvements of the Kogarah State Emergency Services building. This is to provide for increased storage for vehicles and a flood boat. In the longer term replacement of this facility should occur to a location which is not subject to flooding.

In the longer term the sports amenities building will require replacement and expansion to provide an adequate sized and configured facility for two competing teams and amenities for visitors to these events. This should occur in a location which is not subject to flooding.

7.4.3 Naturalisation of the Kogarah Bay Stormwater Channel

The upgrading of the stormwater channel will be a major project within Parkside Drive Reserve and will be implemented by Sydney Water. This will provide an important catalyst for the further enhancement of the passive recreation areas of the Reserve. Initial concept design for the naturalisation of the channel indicates that works would be limited to the western side of the channel, and located to the South of the dog-off-leash area. Improvements to the form of the channel will increase the oxygen level of the water, and assist with infiltration during peak drainage periods.
8. Consultation

It is recognised that the success of the Plan of Management will be greatly determined by the extent to which key stakeholders are aware of and able to effectively participate in the plan preparation process, and can continue to support the initiatives included in the plan.

The consultation process adopted in the formulation of this plan of management included the following:

- A survey questionnaire was hand delivered to a total of 300 properties located in the area surrounding the subject sites. A copy of the postal questionnaire is provided in Appendix B; and the extent of the distribution is identified in the plan following.

- Individual interview surveys of residents of key properties located adjacent, opposite or nearby to the Parkside Drive and Harold Fraser Reserve was completed during the consultation phase of the Harold Fraser Reserve Sports Amenities building and Emergency Services Site Specific Plan of Management and Carss Park Bowling Club Plan of Management. A copy of the interview questionnaire is provided in Appendix A1 – A3;

- A meeting was held on site in November 2007 with representatives from the Carss Park Soccer Club and Hurstville Zagreb Soccer Club. The results of these meetings and written submission received from the Hurstville Zagreb Soccer Club are summarised in the following section. Although this meeting was to discuss the potential use of the area immediately east of the Carss Park Bowling Club building as an area for soccer practice, there was also discussion of the current activities of the clubs and its future requirements for the use of Parkside Drive.

- During the preparation of the Harold Fraser Reserve Sports Amenities building and Emergency Services Site Specific Plan of Management, a meeting was held on site on 23rd May 2007 with representatives from the Kogarah State Emergency Services and the St George Cricket Club.

- Contact was made with the Councillors and relevant officers of the Kogarah Council.

- A meeting was held on site on 23rd May 2007 with representatives from the Kogarah State Emergency Services and the St George Cricket Club.

- Contact was made with a representative from the Carlton Rovers Soccer Club in November 2007 and a submission obtained from the club committee.
Contact was made with the Kogarah Bay Progress Association through members who attended consultation sessions for the previous plans of management on the site, and through the responses obtained to postal questionnaire surveys.
Community response to all forms of consultation was generally positive, and although some members of the community were concerned that follow up communications after these events were not adequate, an outcome of this project will be the issue of an information update to all those residents who sought follow up contact. A summary of the outcomes from these various consultations is provided as follows:

8.1 Hurstville Zagreb Soccer Club

Comments received from Hurstville Zagreb Soccer Club (verbal and written) confirmed the operation of the Club since 1972, a current club membership of 150-200, comprising approximately 16 teams ranging from aged six to senior grades. Advice from the Club was as follows (November 2007):

- Club is currently extending the dressing rooms at Carss Bush park for kiosk/storage;
- Club is interested in using proposed training extension area next to Carss Bark Bowling Club Building;
- Interested in lights near the cricket pitch, which would reduce the reliance on existing fields;
- A bridge over the canal would be useful;
- The treed area between the Harold Fraser Reserve and the Midi field could be developed for sports fields.
- Opportunities to play “mini’s” (aged 6-8) would be sought for the proposed site next to the Carss Park Bowling Club building.
- Play would occur only between 5.30 pm and 8.00 pm due to the age of the players, who are not able to play later in the evening
- Lights would be required to operate up to 8.00 pm.

8.2 Carss Park Soccer Club

Consultation with representatives from the Carss Park Soccer Club also provided the following information. This has been supplemented with details provided by the club when applying for the Seasonal Sportsground permit:

- The club seeks to maintain and not increase the number of players using the site;
- Based on the information provided in the Seasonal Sportsground permit the club comprises 17 teams under the age of 10 and 29 teams over the age of 10;
- The season commencement date is 15th February and ending 2nd October;
- The Club has been in operation for 77 years;
- Facilities used by the Club include a Full size, Midi and Mini field.
- Issues have arisen in regard to the unauthorised removal of locks on the portable goal posts, by groups playing on the soccer field who are not part of the club;
- Application for development approval has been made for new overhead floodlights
• The use of the area adjacent to the Carss Park Bowling Club was for the mini teams comprising 4 per side (aged 6-8).

• Games held on this site have been limited to 15 minutes halves and all games would be completed by 8.00pm;

• The amenities building and clubrooms would continue to be used. The clubroom is to continue to be used for meetings, fund raisers and presentation nights.

• A bridge across the Kogarah Bay Stormwater Channel would be required.

• As part of the preparation of the Parkside Drive and Harold Fraser Reserve Plan of Management, consideration needs to be given to a more appropriate location for this facility which is protected from flooding.

• The review of the information obtained from each of the key stakeholders has identified a number of generally consistent, as well as conflicting opinions about the current and anticipated operation of the surrounding parkland. The community is united in its support for active recreational uses within the general proximity of the subject site. It should however also be noted that these views are sometimes based on the performance of areas outside the subject site. Because the use of the subject site needs to be assessed carefully in regard to its potential to meet operational and management objectives, the performance of the candidate user groups on existing areas of parkland is relevant. There are a number of operational issues which have been identified in the use of the Parkside Drive Reserve, that should be addressed as a priority and which will need to be examined in more detail during the preparation of the Parkside Drive and Harold Fraser Reserve Plan of Management.

• From the review of the information provided by the residents living in close proximity to the subject site there is concern regarding the proposed use of the former bowling club greens (no. 2 and 3) for soccer practice, and there is significant concern regarding the proposed installation of lighting for this use. As previously noted, the opinions expressed about the proposed use are underpinned by the concerns, whether or not they are fully justified, regarding the extent and impact of the current use of Parkside Drive Reserve for soccer activities.

Independent assessment of the proposed use of the site, as was completed in 2004 needs to account for the views of the local residents, the intended users and the full range of other objectives regarding the potential use of the site. The achievement of improved environmental values on the site, and the improvement of the range of recreational opportunities are for example highly relevant. While the proposed naturalisation of the Kogarah Bay Channel is a well supported initiative for the subject site, at the time of completing this draft plan of management, no final details were available of the intended design composition of this treatment or the extent to which it may occupy the subject site. The stated objective identified during the formulation of the Plan of Management for the Carss Park Bowling Club site in 2004, of providing for uses that meet with the needs of the widest range of community groups, was not met by the proposed use of the former Carss Park Bowling Club greens for soccer practice, since this is an established activity already catered for within the Parkside Drive Reserve. The requirement for the Carss Park and Hurstville Zagreb Soccer Club to provide more effectively for the needs of its members is a broader issue which relates to the overall adequacy of the Parkside Drive and Harold Fraser Reserve and Todd Park and the optimum size of the club. The forward plan for the needs of these clubs needs to identify a range of strategies to meet with facility requirements, and which may involve using sites other than Parkside Drive and Harold Fraser Reserve.
8.3 Kogarah Emergency Services Building

Although the subject of a previously prepared plan of management which applies to this Kogarah SES building and its immediate surrounds, information provided by Mr Warwick Carey and Mr Ashley Sullivan, in regard to the operation of the Kogarah Emergency Services building, confirmed that some aspects of the operation of this facility applies to the Harold Fraser Reserve. The key aspects of the operation of the SES were noted as follows:

- the Kogarah SES have been operating on this site since 1988, and prior to this date they conducted training sessions in a hall at Hurstville
- the current site is however subject to the one in one hundred year flood
- the siting of the current building is considered to be strategically very useful, because of the position of the Harold Fraser Reserve within the municipality generally.
- the main use of the building is each Tuesday 3.00pm and 11.30pm for training of the total 62 staff, (up to 55 members attend the training session)
- Harold Fraser Reserve is used for some outdoor training, including within the Kogarah Bay Stormwater Channel.
- the current facilities in the building comprise office areas, operations room, amenities (toilets, showers and change rooms), rescue room, storage rooms, and outdoor storage areas
- there is a requirement for the storage of large SES vehicles on the site. Currently they are stored at the Kogarah Council depot which requires that these vehicles be brought to the site for loading prior to dispatch. There is also a requirement for additional storage area for a boat on the site.
- carparking occurs in the adjacent area, and this area is generally full during training evenings. Congestion may occur when other activities occur on the site
- the proximity of the oval in providing an area for helicopters to land is critical to the operation of the emergency facility
- the overall safety and security of the premises is generally adequate. The security firm which monitors the building has a quick response time
- masonry gates at the access point from the Princes Highway are sometimes a restriction to vehicle movement at times when the entry and existing of vehicles coincides
- condition of the carpark is poor in winter, and requires attention
- emergency events occur infrequently (eg major bushfires in 1994), and impacts of possible climate change (eg more frequent high intensity storms over short periods, rising sea levels)
- provision is required for the storage for a 10 metre boat and larger trucks at the depot site
- future replacement of the facility will require that a new location be selected that is not subject to flooding.
8.4 St George District Cricket Club

The Harold Fraser Sports Amenities Building is the subject of a separate plan of management, however there are aspects of the operation of this Club which also apply to the Harold Fraser Reserve, and in discussion with Mr Jon Jobson, Chief Executive Officer of the St George District Cricket Club, reference was made to the following matters:

- current club membership is approximately 70 persons, plus a significant number of non-playing members
- the building is subject to one in one hundred year flood events
- Harold Fraser Oval is used by the 3rd and 4th grade cricket teams for match play on Saturdays from September to March.
- the change rooms are used by the “home team” for cricket and soccer.
- overall condition of the ground is rated low within the region generally.
- the amenities building is very unsatisfactory, with upgrading of the dressing rooms, umpires room and canteen required. This is due to the inadequate size of the rooms and the increased requirement for players equipment storage.
- it is considered that a new pavilion with two sets of change rooms, toilets and rooms is required.
- the current arrangement of sharing the Green-keepers office as the kitchen area for the soccer and cricket clubs is not satisfactory.
- improvements which have been completed by the Club in association with Council and the Department of Sport and Recreation which include the perimeter fence and sight screens (total $15K)
- upgrading of the wicket was completed at a cost to Council of $50K
- future relocation of this facility outside the flood zone is required.

8.5 Carlton Rovers Soccer Club

As the other user of the Harold Fraser Sports Amenities Building, which together with the area immediately surrounding this building is the subject of a separate plan of management, the Carlton Rovers Soccer Club use of Harold Fraser Reserve is relevant to this plan.

A written submission received from the committee of the Carlton Rovers Soccer Club provides information about the previous use of the Harold Fraser Reserve, which is principally during the autumn and winter seasons on Saturdays and Sundays. The Club, which was formed in 1980 has been based in the Kogarah district and currently comprises 80 players (All Age A – 1st Grade and Reserve Grade squads, All Age B – 1st Grade and Reserve Grade squads and 2 over 35’s A teams) who play in the St George Soccer Football Association. This submission identifies the requirement for:

- Canteen area for the preparation and serving of food;
- Separate toilet facilities for women and children;
• Feasibility study to investigate the possibility of installing lighting to permit night training or occasional games;
• Home and away team rooms;
• Referees Room; and
• Storage area.

This response was consistent with the request from the St George District Cricket Club, which indicated in the future a comprehensive improvement in the facilities on the site would be required. Ultimately these facilities would be constructed to provide for shared use by a number of sporting clubs in this location.

8.6 Kogarah Council

Advice from the Roads and Traffic Section of Council has confirmed that a request was made by a nearby resident that a “No Right Turn” restriction be installed in the break in the median island at West Street, so that northbound traffic on the Princes Highway cannot stop and turn into Harold Fraser Reserve. This will address the hazard arising from a potential rear end collision along the Princes Highway. Although this would be acceptable to both Kogarah SES and Council’ Roads and Traffic Section, approval would be required by the RTA.

8.7 Written Questionnaire

Consultation has been conducted with the residents of properties in different locations surrounding the subject site over the past three years. While completing written questionnaires for the site specific plans of management, reference was often made to aspects of the operation of the surrounding park, and specifically to issues which are now to be addressed in this plan of management. The results of the written survey completed for the Carss Park Bowling Club, the Harold Fraser Reserve Sports Amenities building, Kogarah State Emergency Services building, Carss Park Bowling Club Review are therefore provided for review in Appendix A1 – A3 to this plan. A brief summary of the outcomes of this consultation is useful in understanding the overall context of this plan.

Carss Park Bowling Club Building

Review of the results of the consultation completed in 2004 indicated that a significant number of concerns about the operation of future recreation and community activities on the site had been addressed in the consideration of previous proposals for the use and development of the site. The main issues identified in 2004 which were addressed in formulating a strategy for the future use of the site may be summarised as follows:

• the proximity of the adjacent residential properties, particularly on the north side of the property;
• the acoustic performance of the existing building structure;
the limited range of potential uses for the site due to the proximity of residential properties;

- scale of the bowling club building, and its floorspace allocation over two storeys;

- the existing composition of external areas comprising three bowling greens;

- the availability of recreation and sports facilities in Carss Park and Todd Park;

- traffic and safety requirements along Carwar Avenue and Carlton Crescent;

- the existing building character and the history of its use as a local sporting and social facility;

- possible need for informal active recreation facilities, not club orientated;

- need for a community focus, since the closure of the bowling club; and

- potential to provide facilities such as barbecues and seating areas to complement other recreational activities surrounding the site.

Carss Park Bowling Club Review 2008

The establishment of the Carss Park Narani Childcare Centre has been effective in addressing many of these issues. The proposed use of the previous no.2 and no.3 bowling greens for soccer practice pitches was however considered not totally consistent with the "possible need for informal active recreation facilities, not club orientated," primarily because the use would be restricted to soccer practice and training by the Carss Park Soccer Club and the Hurstville Zagreb Soccer Club. The use of the playing area outside these hours of operation would be restricted due to the poor condition during peak season.

Community review of this potential use of the site in 2007, resulted in residents living adjacent to the subject site expressing some support for the activity of soccer practice. This was not however unanimous support, and not all of the opinions of residents located immediately adjacent to the site were obtained. They were however not supportive of the use of lighting to allow for this activity to be extended during winter evenings.

Residents living nearby who responded to the written survey were generally not supportive of the use of the site for soccer practice. There was a combination of concerns regarding the day time use of the site which included the current impact of parking on adjacent streets, the extent of the park occupied by the Carss Park Soccer Club, and the current management practices of the club. It is recognised that concerns regarding the operation of the Parkside Drive Reserve need to be addressed in the formulation of the Parkside Drive and Harold Fraser Reserve Plan of Management. It is also relevant that the location of the proposed soccer practice area was generally protected from surrounding residents, except residential properties immediately to the north, which would be the closer to the site than any existing residential property.
Residents living nearby were also generally against the establishment of lighting on the site for soccer practice. This was based on the current extent of lighting on Parkside Drive Reserve resulting in light spillage to neighbouring properties and the management arrangements of the Carss Park Soccer Club. The extent of the concern regarding the operation of the current lighting on Parkside Drive Reserve will need to be monitored further during the implementation of the addressed Plan of Management. It is acknowledged that the proposed use of the soccer practice area was by “mini’s” and the required period of illumination would have been until 8.00 pm. Residents had concerns about the capability of the Carss Park Soccer Club to adhere to any performance requirements and some would not support any use of external lighting. It was recognised that this may become a reason for the Clubs deciding not to proceed with the future use of the former no. 2 and no. 3 bowling greens site for soccer practice.

The problems identified by Council regarding the need to secure the portable goal posts on Parkside Drive Reserve at the end of each day of use were of relevance to the subject site. While it is understood that the goals to be used for “mini’s” are smaller, the proximity of the child care facility required that the standards of safety and security of the immediate surrounds were paramount. Review of the correspondence in regard to the management of portable goal posts, discussion with Soccer Club representatives, and an understanding of arrangements that apply to other clubs within Kogarah indicate that this matter requires urgent attention. A risk management plan should be completed for this aspect of the future operation of the Parkside Drive and Harold Fraser Reserve. While it is accepted that on selected occasions the lock system may be tampered with, there should be protocols in place, warnings indicated to unauthorised persons, and enforcement where contraventions occur. The liability which may result from an injury or death from an accident as a result of these posts is of such significance to Council that use of portable goals should not occur on the subject site until this performance requirement has been addressed.

The overall condition of the playing surface of the former no. 2 and no. 3 bowling greens, given the proximity to the child care centre also required close attention. It is understood that the proposed use of the bowling club site for “mini’s” was to be limited to four per side and 15 minute halves. The impact of this activity would need to be closely monitored and the limits on usage strictly adhered to. The need to avoid the resurfacing and regular top dressing of the area which will make it vulnerable to wind blown dust was also a concern.

Harold Fraser Reserve Sports Amenities Building and Kogarah State Emergency Services Building

The key responses noted during the community consultation phase when preparing this plan of management were as follows:

- The responses to this brief questionnaire confirmed an overall appreciation for the visual quality and the recreational functions of the Harold Fraser Reserve.
- Residents have generally occupied the properties adjacent to the sports amenities and emergency services buildings for an average of approximately 20 years, and this demonstrates the desirability of this location.
- Current occupation of the Harold Fraser Reserve by both the Kogarah State Emergency Services, and both the St George District Cricket Club and the Carlton Rovers Soccer Club is generally accepted by key stakeholders as an acceptable and positive use for the Reserve.
• The need to upgrade the Kogarah State Emergency Services building was acknowledged and acceptable to residents, with the only reservation being that the visual quality of the Reserve be maintained.

• Some concerns were noted by residents living in close proximity to the Harold Fraser Oval regarding the conduct of spectators during soccer matches. There were no comments of concern in regard to the playing of cricket matches.

• Residents are generally unaware of the inadequacy of the sports amenities building, and the need in the future to provide improved change-rooms. Community acceptance of the existence of these facilities is generally based on the operation of club activities being modest, and maintaining the priority of public access to the Reserve.

• Complementary comments were made about the level of maintenance of the Reserve, and of the diligence of the current caretaker in completing his work.

• There is a need to address the requirement for the future relocation of these facilities outside the current flood impact area.

8.8 Residents Observations

Distribution of the postal questionnaire survey was completed on Tuesday 27th November 2007, to a total of 300 properties within the immediate surrounds of both Reserves. These questionnaires were intended to raise awareness of the project, to explain the process particularly in regard to the previously completed plans of management, and to assess the degree of interest in further participation in the project. These included residential, commercial and sports facilities located immediately adjacent, and also within a short walking distance of the Reserves. Unlike the previous plans of management for the emergency services and sports amenities buildings, which were of moderate interest to nearby residents, the overall activities available within the Reserve, and issues such as the landscape treatment and character of the site were of substantial interest to a number of local residents. A community drop in session was held on the 5th March 2008 to provide further information about the project. The results of the consultation session are provided in Appendix C.
9. Issues Assessment

9.1 Site Values

Key issues relating to the future value of the site have been identified through a process which:

determines the existing value of the site assets and assessment of the factors that may have an effect on its future value;

consultation with key stakeholders (authorities and agencies) including the Department of Lands; and

consultation with the local community.

Based on this process the following values have been identified as being of importance:

Community use;

Informal- active and passive recreation: Parkland

Formal – active recreation - sportsground

Natural Area: Water course

The main issues identified which have been addressed in formulating a strategy for the future use of the site may be summarised as follows. Participants at the drop in session seemed to understand the scope of works proposed in each option. They were genuinely appreciative of the opportunity to participate in the session. Some of the comments provided by residents has proven invaluable in the selected design treatment for Parkside Drive and Harold Fraser Reserve landscape initiatives. They are also summarised in the Diagram following. There is a high level of support for the proposed improvement of the Kogarah Bay Stormwater Channel.

**Naturalisation of the Kogarah Bay Stormwater Channel**

There is concern that the drainage treatments need to be effective in protecting properties along Erang Street. The management of the rubbish within the channel is critical to the success of the ‘naturalisation’.

**Management of soccer facilities**

The concern about the current operation of the soccer facilities was notable. This included the noise from the playing of matches, the impacts of parking on the adjacent area, effect of lighting on adjacent and nearby properties, and the amount of litter left after match days. Respondents support the activity of soccer on the site, but believe that the management of the soccer fields needs to be improved.

**Dog off leash area**

The use of the area is of major interest to residents. Support for the maintenance of this activity was significant however improvements were requested regarding the way in which the dog off
leash area is operated. This can be achieved by fencing of this area, effective signage explaining the code of conduct regarding the use of the site, and additional advice regarding the management of dogs in the remaining areas of the Reserve. The concern regarding the maintenance of the palm trees was based on the residents loss of views to Kogarah Bay, and the impact this would have on the value of the property. This is not able to be addressed by the plan of management. The potential impact of tree planting along the fenceline of the dog off lead area has however been acknowledged, due to the potential loss of casual surveillance from adjacent residential properties. As a result the landscape concept plan is to propose shrub planting in this location.

Undesirable Activities

In general the extent of undesirable activities in the Reserves has been limited to selected locations, however this has most recently included the Bowling Club building and resulted in property damage. Other locations were noted by residents where night time activities have recently occurred, and some of the noted incidents were of significant concern. The design of the external areas of the Bowling Club building should be the subject of ‘safety by design’ principles that maintain opportunities for casual surveillance, and be supported if necessary by camera surveillance.

Carpark at Parkside Drive

The operation of the carpark has been a matter of concern to residents (during previous consultation) and was noted at the workshop. There is a need to use this facility more effectively because of the need to reduce the impact of parking on the residential properties along Parkside Drive, and to limit the impact of any undesirable activities on the immediately adjacent properties. The location of this parking area should also be reviewed in the long term within the context of the overall development of the Parkside Drive Reserve, to determine whether a more effective location can be found.

Parkside Drive Parking and Access

This aspect of the operation of the Parkside Drive Reserve was also noted in previous consultation with residents, and results from the conflict between the road-side parking along Carlton Crescent, the movement of pedestrians across this road, and the speed of vehicles along Carwar Avenue and Carlton Crescent. Given the width of this road and the division it creates between Parkside Drive and Carss Bush Park there is a need to review its traffic operation and the improved management of pedestrian crossing points.

Pedestrian Pathway

The desirability of a pathway and planting along the western edge of the Parkside Drive soccer pitches was questioned, because of the likely absence of use by spectators of the soccer games, and the restrictions to planting of trees in close proximity to the side wall of the Kogarah Bay stormwater channel. The absence of spectators along the western edge of the soccer pitch would assist in maintaining the capability of this pathway as a through-route to connect with Harold Fraser Reserve. The operational requirements of the soccer pitch needs to be confirmed with the Carss Park and Hurstville Zagreb Soccer Clubs. Planting is to be limited in this location and where implemented, appropriate root barrier systems installed.
9.2 Current Trends in Recreation

Assessment of the overall demand for the recreation and open space needs of the Kogarah Bay area, and Southern Sydney generally has been confirmed in recent investigations studies and inquiries. The outcomes of these investigations, which are relevant to the consideration of future recreation use within the Parkside Drive and Harold Fraser Reserves are as follows:

The report on the Inquiry into Sportsground Management in NSW (Report No. 53/08-November 2006 p.3) has identified that due to the projected increase in population levels, there is an immediate requirement for additional soccer and cricket facilities with the State. This is because the participation rates in sporting activities has been increasing for more than twenty years. The NSW Government submission to the Inquiry notes that in the top ten sports participation by children, soccer is ranked first, and cricket ranked sixth. For adults, soccer is ranked ninth. Over the past five years, participation in the top sporting and recreational activities in NSW has shown that soccer has demonstrated a consistent position, and cricket though slightly less highly ranked, have maintained their position within the top 15 sporting and recreational activities. The recommendation of the Inquiry is as follows:

“The Committee recommends that (in regard to the provision of sportsgrounds), that each Council, in conjunction with sporting clubs/associations in its area, should develop a strategic plan of management, demonstrating partnership arrangements with other clubs to manage increasing demand on facilities and acknowledge shifting sports requirements across the community. ….” (ibid, p. 12).

The need for continued access to existing sporting grounds is acknowledged by the proposed ongoing use of the Parkside Drive and Harold Fraser Reserves for both cricket and soccer.

In Assessing Sydney’s Recreation Demand and Opportunities (Department of Infrastructure, Planning and Natural Resources) it is confirmed that overall there will continue to be growth in demand for sports and recreation facilities, however demand will differ across the city. A significant demand for outdoor sports grounds in southern Sydney was noted. The priorities noted for Southern Sydney in term of gaps in delivery were for more and better used sports fields, more passive informal park, particularly with upgraded playgrounds, and services such as shade, seating and signage (ibid. p. 10).

The continued use of the Parkside Drive and Harold Fraser Reserves for soccer and cricket /soccer is consistent with the assessment of the current demand for sports and recreation facilities within southern Sydney generally.

Kogarah Council Leisure and Recreation Strategy –Action Plan HM Leisure Planning Pty Ltd and Inspiring Place Pty Ltd Volume 3. identifies a number of principles that should underpin decisions on leisure and recreation in the city, which specifically apply to the future use of Parkside Drive and Harold Fraser Reserve which include:

Principle 7: Multi-use and Efficiency such as “Only supporting leisure and recreation provision initiatives which are designed to facilitate and encourage multi-use.
Principle 10: Partnerships and Shared Responsibility for example “encouraging shared leisure and recreation venue use and management regimes between clubs and/or community groups

This is also expressed in the Policy Position of Council which requires that “5. Council will encourage a transition to a shared or multiple occupation of existing grounds, facilities, clubrooms and social activities.” (ibid p. 12).

The current arrangements which apply to the shared use of facilities within Parkside Drive and Harold Fraser Reserves by the cricket and soccer clubs is consistent with these principles.

Of the six key decision areas identified in the Kogarah Council Leisure and Recreation Strategy Action Plan. The following are directly relevant to the Management Plan:

3. Maintaining, upgrading and redeveloping existing leisure and recreation facilities

4. Maintaining and upgrading existing, and developing new leisure and recreation programs

5. Upgrading the existing, and developing new leisure and recreation services. (ibid p. 14)

The future proposed upgrade of the sports amenities building within Harold Fraser Reserve and the parkland surrounding Carss Park is also consistent with the key directions of the Strategy Plan.

Within the key decision areas of the Recreation Action Plan which seeks to build operational processes and policies in the Council and in the wider community,

Initiative 5: Ensure that master plans and management plans prepared for recreation and open space venues are based on the a comprehensive assessment of demographic, residential development, leisure trend and need information, and that they are developed in the context of their contribution to the overall set of leisure opportunities. Adopt the hierarchy open spaces to assist identify priorities.

Initiative 6. Improve the safety, use and attractiveness of existing informal open spaces through the improved lighting, security, footpaths and street landscaping.

These initiatives can be effectively supported by the continued improvement of the sports and amenities building and the surrounds within the Parkside Drive and Harold Fraser Reserves generally.

Kogarah Council has completed traffic management works along Parkside Drive which will improve the operation of the parking adjacent to the soccer fields. Continued monitoring and enforcement of kerbside parking is also being completed.

A major initiative of Kogarah Council, currently being completed in association with Sydney Water is the investigation of the ‘naturalisation’ of the Kogarah Bay Stormwater Channel.
This will potentially improve the management of stormwater entering the Kogarah Bay, and also enhance the environmental values of the Reserves. The landscape initiatives included in this Plan of Management have been prepared to complement the planned ‘naturalisation’ of the Stormwater channel.
10. Site Development Initiatives

The potential uses nominated for the existing open space and buildings within the Parkside Drive and Harold Fraser Reserve are not anticipated to change in the short term. The potential uses for the Harold Fraser Reserve public service and sports amenities buildings and appurtenant areas include recreation and community activities.

10.1 Harold Fraser Reserve

Community Focus: While excluded from this plan of management, the Kogarah State Emergency Services building provides a recognised service to the local area and is strategically positioned to provide access to the metropolitan area and the bay. The sports amenity building, although requiring improvement, is highly valued by the local cricket and soccer clubs and currently used by a number of teams.

Hours of Operation: The current extent of use of the facilities within the Harold Fraser Reserve meets with the requirements of the Kogarah SES, sporting groups and the local residents. In the longer term, interest has been expressed by the Carlton Rovers Soccer Club to investigate the provision of lighting of the Harold Fraser Oval. This will require further consideration by the residents who live immediately adjacent to the oval, regarding the potential associated effects of light dispersion, noise and parking and access to the site.

Noise Generation: Current noise generation from the site is generally acceptable to residents in the properties surrounding the Harold Fraser Reserve, and this may be part due to the proximity of the Princes Highway. Spectator noise during some soccer matches is of concern to residents of some neighbouring properties.

Environmental Values: The Harold Fraser Reserve has significant trees which provide habitat for fauna. There is some scope to increase the planting of indigenous trees and shrubs to improve this habitat capability.

Drainage Management: No major alterations are proposed to the drainage arrangements on the site. It is desirable however that the installation of a water collection tanks be considered as part of the future improvements to both of the buildings on the site.

Carparking and Access: A portion of the carpark area which is accessed from the Princes Highway, is included in the site specific plan of management for the site. The continued protection of the large fig trees on this site is essential. Improvements in the condition of the carpark surface during winter is required.

The uses which are currently located in Harold Fraser Reserve by the Kogarah State Emergency Services, The St George District Cricket Club and Carlton Rovers Soccer Club will continue operation as part of the plan of management.

10.2 Parkside Drive Reserve

The playing fields which are currently used extensively by the Carss Park Soccer Club and the Hurstville Zagreb Soccer Club are to continue to be more effectively managed, to improve the safety and the performance of the playing surface and the associated facilities, such as the parking and spectator areas. This will include the following initiatives, which are also illustrated in the diagram following:
Site Facilities: Improved management of the portable goal posts to achieve appropriate standards of community safety.

Hours of Operation: Improved management of the overhead floodlighting of the playing fields.

Frequency of Use: Improved regulation of the number of teams and allocated hours of use for the playing fields to achieve improved sustainability of the playing surface. This will require that the current policy of the Carss Park Soccer Club not to further increase the size of the Club should be formalised, and limits put on the carrying capacity of the site.

Drainage Management: Improved drainage management along the Kogarah Bay Stormwater Channel to provide irrigation supply for the Harold Fraser Oval and the Parkside Drive Playing fields. Use of recycled water from Council’s treatment plant for irrigation.

Site Carparking: Modification of the parking areas to achieve improved traffic management, capacity and spectator capability. This would allow for more vehicles to be parked in indented 90 degree parking along Parkside Drive, rather than as parallel parking along this route.

Landscape Treatment: Planting of the perimeter of the site, to provide an attractive context for the recreation areas, streetscape quality on adjacent streets, and improved environmental values for the passive recreation areas. This re-vegetation area should be completed to a high standard, and be comprised of plants requiring limited irrigation.

Pedestrian / Cycle Access: Installation of a linked pedestrian-cycleway system with appropriate levels of safety and security.

Park Furniture: Increased availability of facilities such as seating, shelters, and bollards to protect pedestrian areas from vehicle activities.

Playground Facilities: Additional playground facilities to complement the passive recreation opportunities on the site

Wetlands Area: Possible wetlands area or water feature. This would augment the Kogarah Bay stormwater naturalisation project, and provide additional drainage management

Site Entry: Formal gateway to the site form Carlton Crescent, and

Place making Features: Community artwork to express the cultural features of the area, and to provide a more enriching recreational experience

10.3 Harold Fraser Reserve Emergency Service and Sports Amenities Buildings

Although not covered by this Plan of Management, modifications are anticipated to the composition of these facilities, such as the expansion of the Kogarah SES. Acknowledgement is also required of the likely future replacement of the sports amenities building. The site coverage required for this upgraded amenities building is anticipated to be substantially larger, and could also comprise a two storey form of construction, although this has not been confirmed. To the extent that the intended changes to this facility may effect the recreation capability of the Harold Fraser Reserve, it should be noted that:

- The intended upgrading of the storage areas of the Kogarah SES will increase the building envelope on the site, and modify the required access arrangement from the
carpark. The hours of operation of the building will continue to be for training on Tuesday afternoon – evenings between 3.00pm and 11.00pm. During an emergency, the facility operates 24 hours/day over 4 day periods, depending on the magnitude of the event.

- In the long term the Kogarah State Emergency Services office and administration building is to be replaced. This building is anticipated to be a two storey building form which will not require modification to the extent of site coverage. This should occur in a location outside the current flood impact area of the one in one hundred year flood.

- The radio tower which is located on the south side of the administration building is no longer used by the Kogarah SES and can be removed and sold for recycling.

- Open space areas immediately surrounding the SES building will continue to be used access and for passive recreation. At specific locations within the Reserve special training activities will also occur.

- It is understood that due to the legislative arrangements which govern the operation of the State Emergency Service, the facility cannot be shared with other community uses.
11. Values Based Response

The Department of Lands recommends values based approach in the preparation of the Plan of Management. By addressing the importance of the expressed values of the site, the unique qualities and characteristics of the site identified through the community consultation process can provide the basis of the management plan. Based on the consultation conducted, within the area surrounding the Parkside Drive and Harold Fraser Reserves, the expressed values of the site are its open space and its function as a resource for passive and active recreation. Features of the open space that are highly valued are its proximity, accessibility, visual quality and capability to provide for an appropriate level of active recreation. The potential informal recreation function of the site is seen as an important value which can be further enhanced. This is because of the extent of the site near Kogarah Bay and its role as part of a linear open space system. The extent to which the formal active recreation use of the site can also be acknowledged depends greatly on the attitude of residents living near the park as to what intensity of recreation use is acceptable. While for example there is a generally held community belief in the importance of providing a site for the Kogarah State Emergency Services building within the Harold Fraser Reserve, due to the voluntary nature of the organisation and the service it provides, there is still significant emphasis given by residents to the need to maintain public access to all sections of the site.

This is similarly relevant to the extent of soccer competition and practice which occurs on the Parkside Drive Reserve. The community generally recognises the importance of active recreation on the site, but believes this should not result in unacceptable impacts on residents of adjacent properties.

The Kogarah Bay Stormwater channel is an element within the Reserves which can more effectively contribute environmentally and visually to the site.
12. Management Requirements

Goals and objectives have been formulated for each of the identified values of the site.

Value: General Community Use

The use of the Carss Park Soccer Club sports amenities building will continue to occur on the site. If this facility is to be redeveloped in the future, provision needs to be made for the most appropriate location for this to occur. The design and orientation of any future sports amenities building needs to be carefully considered. The site on the opposite side of the sports grounds could be more effective in meeting the needs of the club and the local residents. This is because the topography of the site would provide acoustic protection for the building, and orientation could be away from the properties fronting Parkside Drive. Comprehensive community consultation would be required with all residents of the surrounding residential area, and other users of Parkside Drive Reserve. This building and the ancillary area immediately surrounding the building should be assigned the category of general community use.

Goal: To maximise the utility of the existing facilities and activities on the site, and to continue to provide for the delivery of infrastructure to maximise access to all sections of the community, and meet the required range of recreational experiences.

Core Objectives: Community Use

To provide for continued community use of the Carss Park Soccer Club sports amenities building on the site, and to minimise the impact of activities on properties surrounding the site.

To integrate the facility with the surrounding residential area.

Value: Park

While the provision of active sporting areas within the Reserves has been effective in meeting the needs of the key sporting groups, the facilities which have been provided in Parkside Drive Reserve are largely to support these active sporting uses. Within the Harold Fraser Reserve there is a similar strong association between the provision of seating, shelters and parking areas and the requirements of the sporting uses on the site. Scope therefore exists to widen the availability of outdoor recreational uses, and provide a more diverse experience, based around the proposed naturalisation of the Kogarah Bay Stormwater Channel, and improving community art projects, and local history and culture.

This will require that the approach adopted in the formulation of the Concept Plan to accompany the Plan of Management for the site, include the widest range of initiatives proposed by residents of the surrounding area, and also adopt a new overall theme for the Reserves.

Goal: To maintain and promote the use of the site for a wide range of informal recreation activities commensurate with the size and context of the site, and to increase the environmental significance of the Reserve

Core Objectives: Park
To provide an equitable distribution of facilities for all user groups.

To provide recreational opportunities for a wide range of community groups including outdoor educational activities,

Ensure that there are no adverse impacts on adjacent residential properties.

Provide recreational activities which complement the proposed naturalisation of the Kogarah Bay stormwater channel.

Within the Harold Fraser Reserve, to permit the effective operation of the premises used by the Kogarah State Emergency Services for the purposes of conducting training of volunteers and conducting an operations centre during an emergency event.

To maintain the operation of the sports amenities building to support the ongoing use of the Harold Fraser Reserve for the optimal range of sporting activities

Provide for the future relocation of these facilities to an area outside the current one in one hundred year inundation area.

Value: Sportsground

Goal: To provide appropriate venues for competition and practice by sporting teams and groups that is compatible with the size and context of the site. To manage the Harold Fraser Oval to achieve a balance between its use for competition sports of cricket and soccer and availability for non-sporting activities. Parkside Drive is to be used principally for soccer competition and practice, and during the summer months this Reserve is to be available for informal sports and community activity.

The sportsgrounds sites cater to local and district needs for a broad range of age groups and cultural backgrounds. This provision is oriented to male dominated sports of cricket and soccer, and steps need to be taken to improve the accessibility for women’s and mixed teams. The limited extent of these Reserves is also a major consideration in the ongoing use of these facilities, particularly during the peak playing season. Improvements in the irrigation of the Parkside Drive Reserve using treated waste water, and in the selection of more robust grasses will assist in maintaining the quality of the playing surface, however the number of teams and number of games played within the Reserve will continue to result in deterioration of the playing surface as the season progresses. It is understood that the Carss Park Soccer Club is not actively seeking to increase the number of players using the Reserve, however it may be necessary to examine other ways of reducing the extent of use, and the impact on the playing surface. This is also relevant to the potential off site impacts on the area surrounding the Parkside Reserve, in regard to traffic movement, parking, noise and other site management requirements. Although the active recreation areas of the Parkside Drive and Harold Fraser Reserves are also available for non-sporting, and informal active recreational use, the prime function of these areas is the delivery of competition sports, and it is proposed that the sportsgrounds be assigned the land category “Sportsground” and managed accordingly.

Core Objectives: Sportsgrounds

The core objectives for the management of community land categorised as a sportsground are:

- to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games;
• to maintain access to the site for a wide range of sporting activities, and continue to permit access for community use.

• to achieve an optimal level of use for sports competition to maintain the surfaces of the sporting field in good condition;

• to ensure that such activities are managed having regard to any adverse impacts on nearby residences, as well as;

• encourage, promote and facilitate the site as a green link for native flora and fauna.

Value: Natural Area: Watercourse

Goal: The Kogarah Bay stormwater channel is to be reconstructed to improve its drainage management function, and to provide an environmental feature within the Parkside Drive Reserve. This will also become an element which contributes to a new more environmentally focussed character within the Reserve.

The following objectives and strategies apply to that portion of parkland within Council’s ownership categorised as a “Watercourse”.

The core objectives of management of community land categorised as a watercourse are:

- to manage watercourses so as to protect the biodiversity and ecological values of the in stream environment, particularly in relation to water quality and water flows,

- to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability

- to restore degraded watercourses, and

- to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

Principles of Crown Land Management

The Minister administering the Crown Lands Act 1989 ensures that Crown Land is managed for the benefit of the people of NSW in manner that complies with the Section 10 of the Crown Land Act 1989, which state:

- a proper assessment of the Crown Land;

- the management of the Crown Land having regard to the principles of the Crown land management contained in the Act;

- the proper development and conservation of Crown land having regard to those principles;

- the regulation of the condition under which Crown land is permitted to be occupied, used, sold, licensed or otherwise dealt with;

- the reservation or dedication of Crown land for public purposes and the management and use of the reserve or dedicated land; and

- the collection, recording and dissemination of information in relation to Crown land.
The Crown reserve land (Reservexxx) within the parkland is reserved for *Future Public Requirement* and is administered by the *Crown Lands Act, 1989* and not the *Local Government Act 1993* that applies to Community Land in Council's ownership. Therefore classification and categorisation does not apply to Crown Reserve land. Because Crown land is administered by different legislation it has been addressed separately in this plan of management to fulfil the requirements of the governing legislation.

The Crown reserve land within Parkside Drive Reserve generally consists of sports fields and part watercourse. Kogarah Bay Creek transits the length of Harold Fraser and Parkside Drive Reserve with sections within the Crown land.

The plan acknowledges that the management of the Crown reserve is to be in accordance with the Principles of Crown land management as stated in Section 11 of the *Crown Lands Act 1989*. Section 11 of the Act entitled *Principles of Crown land management* in part states:

a. *that environmental protection principles be observed in relation to the management and administration of Crown land*;

b. *that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible*;

c. *that the public use and enjoyment of appropriate Crown land be encouraged*…

**VALUE STATEMENTS**

In addition to the principles of Crown land management, the community values associated with the land and its resources establish the direction for the future management of the land: Relative to Parkside Drive and Harold Fraser Reserves these values are stated as follows:

<table>
<thead>
<tr>
<th>Value</th>
<th>Value Statement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sport</td>
<td>Those portions of the sportsfields cited on reserved Crown land are valued as an important local and district sports resource that provides beneficial health and social opportunities and experiences for a broad spectrum of age groups within both genders.</td>
</tr>
<tr>
<td>Recreation</td>
<td>Those portions of Crown land that are landscaped parkland that are reserved Crown land are valued as places providing a diversity of high quality passive and active recreational experiences, benefits and opportunities.</td>
</tr>
<tr>
<td>Social</td>
<td>The reserved Crown land that is within parkland is valued for the opportunities it provides as a meeting place, a place to interact, socialize and celebrate with others by providing a venue capable of fulfilling individual and group needs for affiliation and the sharing of common interest whether it be sports, recreation, appreciation of the natural environment or any other leisure activity.</td>
</tr>
</tbody>
</table>
Cultural

The reserved Crown land is valued as a place that instils a strong sense of identity and cohesion within the local community and throughout the surrounding district.

Natural

Reserved Crown land within the parkland is valued as a place that provides native and indigenous flora and fauna habitat as well as a corridor for the movement of native fauna between the terrestrial open space of the parkland and the watercourse and Kogarah Bay.

Location

Reserved Crown land within the parkland is valued as open space that provides a buffer between the natural and built environment and improves the visual and scenic amenity from the surrounding urban fabric.

Access

Crown land is valued as accessible land that provides equal opportunity to the public, regardless of any physical limitations, capabilities, ethnicity, religion or other factors, to use and enjoy for recreation and socialization.

Environment

The reserved Crown land within the parkland is valued as a site for conserving, rehabilitating and protecting the natural environment to ensure biodiversity, ecological sustainability and inter-generational equity.

Management

The management of reserved Crown land has been undertaken by Council because it values the opportunity to improve the environmental, social and recreational opportunities that can be provided to the community and for the parklands own intrinsic values as a functioning ecological system.

The various landscape settings and recreational opportunities offered by the Crown reserve land within the parkland plays a significant role in attracting and enhancing the visitor’s experience and enjoyment of the park by providing a diversity of landscape settings both natural and landscaped.

The table which follows outlines Councils’ proposed management initiatives for the Crown land relative to Principles of Crown land management that it would apply if the Minister administering the Crown Lands Act 1989 approves its appointment as Trustee of the Crown land in Parkside Drive Reserve.


<table>
<thead>
<tr>
<th>Item</th>
<th>Crown Lands Principal</th>
<th>Council’s Initiative</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>The environmental protection principles must be observed in relation to the management and administration of Crown land.</td>
<td>The plan seeks to conserve, protect and where appropriate rehabilitate the parklands natural ecological systems and biodiversity. Also to preserve the cultural significance of the parkland for indigenous and non-indigenous peoples and historical importance of the land, its character , social, economic and environmental benefits.</td>
</tr>
<tr>
<td>B</td>
<td>That the natural resources of the Crown</td>
<td>The plan seeks to retain the landscape character of the parkland as representative of the native and indigenous</td>
</tr>
</tbody>
</table>
### Impact of Case Law on Crown Land Management

The Department of Lands has advised of other considerations that need to be taken into account in the management of Crown land. These considerations include judgements derived from case law concerning public recreation as well as provide guidance for Council’s who are appointed as Trustees of Crown land. As an example these are:

Where Crown land has been reserved or dedicated for a public purpose then any development or improvements must be ancillary to the public purpose of the reservation.

A trust may impose reasonable entry fees.

Access to cross Crown land should be freely available as of right.

The use of reserved Crown land must be consistent with the public purpose eg activities or uses that are supportive of the recreational use of the land reserved for public recreation.
The terms and conditions of use outlined in a lease or license must be consistent with the public purpose of the reserved land.

Should the reserved Crown land be reserved for the purpose of public recreation and environmental protection and Council appointed Trustee it is obliged to take into consideration judgements arising from case law that may in the future impact on the management of land. Council is aware of the possible outcomes relative to the potential loss of the management of the land should there be successful land claims made under the provisions of either the Native Titles Act, 1998 (Cwlth) or Aboriginal Lands Act, 1983.

Native Title

Native Title Act 1998 (Cwlth)

As part of the study area is reserved Crown land, should the presence of Aboriginal artefacts be confirmed on the site, it will be necessary to give consideration to the possible impact of native title on this land. The rights of native title are conferred through the determination made by the Federal Court, High Court or possibly by some State or Territorial Courts. Native title may exist in places where native and indigenous people continue to follow their traditional laws and customs and have maintained a link with their country, and where it has not been extinguished (refused recognition) because of acts done, or allowed, by government. Areas where native title may exist include the following:

- Vacant Crown land (or unallocated State/Crown land),
- Some reserve lands,
- Some types of pastoral leases,
- Some land held by or for Aboriginal people or Torres Strait Islanders,
- Beaches, oceans, seas, reefs, rivers, creeks, swamps, and other waters that are not privately owned.

Items 1 and 5 may be relevant to the reserved Crown land at this site. The Native Title Act, 1998 (Cwlth) recognises native title rights and provides a process by which native title rights can be established and compensation determined, and by which determinations can be made as to whether future grants can be made or acts done over native title land and waters. The table following outlines previous and current Native Title Claims as of January 1994 to April 2008 in the Kogarah Local Government Area and the status of those claims to date.

Native Title Claims in the Kogarah LGA from 1994 to November 2006.

<table>
<thead>
<tr>
<th>Date Filed</th>
<th>Application Name</th>
<th>Application Type</th>
<th>Status</th>
<th>LGA</th>
<th>Tribunal File No.</th>
<th>Federal Court File No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>13/06/1995</td>
<td>NSW Government 5</td>
<td>Non-claimant application</td>
<td>Finalised-dismissed</td>
<td>Kogarah</td>
<td>NN95/11</td>
<td>Not applicable</td>
</tr>
<tr>
<td>05/01/1996</td>
<td>NSW Government</td>
<td>Non-claimant</td>
<td>Finalised-dismissed</td>
<td>Kogarah</td>
<td>NN96/1</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>
With reference to the table above, the Darug Tribal Aboriginal Corporation originally filed a claim for Crown lands across the Sydney region on 12th May 1997. Council has been advised that the claim, which includes Crown land within the Kogarah Municipality, has yet to be determined by the Native Title Tribunal and, therefore, remains active and requires consideration as to whether the future use of lands that may be claimed under the provisions of the Act.

Native title is deemed to exist on Crown Land unless it has been extinguished by an extinguishing action. Where a development is proposed native title should be investigated prior to the proposal being brought forward.

**Aboriginal Land Rights Act 1983 ( NSW)**

The NSW Government has introduced the Aboriginal Land Rights Act 1983. Section 36 Claims to Crown land sets out the provisions for a NSW Aboriginal Land Council to make a claim for land within its or their area or, with the approval of the Register, outside its or their area. The Act was established to provide a mechanism for compensating Aboriginal peoples for the loss of their land. Unlike Native Title, land rights are a grant created by the NSW State Government rather than the Courts. The assessment of a claim is fundamentally based on whether the Minister administering the Aboriginal Land Rights Act 1983 determines that the lands are needed, or likely to be needed, for an essential public purpose, at the time the claim is made, if the whole of the lands claimed is claimable Crown lands or only part of the lands is claimable.

The Department of Lands advised on 23rd November 2006 that there is currently only one Aboriginal land claim affecting the Kogarah LGA. The claim and status is listed in the table following that notes that the claim is incomplete at the time of the preparation of the plan.
| Muddy Creek |   |   |   |   |
13 Action Plan

This Action Plan has been prepared for Parkside Drive and Harold Fraser Reserve to achieve the long term planning, development and management of the site. The strategies for action are based on the objectives and management requirements for each of the Reserves. The content of the Action Plan, which is illustrated in the diagram following has been based on and has regard to the following:

- identification of values and desired goals to achieve the vision statement for this site;
- objectives to achieve the value goal;
- statement of general strategies and actions to achieve the objectives;
- the timing and priority of these strategies and actions;
- the individuals and groups responsible for the implementation and coordination of each action;
- opinion of probable costs of the actions; and
- performance indicators for these actions.

The content of the Action Plan for the Parkside Drive and Harold Fraser Reserves should be reviewed during the reassessment of the Plan of Management, which occurs every five years.

The main initiatives of the Action Plan are as follows:

- **Drainage**: Manage drainage effectively adjacent to Kogarah Bay Stormwater Channel to continue to protect properties along west side of the channel.
- **Passive Recreation**: Provide high quality vegetation treatment to create attractive setting for seating, walking and general relaxation.
- **Dog off-leash**: Provide fence and landscape edge to residential properties. Use low shrubs to edge of fence to maintain casual surveillance.
- **Channel**: Opportunity for water management, environmental treatment along western edge of channel.
- **Environment**: Continue to enhance the Reserves by planting of locally indigenous trees and shrubs to create identifiable character consistent with context.
- **Pedestrians / Cyclists**: Provide path system at perimeter of Reserve
- **Carpark**: Improve management and utility of existing carpark and assess performance over medium – long term. Consider relocation to south end of the Reserve to improve utilisation.
- **Parking**: Improved layout for parking to increase capacity and reduce impact on residential properties in Parkside Drive
- **Sports Facilities**: Improve operation of soccer facilities including management of playing surfaces, portable goals and seating / shelter.
14 Proposed Future Development

The Local Government Act 1993 requires a description of the future use and development of buildings that will be permitted in Parkside Drive and Harold Fraser Reserve as follows:

### TABLE 1

<table>
<thead>
<tr>
<th>Clause</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>36 (3A) (b) (i)</td>
<td>Specify the purposes for which the land and any such buildings or improvements will be permitted to be used</td>
</tr>
<tr>
<td>36 (3A) (b) (ii)</td>
<td>Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.</td>
</tr>
<tr>
<td>36 (3A) (b) (iii)</td>
<td>Describe the scale and intensity of any such permitted use or development.</td>
</tr>
</tbody>
</table>

Under the Local Government Act development and uses within land classified as community land must be consistent with the Park’s categorisation and the core objectives of each category. The following table refers to the specific clauses in the Local Government Act and provides a response to each clause.

### TABLE 2

<table>
<thead>
<tr>
<th>Item</th>
<th>Purpose for which the land and any such buildings or improvements will be permitted to be used.</th>
<th>The purpose for which any further development of the land will be permitted, whether under lease or licence or otherwise.</th>
<th>The scale and intensity of any such permitted use or development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Use: Public Services Building</td>
<td>Continue use for emergency services building, including administration, training, and ancillary activities in accordance with Harold Fraser Public Services Building</td>
<td>Improvements to the operational capability, storage capacity, or overall quality of the building. Provide for occasional use of the surrounding parkland for training and</td>
<td>Building site coverage and height to be consistent with the location of the public reserve. Inform residents of adjoining properties if appropriate.</td>
</tr>
</tbody>
</table>

Occupied by the Kogarah State Emergency Services
<table>
<thead>
<tr>
<th>Community Use: Sports Amenities Building</th>
<th>Maintain sports amenities uses which directly relate to the use of the sports ground, in accordance with the Harold Fraser Sports Amenities Building Plan of Management.</th>
<th>Provision of improved amenities (change rooms, caretakers office, and canteen) and future improvement of spectator facilities (terrace seating).</th>
<th>Future upgrade to maintain a scale consistent with the “park setting”. Integration of pedestrian access routes with overall movement system within Parkside Drive and Harold Fraser Reserves.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park: Parking and Access</td>
<td>Carparking and access to public services building and the sports amenities building</td>
<td>Continued enhancement of the landscape areas of the carpark.</td>
<td>Carparking to service recreational and sports activities within the Harold Fraser Reserve</td>
</tr>
<tr>
<td>Sportsground: Harold Fraser Oval</td>
<td>Continued use of the oval for cricket, and limited use for soccer to maintain the quality</td>
<td>Best Practice maintenance of the playing surface and improved</td>
<td>The intensity of use is to be highly regulated to maintain the capability of the</td>
</tr>
</tbody>
</table>
## Sportsground:
### Soccer field - Parkside Drive
- Soccer practice and competition

- **Maintain the capability of the playing surface for competitive sports.**
- **Provide for ongoing improvement of the management of the playing surface, the portable goal post and the park furniture.**
- **Install permanent goal posts if breeches exceed three times.**

- **No further growth in the number of teams using the site, or the scheduled number of matches each day during the season.**

## Park:
### Parking Areas- Parkside Drive
- Carparking surrounding the site

- **Provide an adequate level of parking commensurate with the permitted level of use of the sports activity**
- **Continue to manage the available parking area and protect the amenity of the residents living adjacent to the site**

- **No further increase in the available parking is required.**

## Community Use:
### Carss Park Soccer Club Sports Amenities Building- Parkside Drive Reserve
- Change rooms and meeting room for the Carss Park Soccer Club and other sporting groups.

- **Continue to provide a facility (change rooms and meeting room) for the Carss Park Soccer Club and other sporting groups.**
- **Provide for the future redevelopment of the Sports Amenities Building in a more appropriate location that is protected from**

- **Maintain the same capability to meet the needs of the Carss Park Soccer Club and other sporting groups.**
<p>| <strong>Natural Area:</strong> Watercourse. Kogarah Bay Channel - Parkside Drive Reserve | Provide for the effective management of drainage and contribute to the environmental quality of the Parkside Drive Reserve | Maintain the recreational capability of the Parkside Drive Reserve for active and passive recreation |
| <strong>Community Use:</strong> Carss Park Bowling Club Building - Narani Child Care and surrounds | Refer Carss Park Bowling Club Building Plan of Management |  |
| <strong>Park:</strong> Harold Fraser Reserve/Parkside Drive Reserve Informal recreation areas | Promote the use of the areas not occupied by formal active recreation for an increased range of passive recreation opportunities. | Provide for additional landscape treatment and improved availability of park furniture and interpretive information. |</p>
<table>
<thead>
<tr>
<th>Objectives and performance targets of the plan with respect to the land s.36 (b)</th>
<th>How Council proposes to achieve the objectives of the plan and the required performance targets s 36 (c).</th>
<th>How Council proposes to assess its performance with respect to the plans objectives and performance targets s 36 (d).</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Park:</strong>&lt;br&gt;Parking and Access&lt;br&gt;Carpark area for the public services building and the sports amenities building</td>
<td>Maintain carpark size and operation and provide for users of Harold Fraser Oval without compromising the availability for staff of the Kogarah State Emergency Services.</td>
<td>Improve the safety of vehicle access from the Princes Highway by prohibiting a right turn entry movement. Improve the surface condition of the carpark during winter. Limit the impact of the carpark on the health of the large fig trees located within the carpark.</td>
</tr>
<tr>
<td><strong>Sportsground:</strong>&lt;br&gt;Harold Fraser Oval</td>
<td>Restrict the amount of formal active recreation use of the oval, and continue a high standard of maintenance of the cricket pitch.</td>
<td>Monitor the use of the oval and the condition of the playing surface so as not to exceed its carrying capacity.</td>
</tr>
</tbody>
</table>
### Sportsground:

**Soccer field - Parkside Drive**

Maintain the capability of the playing surface for the sports.

- Manage the frequency of use of the playing surface, the size of the soccer clubs (number of players), and continue to improve the quality of the grass surface and recycled water to achieve the most effective use of the facility.
- Establish ongoing communication with residents of adjacent properties immediately affected by the operation of the clubs.

### Park:

**Parking Areas - Parkside Drive**

Provide an adequate level of parking commensurate with the permitted level of use of the sports activity.

- Provide appropriately located areas of parking, and manage the access to this area, restrict parking on adjacent residential streets and protect the amenity of the surrounding residential area from traffic impacts.
- Monitor the impact of parking on the adjacent residential area during the playing season, and survey the residents on an annual basis.

### Community Use:

**Carss Park Soccer Club Sports Amenities Building - Parkside Drive Reserve**

Continue to provide a facility (change rooms)

- Manage the number of soccer teams which use the facility, and the extent of social
- Monitor the impact of the
and meeting room) for the Carss Park Soccer Club and other sporting groups.

activities of the club to maintain the amenity of the surrounding residential area.

Continue to deliver the information regarding Club code of conduct to prospective new players, having regard to the level of noise when leaving the site and the required courtesy to be shown by drivers using Parkside Drive.

Enter into a lease or license for the occupation of a building on community land.

operation of the sports amenities building on the adjacent residential properties, particularly in Parkside Drive and survey the residents on an annual basis.

Council to enforce the terms and conditions of the lease or license agreement addressing code of conduct and breeches.

<table>
<thead>
<tr>
<th>Natural Area:</th>
<th>Watercourse. Kogarah Bay Channel- Parkside Drive Reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Improve the drainage management of Kogarah Bay Stormwater channel to increase the quality of stormwater entering Kogarah Bay.</td>
</tr>
<tr>
<td></td>
<td>Improve the environmental value of the embankments along the channel, and add to the overall visual quality and character of this section of the Reserve.</td>
</tr>
<tr>
<td></td>
<td>Monitor the effectiveness of the gross pollutant traps, and the overall quality of the stormwater entering the bay.</td>
</tr>
<tr>
<td></td>
<td>Undertake rubbish removal and plant management along the banks of the channel.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community Use:</th>
<th>Carss Park Bowling Club Building-Narani Child Care and surrounds</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Covered by the Carss Park Bowling Club Building Plan of Management.</td>
</tr>
<tr>
<td></td>
<td>• Community Gardens are currently the subject of a feasibility study</td>
</tr>
<tr>
<td></td>
<td>• Carss Park Bowling Club building Surounds Review, completed in 2008, currently being reviewed by Council.</td>
</tr>
<tr>
<td></td>
<td>Refer site monitoring requirements and performance measures.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Park: Harold Fraser Reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continued landscape improvements of the area on the south side of the Harold Fraser Oval, to improve site drainage and add to environmental quality of passive recreation</td>
</tr>
<tr>
<td>Achieve annual planting targets which involve residents and members of the sports, soccer and</td>
</tr>
<tr>
<td>areas.</td>
</tr>
</tbody>
</table>
15 Lease and Licence Conditions

15.1 General Conditions

This Plan of Management expressly authorises the issue of licences and leases on community land subject to the general and specific conditions and uses set out in this Plan. Any lease or licence may be for a duration of up to 21 years. Any lease or licence must be publicly advertised in accordance with the Local Government Act, 1993. Although there are no leases or licences which currently apply to the site, Council in the future may impose conditions or amplify these conditions as it sees fit in order to achieve the aims and objectives of the Plan of Management. It is Council’s preference to maintain the recreation and community value of the site, and Council will enter into a lease or licence for a specified use of the existing building and the immediately surrounding open space. For the purpose of the administration of any future lease or licence, the following restrictions apply:

All leases and licences are to be in keeping and consistent with the objectives, general and specific conditions and uses set out in this Plan of Management, must not alienate land unreasonably, must be sustainable and have a high component of community benefit;

Council shall not permit private or commercial use of community land without an appropriate lease or licence being in place;

Advertising signs are not to be erected without the prior written consent of the Council and should conform with Council’s signage policy;

Temporary advertising on facility signage is permitted with Council consent, providing that it is for the purpose of directing the public to the facility amenities, does not dominate the public amenity of, or signage for, the land;

Licences or permits for purely promotional or marketing activities will only be permitted if associated with recreation and/or open space values;

Temporary signage may be permitted with Council consent and will be limited to the times and days of a particular event or service;

All improvements to the land shall remain the property of Kogarah Council and any removal of such improvements shall require the consent of Council;

The lessee/s shall not let, sub-let or assign the premises without the prior written consent of the Council unless the lease agreement specifically permits such arrangements;

Proposals for development are to include an ‘Operation Plan’ for proposed activities; and

The lessee/s shall take out appropriate fire and public indemnity insurance in the joint names of the lessee/s and Council.

The licensing and leasing of Crown Reserve’s must be in accordance with the objectives and principles of Crown land management as specified under Sections 10-11 of the Crown Lands Act, 1989. Section 10, entitled Objects for the management of Crown reserve land is part states that:
(b) the management of Crown land having regard to the principles of the Crown land management contained in the Act,

(c) the proper development and conservation of Crown land having regard to those principles,

(e) the reservation or dedication of Crown land for public purposes and the management and use of the reserved or dedicated land.

Section 11 of the Act entitled Principles of Crown Land management in part states:

that environmental protection principles be observed in relation to the management and administration of Crown land;

that the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) be conserved wherever possible;

that the public use and enjoyment of the appropriate Crown land be encouraged.

With reference to Section 102 of the Crown Lands Act 1989 a Council if it is appointed reserve trustee cannot sell, lease or mortgage land or grant an easement or a license except a temporary license over any part of Crown Reserve land without the Minister's responsible for administering the Crown Lands Act 1989 consent. The trustee may not give consent for a license or lease exceeding 5 years or a lease for a term that by the exercise of an option exceeds 5 years without advertising and obtaining prior written consent from the Minister. As part of the consent the Minister may choose to impose terms and conditions within the proposed lease agreement. Under Section 108 of the Crown Lands Act a reserve trustee may issue a temporary licence for all or part of any reserve for a prescribed purpose that is in accordance with the reservation or public purpose of the land.

15.2 Land Category – General Community Use

It is important that Council assist in retaining and maximising the value to the community of the community uses within Parkside Drive and Harold Fraser Reserves.

15.2.1 Core Objectives

The core objectives for the management of the land category general community use focuses on promoting, encouraging and providing 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: in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and in relation to purposes for which a lease, license 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).

The plan permits Council to offer third parties short or long term lease or licence agreements for any approved purpose. This includes the use and management of any approved future facilities that
complement the recreational and community use of the site. Determination of the appropriateness of any future facility will depend on the criteria outlined in this plan, permissible use ascribed to this land category and where development is proposed, through due process in determining Development Applications. It is Council’s preference to ensure the provision of quality recreation and community use and maximise the benefits or existing infrastructure on the site. The table following indicates the principles to be adopted for licensing or lease agreements for future uses on the site.

**PRINCIPLES FOR LEASING & LICENSING –**

**LAND CATEGORY: GENERAL COMMUNITY USE**

<table>
<thead>
<tr>
<th>Item</th>
<th>Principles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease Agreements</td>
<td>Subject to the termination of any occupancy agreement for the use of any of the existing built structures within the site, either by default or voluntary surrender or Council initiative of any occupancy agreement any future agreements for the use of land or built structures are to adopt the following principles.</td>
</tr>
<tr>
<td>Lease Area</td>
<td>The lease area is not to exceed the existing boundary of the building and appurtenant area occupied by the Carss Park Soccer Club and Hurstville Zagreb Soccer Club. It is not to encroach onto or permit the use at anytime on adjacent Council owned land without Council approval.</td>
</tr>
<tr>
<td>Development</td>
<td>Any development is to demonstrate how it achieves the Ecological Sustainable Development principles outlined in this plan. Where feasible, Council should strive to rationalise the number of buildings by limiting future building development to alterations and additions or replacement and, where appropriate, seek multiple use of existing facilities.</td>
</tr>
<tr>
<td>Aesthetics</td>
<td>Future built form should relate to the scale and character of the site as established by the existing buildings on the site and surrounding buildings. The design of built structures must consider the proposed building mass, form, roof pitch and shape, materials, detailing and colour and their impact on the site, its users, existing site buildings and surrounding residential area. Any lease operating a commercial enterprise on the site shall first notify and obtain consent in writing from Council prior to erecting, place, fixing or attaching or otherwise any product advertising, promotional material or otherwise to the buildings or their surrounding grounds.</td>
</tr>
<tr>
<td>Maintenance</td>
<td>Lessees shall be responsible for the maintenance and good appearance of the building and surrounding site within the boundary of the licensed or leased area.</td>
</tr>
<tr>
<td>Permitted Uses</td>
<td>Activities associated with passive or active recreational activities, community and ancillary services as permitted under the Kogarah Local Environmental Plan or as determined by Council with reference to this plan of management. Organised district and local cultural, social, educational, recreational and community services should be encouraged to take place within the leased or licensed area.</td>
</tr>
<tr>
<td>Intensity of Use</td>
<td>Council is to seek to maximise the diversity of cultural, social, educational, recreational and community services, experiences and opportunities that the site and its facilities offer to both genders and a broad range of age and ethnic groups.</td>
</tr>
<tr>
<td>Hours of Use</td>
<td>Hours of use will be subject to the outcome of negotiations between the Council, licensee or lessee or as approved under any Development Application.</td>
</tr>
<tr>
<td>Lease or License Term</td>
<td>Agreed negotiated period between Council and the lessor up to 21 years where the land is “community land” and categorised “General Community Use”. Where the land is State Land although a lease may extend beyond 21 years this plan limits the leasing of State Land to a period not greater than 21 years.</td>
</tr>
<tr>
<td>Lease Term for Crown land</td>
<td>Leases exceeding 5 years are only to be offered where total investment capital to be expended by the lessee for new capital works within the lease period exceeds $100,000 Sydney CPI adjusted annually from 2004/5 financial year.</td>
</tr>
<tr>
<td>Lease Term for Crown land</td>
<td>Leases extending 5 years are to be conditional on the commencement of the new capital works within 12 months of lease commencement and the completion of the proposed works within an agreed timeframe between Council and the lessee. Any development is to be ancillary to the purpose of the park as a venue for public recreation and as permitted under the Kogarah Local Environmental Plan.</td>
</tr>
<tr>
<td>Lease Term for Crown land</td>
<td>Where the land is Crown Land reserved for public recreation and Council has been appointed Trustee then although a lease may extend beyond 21 years this plan limits the leasing of Crown land reserved for recreation to a period not greater than 21 years to be in accordance with the provisions of the Crown Lands Act 1989. It is a Department of Lands policy for lease and license agreements to offer shorter terms to allow for economic consideration, rental determination.</td>
</tr>
<tr>
<td>Rent</td>
<td>Commercial Activity</td>
</tr>
</tbody>
</table>
| Rent | Where a licence or lease permits a commercial activity preference is to be given to commercial rental rates or a percentage thereof based on an
independent valuation.

Community Activity

All lease or license agreements with community groups or associations are to comply with Council’s policy entitled “Leasing of Community Land and Buildings” adopted 27 August, 2001 and are also to be based on an independent valuation.

Periodic Rent Review

Part 2© of Council’s policy entitled “Leasing of Community Land and Buildings” makes provisions for periodic rent reviews. This condition should be extended to lease agreements for facilities and amenities that also operate on a commercial basis and are profit orientated. Minimal rent increases should be based on the annual Sydney Consumer Price Index.

Subsidised Rents

Any Agreement that results in Council subsidising the activity or service then that amount is to be compared with similar full commercial rates and the level of annual subsidisation as well as the term of the agreement is to be reported to Council.

<table>
<thead>
<tr>
<th>Public Access</th>
<th>To provide, manage and maintain public access through the reserve to the foreshore area and crown land.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reporting</td>
<td>To ensure Council’s accountability in the management of a public asset any new lease or license agreement is to ensure that Council is provided with an annual report and other reports as required by this plan and the license or lease agreement. Subsidised rental conditions in a lease or license to a community group or commercial enterprise is to be reflected in Council’s annual financial report as well as property and or community service subsidy reports.</td>
</tr>
</tbody>
</table>

15.3 Strategies

15.3.1 General Community Use

The strategies or actions outlined in the table following are for land categorised as “General Community Use” and are intended to provide a system of management by objectives. The stated objectives direct the management, planning and development of the parkland. These are formulated
so that it is possible to apply assessment criteria to measure the implementation of the plan. It is this element of measurability that makes the objectives valuable in determining accountability.

### STRATEGIES FOR LAND CATEGORY – GENERAL COMMUNITY USE

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Objectives</th>
<th>Performance Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ascribe the land category “General Community Use” to that area of land as outlined in the following diagram of this plan of management.</td>
<td>To provide the opportunity for a diversity of quality recreational experiences and benefits that promotes social interaction, self-actualisation and well-being.</td>
<td>Number and diversity of activities provided on the site. There is an established and recognised need for this facility in this general location.</td>
</tr>
<tr>
<td>Licensing and Management</td>
<td>To ensure responsible management, service provision to the community.</td>
<td>Consistently manage the site and building in a responsible manner for a range of community benefits in an manner that: Adheres to health and safety regulations. No infringements.</td>
</tr>
<tr>
<td>Permit the facility to be used for recreational or other community uses or services and for any complementary or ancillary activities as approved by Council.</td>
<td>To ensure Council is accountable for the management and planning of its recreational and land assets. To permit the use of the facility and its surrounds by approved community organisations, groups, private individuals or local societies, etc. To ensure the responsible use and management of the building, its assets and surrounds.</td>
<td>Adheres to the terms and conditions of any lease or license agreement for the protection and maintenance of Council’s assets. Adheres to Council Policy on Leasing of Community Land and Buildings Applies rental fees in accordance with the principles detailed in 14.2 of this Plan of Management</td>
</tr>
<tr>
<td>Incorporate the appropriate Principles for Leasing and Licensing outlined in section 15.2 into future lease or license agreements.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>As a condition of the lease agreement the lessee is to prepare implement and maintain a five (5) year Budget and Asset Maintenance Plan for buildings and structures in the property.</td>
<td>To implement the life cycle property asset management and maintenance practices. To comply with occupational health and safety regulations for allocation of budget and the implementation of the recommendations of the Budget &amp; Asset Maintenance Plan.</td>
<td>Allocation of budget and the implementation of the recommendations of the Budget &amp; Asset Maintenance Plan. Compliance with requirements</td>
</tr>
</tbody>
</table>

LANDSCAPE AUSTRALIA CONSULTANTS  
Page 67
<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Relevant Regulations and Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site management for lessee</td>
<td>The plan to be revised and submitted to Council at the conclusion of each five-year period of the lease or for the remaining years if not a full five-year period. Employees and visitors to the site. To ensure accountability in the management of Council assets. To retain the visual amenity of the site and its resources.</td>
<td>of AAS27, Workcover, Occupational, Health and Safety Act, 2000 and regulations, Building Codes of Australia and access requirements in accordance with AS1428.</td>
</tr>
<tr>
<td>Development proposals for lessee</td>
<td>When a development is proposed, Council ensures access to facilities and amenities for persons with a disability. To ensure ease in environmental negotiability to, in and around facilities for aged and persons with a disability. To provide ease of interpretation of signage by using international symbols where appropriate.</td>
<td>Adhere to appropriate Australian Standards for public access and signage for people with or without a physical disability. Adherence to Disability Discrimination Act, 1992.</td>
</tr>
<tr>
<td>Lessee’s obligations</td>
<td>The lessee undertakes and implements the findings of an Energy Audit of Buildings and other energy users within the site. To minimise the use of fossil fuels and increase the use of sustainable energy systems. To achieve savings in energy consumption costs.</td>
<td>Adherence to appropriate environmental legislation, regulatory and policy requirements. Reduction in energy costs and greenhouse emission gases.</td>
</tr>
<tr>
<td>Development criteria</td>
<td>Permit development that is ancillary to the purpose, use and enjoyment of the site as determined by Council in accordance with the plan and the Kogarah Local Environmental Plan. To maximise the use of public land for a public benefit in terms of providing appropriate recreational, educational, cultural, and community opportunities and experiences.</td>
<td>Adherence to the Kogarah Local Environmental Plan, this plan of management and appropriate legislative and planning requirements for foreshore developments.</td>
</tr>
<tr>
<td>Site planning and infrastructure</td>
<td>Where feasible, Council to avoid permitting excessive building development within the site. To retain and preserve public open space, avoid unnecessary duplication of existing facilities and encourage the maximisation and use of existing assets.</td>
<td>Retain, or alternatively increase, the existing total area of available open space.</td>
</tr>
</tbody>
</table>
As a condition of any lease agreement the lessee to prepare a Hazard & Risk Management Plan for the study area based on Australian Standard AS/NZS 4360:1999. The plan to be submitted to Council.

| To manage or eliminate potential hazards and risk within the site. |
| To ensure best practice in public health and safety of the site and its surrounds. |
| Management and reduction in public risk liability. |
| Compliance to Occupational Health and Safety standards and legislation. |

Where new development is to take place, and where appropriate, Council to require the incorporation of sustainable design principles into the design elements.

| To adopt sustainable architectural design principles for buildings based on the following: |
| “Flexible designs to enhance building longevity. |
| Utilise strategies that protect and restore water resources. |
| Improve energy efficiency while ensuring thermal comfort. |
| Reduce environmental impacts related to energy use. |
| Promote Occupational Health and Safety in the indoor (and outdoor) environment. |
| Conserve water and consider reuse systems. |
| Use environmentally friendly building materials. |
| Use appropriate plant materials. |
| Plan for recycling during construction, demolition, and occupancy” (Medler & Odell: 2000) |

| Number of sustainable design principles incorporated into new works. |
To ensure quality in building fixtures and fittings relative to their design, form, colour, texture, and construction materials and that they aesthetically complement the site.

To improve and maintain the facilities of the site and its resources.

As part of the lease agreement, the lessee to prepare an Environmental Management Plan for the site. The plan should identify and address any threats to the environment that arises from activities within the lease area.

To minimise the use and impact of manufactured chemical compounds, fertilisers and pesticides.

To manage oil and heavy metal discharging from the car park into the foreshore ecosystem.

Annual reduction in the use of manufactured chemicals.

Adherence to EPA and Workcover requirements.

Installation of pollutant traps.

### 15.3.2 Park

<table>
<thead>
<tr>
<th>Strategies</th>
<th>Objectives</th>
<th>Performance Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ascribe the land category “Park” to that area of land as outlined in the following diagram of this plan of management. Improve the diversity of recreation experiences which are available</td>
<td>To achieve a balances and sustainable approach to the use of the site To provide more specifically for the needs of passive recreation with facilities such as seating, barbeque and shelters To provide additional play equipment to supplement equipment available within the child care centre</td>
<td>Seek assistance from staff at Narani Child Care Centre in monitoring use of park and facilities</td>
</tr>
<tr>
<td>Integrate the parkland area with pedestrian and cycle routes</td>
<td>To construct a safe and attracting connecting pathway system which links to Harold Fraser and Parkside Drive Reserves</td>
<td>Review condition of pathway and complete necessary repairs and required</td>
</tr>
</tbody>
</table>
Promote shared use of park by users of Narani Child Care Centre

To incorporate nature study as part of childcare curriculum subject to appropriate safety and management requirements being met

Contact staff at Narani Child Care Centre to inform them of proposed works and encourage use of this area for “morning teas”, “teddy bear picnics” and other social events.

Introduce improved environmental awareness of Kogarah Bay channel and associated salt marsh areas

To provide visual links to environmental features, viewing points and interpretive information signs

Review condition of signage and update when required

Promote education opportunities of watercourse

To investigate potential interest of local primary school in participating in selected site works and management tasks.

Prepare information leaflets for use by local primary school which includes a simple questionnaire that asks students to assess the values of the site

15.3.3 Sportsground

Parkside Drive and Harold Fraser Reserves provide primarily for active sports, in the form of soccer and cricket. The Harold Fraser Oval within Harold Fraser Reserve is used for cricket during the summer and soccer in the winter. Parkside Drive is used principally for soccer, and during the summer months this Reserve is available for informal sports activity.

The sportsground sites cater to local and district needs for a broad range of age groups and cultural backgrounds. This provision is oriented to male dominated sports of cricket and soccer, and steps need to be taken to improve the accessibility for women’s and mixed teams. The limited extent of these Reserves is also a major consideration in the ongoing use of these facilities, particularly during the peak playing season. Improvements in the irrigation of the Parkside Drive Reserve using treated waste water, and in the selection of more robust grasses will assist in maintaining the quality of the playing surface, however the number of teams and number of games played within the Reserve will continue to result in deterioration of the playing surface as the season progresses. It is understood that the Carss Park Soccer Club is not actively seeking to increase the number of players using the Reserve. It may however be necessary to examine other ways of reducing the extent of use, and the impact on the playing surface. This is also relevant to the potential off site impacts on the area surrounding the Parkside Drive Reserve, in regard to traffic movement, parking, noise and other site management requirements. Although the active recreation areas of the Parkside Drive Reserves are also available for non-sporting, and informal active recreational use, the prime function of these areas is the delivery of competition sports, and it is proposed that the sportsgrounds be assigned the land category- “Sportsground” and managed accordingly.
15.3.4 Strategies for Land Category – Sportsground

<table>
<thead>
<tr>
<th>Strategies</th>
<th>Objectives</th>
<th>Performance Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ascribe the land category “Sportsground” to that area of land as outlined in the following diagram of this plan of management. Encourage, promote and facilitate recreational pursuits for both formal and informal sporting activities.</td>
<td>To maintain sportsfields and associated assets at safe and acceptable levels as Council funds permit. To ensure that access is available to the widest range of user groups</td>
<td>Ensure compliance is obtained with requirements for disabled access. Monitor condition of sportsfields during the playing season to ensure that standards of community safety and amenity, including for other recreational uses are met.</td>
</tr>
<tr>
<td>Improve the environmental quality of the area which includes the sportsfields to increase the comfort for spectators and other users of the Reserve.</td>
<td>To improve the environment of the Reserves, and the overall visual quality and the habitat for fauna</td>
<td>Record the extent of tree planting on the site prior to the preparation of the Plan of Management, and include a schedule for the future augmentation of planting</td>
</tr>
<tr>
<td>Ensure that such facilities are managed having regard to any adverse impact on nearby residents.</td>
<td>Obtain development consent for any works required under Council's LEP.</td>
<td>Ensure that all issued development consent requirements have been met.</td>
</tr>
</tbody>
</table>

15.3.4 Strategies for Land Category – Natural Area: Watercourse

In addition to the improvement in the management of stormwater, the naturalisation of the Kogarah Bay Stormwater Channel is a major opportunity for the re-establishment of a more environmental treatment within Parkside Drive Reserve which can substantially improve the experience of all passive recreation.
<table>
<thead>
<tr>
<th>Strategies</th>
<th>Objectives</th>
<th>Performance Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ascribe the land category “Natural Area: Watercourse” to that area of land as outlined in the following diagram of this plan of management. Assess the feasibility and environmental impacts of converting the lower portion of Council’s concrete stormwater channel into artificial creek having a natural appearance and fitting stormwater control devices in the channel.</td>
<td>To improve biodiversity, visual and recreational amenity, the quality of stormwater run-off.</td>
<td>Improved biodiversity and aquatic environmental indicators in the stormwater drainage channels.&lt;br&gt;Adhere to water quality standards for urban stormwater drainage systems&lt;br&gt;Enhance the visual amenity of the reserve.</td>
</tr>
<tr>
<td>Introduce and retrofit stormwater treatment measures up stream as part of multiple-use strategy for open space: Assess the feasibility of introducing litter traps. Assess the feasibility for including a linear wetland or other similar device within the stormwater channel Prepare a review of environmental factors.</td>
<td>To manage stormwater run-off as a natural resource.&lt;br&gt;To enhance recreational opportunities in the reserve by improving the stormwater quality being discharged into the intertidal area of Kogarah Bay.&lt;br&gt;To improve the water quality for marine life.</td>
<td>Improved water quality of stormwater run-off as determined in monitoring programs.</td>
</tr>
<tr>
<td>Promote community education on stormwater management issues.</td>
<td>To provide the means for community education and involvement.&lt;br&gt;To improve community awareness of the impacts of urban run-off on ecological systems.</td>
<td>Improved community awareness and participation.&lt;br&gt;Prepare information leaflets for use by local primary school which includes a simple questionnaire that asks students to assess the values of the site</td>
</tr>
<tr>
<td>Overland flow path to be constructed.</td>
<td>To minimise flooding of adjoining properties.</td>
<td>Overland flow path constructed and flooding to adjacent properties minimised.</td>
</tr>
</tbody>
</table>
Plan of Management Land Categories

- **Park**
- **Sportground**
- **Natural Area Watercourse**
- **General Community Use**

**Area covered by Harold Fraser Reserve**
Public Service and Sports Amenities Building POM

**Area covered by the Parkside Drive Tennis Centre POM**
Location of Crown Land
16. Funding

Possible sources of external funding to assist Council to complete required capital works on the site are as follows:

NSW Department of Sport and Recreation- Capital Assistance Program, and

Department of Planning – Green Web-Sydney Program

The cited external grants are generally available annually but may vary as to the sum of capital assistance available and the criteria for preferred projects being promoted by the funding body. It should be noted grants are not available to contribute towards maintenance works. These remain the responsibility of Council and therefore the selection of works that require limited maintenance is required. In addition, grants are available only for a limited time and are not always available every year. The availability of grants can be limited to only 12 months or may be available for a set period, owing to the extent of the project. Financial assistance from grants is generally confined to a dollar for dollar contribution. This requires Council to contribute 50% of the costs of the project and the funding contributing the other 50%.

The total amount and number of grant funds that are available from any one source at any one time is very limited. The availability of grant funding is also competitive between Councils. Therefore, Council cannot entirely rely on grants to commence and supplement a project. However, it should apply to any grant body for assistance where any of its projects comply with the grant criteria. This plan of management can assist Council in the preparation of appropriate applications.

In addition, the State and Federal Government periodically introduce new grant programs. These may address a specific social need, economic or environmental issue. Council will endeavour to monitor these programs as they are introduced.

As previously noted, grants are not available to assist Council in financing its maintenance to its parks, reserves and facilities. Unless balanced by the introduction of new efficiency measures any reduction in existing maintenance expenditure to supplement new capital works should be avoided. The consequences of a failure to adequately maintain a valuable asset is the necessity to bring that asset back online at a later date. This is usually at a higher financial cost to the community. Further consequences result in a loss of public credibility and accountability in asset management as well as a reduction in asset service value. The adage “prevention is better than cure” has significant relevance in the management of valuable community assets. In addition, it should be noted that where monitoring of works is required then this too would incur additional cost to Council.

The ongoing maintenance of the sites existing assets should be the preferred course of action where that asset has high community value and use. However, assets whose rate of deterioration has exceeded reasonable ongoing maintenance expenditure, repair or replacement costs then Council will need to give consideration to asset disposal and divert funding to supplement new development or improved maintenance of other assets.
16.1 Ranking

The following outlines the schedule to implement the strategies outlined in the plan. The implementation of the preferred schedule, whether wholly undertaken in one attempt or staged over time, will be dependent on the demands made by Council, its preferred priorities in any one financial year and the availability of resources each financial year. The implementation of some strategies are dependent on or may be affected by the findings of one of the sited studies which may identify additional works that need to be undertaken prior to those nominated in Section 16.2 following.

The suggested ranking’s are also subject to other factors but there is nothing to prevent all or a limited number of strategies within the plan being implemented at any one time or lesser items being implemented first. The cited priorities may be subject to other changes so as to accommodate a program of works that best achieves a consistent means of development relative to funding and resources. However, where changes are proposed prior consideration needs to be given to the impact of any proposed undertaking on other future works so as to avoid unnecessary expenditure, duplication or inconvenience.

The schedule of works listed is the plan has been prioritised in a hierarchy expressed by the numeric symbols “1” indicating a “First Order Priority “, “2” a “ Second Order Priority” and “3” a “ Third Order Priority”. These are further detailed in the Table following.

<table>
<thead>
<tr>
<th>Priority</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>First Order Priority</td>
</tr>
<tr>
<td></td>
<td>Items allocated “1” are the preferred first items to be addressed in implementing the plan</td>
</tr>
<tr>
<td>2</td>
<td>Second Order Priority</td>
</tr>
<tr>
<td></td>
<td>Items allocated “2” are the preferred secondary items to be addressed in implementing the plan but can be upgraded or downgraded</td>
</tr>
<tr>
<td>3</td>
<td>Third Order Priority</td>
</tr>
<tr>
<td></td>
<td>Items allocated “3” are the preferred third order items to be addressed in implementing the plan and should be implemented after items “1” and “2” have been initiated. Items in this category may be upgraded to secondary items.</td>
</tr>
</tbody>
</table>
16.2 Schedule of Strategies and Actions

The following table presents a schedule for implementing the strategies outlined in this plan of management. The Table indicates the strategy and the preferred priority for each of the actions. The schedule of actions forms part of the overall strategies for the management of the reserves.

**PRIORITY AND SCHEDULE OF ACTIONS FOR FUTURE SITE IMPROVEMENTS : HAROLD FRASER RESERVE – KOGARAH STATE EMERGENCY SERVICES AND SPORTS AMENITIES BUILDINGS**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Action: Land Use Category:</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>General Community Use</strong></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Improvements to the access arrangements for vehicles turning right from Princes Highway.</td>
<td>KC/ RTA</td>
</tr>
<tr>
<td>1</td>
<td>Improvements to the surface of the carpark, particularly during winter.</td>
<td>KC</td>
</tr>
<tr>
<td>2</td>
<td>Additional storage area for the Emergency Services Building (subject of current applications and separate funding)</td>
<td>Kogarah SES</td>
</tr>
<tr>
<td>3</td>
<td>Replacement of the administration and control centre of the Kogarah State Emergency Services Building (subject to funding availability) in a location which is not subject to flooding.</td>
<td>Kogarah SES</td>
</tr>
<tr>
<td>3</td>
<td>Replacement of the Sports Amenities Building with duplicated change rooms, a kiosk, office and referees room (subject to funding availability) in a location which is not subject to flooding.</td>
<td>St George District Cricket Club/ Carlton Rovers Soccer Club/ KC</td>
</tr>
<tr>
<td>3</td>
<td>Additional seating for the spectator areas around Harold Fraser Reserve to meet the needs of disabled and older persons.</td>
<td>KC</td>
</tr>
</tbody>
</table>
### Priority and Schedule of Actions for Future Site Improvements: Harold Fraser Reserve

<table>
<thead>
<tr>
<th>Priority</th>
<th>Action: Land Use Category:</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Landscape enhancement to improve environmental values</td>
<td>KC</td>
</tr>
<tr>
<td>2</td>
<td>New pedestrian pathways and seating to connect Reserve to adjacent residential area, and to provide for passive recreation.</td>
<td>KC</td>
</tr>
<tr>
<td>3</td>
<td>Lighting of pathways and oval</td>
<td>KC</td>
</tr>
</tbody>
</table>

### Priority and Schedule of Actions for Future Site Improvements: Parkside Drive Reserve

<table>
<thead>
<tr>
<th>Priority</th>
<th>Action: Land Use Category:</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Improvements to the playing field surface and management of sports activities to maintain quality of playing surface</td>
<td>KC/ Principal user groups</td>
</tr>
<tr>
<td></td>
<td>Improved parking arrangements and management</td>
<td>KC/ Principal user groups</td>
</tr>
<tr>
<td></td>
<td>Improved traffic management of Parkside Drive and increased pedestrian safety</td>
<td>KC</td>
</tr>
<tr>
<td>2</td>
<td>Landscape enhancement to improve environmental values</td>
<td>KC</td>
</tr>
<tr>
<td>2</td>
<td>New pedestrian pathways and seating to connect Reserve to adjacent residential area, and to provide for passive recreation</td>
<td>KC</td>
</tr>
<tr>
<td>2</td>
<td>Improvement to the Kogarah Bay channel to provide more effective water management and recycled water for irrigation.</td>
<td>Sydney Water</td>
</tr>
<tr>
<td>1</td>
<td>Improved management of the lighting of playing fields</td>
<td>KC/ Principal user groups</td>
</tr>
</tbody>
</table>
17. Planning and Development

The following outlines a number of planning instruments that will be relevant in the consideration of future use and development on the subject land.

17.1 Local Environmental Plan

The subject site is zoned 6(a) Open Space in Kogarah Council’s Local Environmental Plan, 1998. The objectives of this zoning are to recognise publicly owned land or land capable of being used for public recreation and to identify and protect land intended to be acquired for local public open space. The plan allows specific types of development with and without consent. The development within the zoning for the site must be ancillary to or promote the use and enjoyment of parkland.

17.2 Development Assessment Criteria

Council considers applications for its parks and reserves with reference to the Local Environmental Plan and the development assessment criteria included in the Plan. The Plan states that the Council, as the consent authority should not grant its consent to development or works on land zoned Open Space 6(a) unless it has considered the following assessment criteria:

- the need for the proposed development of that land;
- whether the proposed development promotes or is related to the use and enjoyment of the land;
- the impact of the proposed development on the existing or likely future use of the land; and
- The need to retain the land for its existing or likely future use.

When assessing whether a particular use or development on a public reserve is appropriate at this site then:

The total area to be affected by the proposed development is to be a relevant factor in assessing the appropriateness of the development. Where a development proposal results in a permanent loss of a substantial area of open space parkland, then the total area to be alienated is to be weighed against the impact on the purpose, enjoyment and amenity of the reserve.

The incorporation and use of ecological sustainable development building and management practices are also to be a relevant factor in assessing the appropriateness of a proposed development within a public reserve.
17.3 Green Web Sydney

Green Web – Sydney is a metropolitan wide initiative to establish a green web of native vegetation and habitat corridors. Its principal objectives are to establish habitat corridors to provide links between fragmented sections of urban native bushland as well as to protect conserve and enhance the remaining bushland in the Sydney region (Seidlich, 1997). The aim of the project is to facilitate the migration of wildlife and the natural dispersal of native plants (ibid, 1997). Large open space areas, such as parklands, and ancillary sites such as the Harold Fraser Reserve, can make a substantial contribution to these ideals without undue impact on their existing use or conflict with core objective for such use.

The Green Web – Sydney Scheme identifies the subject site as part of the “Habitat Reinforcement Area”. As a consequence Council requires the planting of native trees and vegetation to establish a green link to provide for migrating birds and habitat opportunities around the foreshore of Kogarah Bay. In addition, the nearby stormwater channel provides the opportunity to incorporate a system of freshwater habitat and associated vegetation which links to the site.

17.4 Ecological Sustainable Development

Ecological sustainable development is now a mandatory objective of all development and works, as it seeks to maximise the environmental, social and economic benefits over the long term. Defined by the Commonwealth Government in 1990 as “using, conserving and enhancing the community’s resources so that ecological processes, on which life depends, are maintained and the total quality of life, now and in the future, can be increased.” It is therefore essential that any use and development of the site should meet current sustainability requirements, while at the same time not diminish the utility of the site for its future users. These requirements are to be embodied in the future initiatives for the site and adopted in the following principles:

(a) Conservation of Energy

Any building or landscape works should be constructed to minimise the reliance on fossil fuels and promote the use of renewable energy alternatives.

(b) Utilisation of Ecological Systems

Buildings or landscape works are to be designed to work with the seasonal climatic conditions, natural energy resources and ecological systems.

(c) Minimisation of New Resources

Building and landscape works are to be designed to minimise the use of new resources. Existing resources at the end of their usual life in one form, where feasible, to be incorporated in new works.

(d) Integrating User needs while ensuring Ecological Sustainable Practices
Buildings and landscape works are to be designed relative to the principal user purpose and needs with least impact on the environment. Works associated with the landscape are to consider the inclusion of endemic vegetation and the creation of habitat opportunities for native species and furthering life supporting ecological systems.

(e) Consideration of the Site and its Ecological Systems

Works associated with buildings or landscape and their use are to give consideration to the site and impacts on ecological systems. Eg wildlife habitat and water quality

(f) Adopting a holistic approach

Principles (a) to (e) are to be embodied in a holistic approach to the built and landscape environment.

The application of these principles to the Harold Fraser Reserve: Connell's Point site is to be achieved by the use of performance requirements that apply if there is no renovation or minimal renovation to the existing building or if more substantial works are proposed. These directions are provided as Appendix E.

17.5 Site Assets and Condition

It is recommended that a full assessment of the building be completed by a qualified Building Inspector prior the adoption of any lease or licence for the use of the site. This report will address the condition of the Building in respect to the Building Code of Australia and its ability to meet with the requirements of all relevant codes of practice.

The assessment of the external areas of the site is also required, given its previous use as a recreational facility which required the use of herbicide and other chemicals.

Any external works should have regard to the potential effect of any landfill soils, and the risk of any acid sulphate soils which is known to apply to nearby locations.

17.6 Advertising Signage and Sports Club Branding

Although it is acknowledges that sporting clubs sometimes rely on advertising and sponsorship as a source of income, State Environmental Planning Policy no. 64- Advertising and Signage places restrictions on advertising on land zoned for open space purposes. To maintain visual amenity the use of temporary advertising signage and structures in Harold Fraser Reserve will be permitted, subject to council approval, in the area surrounding the sports amenities building subject to the following:

- they are displayed on match fixture/event days only and a maximum of tree consecutive days will be permitted to cover weekend or long weekend sports carnival events;
- signage is to be located for viewing by spectators only and shall not be displayed for viewing by the general public;
.temporary advertising may only be displayed when associated with upcoming events and/or fixtures associated with the Reserve;

the use of sports club logos or signage will be considered subject to application being made an approval being given by Council. These signs are to be of a high standard, shall complement the architectural form of buildings and not obscure building details.
18. Public Hearing

In accordance with the Local Government Act 1993 (as amended) a public hearing will be held in respect to the categorising of community land which includes the subject site. The hearing will consider that the logical categorisation of the land is general community use, and that the Parkside Drive and Harold Fraser Draft Plan of Management be considered for adoption. The following summary will be submitted to this public hearing for consideration.

18.1 Issues Assessment

Parkside Drive and Harold Fraser Reserve are to be categorised as a site for general community use, sportsground, park and natural area: watercourse

18.2 The Site

The subject site is located at 190 Princes Highway, Kogarah Bay on the southern side of the Highway going south generally between the Princes Highway and Carlton Crescent.

18.3 Zoning

Under the Kogarah Local Environment Plan 1998, the subject area is currently zoned 6(a) Open Space (Public).

18.4 Property Description

This Plan applies to all land which is described as Lot 1 DP 89020, Lot 2 Section 7 DP 1963, Lot 1 Section 7 DP 1963, Lot 8 section 6 DP 1963, Lot 1 DP 133451, Lot 19 DP 27881, Lot 20 Section 27881 Lot 2 DP 133451, Lot 1 DP 121954, Lot 2 DP 261749, Lot 8 DP 261749, Lot 9 DP 261749, Lot 13 DP 261749, Lot 1 DP 86654, PT Lot 227 DP 12759, Part Lot 228 DP 12759, Lot 4 DP 503495, Lot 6 DP 530273, Lot 2 DP 503496, Lot 1 90019, and Part Lot 376 DP 12759 part Lot 2, DP 133451, and an area of Crown land (Lot 1 DP 89019) at 290 Princes Highway, Carss Park.

18.5 Values

Community Use and informal recreation, formal recreation
18.6 Assessment

Due to the proposed ongoing use of the site for the same purposes, residents are able to benchmark the operation of the site against its recent use for emergency services and sports amenities.

18.7 Classification (Local Government Act)

Categorised as general community use, park, sportground, and natural area: watercourse.

APPENDIX A1

RESULTS OF COMMUNITY QUESTIONNAIRE

KOGARAH COUNCIL: HAROLD FRASER RESERVE: PUBLIC SERVICE AND SPORTS AMENITIES BUILDING SITE PLAN OF MANAGEMENT

Question 1: What do you like most about living near Harold Fraser Reserve?

The open spaces/ parkland
Plenty of vegetation/ Large Trees
The public enjoying the sports facilities/ cricket
Proximity to tennis courts (1) and open space
Nature of the area
Beautiful views
New lights (I like the trees and the new lights. It makes me feel I’m in fairy land)
Well maintained/ clean
Minimal development
Atmosphere/village atmosphere
Because drainage problem NE corner was fixed
Connection with Carss Park playing fields and amenities
Healthy lifestyle
Good asset growth
Quietness

(6)
(4)
(3)
(1)
(1)
(1)
(1)
(1)
(1)
(1)
(1)
(1)

Summary Comment

There is considerable value placed on the open space and recreational content of the Reserve, and
the vegetation and visual quality of its interior. The low key nature of the development on the site is also noted as an important characteristic.

Question 2: What do you dislike?

Nothing (3)
Hoons in the carpark / vandalism, but lighting will help (3)
Loud mouth noisy football players/foul language, we cant have visitors on the weekend (2)
Love as is, no flashy new developments please (1)
Lack of parking, particularly around Carss Park/numerous occasions when safety issues (1)
Blocked drains( recently improved), dogs of leash areas on and around oval (1)
Prior to installation of lights, felt unsafe (1)
Dangerous and illegal driving along Parkside drive on weekend (1)
Occasional group of young people drinking late at night. (1)
A few dogs (1)
Loss of willow trees (1)
Accessibility of the tennis courts to the public on an ad hoc basis (1)
Illegal usage of amenities (1)
Blocked drains from trees along the Princes Highway (1)
Trees along the drain. (1)
Tennis court lights after 9.30pm (1)
Untidiness of the grounds around the tennis courts (1)

Summary Comment

While there are no issues of concern to a large number of residents, there are aspects of the operation of the park which require continued review. The installation of the lights within the carpark have been effective in improving the feeling of safety within the Reserve. Some night-time undesirable behaviour continues within Reserve. The operation of the parking area requires more stringent management during peak periods.

Question 3: Have you any comments regarding the two buildings in Harold Fraser Reserve used by the local cricket clubs and the Kogarah State Emergency Services?

No (4)
Building blend into site (2)
Support continued use of existing (ex caravan park) building for SES, Cricket Clubs and community groups (2)
They are put to good use (1)
They are adequate (1)
They are fine, but the shipping container is appalling
Disappointed at loss of women’s sport, and needs to be ongoing capability using facilities
We welcome improvements in facilities for caretaker (Tony), Cricketers and SES.
Provide a coffee shop or facility for (not clear).
“It is lovely to everybody, so happy”.
We look forward to improvements in the pavilion, including the team change rooms (1)

Summary Comment

Generally the use of these facilities is acceptable to residents, and acceptance of improvements if the quality of the site is maintained.

Question 4: Council is to consider the issue of a new lease for the continued operation of these facilities. Are there any matters to which Council should have regard?

No (7)
As long as maintained as is (2) and buildings and surrounds for the public use
No comment/ not applicable (1)
Appears both are well managed (1)
Increased lighting for the carparking area
Cricket crowds are less noisy than soccer crowds
Would be advantage if the tennis centre, SES and cricket facilities complemented each other
Concern over removal of opportunities for female participation in sporting activities
Carpark capacity is limited
Carpark could be improved
Lessees should consider impacts on neighbouring residents
Avoid promoting loitering in the park at night
Just keep going its lovely

Summary Comment
Continuation of the lease arrangements for the SES and sports amenities buildings are generally supported. Some attention needs to be given to the operation of the carpark.

Question 5: Are there any other matters which Council should consider in the future use of these buildings?

None (7)

That the buildings and grounds are used for sport and the SES Cricket buildings subject to graffiti

Need to consider the increased need for facilities for the mature aged

Sharing of facilities and common cleaning and maintenance

Aware of the requirements of the SES to increase storage requirements and this seems reasonable.

Need increased lighting for the carpark

Need vandal proof benches for spectators

No football clubs please

Ground and buildings are well maintained.

Not to build any other structures or build higher to block views/ disturb park

Need to improve the storage capability of the buildings to replace requirement for containers

“So far as I can see, they all look great”

Summary Comment

Continued operation of the facilities is considered appropriate, however some improvements to the storage arrangements is required.

Question 6: May I ask you how long you have lived at this address?

7, 37, 4, 41, 50, 25, 1, 30, 3, 3, 3, 4, 11, 34, 52, 13, 18, 23, 50, 32,

(average 19.6 years)

Summary Comment

The residents who live adjacent to the Reserve have done so for extended periods of time.
Other comments

Trees on highway need to be trimmed to maintain view of service station signage

Serious parking issues around Parkside Drive

Concern about reference to “improvements” and “developments”

Question 8: Would you like to be kept informed about the preparation of the plan? (if so, may I have your contact details)

Craig and Victoria Turner 12 Johnston Avenue, Kogarah Bay NSW 2217
Miss A Campbell 8/292 Carss Park Lane Carss Park NSW 2221
P. Ash 1 Hamer Street Kogarah Bay NSW
R & J Parsons 16 Erang Street Blakehurst NSW
D & R Thompson 20 Carwar Park Ave Carss Park NSW 2221
B Thompson I Parkside Drive Kogarah Bay NSW
Mr and Mrs R Arthur 6/292 Princes Highway Carss Park NSW 2221
Tennisworks (Kerry Dock) P.O. Box 4125 Kogarah Bay NSW 2217
Mrs Gwenda Hainmami 247 Princes Highway Kogarah Bay NSW 2218
Resident 14 Erang Street Carss Park NSW 2221
Graeme & Deirdre Schroeder 8 Gooroa Street Carss Park NSW
Boris Bosnoski P.O. Box 773 Hurstville NSW
Nick and Wilma Manousis 272 Princes Hwy Kogarah Bay NSW 2217
Peter Hansen 7 Parkside Drive Kogarah Bay NSW
Resident wefca@optusnet.com.au
APPENDIX A2

KOGERAH COUNCIL: CARSS PARK BOWLING CLUB SITE PLAN OF MANAGEMENT

COMMUNITY INTERVIEW QUESTIONNAIRE 2004 – INTERVIEW

Question 1: What do you like most about living near Carss Park?

- Lovely great place (2)
- Quiet and plenty of space (2)
- Do not use because of age (1)
- Good for kids, quick walk to park (1)
- Healthy place, should be more trees
- Cannot afford to move-
- Seclusion
- Just the park
- No real reason, just like it

Summary Comment

General regard for open space and availability for relaxation.

Question 2: What do you dislike?

- Nothing, no problems (5)
- Rubbish on the street
- Only when parties at bowling club
- Break-ins at the bowling club
- Cars using intersection and street as drag way
- Only the noise late at night
- Some of the trees are too tall

Summary Comment:

Park itself meets with community expectations.
Question 3: Are there facilities or particular uses which Council should consider for the site which was occupied by the Carss Park Bowling Club?

- No ideas (5)
- Was OK for bowls and social activities such as dances (1)
- Should not be pulled down
- Should be subdivided for housing
- Only a park - nothing that is for making money
- Restaurant and café
- Wedding receptions

Summary Comment:
No consensus view on a particular use for the site

Question 4: Council has received expressions of interest for the use of part of the Bowling Club site for a child care centre or a pre-school? How would you feel about this? Would you use such a facility?

- Child Care facility would be acceptable: 1
  (Includes one respondent for pre-school, not extended day care)
- Would use this facility: 1
- Child care facility is not acceptable: 1

Summary Comment:
Clear support for child care use.

Question 5: Council has also received an expression of interest for the use of part of the Bowling Club building as a facility for aged persons. How would you feel about this? Would you use such a facility?

- Aged Persons facility would be acceptable: 8
- No comment: 1
- Would use this facility: 1
- Aged persons facility is not acceptable: 3

Summary Comment:
Support for aged care related facility
Question 7: What other considerations do you think Council should be aware of when completing the plan?

Building should not be pulled down: (2)
Traffic: (1)
Nothing: (1)
Activities should be limited to daylight hours
Should be just gardens
Parking is problem once a year
Use of lights on soccer ground, over use
Not multi-unit development
Robberies in the area
Not good for restaurant
Need to provide a place for the small community groups (eg the bridge girls)
Needs to be progressive and bring new community spirit to the area

Summary Comment:
Range of issues of interest and concern

Question 8: May I ask you how long you have lived at this address?

1-10 years: 3
10-20: 1
20-40: 4
Over 40 years 4
60, 1, 40, 15, 24, 24, 1, 57, 24, 5, 53, 45.

Summary Comment:
Significant proportion of long term residents

Question 9: Would you like to be kept informed about the preparation of the plan? (If so, may I have your contact details?)

Yes: 9

Total of: 12 Responses
APPENDIX A3

KOGARAH COUNCIL: CARSS PARK BOWLING CLUB SITE
Community Questionnaire 2004

Question 1: What do you like most about living near Carss Park?

Open green feel-undeveloped parkland (20)
Peace and tranquillity (15)
Views and Water views (5)
Fauna and flora (bushland) and attempt to re-establish it (3)
Community recreation (including the bowling club) (3)
Walking through parks and beach (5)
Bus access to Kogarah, Hurstville and Rockdale and city (2)
Close to good facilities (2)
Village atmosphere (2)
Park facilities (2)
No town houses (1)
Low density housing (1)
Friendly neighbourhood (1)
City living in open natural setting
Clean air
Low Crime rate
Swimming pool
Limited traffic
Nice
Needs a pre-school
Old world charm
Privacy
Well maintained
Safe

Summary Comment:

The value of the parkland “feel” is noted, and emphasises the need to limit additional built form on the site. The importance of the land being a low noise generator is noted. The visual quality of the site is also to be addressed.
**Question 2:** What do you dislike?

Dangerous driving and noise on Carwar Avenue and Carlton Cres (14)
Over development- Excessively large housing (4)
Nothing (4)
Noise from park users and floodlights –soccer fields (4)
There are no cafes or meeting places (1)
The ugly building that houses Carss Park Swimming Pool
Through traffic from Ramsgate to Blakehurst (Closing area around the pool has helped)
Too many trees producing litter
Littering and pollution of waterways
Poor condition of waterway
Unsustainable buildings –lack of water management/ energy management
Number of duplex and medium density houses
Increasing population
Inappropriate planting of environmental weeds
Inappropriate functions in park
Parking around the park
Absence of a good coffee shop
Loss of the bowling club
Inappropriate Council decisions
The ranger

**Summary Comment:**

Traffic issues associated with the use of Carwar Avenue and Carlton Crescent and particularly the intersection is a priority. Building scale on properties nearby to the site is also of concern to residents.

**Question 3:** Are there facilities or particular uses which Council should consider for the site which was occupied by the Carss Park Bowling Club?

Pre-school/ child care (8)
(Including one request for limited hours of use)
Community garden shrubs and seating (5)
Community/facility uses (including a community- sports club) (5)
Cafe/ Tea Rooms (4)
None (4)
Re-establish bowling club (inc. synthetic green) more informal like Paddington (3)
Aged persons facility (including physio) (2)
Licensed restaurant for functions (2)
Dog off leash area (1)
Demolish the building and use as parkland (1)
Reuse the same building-no extension (1)
Art/community centre (eg Hazlehurst Art Centre at Gymea) (1)
Combine bowling club, soccer and rugby clubs, general sports club (1)
Parkland with trees
Cycleway
Family fitness centre
Outdoor fitness
No restaurant
Carparks for the soccer club patrons to address problem of illegal parking on Parkside Drive

Summary Comment:

Support was expressed for a child-care facility, and also interest expressed in general community use, which incorporates a café/tea room and gardens.

Question 4: Interest has been expressed in the use of part of the Bowling Club site for a child care centre or a pre-school? How would you feel about this? Would you use such a facility?

Yes, acceptable (25)
Hours of operation need to be limited (2)
If church or community run (1)
If 40-50 children, 9.00am-3.00pm
If adequate parking
Need to consider capacity
Need adequate drop off
No additional buildings
No, not acceptable  
Cost of converting building  
Traffic generation  
Excludes public access to park

Use  
Not use

**Summary Comments:** Significant support for a child care/ pre-school centre, having regard to the hours of operation and total number of children. Some concern about this use.

**Question 5:** Interest has been expressed in the use of part of the Bowling Club building as a facility for aged persons. How would you feel about this? Would you use this facility?

- yes, acceptable  
- If day activity only  
- Not if residential  
- Need for aged care beds  
- Would be volunteer  
- If no further development  
- If not intensively developed

- No, not acceptable  
- Not sure how it would be used  
- Would be a commercial use on public site  
- Already enough of this use nearby  
- Would require alteration to Club building  
- Not sure how meets with community classification  
- We need younger people in the area  
- No answer  
- Need more information

Use  
**Use**
Summary Comment:

Significant support for aged person’s facility. Significant concern about this use.

Question 6: Interest has been expressed in the use of part of the Bowling Club building as a family fitness centre (eg Aerobics, exercise equipment, yoga, and tai chi). How would you feel about this? Would you use this facility?

Yes, acceptable (21)
Possible conflict with Dick Cain’s facility (4)
If child care and aged care needs are met (1)
If within building only
Should have been maintained as part of bowling club
Upstairs would be ideal
If hours of use limited
If associated with a restaurant/reception facility
Should incorporate bowling
Will not last long
Need to address traffic and restrict hours of operation

No, not acceptable (11)
Should be community gardens (eg Miranda)
Plenty available locally
Better use as child care facility
Other nearby fitness centres
Will be source of noise in residential area
Would prefer Dick Cains
No answer
Use (11)
Not use (7)
No answer (9)
Summary Comments:

Significant support for the use of the site as a family fitness centre.

Some concern about the potential impacts of its operation.

Question 7: Are there any other considerations you think Council should be aware of when preparing the plan?

Should not generate excessive noise 6
Should not generate excessive traffic (including parking) 5
No additional buildings 3
Nothing 3
Hours of operation should be restricted 2
Need to reopen the bowling club as a focus for social activity 1
Site not served by public transport, would need adequate carpark (not in parkland) 1
Community interest should prevail over financial return 1
Need a small café or two 1
Costs of refurbishing building may be prohibitive 1
Traffic management at intersection Carwar Avenue and Carlton Crescent (not speed humps) 1
Priority for site is for parkland (camellia gardens) 1
Do not want night club or restaurant 1
Just desperate for a good pre-school 1
If future use unsuccessful, remove building 1
Should be community use at least in part 1
Facilities should be integrated with existing facilities (e.g., Swimming Pool) 1
Should consider moving Dick Caine’s Gymnasium to this site 1
Should be low rise retirement development (contact Illawarra Retirement Trust) 1

Summary Comments:

Concern about the possible noise and traffic impacts of the intended land use. This is strongly related to the existing traffic problems which exist in this location, and require attention.
Question 8: May we ask you how long you have lived at this address? (Optional)

Average period of residency (32 respondents) : 21 years

Summary Comments:

Significant number of residents have lived here for more than 20 years.

APPENDIX B

RESULTS OF COMMUNITY QUESTIONNAIRE NO. 2

KOGARAH COUNCIL: PARKSIDE DRIVE AND HAROLD FRASER RESERVES

Question 1: What do you like most about living near Parkside Drive and Harold Fraser Reserves?

Opens Space (a vast diminishing resource) (30)

Some Trees' greenery (8)
Peace and Quiet, pleasant and restful, passive recreation (6)
Sporting Facilities (for young people) (4)
Parkland Views (3)
Proximity to the large parks (2)
Birdlife (2)
Walks (2)
Waking the dog (1)
People have picnics there (1)
Watch the children play/ Children’s play (1)
Clean Air (1)
That people walk there with their dogs
The green contoured area separating the two high-rise reserves
Environment
Refreshing contrast to the outside world
Good lifestyle
Fun and exercise
Grass which is good to lie on
Walk all the way down to the bay
Parkside Drive Reserve is an extension of my backyard and I enjoy seeing people walking, running, exercising their dogs, children’s play, soccer games, training.
Access to amenities
Christmas time (December – March), because it’s outside the soccer season noise period.
Outlook from my apartment even though my address is the highway
Well maintained
It is a very nice place
Oh, I don’t notice it
Not specified

Summary Comment

The key direction given by local residents in regard to the current value of Parkside Drive and Harold Fraser Reserves is the value placed on the open space, the contrast this area provides from the built up areas of the township, and the retreat like feel of the Reserve. While the sporting facilities are noted, emphasis is given to the passive recreation opportunities. Generally, based on the responses to the survey, there is a high degree of satisfaction with the Reserves as open space facilities, and a significant level of interest in the current and future use.
**Question 2:** During the past month or so, have you or members of your household visited either of the reserves, and if so what did you do while you were there (eg walked the dog, played soccer?)

<table>
<thead>
<tr>
<th>Activity</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>42</td>
</tr>
<tr>
<td>No</td>
<td>2</td>
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<tr>
<td><strong>Activity</strong></td>
<td></td>
</tr>
<tr>
<td>Walked without dog</td>
<td>29</td>
</tr>
<tr>
<td>Walked dog</td>
<td>13</td>
</tr>
<tr>
<td>Jogging</td>
<td>5</td>
</tr>
<tr>
<td>Kicked soccer ball /football</td>
<td>2</td>
</tr>
<tr>
<td>Walk with friends</td>
<td>1</td>
</tr>
<tr>
<td>Exercise</td>
<td>1</td>
</tr>
<tr>
<td>Playground/ Children’s play</td>
<td>1</td>
</tr>
<tr>
<td>Leisure, sport with friends</td>
<td>1</td>
</tr>
<tr>
<td>Kite flying</td>
<td>1</td>
</tr>
<tr>
<td>Cricket/ Cricket nets</td>
<td>1</td>
</tr>
<tr>
<td>Cycling (Carlton Crescent, Parkside Drive)</td>
<td></td>
</tr>
<tr>
<td>Picnic</td>
<td></td>
</tr>
<tr>
<td>Swimming</td>
<td></td>
</tr>
</tbody>
</table>

**Comments**

- Go for nice peaceful walks, very relaxing
- As a couple in our 80’s we wander down and the enjoy the water and surrounds
- I enjoy walking in and around the reserve areas several times a week
- Walk on route to Carss Park (2)
- My family used to play sport and I used to walk the dog

**Summary Comment**

The Reserves are used very frequently by residents, and most often for passive recreation (walking and walking with dogs). Informal active recreation such as kicking of balls, or jogging area are less significant.
Question 3: Have you or members of your household experienced any problems in regard to the use of the Reserves?

Yes  22
No  24

Comments
Street parking/ traffic movement (Parkside Drive, Carlton Cres, Renn St)  (6)
Soccer season – Appalling noise, loud obscene language  (4)
Overuse by soccer club at the expense of residents  (4)
With three children, dogs off leash area.  (2)
Litter during football season  (2)
Loitering and littering at night near the new water tank  (1)
Only on raining days/ drainage  (1)
Occasional use of flood lighting when fields not being used  (1)
Not enough areas for dogs off leash
Owners run dogs without leads- leads to be enforced.
Occasional recklessly driven car in Harold Fraser carpark
Not since you closed off the parking lot
Dog poo
Limited access to Tennis Courts since Dean Toparis left
Increase midweek noise from soccer training
At night there are louts about exploding things. Are there police patrols?
Some sewage smell in the vicinity of the boom
Not enough off street parking
Sometimes there is no grass in large sections because of the lack of water
Litter at weekends
Reserves are a bit dark at night
Abuse by parents towards child soccer players
People climbing back fence to retrieve footballs/golf balls
Only slight embarrassment at users of cricket nets relieving themselves near to nets
Cars parked on Bridge is matter of concern
Before the carpark next to no 11 Parkside Drive was locked our garden hose was repeatedly cut for “bongs”. Occasionally people visiting the park, park in my driveway at no.11.
Over the past few years, for seven months of the year the Reserve is taken over by Carss Park Soccer Club resulting in:

   Illegal parking – without use of the designated carpark
Noise from yelling, whistle blowing, horn tooting, and the thumping of 100 soccer balls being kicked 5 nights a week (we were told this would not happen) and all weekend during the season.

Litter – the park is left strewn with plastic bottles and other rubbish after every session

Signage on shed. When an illegal sign was erected, we were told (in June) it would be removed within 14 days. IT IS STILL THERE.

Lights - They are supposed to be switched off as soon as training is finished, but are often left on, and do not turn off automatically until 10.00pm – the DA says they must be off by 9.30 pm.

We have asked the Clubs to consider the residents and cut down the use of the reserve but this has not happened - we have now sold our house and are moving out of the area.

Summary Comment

There is a balance noted between those who have and have not experienced problems in the use of the Reserves. Comments provided were generally to substantiate the position of concern held by some residents, which in some cases was quite significant. Problems were considered by residents to result from the operation of the sporting activities on the site, and most significantly related to parking and traffic, noise and litter. This expression of concern was generally prefaced by the view that the use of the Reserves for sports activity was a positive feature, before it was noted that the current intensity of use was not acceptable. In one instance it was the submission of the resident that they had sold their property because of the intensity of the sporting use.

Question 4: Are there any facilities or particular uses which are not currently available in the Reserves which Council should consider in the future?

Yes 25
No 20

Comment

More trees, landscaping (3)
Bike track, some solar lights, bubblers, exercise equipment around the park (2)
Gym stations, training stations, exercise/stretch bars (1)
Kiosk (1)

There should be no new buildings in the Reserves. It is a wonderful open space area where people can relax and enjoy being away from the noise and filth of massive urban development

No more buildings (eg restaurant)
Another play area behind the new pre-school
Footpath crossing Parkside Drive to the Reserves
Pathway for easier walking - especially after the rain
Dog of leash - fenced area.
Tap and garbage bin within dog off leash area (High School students who use this area leave a big mess)
Perhaps more seating strategically placed in shade areas

Definitely do not want lights on Harold Fraser Reserve

Seats in dog off leash area

Seating and rubbish bins

Soccer kicking board, exercise stations

Soccer has a monopoly on the park making any other activity impossible

Parkside Drive Reserve already appears overused at times. Each year the playing surface gets destroyed requiring extensive repair.

There should be open space to bowling greens

During the summer months some type of little athletics

There is a distinct lack of parking, and particularly during winter soccer days Parkside Drive is a safety concern

More spot lights

Would love a skatepark (similar to Dulwich Hill)

Narrow nature of the entrances to the Reserve, dangerous and limited street parking make the area unsuitable, but for use as passive recreation area.

More signs to keep dogs on leash and pick up droppings

Summary Comment

There is a general level of satisfaction with the current content of the Reserves, and the improvements proposed are predominantly passive recreation, and landscape treatments. These initiatives can be incorporated in the progressive enhancement of the Reserves. Comments have also been made about the intensity of use for soccer practice and the associated impacts of parking.

Question 5: How do you feel about the current landscape treatment of the Reserves?

Satisfied (21)

Not satisfied (17)

Satisfied/ not satisfied (8)

Satisfied Comments

Good/ Good enough (7)

We are happy with Council and all the improvements made (2)

Generally well maintained, especially Harold Fraser oval (1)

Happy with the outlook – why change? (1)
Could be better

Going well

OK but plant more trees and shelter needed

Following the last sport use it probably would not be practical to have more trees or shrubs

I think the area looks lovely considering it was a paddock, Chinese Garden and a Caravan Park

**Not Satisfied Comments**

Looks a little bare, shade trees, a few shrubs would help, trees along Carwar Crescent, and Parkside Drive, more trees and native gardens which will encourage more birdlife, more landscaping, suggest more large trees in area between Harold Fraser Reserve and Parkside Drive

Could be better

Suggest more large trees in area between Harold Fraser Reserve and Parkside Drive

Low lying branches should be trimmed more regularly

It would be wonderful to see the willow trees replaced with other willows

Could be more attractive

Lack of natural protection of new water tank from graffiti, park furniture is destroyed and needs repair.

Land level is too low and holds too much water when raining

There is a need for better drainage around eastern side of Harold Fraser Oval

OK other than (a) Coral Tree in north-east corner needs more mulch, (b) Illawarra Flame Tree near private tennis court is crowded out by bottle brush (c) Eucalyptus in north-east corner are becoming very large given proximity to residential properties

**Summary Comment**

While there is general satisfaction with the existing landscape features on the site, there is also considerable interest in the further enhancement of the site by improved vegetation treatments.

**Question 6:** It is also proposed to modify the drainage management of a section of the Kogarah Bay Stormwater channel adjacent to the Carss Park Bowling Club building, to improve drainage management ad provide an improved environmental setting. How do you feel about this?

Support 35

Not Support 1

No Comment/ Not sure 9

**Comments Support**

OK but depends what is done. Why doesn’t Council plant more trees and have native gardens adjacent to the bowling club (on the previous bowling greens)
Should be an improvement
Would enhance appearance of the area
If it is done well and to the benefit of the environment that would be good

Need for pedestrian bridge over the stormwater channel connecting Parkside Drive Reserve with the Carss Park Bowling Club surrounding parkland. The bridge could be located just to the south of the Carss Park Soccer Club building, and would address the current isolation of the Bowling Club building surrounding parkland.

Its excellent- on the reserve side and should happen right up to the bay as long as its safe
At times of severe downpours and high tide the canal has overflowed twice since living here. So think this a good proposal.
Yes, the recent improvements to drainage adjacent to the Reserve have been appreciated.
Good idea (What happened to previous scheme?) At present rubbish trapped in storm water channel and never cleaned out.
Excellent. What ever happened to the wetland proposals of some years ago?
Definitely needs something- canal is putrid
Well if it helps the drainage of the park well it should be done
I think it would be a positive step
Could any of the water in the channel be used for irrigation
Need to stop rubbish going into the sea
Good/ Good idea. (Could plant climbers to cover fence)
In principle, sounds fine
I would support any improvement in management and environment.
OK
Good
As long as it looks better
I am all for improvement if the benefit is long lasting
I agree very much
Drainage is needed
Any improvement is welcomed, however need to understand the nature of how the changes will impact on the visual aspects of the area

Comments
Not Support/ Unsure/ No comment
More information needed- plans, cost?

Many thousands of dollars have already been spent on widening and strengthening the canal- it very rarely floods now. No more.
The channel can become a racing torrent in storms, so water needs to be able to get away. Back flooding has been a problem in past years.
Need to understand what this involves (more chance of flooding?)
Summary Comment

There is overwhelming support for the naturalisation of the Kogarah Bay drainage channel, and a number of suggestions were provided about how the implementation of this project could occur. Residents who were not supportive did so primarily on the basis that they were not fully informed of the form of the “naturalisation” of the project.

Question 7: It is proposed to hold a drop in session during an afternoon and evening early this year. Would you like to attend this session?

Yes 35
No 9
No answer 2
Possibly 2

Comments:
We will have left the areas due to the stress of the soccer.
I would rather get written material
As long as hours suit working people

Summary Comment

Given that the distribution of this survey was to approximately 300 households, the interest of the 35 respondents is positive. This response warrants that the event be completed in the form proposed.

Question 8: May I ask how long you have lived at this address?

73, 57, 57, 54, 52, 52, 50, 49, 47, 40, 38, 38, 37, 36, 35, 35, 35, 35, 34, 33, 31, 30, 30, 29, 25, 25, 23, 16, 16, 16, 15, 11, 11, 8, 7, 4.5, 4, 4, 4, 3, 2, 2.5, 2, 1, 0.5

Additional Comments Noted

We certainly don’t want any more night lights either in Parkside Drive Reserve or the Bowling Green, There is enough cars and noise now and often current lights are on and no-one using the park.
It is important that these wonderful open spaces provide maximum use and benefit to the community. It's great that Council are seeking opinions of those who observe the park 24/7. Thank-you

There is a problem with cars parked around the Reserve during all games. They park on both sides and I think it is dangerous for all concerned. Four wheel drive vehicles should not be able to park on angle.

My understanding is that a portion of this parkland is a leash free area for dogs; in particular the area bounded by the stormwater channel & the rear gardens of those properties in Carwar Ave & Erang Street. This is a well used facility for responsible dog owners. I would like to propose that this area is fenced (refer the highlight in the attachment) which would make this a far more secure area for off leash exercise of the dogs. A fenced exercise area provided in Kirrawee is extremely popular & does provide an excellent facility for both dogs and their owners ( & indeed others who may not actually have a dog as a pet) to socialize. Should this secure area be provided it would also have additional benefits to discourage dog owners to release their animals in the adjoining fields where strictly speaking animals should be leashed. I also understand that a portion of the Bowling Club green is under consideration as a training area for the soccer club. While I would have no strong objection to this idea (subject to free access to the public outside of training times) I would question whether fields are required given the pitches devoted solely to soccer in Parkside Drive Reserve. In addition would strongly object if the training area were to be floodlit as the current fields. The lights so far installed are in my opinion badly focussed & we have some of these lights shining directly into my home; this is unacceptable & certain impacts on my well being during the winter months when these are in use & as such extending these to the training field should not be allowed. Irrespective of which developments are selected I would also like to suggest a pedestrian bridge over the stormwater channel connecting the Parkside Drive Reserve with the parkland of the Carss Park Bowling Club..... the bridge could be located just to the southside of the Carss Park Soccer Clubhouse?? This would ensure that any landscaping/developments on the Bowling Club parkland would have a free access to Parkside Drive Reserve & therefore be USED & not isolated as is currently the case ( subject to vandalism etc.) I hole that due consideration may be given to my comments.

Pandora Zahar 2 Erang St Carss Park 2221
R. Byrne 9 Hamer Street Kogarah Bay
R.N. Wrightson 69 Carwar Avenue Carss Park
William Harry Davy 10 Erang Street, Carss Park, NSW 2221
A. W. Fleischmann 5 Erang Street Carss Park 2221
Wendy Komene 262 Princes Hwy Carlton 2218
Lynne Watts 42 Parkside Drive, Kogarah Bay
J.T. & D.E. Haney 79 Carwar Ave, Carss Park 2221
Diane Dwyer 94 Carlton Cres, Kogarah Bay
Mrs Robyn Ingersole 5 /292 Princes Hwy Carss Park
Mrs Helen Simmelhaig 1 Allawah Avenue Carss Park 2221
Denise and Jock Martel 88 Carlton Crescent Kogarah Bay
Mrs N. Holmes 7 Johnston Ave, Kogarah Bay
Peter and Melissa Lumb 14 Erang Street, Carss Park 2221
APPENDIX D

Results of the Community Workshop held on Wednesday 5th March 2.00pm- 7.00pm at the Carss Park Lifesaving Club building.

Storm Water

This aspect of the operation of Parkside Drive and Harold Fraser Reserves was an issue of priority to attendees at the drop in session. This was partly due to the joint presentation of information by Storm Consulting (refer summary of responses recorded by consultants from Storm Consulting.), but also to the importance of this initiative in the overall delivery of landscape improvements on the site. A summary of the key comments noted is as follows:

Keeping the natural state  sounds good
Issue of who is going to pay?

Wanted to know how the whole drain system worked: huge challenge. Can’t see it working. Loads of water. Who is going to clean it? Need to be reminded of the extent of the floods which occurred 38 years ago.

Need to be careful if modifying the ground form. When the spectator mounds for the Harold Fraser Reserve were constructed, they were too high at the end, and as a result impeded the flood flow. Adjustments to the height of the mounds was successful in reducing this effect. Need to be careful in the design of any landscape treatment in this area, to maintain the performance of the drainage channel.

If it cannot be effectively maintained, don’t do it (2)

Natural stream was really great in the past

Need to take into consideration of the drought, people have seen it flooded badly in previous years

Bridge over the area is very important to connect the two areas

Keeping a natural look is great

Park is becoming to commercialised, it spoils the atmosphere

Indigenous planting is important, no more palm trees

Need to manage the rubbish in the channel as part of the project

The problem with the rubbish being swept into the bay should be addressed before appearance of the channel is considered.

Need to acknowledge that access to the channel is being obtained for undesirable activities

Summary Comment:

There is concern that the drainage treatments need to be effective in protecting properties along Erang Street. The management of the rubbish within the channel is critical to the success of the ‘naturalisation’. Participants at the drop in session seemed to understand the scope of works proposed in each option. They were genuinely appreciative of the opportunity to participate in the session. Some of the comments provided by residents has proven invaluable in the selected design treatment for Parkside Drive and Harold Fraser Reserve landscape initiatives.

Soccer

Noise and especially language is too much (3)

Litter is a serious problem – need to have someone in charge. Wind blows it everywhere (2)

Trees are good for blocking noise, maybe put in more?

Need to reduce the number of teams using the Reserve.

Carpark lights are fine, but don’t put any up in cricket area.
Flood lights are way too bright. Can be seen from ages away. Don’t spend any more money on new lights. They aren’t turned off when they should.

The new light proposed along Parkside Drive is completely unacceptable.

Happy to see young ones play sport

Lights aren’t too much of a worry (the back of that particular house is lit up)

Usually just small number of loud bad mannered people.

Problems with parking and excessive traffic

There is now no longer a break in the season because a personal trainer teaches mid-week.

Lighting does not meet the Australian design standards.

Have lighting impacts on my bedroom, but “world does not come to a stop”

Need to have another community meeting to resolve the issues.

Summary Comment

The concern about the current operation of the soccer facilities was notable. This included the noise from the playing of matches, the impacts of parking on the adjacent area, effect of lighting on adjacent and nearby properties, and the amount of litter left after match days. Respondents support the activity of soccer on the site, but believe that the management of the soccer fields needs to be improved.

Dog Off Lead Area

People who live backing on to the proposed area are opposed to the idea

Signage is essential, especially for area when dogs should be on a lead

It is needed, the dogs are a problem in the general area, needs to be fenced

No-one is picking up poo, which is currently a problem

Bounded by water, just add one fence and it would work effectively

Dog off lead is a public area and people should be allowed to walk through without being hassled.

Dogs should be in control in their area

OK for dogs, but area needs to be effectively managed

If the dog can’t be controlled it should be on a lead

People need to take responsibility of their dogs

Kirriwi – has a highly effective fenced area, very positive outcome, has a real community feel and is extremely popular. Contains a seated area and people attend regularly to catch up. People have responsibility of their own dogs because they care about the wellbeing of them.

Dogs currently run all over the area

Netball courts are used on Wednesday afternoon by students from Blakehurst High School.
Need to mow the lawn more if the use of this area for netball is to be effective.

Need to prune more effectively the Canary Island Palms on the site, to maintain the views from the residential properties.

Summary Comment

The use of the area is of major interest to residents. Support for the maintenance of this activity was significant however improvements were requested regarding the way in which the dog off leash area is operated. This can be achieved by fencing of this area, effective signage explaining the code of conduct regarding the use of the site, and additional advice regarding the management of dogs in the remaining areas of the Reserve. The concern regarding the maintenance of the palm trees was based on the residents loss of views to Kogarah Bay, and the impact this would have on the value of the property. This is not able to be addressed by the plan of management. The potential impact of tree planting along the fenceline of the dog of lead area has however been acknowledged, due the potential loss of casual surveillance from adjacent residential properties. As a result the landscape concept plan is to propose shrub planting in this location.

Bowling Club

Keep it an open area

Not dark and bushy

Relaxed activities would be great. Mini golf? Croquet?

Would be good to put the area to use but don't let it be over the top. Something quiet.

Grass too long in the general area

Concerns of when the facilities are improved, more younger people are attracted at night and there needs to be sufficient security to cater for that.  

Brick storage shed is a problem with attracting kids at night. It not really being used, should be pulled down (2)

Undesirable activity near the building at night (graffiti, drug taking and drinking).

The water tank should be painted, rather than planted to reduce the amount of glare.

Harold Fraser Oval

Undesirable activity in this location including recent attack on local resident attempting to protect site from vandalism

Community Garden

Olive Trees, won't block off the garden area you will be able to see through them and look great.

Really pleased with the idea
Summary Comment

In general the extent of undesirable activities in the Reserves has been limited to selected locations, however this has most recently included the Bowling Club building and resulted in property damage. Other locations were noted by residents where night time activities have recently occurred, and some of the noted incidents were of significant concern. The design of the external areas of the Bowling Club building should be the subject of ‘safety by design’ principles that maintain opportunities for casual surveillance, and be supported if necessary by camera surveillance.

Cricket Pavilion

Causes trouble at night when kids drink. Syringes have been found there

Kids and hoons jumping the fences and drainage channel to drink

No problems with cricket noise or people

Car park on Parkside Drive

Should be returned to parkland

Parking of resident vehicles on verge along the east side of Parkside Drive to maintain egress, when soccer games in progress, has resulted in fines for residents.

Tree at corner of Parkside Drive near carpark has become area for undesirable activities

Summary Comment

The operation of the carpark has been a matter of concern to residents (during previous consultation) and was noted at the workshop. There is a need to use this facility more effectively because of the need to reduce the impact of parking on the residential properties along Parkside Drive, and to limit the impact of any undesirable activities on the immediately adjacent property. The location of this parking area should also be reviewed in the long term within the context of the overall development of the Parkside Drive Reserve, to determine whether a more effective location can be found.

Pesticide Use

Pesticides are being used on the opposite side of Carlton Crescent in August/September. The weed spraying seems to discourage birds and wildlife. Has written to council and the response was that pesticides are not harmful, but when spraying is being carried out there are signs everywhere talking about the hazards and dangers. Use of coloured dyes should accompany use of herbicide.

Drainage

Area near cricket ground has been improved dramatically

On a heavy rainfall and high tide the drains are full and it causes serious problems
Traffic

Speed control

Crossing the road at Carlton Crescent in front of child care can be very dangerous. Perhaps encourage people to cross the road further up to avoid the blind spot.

Too heavy

Summary Comment

This aspect of the operation of the Parkside Drive Reserve was also noted in previous consultation with residents, and results from the conflict between the road-side parking along Carlton Crescent, the movement of pedestrians across this road, and the speed of vehicles along Carwar and Carlton Crescent. Given the width of this road and the division it creates between Parkside Drive and Tod Park there is a need to review its traffic operation and the improved management of pedestrian crossing points.

Tennis Courts

Used to have someone work in the kiosk, which made for easy booking and use. Now access is limited as you have to book in advance and pay with a credit card etc, it has made the courts inconvenient. We now travel to tennis courts in another town as ours are always locked up and out of use.

Operation is sometimes too late in the evening.

Access requirement for the tennis club staff needs to be considered

Proposed Footpath

The soccer visitors like to sit on the side with the hill to look down on the games and where their cars are close by. The footpath would be a waste, no one would use it.

Need to address the condition of the path along Carwar Avenue.

Night time safety issues in the Reserves needs to be addressed.

Opportunity for cycle-path within the Reserve is a positive idea

Seating

Provide seating that is orientated towards and away from the soccer fields

Trees

The amount of trees is a problem. Has written to council 3 times to encourage more trees to be planted, because it effects climate change. He likes the plan but would like to see more trees.

Planting along the edge of the dog off-leash area should be limited to large shrubs, and not high trees, this is to retain the views from the properties towards the bay.
The trees along Carwar Avenue require careful management due to the size and the weight in the canopy.

**Summary Comment**

The desirability of a pathway and planting along the western edge of the Parkside Drive soccer pitches was questioned, because of the likely absence of use by spectators of the soccer games, and the restrictions to planting of trees in close proximity to the side wall of the Kogarah Bay stormwater channel. The absence of spectators along the western edge of the soccer pitch would assist in maintaining the capability of this pathway as a through-route to connect with Harold Fraser Reserve. The operational requirements of the soccer pitch needs to be confirmed with the Carss Park and Hurstville Zagreb Soccer Clubs. Planting is to limited in this location and where implemented, appropriate root barrier systems installed.

**Other comments**

Signage at entry point needs to be improved.

Undesirable behaviour at cricket nets, children urinating towards neighbouring properties

Use of cricket nets at inappropriate time such as at 6.30 am.

Planting that was anticipated next to the cricket nets has not occurred.

Toilets sometimes not open at Carss Park

Effect on television reception of properties fronting Princes Highway as a result of the transmissions from the SES was noted.

**APPENDIX D**

SUSTAINABILITY PERFORMANCE MEASURES
Cars Park Bowling Club Plan Of Management

Objective:
To ensure that the Cars Park Bowling Club minimises energy consumption, improves its thermal comfort and reduce greenhouse gas emissions.

If no renovation or minimal renovation

Solar Access
Office areas should, where possible be within 10 metres of an external window to provide access to natural light.

On north facing walls horizontal adjustable or fixed shading devices such as eaves, overhangs or awnings are to be used to maximise winter sun penetration and reduce summer sun penetration.

Vertical shading devices such as blinds, shutters, adjustable awnings and landscaping should be used for east and west facing windows.

Glazing for office space should be tinted to minimise heat gain through the glass and eliminate glare within the office space.

Heating, Ventilation and Air Conditioning Systems
Heating, Ventilation and Air Conditioning Systems (HVAC) should be designed to minimise energy use. Points to consider include:
- Run on timers to minimise out-of-hours use.
- Use separate systems to condition areas that have different hours of use.
- Ensure that the building is sealed against infiltration through windows, doors and the like.
- Air conditioning systems should be well insulated.
- Air conditioning should controlled by thermostats located within the air conditioned spaces.

Water Heating
Water heating should be in order of preference heat pump, gas boosted solar, electricity boosted solar, instantaneous gas, high efficiency centralized gas. Hot water storage systems using only electricity as a power source are not permitted.

Hot water storage tanks should be located within the building envelope and close to the most frequently used hot water outlets.

Insulate pipes and storage tanks for hot water systems.

Lighting
Light-coloured internal finishes shall be utilised in order to minimise lighting power densities. Ceiling/wall/floor/reflectances shall be at least 70%/50%/15% respectively, unless special circumstances such as screen-based equipment require lower levels.
Consideration on the selection of lamps and luminaires shall include the following.

- Triphosphor lamps
- T5 lamps
- Luminaires with high reflectance
- Luminaires with a light output ratio > 70%
- High efficiency discharge lamps (i.e. metal halide or similar) for large internal spaces.
- High efficiency external lighting (i.e. high pressure sodium or similar).

Consideration on the use of lighting controls/dimmers/sensors shall include the following.

- Lighting control to perimeter lights in the form of dimmer controls sensitive to fluctuations in outside daylight level
- All light switching to be clearly labelled to indicate zoning. Coloured floor plan can be used to indicate areas for light switch controls.
- Light switches to be located intuitively to relate to the zone switched and minimise likelihood of switching on non-required areas by mistake.
- Occupancy sensing in areas of infrequent use, i.e. offices, conference rooms, storerooms, laboratories etc.
- Computerised lighting control and dimming systems or lighting control integrated with the BAS.

Appliances

Only energy efficient appliances to be installed including computers, photocopiers, dishwashers. EnergyStar features to be activated on the relevant appliances.

Appliances/equipment which give off high degrees of heat should be separated from the main work areas.

In addition to above if significant renovation these points should also be incorporated

An energy adviser shall be involved in projects of capital value greater than $500,000 and/or where predicted annual energy costs exceed $50,000. The adviser shall have had extensive experience in energy auditing, the implementation of energy efficient measures in existing buildings, significant computer building energy simulation capability, and a thorough understanding of the design process.

Solar Access

Buildings should be designed to reducing the need for electric lighting by maximising the use of daylight while limiting glare in work areas and ensuring that HVAC loads do not increase. These considerations shall include narrow floor plans, light shelves, shaded skylights, light shafts and/or atrium with associated daylight sensing control of electric lighting.

Windows should be double glazed as a minimum.
The integration of solar shading with solar energy collection technology such as solar heat pumps for domestic hot water, and photovoltaic cells generating electricity should be considered.

Areas of glass to the east, west and south should be minimized

Windows should be selected for functional purposes only either to improves natural lighting or access to a view or to enhance the streetscape

Heat absorbing glass should be used and window frames should have a low thermal conductivity

Overshadowing of open space and north facing walls and roofs should be minimised as far as practical

**Thermal Mass**

Developments should improve the thermal comfort of developments by maximizing thermal mass. Thermal mass should be located adjacent to windows receiving direct sunlight. Carpet should be avoided in these areas.

Some internal walls should have a high thermal mass

**Insulation**

Ceilings and roofs should achieve a R\(^2\)2.0 insulation rating

Walls should achieve a R1.5 insulation rating

**Building Materials**

Recycled building materials are to be used where possible

Building materials are to be non-polluting, manufactured in an environmentally acceptable manner and manufactured from abundant or renewable resources

Materials produced from rainforest timbers harvested from old growth forests are not to be used

**Transport**

Development is to provide bicycle storage areas, storage racks or similar devices.

Showering facilities (with water efficient showerheads) are to be incorporated into the development

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1 Thermal mass is the ability of a material to absorb heat energy. A lot of heat energy is required to change the temperature of high density materials like concrete, bricks and tiles. They are therefore said to have high thermal mass. Lightweight materials such as timber have low thermal mass.

2 R value is the thermal resistance in the units m\(^2\)K/W (SI units). The higher the value the better the insulation