



Hurstville City Council

BEVERLY HILLS PARK PLAN OF MANAGEMENT



FINAL REPORT

DECEMBER 2004



ADOPTED 15/12/04

HURSTVILLE CITY COUNCIL

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1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management is a document that outlines how a park or reserve will be used, improved and managed in the future. A Plan of Management is typically accompanied by a Landscape Masterplan that shows proposed on-the-ground changes to the park or reserve (refer to **Section 5.1**).

1.2 Land to which this Plan of Management applies

This Plan of Management applies to Beverly Hills Park (the Park), which is approximately 6 hectares in area. The Park comprises 3 main zones defined by physical features and uses as follows:

- ❑ Sporting zone.
- ❑ Informal zone.
- ❑ Community zone.

Refer to **Figure 1.1** to show Beverly Hills Park and the 3 zones within the Park.

Beverly Hills Park is community land that is owned by Hurstville City Council. As such, the *Local Government Act 1993* applies to management of the Park and to the preparation of this Plan of Management (refer to **Section 3.1**).

1.3 Why prepare a Plan of Management for Beverly Hills Park?

To ensure that Beverly Hills Park is managed and maintained appropriately, a Plan of Management and Master Plan is required to be prepared. This Plan of Management was prepared primarily for two reasons:

- ❑ Hurstville Council wish to address a number of management issues relating to the Park. The most pressing issue is that the lease of the Beverly Hills Bowling Club has expired. Members of the bowling club vacated the premises in June 2004. Council now wish to set a direction for the whole Park, and to identify suitable and appropriate future uses for the former bowling club building and the bowling greens.
- ❑ Beverly Hills Park presently does not have a Plan of Management specifically applying to it as a significant park and sporting venue within Hurstville City. At present, the Park is included in the generic Sports Grounds Plan of Management.

In July 2004, Hurstville Council commissioned CD Recreation Services, Parkland Environmental Planners and Zenscapes Landscape Architects to prepare this Plan of Management for Beverly Hills Park.

Figure 1.1 – Location Plan



1.4 Objectives of this Plan of Management

This Plan of Management aims to:

- ❑ establish the basis for a consistent approach to the management of Beverly Hills Park, while providing a flexible framework within which Council can respond to current needs and opportunities, as well as to future directions and pressures as demands on the Park change.
- ❑ meet the legislative requirements for preparation of a Plan of Management for community land.
- ❑ be consistent with Council's Management Plan and other strategies, plans and policies.
- ❑ identify the values of the Park to the Hurstville and Beverly Hills community and other Park users.
- ❑ reflect the values and expectations of the Hurstville and Beverly Hills community and other Park users for future use and enjoyment of the Park.
- ❑ address issues, particularly in relation to the preferred mix of recreational facilities, and any conflict between users and surrounding land users.
- ❑ prepare clear and achievable management strategies to guide the future use, management and enhancement of the Park, based on community expectations and a 'Basis for Management'.

- ❑ recommend performance measures by which the objectives of the Plan can be achieved and the manner by which those measures can be assessed.
- ❑ present a Landscape Masterplan that illustrates the actions required to implement proposed spatial changes and improvements to the Park.

1.5 Process of preparing this Plan of Management

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

After Hurstville City Council approves this Plan, it is obliged to follow its directions. Council may not undertake or approve any activities, uses or developments that are not provided for in, or consistent with the intent of, the Plan of Management.

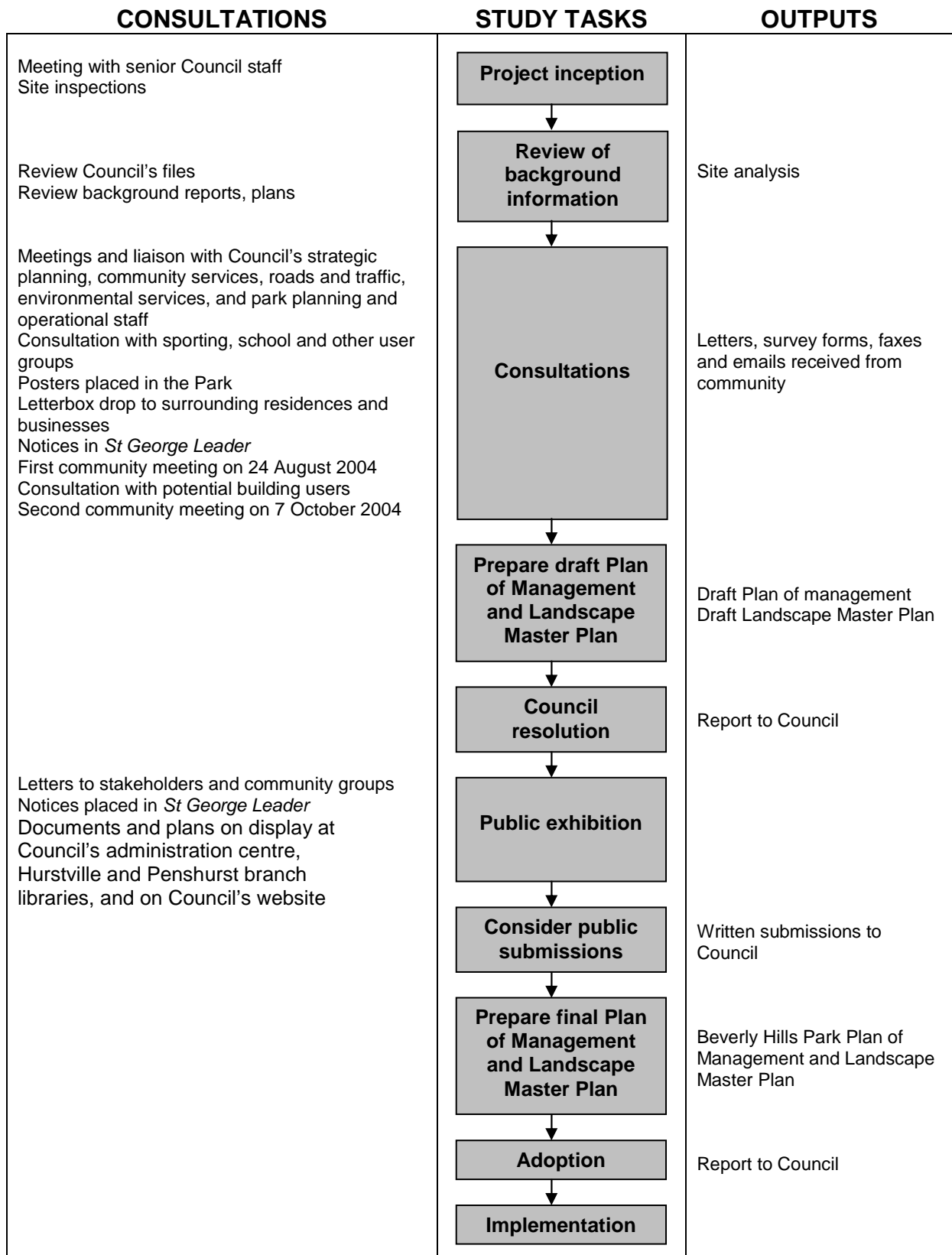
1.6 What is included in this Plan of Management?

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

Table 1.1: Structure of this Plan of Management

Section	For whom?	Time-frame	What does it include?
1 Introduction	All readers	Up to 5 years	Background to the Plan of Management
2 Description of Beverly Hills Park	All readers	Up to 5 years	History, facilities, uses, physical description, maintenance
3 Basis for Management	All readers	Up to 5 years	State government planning legislation, local planning context
	Decision-makers	20 years	Values of the community and users, vision, roles of the Park, management objectives
4 Overview of issues and actions	Managers	Up to 5 years	Discussion of current issues and options, strategies and actions to resolve issues.
5 Action Plan	Managers, on-site staff	Up to 5 years	Landscape Masterplan, issues, desired outcomes, actions required to implement management strategies
6 Implementation and review	Managers	Up to 5 years	Leases and licences, future uses and developments, maintenance, review
Appendices	All readers	-	Relevant background information, including the results of community consultation, and a report on demand for childcare in Hurstville.

Figure 1.2 – Process of preparing the Beverly Hills Park Plan of Management



2 DESCRIPTION OF BEVERLY HILLS PARK

2.1 Significance of Beverly Hills Park

Beverly Hills Park is of special significance to the people of Beverly Hills, primarily because it provides an important open space in the north-eastern corner of Hurstville local government area. The Park provides organised sporting facilities for cricket, soccer and rugby league, as well as catering for informal recreational pursuits such as walking, walking the dog, children's play, and a place for socialising with picnic facilities and ball sports. The park also comprises a former bowling club complex including three bowling greens, car parking and ancillary facilities.

The park is dominated by a channelised section of Wolli Creek that separates the Park into two distinctive areas. The northern portion of the Park is predominantly characterised by informal recreational activities, and the southern portion by active sporting pursuits.

2.2 Locational context

Beverly Hills Park is located in the suburb of Beverly Hills. Beverly Hills is a middle-ring suburb in Sydney, located 15 kilometres from the Sydney CBD and approximately 3 kilometres from the Hurstville shopping and business centre. Beverly Hills railway station provides convenient access to Sydney and Campbelltown via the East Hills railway line.

Beverly Hills has an appealing suburban character, comprising a high proportion of single-storey homes with comparatively large and landscaped backyards. However, recent villa and townhouse development and dual occupancies have become more common in the suburb.

Beverly Hills is situated at the headwaters of Wolli Creek, which drains to the Cooks River and eventually to Botany Bay (refer to **Figure 2.1**).

The Park is located in an 'island' bounded by the M5 Motorway to the north, King Georges Road to the west, the East Hills railway line to the south, and a light industrial area to the east. The Park is bounded by Vanessa Street to the south, Bundara Street to the north-west, and The Crescent to the east.

A mix of landuses immediately surround the Park, including:

- ❑ residential dwellings along Vanessa and Bundara Streets.
- ❑ light industrial uses fronting The Crescent.
- ❑ the Vanessa Street Tennis Courts on Vanessa Street bordering the rail line. Two synthetic grass courts with shelter sheds complement the recreational facilities in Beverly Hills Park.

To the north of the Park is a continuous open space reserve that links to Beverly Grove Park and the M5 Motorway. This park, locally known as the 'Black Forest', is a remnant of the local vegetation of the area, however it has been highly disturbed with a tree canopy remaining and an understorey of native grasses.

Figure 2.1: Locational Context



2.3 Land ownership and management

Beverly Hills Park is community land, which is owned and managed by Hurstville City Council.

The area of the Park is some 6 hectares, comprising Lot 839 DP 13496; Lot C DP 407030; Lots 481-489, 498, 505, and 506 DP 14854.

No leases and licences currently apply to the Park.

2.4 History

2.4.1 Pre-European

Much of the history of the early Aboriginal people of the Hurstville area has been researched by a Hurstville historian, Graham Blewett (Davis, 1986). The Aboriginal people of the area were known as the Gwiyagal (Gwegal) and they inhabited the area between Cook's River and Georges River from Botany Bay to Liverpool. The Gwiyagal clan formed part of the Eora tribe, which covered the whole of the Sydney region.

The Georges River was an important food and transport resource for the Aboriginal people. An abundant supply of fresh water fed the River, with fresh water creeks and swamps providing an abundant supply of birds, possums, snakes and lizards (such as the goanna), wallabies and kangaroos. Middens found along the River show the long association of aboriginal presence in the region.

The first known contact by the European settlers with the local Aboriginal people was by Captain Cook in 1770 when he rowed up the Georges River as far as modern day Tom Ugly's Point. The coming of the Europeans had an immediate impact on the aboriginal way of life. The settlers showed little interest in the Aboriginal culture. They forced the Aboriginal people off their land as well as spreading infectious diseases, such as Smallpox, which devastated their numbers. Disputes between the cultures occurred over issues such as land, and in particular, the European notion of ownership that was foreign to the Aboriginal people. Aboriginal people would often travel on to land that was now owned by European settlers and kill the grazing stock, such as cattle and sheep.

Aboriginal presence in the area was recorded up to the 1930s, when a group camped near Salt Pan Creek at Peakhurst.

2.4.2 European History - Regional

In 1789, Captain John Hunter explored West River (Georges River) as far as Alford's Point and Salt Pan Creek. The name Georges River (after King George III) was given by Matthew Flinders and George Bass after exploring the River as far as the modern-day suburb of Bankstown in 1795 in the 'Tom Thumb'.

The first land grant in the area was by Governor King to Hannah Laycock on 11 August 1804. This 500 acre grant, named 'Kings Grove Farm' in honour of Governor King, became the modern-day suburb of Kingsgrove. Other early land grants in the area were to Captain John Townson (comprising 1,950 acres, and then a further 250 acres), and to Dr Robert Townson (brother of John), comprising 1,605 acres. (Refer to **Figure 2.2**). These land grants covered the modern-day municipalities of Hurstville, Kogarah and Rockdale.

Figure 2.2 – Early Land Grants



The parish of St George was proclaimed on 16 May 1835. The district comprises the municipalities of Hurstville, Kogarah and Rockdale and parts of Canterbury. In 1843, Surveyor-General, Thomas Mitchell, commenced the construction of a road to the Illawarra. This road followed closely the modern-day alignment of Forest Road. After the construction of this road, the district began to open up. Settlers were drawn to the great forests of Stringybark, Blackbutt and Ironbark, as well as Turpentine. The land was considered unsuitable for farming but good for grazing.

The St George district was named after the early land holders. Originally it was named Lord's Forest after Simeon Lord, and later, the Gannon's Forest after Michael Gannon. The naming of the local school in 1876 prompted a rethink of the name for the area. Hurstville was chosen – 'Hurst' being an old English word meaning a grove of trees or a wooded hill and 'ville' a town or village – hence, a town on a wooded hill. The local government area of Hurstville was incorporated on 28 March 1887.

2.4.3 European History – Local – Beverly Hills Park

The suburb of Beverly Hills occupies the land that was originally covered by the early land grants of John Townson, Robert Townson and James Oatley. These land grants totalled an area of approximately 4,000 acres. Robert Townson's grant was eventually sold, and a portion of his land to the west of King Georges Road formed a farm named Dumbleton Farm. This farm gave the name to the district. Over time, these large land holdings were subdivided into smaller and smaller portions.

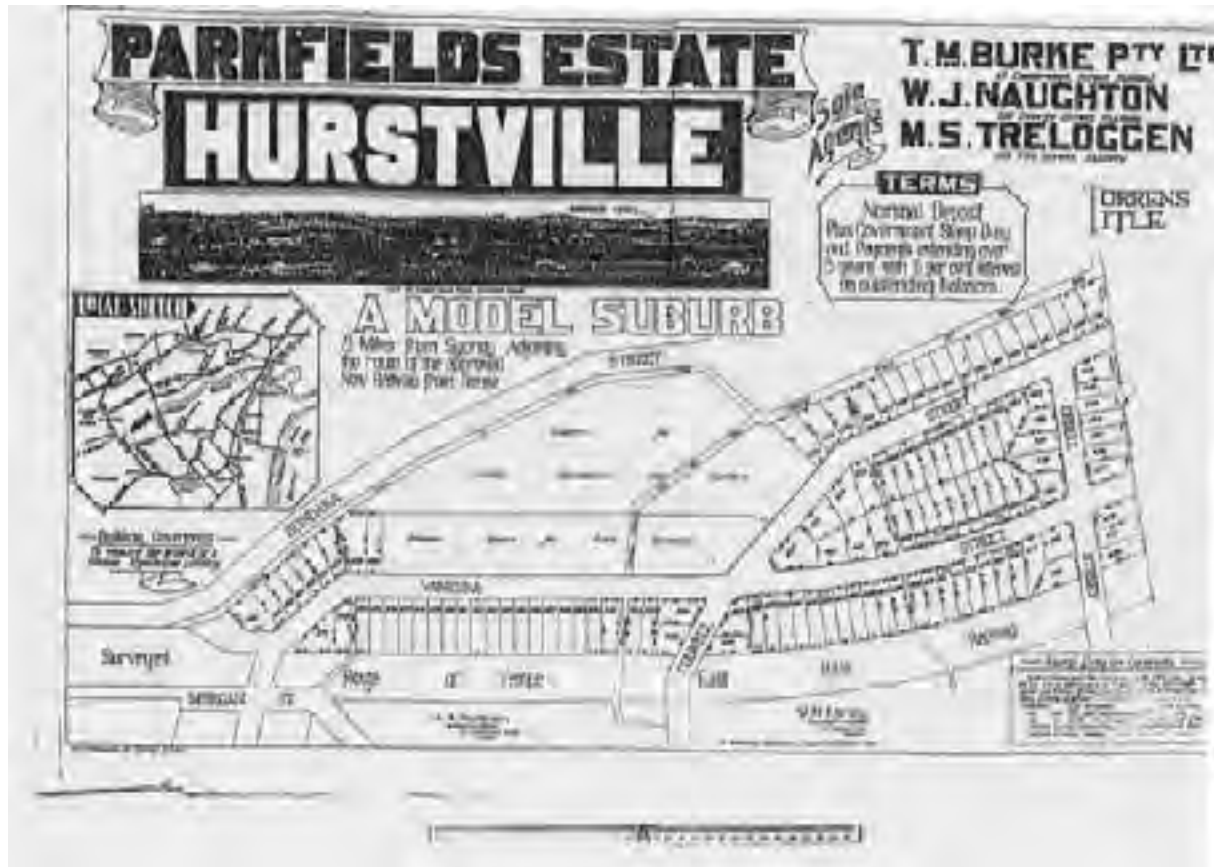
The area now occupied by Beverly Hills Park was originally part of James Oatley's grant of 175 acres, adjacent to Wolli Creek. This estate was sold and given the name 'The Meadows'. In the 1920s, with the expansion of the residential areas of Sydney, the Moorefields Estate was subdivided for sale. In this subdivision plan (refer to **Figure 2.3**), eight acres of land was set aside for a reserve for public recreation and gardens (Beverly Hills Park). In 1924, the Council was embroiled with political problems with the Moorefields Estate. The developer had offered the land for the establishment of the Park to Council for three thousand pounds, but in 1928 Council stated that it had no funds to purchase the park.

Figure 2.3 – Moorefields Estate Subdivision Plan



Further residential subdivision of the Parkfields Estate (refer to **Figure 2.4**) shows more detail of the Park. At this time Wolli Creek was channelised with a combination of brick and concrete. The route of the Tempe / East Hills Railway line was shown on these subdivision plans. The rail line was opened in 1931 to service a rapidly growing population. After the railway line opened, the local residents became unhappy with the name Dumbleton. In 1940 the name of the district was changed to Beverly Hills after Beverly Hills in Los Angeles. The residential expansion of the Moorefields Estate began in earnest after World War II with the Californian Bungalow style of housing.

Figure 2.4 – Parkfields Estate Subdivision Plan



In 1944, the Park appeared under the name Moorefields Park. It is uncertain whether the developer constructed the Park, but at this time the Council was maintaining it. The first use of the name Beverly Hills Park appears in the Council meeting minutes of 1946.

The park was used by the RAAF during World War II. On 18 April 1946, Council minutes request the removal of RAAF structures from Beverly Hills Park from the Minister of Air. A letter written by a local (William Turner), who lived in the area from the early 1900s, makes reference to the use of land adjacent to the present Beverly Hills Bowling Club for charity picnic races in around the 1920s (Turner, 1974).

An aerial photograph taken in 1937 (refer to **Figure 2.5**) shows the layout of the road network for the Moorefields Estate. The park is bisected by tributaries of Wolli Creek. The creek to the north of the Park (Bundara Street) extends as far as Kooemba Road before diverting south-west and heading north-east. A tributary to the south extends under the East Hills Railway line to the west of Colwell Street (now Parkfields Place). The Park is covered by clumps of remnant vegetation which probably consisted of regrowth. Only some houses of the residential estate have been built.

Figure 2.5 – 1937 Aerial Photograph

By 1948, the first improvements of the Park took shape (refer to **Figure 2.6**). In the eastern section of the Park, a cricket oval was constructed. The northern drainage channel was redirected to its modern-day alignment. The southern tributary of Wollie Creek has also been channelised through the park. The channel forms the western boundary of the cricket oval. The remainder of the park is dotted with clumps of vegetation. In the surrounding residential estate, the number of houses steadily increased.

Figure 2.6: 1948 Aerial Photograph

By 1955, the whole of the park had been developed (refer to **Figure 2.7**). The Bowling Club was established with several buildings and three bowling greens laid out. Plans for the Bowling Club were first presented to Council in the early 1950s. The cricket oval to the east appears to have been surrounded by a track (possibly a horse track). The southern channelised section of Wolli Creek appears to have been recently piped and filled over. Two cricket pitches are laid out between the bowling club and the former drainage channel. All the existing vegetation formerly dotting the park has been removed. The surrounding residential estate is 90% complete. The only vegetation left in the area is to the north-east of the park in the area of the modern-day industrial estate and the 'Black Forest'.

Figure 2.7 – 1955 Aerial Photograph



An amenities building is shown in the park adjacent to Vanessa Street. This appears to have been built in late 1959 or early 1960.

The Beverly Hills Bowling Club was opened by W.S. Kay, President of the Royal NSW Bowling Association on 29 April 1961. Extensions to the clubhouse were opened by D.K. Braddock, President of the Royal NSW Bowling Association on 4 March 1973.

At the time of the 1970 aerial photograph (refer to **Figure 2.8**), the Park had taken its modern day shape. Finally the eastern boundary of the Park had been formalised by the construction of The Crescent. Pockets of vegetation have been planted along the drainage channel and along Vanessa Street.

Figure 2.8 – 1970 Aerial Photograph

2.5 Physical characteristics

The physical aspects of the Park described below are illustrated in **Figure 2.9**.

2.5.1 Microclimate

Beverly Hills Park is an open expanse of grassed sports fields fringed by trees along the road and drainage channel boundaries. The park is a flat to gently sloping open space with a north-easterly aspect. It is exposed to the weather, particularly the hot north-west winds in summer and cool southerlies in winter. The surrounding vegetation and facilities offer little comfort to the users of the Park.

2.5.2 Landform and drainage

The geology underlying Beverly Hills Park is Ashfield Shales belonging to the Wianamatta Shale group. The topography of the Wianamatta Shale is gently undulating terrain that was mostly cleared in the 1800s for timber purposes and agriculture. The weathering of these shale soils leads to a clay based soil.

The highest point in the park is the corner of Bundara Street and Vanessa Street, 24.2 metres above sea level, falling in a north-easterly direction to The Crescent which is 20.9 metres above sea level.

The drainage lines (channelised and piped sections of Wollie Creek) flow in a north and easterly direction. The north flowing tributary has been piped and filled over with the playing fields with the main tributary (flowing west to east) of Wollie Creek being channelised when the area was subdivided in the 1920s. This tributary drains into the Cooks River and eventually Botany Bay.

2.5.3 Flora and fauna

Flora

The original vegetation within the Beverly Hills Park area and the northern half of the Hurstville local government area would have comprised a Turpentine-Ironbark Forest. In the nineteenth century these forested areas (Lord's Forest and later Gannon's Forest) provided a valuable timber resource. Today, almost all of this forest has been cleared. Only 0.5% of its original area remains, which justifies its listing as an endangered ecological community under the *Threatened Species Conservation Act 1995*.

The Turpentine – Ironbark Forest is an open forest community. The dominant tree species are *Syncarpia glomulifera* (Turpentine), and *Eucalyptus paniculata* (Grey Ironbark). Dominant understorey species include *Elaeocarpus reticulatus* (Blueberry Ash), *Pittosporum undulatum* (Sweet Pittosporum), *Polyscias sambucifolia* (Native Elderberry), and *Acacia falcata* (Sickle Wattle). In open areas the common species are *Themeda australis* (Kangaroo Grass) and *Imperata cylindrica* (Blady Grass).

The existing vegetation in Beverly Hills Park comprises mostly planted trees, which was undertaken in the mid to late 1960s. The tree planting is confined to the drainage channel, the street frontages and edges of the ovals. The vegetation consists of *Eucalyptus microcorys* (Tallowwood), *Melaleuca* sp., *Lophostemon confertus* (Brush Box) and mixed *Eucalyptus* sp. plantings. 150 trees were planted on-site for National Tree Day in 2003.

The existing open space to the north of the Park, locally known as the 'Black Forest', contains remnant vegetation of the Turpentine – Ironbark Forest. Analysis of the early aerial photographs shows that this area of parkland has never been developed. The presence of the existing soil structure would contain the remnant seed source of the local area. Ceasing mowing in this area could promote the re-establishment of the local vegetation cover. The same analysis of portions of the Park shows that trialling the cessation of mowing under the existing tree canopy could also lead to the return of the local plant species.



Fauna

Due to the highly disturbed nature of the park, with minimal vegetation, the local fauna populations are limited to transient animals. This includes bird populations that comprise both native and exotic species.

2.6 Visual assessment

The landscape of Beverly Hills Park is primarily dominated by built elements forming a hard frontage to the park with minimal tree planting. Approaching the Park from the west along Vanessa Street, the Bowling Club and associated greens dominate the visual landscape and the car park fronts the corner of Bundara and Vanessa Streets. Residential development borders three sides of the park with The Crescent heavily occupied by industrial buildings. Tree planting bordering the drainage channel, The Crescent and Vanessa Street soften the surrounding built form.

The park landscape is visually dominated by the channelised section of Wolli Creek. This divides the park into two areas that have been developed separately. The southern side of the channel has largely been developed for sporting uses (an open landscape dominated by grass fields) and the northern side for informal play, such as the playground and picnicking. This landscape in the northern section is more intimate with scattered tree plantings.

There are pleasant views out of the park to the surrounding residential landscape to the north along Bundara Street. Most of the housing is Californian Bungalow style with established gardens. A pleasant vista to the park exists along Kooemba Road, which is lined by mature Tallowwoods (*Eucalyptus microcorys*). The 'Black Forest' located to the north of the park between Bundara Street and The Crescent provides a pleasing backdrop to the park.

The area featuring the drainage channel extending outside the park boundaries provides views to the industrial area to the east and the railway line and adjacent open space to the west and south. To the south the railway line can be viewed between the houses.

Open space connections to the north (the 'Black Forest'), the southwest (Vanessa Street Tennis Courts), and the south-east (the open space area adjacent to the railway) give the impression that the park boundaries extend into the surrounding landscape.

2.7 Built facilities and park furniture

2.7.1 Sporting fields and associated buildings

Sporting facilities provided at Beverly Hills Park are:

- ❑ 1 rugby league field, with an east-west orientation, and lit by two towers on the southern side.
- ❑ 1 mini-soccer field, oriented north-south, with no lighting.
- ❑ 1 soccer field with an east-west orientation, and lit by 3 towers (2 to the south, 1 to the north).
- ❑ 3 synthetic cricket wickets.

The sporting fields are not regulation size, and are not ideally oriented north-south, due to constraints such as lack of space and the location of the canal.

The condition of the grassed playing surfaces in August 2004 was poor and worn, due to the lack of rain in previous months, lack of irrigation, and wear and tear caused by winter sporting activities. It is expected that the condition of the playing surface will improve after rain and the summer cricket season.

Two buildings associated with the sporting fields are:

- ❑ a pavilion that was funded by and is used by the Kingsgrove Colts Rugby League Club. The pavilion incorporates a canteen, change rooms, small storage area, public toilets and club rooms. The pavilion is in excellent condition, having been constructed in 2001.
- ❑ a smaller amenities building serving users of the soccer fields, which incorporates space for change rooms and storage by the soccer clubs, and for storage of maintenance equipment. In 2000-01 Council completed a major upgrade to the soccer amenities building.

2.7.2 Informal recreation area

The children's playground, consisting of Kompan play equipment and catering for the 1-8 year age group is underlain by bark softfall. The playground is not shaded. The playground was upgraded recently as per Council's Sportsgrounds Plan of Management, and is in good condition.

A small but popular picnic area close to the playground comprises two covered picnic tables, a bench seat, a barbecue, and rubbish bin. The picnic shelters and barbecue area was recently upgraded, and is in good condition.

Council constructed two synthetic cricket practice nets east of the playground in 2000-01. The nets are in excellent condition.

The fenced Sydney Water canal divides the informal recreation area and the sporting fields. The canal is in good condition.



2.7.3 Former Bowling Club building and greens

This zone is the most developed of all the zones within the Park. Buildings and constructed elements in this zone are:

- ❑ the former Bowling Club building, which is some 50 years old, constructed of brick, and in very good condition.
- ❑ 3 former bowling greens, which have not been maintained since the bowling club vacated the premises in June 2004. The greens are in poor condition.
- ❑ greenkeeper's hut, which was used for storage of maintenance equipment. The hut is in good condition.
- ❑ a war memorial and flagpole, in good condition.
- ❑ a 22 –space sealed carpark in good condition.
- ❑ a water storage tank for irrigation of the bowling greens, which is in good condition.

2.8 Access, circulation and parking

Beverly Hills Park is located in the north-eastern corner of the Hurstville local government area. It is well serviced by pedestrian access from the nearby residential areas, as well as by vehicle, bicycle and via public transport (bus and rail). Refer to **Figure 2.9** for the access patterns to and around the Park.

2.8.1 Access to the Park

Pedestrian

Pedestrian access to the park is provided indirectly via existing pathways and open space on Council road verges. Local residents access the park on a daily basis for exercise such as walking, jogging and walking the dog.

Bicycle

A designated on-road cycleway on Vanessa Street provides access to the park from Beverly Hills and Kingsgrove railway stations. Vanessa Street has been upgraded to accommodate cyclists and is endorsed by the Council and the Roads and Traffic Authority (RTA). The route is shown on Council's published cycling map. These designated cycle routes provide linkages throughout the Hurstville area.

There is an opportunity to connect this on-road cycleway to the cycleway adjoining the M5 Motorway via The Crescent and parkland.

Vehicles

Main vehicular access to the Park is provided via King Georges Road, Tooronga Terrace / Vanessa Street, and Kingsgrove Road. Additional vehicle access to the Park is provided via the local street network.

Vehicle parking is provided around the perimeter of the park in Vanessa Street, Bundara Street and The Crescent. Vanessa Street provides 90-degree angle parking for the sports fields. Parking bays along Vanessa Street were provided in recent years consistent with the works program in the Sportsgrounds Plan of Management.

The Crescent provides parallel parking, and Bundara Street provides a combination of 90-degree (adjacent to the playground) and parallel parking. Parking provision was also improved in Bundara Street in recent years.

The only onsite parking is west of the former bowling club building. This parking area caters for around 20 vehicles. Parking is also provided in the Vanessa Street Tennis Courts open space. This caters for around 10 vehicles and is located to the south of the former bowling club.

Emergency and maintenance access to the sports fields is provided via maintenance gates to the east of the hedge bordering the sporting fields and the former bowling greens.

Public transport

Trains

The East Hills Railway line, which connects the City to Campbelltown, provides access to the Park from the closest station at Beverly Hills.

Buses

The closest bus route to Beverley Hills Park is route 943 which travels along King Georges Road to Punchbowl. This bus route has its nearest stop to the park at Beverly Hills railway station.

2.8.2 Circulation within the Park

Pedestrian

Pedestrian access within the Park is limited to unformed desire lines and grassed areas. The only formed pathway in the park connects Bundara Street to the bridge over the canal. It is 1.5 metres wide and is concrete.

People with disabilities

The Park does not currently cater for access for people with physical disabilities due to the lack of all weather pathways. The former bowling club building and amenities buildings are also not accessible.

Vehicles

The only authorised vehicle access within the Park is for maintenance or emergency vehicles.

2.9 Services and infrastructure

The main infrastructure in the park is the channelised section of Wollie Creek, which is under the control of Sydney Water. This area is fenced off from the rest of the park. An underground section of this canal is piped under the sports fields to the west of the rugby league clubhouse.

Services provided within the Park include electricity for the amenity buildings, the barbecues and for lighting and flood-lighting. Water and sewer are provided to the amenities buildings. Water is also provided for taps within the park.

A major Telstra telecommunications line is located parallel to the former bowling club boundary.

2.10 Use of the Park

2.10.1 General

The responses to the local resident and business survey showed that walking / walking the dog was the most popular activity undertaken in the Park, followed by children's play, sporting activities, exercise, religious worship, watching sport, barbecues, and jogging / running. Some local residents use the Park as often as twice a day, with others daily or several times a week, and others less often.

2.10.2 Sporting fields

Current use

Activities for which the sporting fields are booked are outlined in **Table 2.1**.

Table 2.1: Bookings for sporting fields

Area of park	User	Activity	Days	Times
Summer				
Ground no. 1	GRPD Cricket Association	Cricket	Saturday Sunday	8am-6pm 8am-6pm
Ground no. 2	GRPD Cricket Association	Cricket	Saturday Sunday	8am-6pm 8am-6pm
Ground no. 3	GRPD Cricket Association	Cricket	Saturday Sunday	8am-6pm 8am-6pm
Winter				
Whole park	Beverly Hills Girls High School	Cross-country	Wednesday	1pm-3pm
Ground no. 1	St George Junior Rugby Football League	Rugby league	Monday Tuesday Wednesday Thursday Friday Saturday Sunday	4.30pm-8pm 4.30pm-8pm 4.30pm-7.30pm 4.30pm-8pm 4.30pm-9pm all day all day
Ground no. 2	St George Soccer Association	Soccer	Monday Tuesday Wednesday Thursday Friday Saturday Sunday	6pm-9pm 6pm-9pm 6pm-9pm 6pm-9pm 6pm-9pm all day all day
Ground 3	St George Soccer Association	Soccer	Tuesday Wednesday Thursday Saturday Sunday	6pm-9pm 6pm-9pm 6pm-9pm all day all day
All year				
	Regina Coeli Primary School	School sport	Monday	9am-12 noon
	Regina Coeli Primary School	School sport	Tuesday	9am-12 noon
	Regina Coeli Primary School	School sport	Wednesday	9am-12 noon
	St George High School Zone	School sport	Wednesday	1pm-3pm
	Kingsgrove High School	School sport	Wednesday	12.45pm-2.45pm
	Regina Coeli Primary School	School sport	Thursday	9am-12 noon
	Holy Spirit College Lakemba	Soccer, rugby league	Thursday	12.15-3.15pm
	Regina Coeli Primary School	School sport	Friday	9am-12 noon
	Beverly Hills Girls High School	School sport	Friday	12 noon – 1pm
	Public Schools Sports Association	School sport	Friday	1pm-3pm

Source: Hurstville City Council

The sporting fields are used by sporting groups and schools for organised sport, including cricket, soccer, rugby league, cross-country, softball, and school 'sport-a-thons'.

In the winter season, Grounds 1 and 2 are used every day for rugby league and soccer respectively, while Ground 3 is used five days a week for soccer. Grounds 1 and 2 in particular receive intensive usage, resulting in significant wear of the playing surface especially towards the end of the season.

The sporting groups use the fields on a year-to-year seasonal allocation basis.

2.10.2 Informal recreation area

The informal recreation area is used by local residents for walking, by families for children's play and picnics, and for ball games and cricket practice.

2.10.3 Former bowling Club building and greens

Until 30 June 2004, the former bowling club complex was used by the Beverly Hills Bowling Club for lawn bowls. Church on the Green also used the former bowling club building and one of the bowling greens for worship services and youth and seniors' activities until the building was vacated.

Since July 2004, the former bowling club complex has not been used, except for community meetings associated with preparing this Plan of Management. Council will decide on future use(s) of the former bowling club complex pending the outcome of this Plan of Management.

2.11 Leases and licences

The former bowling club building was leased to the Beverly Hills Bowling Club until 30 June 2004, when the club ceased operation.

No leases or licences currently apply to use of the Park. Sporting groups use the Park on a year-to-year seasonal hire basis.

2.12 Maintenance regime

Maintenance of Beverly Hills Park is carried out by Council staff. Maintenance tasks, their frequency and cost vary by area of the Park as follows:

Table 2.2: Park maintenance tasks

Area	Frequency of maintenance visits	Tasks
Whole Park	Weekly	Inspection and litter collection
Sports and Park turf	Weekly-fortnightly	Mowing of playing fields and grassed areas
Edges	Monthly	Mowing and finishing of surrounds
Playing fields	Annual / as required	Aeration and specific top dressing
3 cricket wickets	Biannually	Wicket changeovers
Amenities and lights	As required	Plumbing and electrical repairs, etc.
Playground	Quarterly	Playground safety inspection
Gardens	Annual / as required	Garden maintenance

Total annual maintenance costs for 2003-04 were \$30,279, comprising labour (\$16,779), materials (\$9,800), and utility costs (\$3,709).

3 BASIS FOR MANAGEMENT

3.1 Planning context

3.1.1 State government planning legislation

Local Government Act 1993

General requirements

Beverly Hills Park comprises land owned by Hurstville Council, comprising approximately 6 hectares. The Council-owned land is classified as community land under the Act. This land must be managed in accordance with the provisions of the *Local Government Act 1993*, which provides Councils with a specific approach to the management of community land. Requirements of the *Local Government Act 1993* for community land are that it:

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

The preparation and contents of this Plan of Management are in accordance with the requirements of the *Local Government Act 1993*, including the *Local Government Amendment (Community Land Management) Act 1998* and the *Local Government (General) Regulation 1999*.

The requirements of the Local Government Act for community land that is the subject of a Plan of Management is outlined below.

Table 3.1: Requirements of the Local Government Act for community land management

Requirement of the Local Government Act	How this plan satisfies the Act
All community land must be categorised.	Section 3.1.1
A map showing the categories within the Park must be included.	Figure 3.1
The Plan must contain core objectives for management of the land	Section 3.4.1
The Plan must describe the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Section 2.7
The Plan must specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Sections 5, 6
The Plan must specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Section 6
The Plan must describe the scale and intensity of any such permitted use or development.	Section 6
The Plan must include performance targets.	Section 5.2
The Plan must contain a means for assessing achievement of objectives and performance targets.	Section 5.2
Council must exhibit the draft Plan for 28 days and give at least 42 days for the making of submissions	
Any amendments to a draft Plan must be publicly exhibited in the same way, until the Council can adopt the draft Plan without further amendment	
A Council may only grant a lease, licence or other estate over community land if it is expressly authorised in a Plan of Management	Section 6.2

Categorisation

Under Section 36 of the *Local Government Act 1993*, community land is required to be categorised as one or more of the following:

- ❑ Natural area
(further categorised as either bushland, wetland, escarpment, watercourse or foreshore)
- ❑ Sportsground
- ❑ Park
- ❑ Area of cultural significance
- ❑ General community use.

A number of categories may apply to land comprising a park or reserve. Consistent with the guidelines for categorising community land in the *Local Government (General) Regulation 1999* and Section 36 (4) of the *Local Government Act 1993*, Beverly Hills Park is proposed to be categorised as:

- ❑ **Sportsground-** as the land is used or proposed to be used primarily for active recreation involving organised sports or playing of outdoor games.

Sports ground refers to the large flat grassed playing area comprising the rugby league and soccer fields and cricket wickets.

- ❑ **Park** – because the land is, or is proposed to be, improved by landscaping, gardens, or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

The Park category applies to the informal recreation area north of the creek channel.

- ❑ **General community use** - as the land:
 - may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public; and
 - is not required to be categorised as a natural area under Section 36A, 36B or 36C of the Act, and does not satisfy the guidelines under clause 6B-6E for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

The General Community Use category applies to the former bowling club and greens.

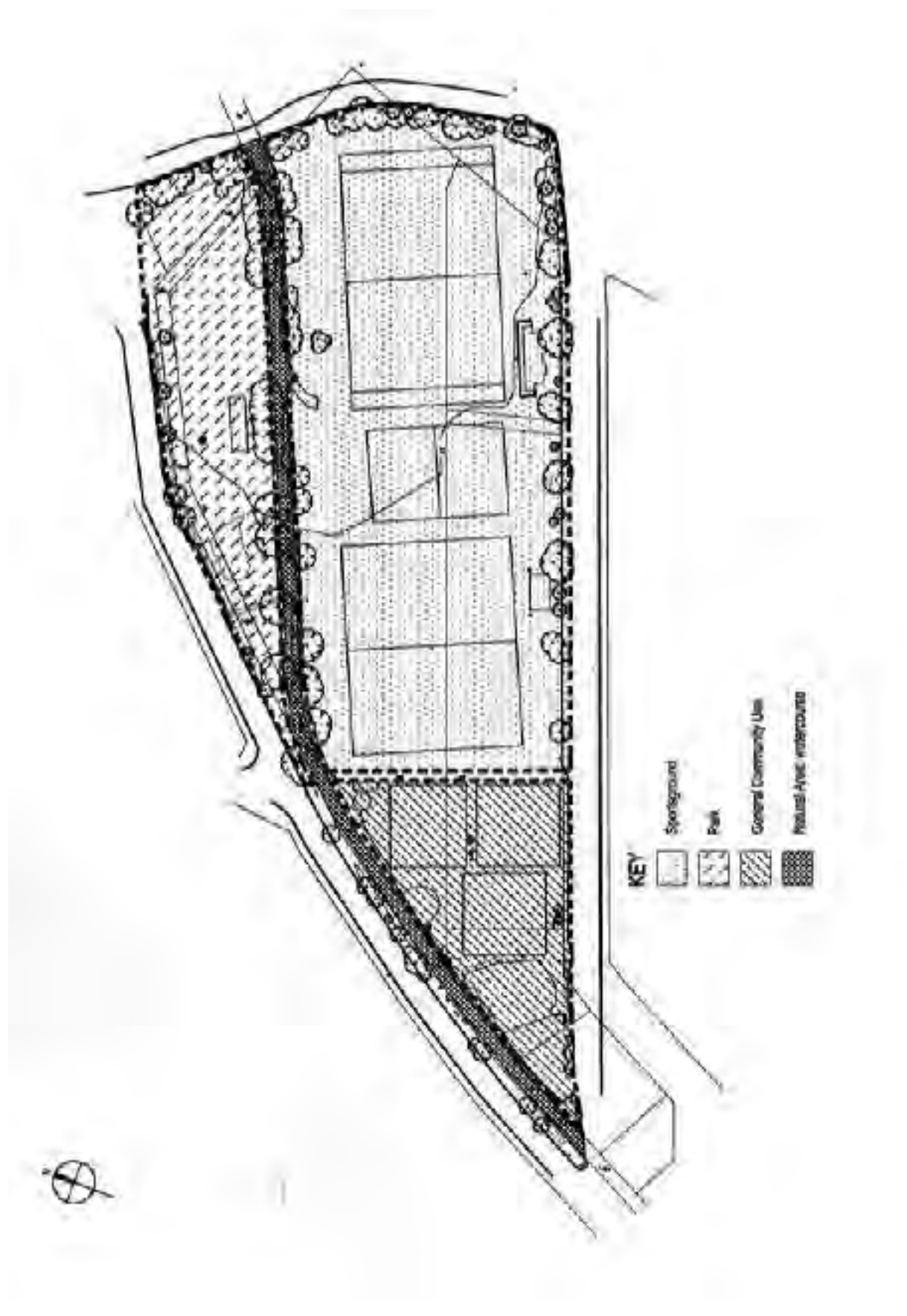
- ❑ **Natural Area – Watercourse** – as the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.

Land, that is categorised as a natural area should be further categorised as a watercourse under section 36(5) of the Act if the land includes:

- a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and
- b) associated riparian land or vegetation, including land that is protected land for the purposes of the Rivers and Foreshores Improvement Act 1948 or State protected land identified in an order under Section 7 of the Native Vegetation Conservation Act 1997.

Figure 3.1 shows the spatial extent of each category within the Park. Core objectives for each of these categories of community land are in **Section 3.4**.

Figure 3.1: Categories of community land in Beverly Hills Park



3.2 Local planning context

3.2.1 Planning framework

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

- ❑ Management Plan, which sets overall objectives and performance targets for open space and recreation management.
- ❑ The *Hurstville Local Environmental Plan* and various Development Control Plans that govern uses of and development of facilities within Beverly Hills Park.
- ❑ The Plan of Management for Sports Grounds, which contains management objectives, and policies for addressing issues regarding sports grounds in Hurstville.

3.2.2 Zoning and planning controls

Local Environmental Plan

Beverly Hills Park is zoned 6(a) Open Space under the *Hurstville Local Environmental Plan 1994*. The LEP allows the following activities to occur without development consent in the 6(a) Open Space zone:

- ❑ Exempt development (developments with minimal impact as listed in Development Control Plan No. 14 – Exempt and Complying Development).
- ❑ Public utility undertakings, other than gas holders or generating works.

Development consent may be granted for the purposes of:

- ❑ buildings ordinarily incidental or subsidiary to the purposes of landscaping, gardening or bushfire hazard reduction.
- ❑ commercial signs.
- ❑ community facilities, which means a building or place owned or controlled by a public authority or a body of persons which may provide for the physical, social, cultural or intellectual development or welfare of the local community.
- ❑ recreation areas, which means a children's playground; an area used for sporting activities or facilities; or an area used to provide facilities for recreational activities promoting the physical, cultural or intellectual welfare of persons within the community. Recreation areas include golf courses, tennis courts and bowling greens and any ancillary club building, but not a racecourse or showground.
- ❑ recreation facilities, meaning a building or place used exclusively for a sporting activity, or exercise or for a leisure activity, whether operated for the purpose of gain or not.
- ❑ refreshment rooms.
- ❑ roads.
- ❑ works (but not buildings) for the purposes of landscaping or gardening.

All other developments and activities not listed above are prohibited in the 6(a) zone.

Development Control Plans

Relevant Development Control Plans (DCPs) are:

- ❑ *Development Control Plan No. 2– Car Parking.*
- ❑ *Development Control Plan No. 6 – Requirements for Child Care Centres.*
- ❑ *Development Control Plan No. 12 – Beverly Hills* includes character and development objectives for the suburb.
- ❑ *Development Control Plan No. 14 – Exempt and Complying Development.*
- ❑ *Development Control Plan No. 18 – Crime Prevention Through Environmental Design* includes safe design guidelines for open spaces and parks in terms of landscaping, lighting, site and building layout, signage, and community involvement.
- ❑ *Development Control Plan No. 19 – Access and Mobility.*

3.3 Community values

3.3.1 *The Hurstville and Beverly Hills communities*

Hurstville City had a population of 70,000 people at the 2001 Census. Of this total population, 7,250 people lived in the suburb of Beverly Hills.

The population of Beverly Hills is older than the population of Hurstville local government area, having a lower proportion of children and young people, and a higher proportion of people aged 65 years and over.

The majority of Beverly Hills residents in 2001:

- ❑ were born in Australia (60%). People born overseas in non-English speaking countries mainly came from China, Hong Kong, Greece, Italy and Lebanon.
- ❑ spoke English at home (53%).
- ❑ lived in a household comprising a couple with children (47%).
- ❑ owned or were purchasing their dwelling (68%).

A survey of Hurstville residents conducted in 1999 (BBC Consulting Planners, 1999) identified that their most important recreation facility needs were for local parks and picnic areas, followed by natural areas and bushland. Other relatively high priorities were children's playgrounds, cycleways / walkways, and outdoor sports facilities.

3.3.2 *Community values of Beverly Hills Park*

The Hurstville and Beverly Hills communities have expressed how the Park is important or special to them during community consultation undertaken in preparing this Plan of Management. The values of Beverly Hills Park have been obtained from comments made by local residents, users of the Park, people that attended the community meeting, and people that responded to Council's call for written comments at various times during preparation of the Plan of Management.

By understanding the reasons why the community values the Park, the role that the community expects the Park to play in the future may be determined. Also, as the Plan of Management is based on the community’s values, management actions and outcomes that are based on these values are recommended (refer to **Section 5**).

The community and user groups values various general aspects of Beverly Hills Park for different reasons, as outlined below.

Table 3.2: Community values of Beverly Hills Park

Value	Explanation
Open space	Beverly Hills Park is a large open space that accommodates a variety of sporting and recreational activities. Large open spaces are uncommon in the Beverly Hills area. The park especially separates the residential area from the industrial area.
Access	The park is in a central location within Beverly Hills, in close proximity to homes and local schools.
Peace and quiet	The park is within a quiet suburban residential area, and reflects the peace and tranquillity of the local environment.
Children’s play opportunities	The children’s playground and open space is a wonderful and safe play area for children and for family activities.
Trees and greenery	Plentiful large trees and expanses of grass contribute to a pleasant green outlook and environment.
Sporting opportunities	The sporting fields offer a venue for winter and summer sporting activities. Sporting groups and schools particularly appreciate the amenities provided, and the opportunity to play sport and rub cross-country races without the need to cross roads.
Social opportunities	The informal recreation area offers opportunities for family and social gatherings.

3.4 Objectives and principles for managing Beverly Hills Park

3.4.1 State government objectives

Community land must be managed in accordance with the core objectives for the relevant category(s) of community land. The core objectives for community land categorised as Sportsground, Park and General Community Use under the *Local Government Act 1993* are as follows:

Sportsground

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

Park

- ❑ To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities; and
- ❑ To provide for passive recreational activities or pastimes and for the casual playing of games; and
- ❑ To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

General community use

- ❑ To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and 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, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Natural Area – Watercourse

The core objectives for the Natural Area category are:

- ❑ to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- ❑ to maintain the land, or that feature or habitat, in its natural state and setting, and
- ❑ to provide for the restoration and regeneration of the land, and
- ❑ to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*.

Land that is further categorised as watercourse must be managed in accordance with the following core objectives:

- ❑ to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and
- ❑ to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and
- ❑ to restore degraded watercourses, and
- ❑ to promote community education, and community access to and use of the watercourse, without compromising and other core objectives of the category.

3.4.3 Local objectives

The Hurstville Community and Council long-term vision for the City is:

Hurstville: A friendly, diverse and sustainable city built on an all embracing community spirit, where we live, learn, work and play.

Hurstville Horizons 2004-2014 outlines the 7 principal activity areas (or horizons) that focus on a particular element of the vision that Council will use over the medium and long term to achieve the vision for Hurstville. The principal activity areas that relate to open space and recreation planning goals and milestones are outlined in **Table 3.3**.

Table 3.3: Principal activity areas

Horizon	Community Life	Natural environment
Goal	A diverse and harmonious City with a strong sense of community, providing a range of social, cultural, educational and leisure opportunities.	A sustainable city that protects and enhances the natural environment for present and future generations.
Performance measures include:	Council's facilities are valued and utilised by the community.	Our natural treasures are protected and conserved.
Issue Ten Year Milestone Three Year Milestones	Community spirit and participation Communities where people can relate to each other Increased use of public spaces	Open space Open space is protected, enhanced and enjoyed Plans of Management for parks and reserves are reviewed and updated. Exercise stations at strategic locations along walkways and paths through parks. Parks and reserves are accessible to everyone.
Issue Ten Year Milestone Three Year Milestones	Recreation Hurstville provides spaces and places for people to participate in active and passive recreation. Open spaces and facilities meet community needs and utilisation objectives. Plans of Management reviewed and updated for parks and reserves.	
Performance indicators	Use of sportsgrounds for competition for more than 40 days per year per ground.	

Source: *Hurstville Horizons 2004-2014*.

Council's objectives relating to the 6(a) Open Space zone are to:

- recognise existing publicly owned land used or capable of being used for public recreation purposes.
- identify and protect land intended to be acquired for public open space.

Council's objectives for the suburb of Beverly Hills are for it to develop as a garden suburb with a high quality commercial and retail centre catering for the needs of the local community and visitors. The existing suburban structure of Beverly Hills is proposed to be enriched by strengthening the quality of Beverly Hills' public open space systems, including parks along drainage lines.

3.4.4 Community objectives and management principles

Following on from the values and objectives outlined above, it is important to establish some management principles against which recommendations for actions will also be made.

It has been made clear that Beverly Hills Park is a valued open space and community resource. Users and the community like the sporting and informal recreation zones generally as they are. This gives us a clear message to consider only minimal changes in terms of structures and permitted activities in these two zones. However, the community wish to resolve the future use of the former building complex for community activities.

Other principles established during the consultations are that:

- ❑ the former bowling club complex should be used for multi-purpose and compatible community activities.
- ❑ existing sporting and recreation facilities and settings should be upgraded.

3.4.5 Site-specific objectives

Beverly Hills Park incorporates a range of different and unique settings or places. To help preserve the special qualities of those places, this Plan of Management has defined three planning zones, each having different management objectives. Ways of measuring how each of these objectives have been achieved over time are also presented below.

Table 3.4: Objectives for each Park zone

Management zone	Objective / desired outcome	Performance measures
Park as a whole	To cater for a range of sporting, informal recreation and community uses.	Observations. Positive feedback from residents and Park users
Sporting zone	To cater for district-level winter and summer sporting activities, depending on demand and allocation of sports to fields throughout Hurstville City.	Field bookings.
Informal zone	To provide opportunities for play, socialising and informal recreation.	Observations. Positive feedback from residents and park users.
Community use zone	To cater for a range of compatible community uses for all age groups if possible.	Positive comments from building users. No conflicts between user groups.

3.5 Future roles of the Park

The Park currently attracts users from throughout Hurstville local government area as well as local residents. It is anticipated that a similar mix of origins of Park users would continue, resulting in the Park serving a district role in the Hurstville open space system.

The desired future role of the Park, consistent with the values of the Park, is as a multi-purpose recreation space catering for a range of activities and all age groups.

3.6 Desired future uses of the Park

Residents and Park users would generally like to maintain the mix of sporting and informal passive recreation activities that are provided for at present, as well as gaining access to the former bowling club complex for community activities.

Examples of activities that Park users and the local community considered should be allowed in the Park include:

- ❑ Those that cater for all ages.
- ❑ Sporting activities.
- ❑ Community events, such as festivals, fetes, entertainment and carnivals.
- ❑ Exercise and fitness activities.

- ❑ Picnics and barbecues.
- ❑ Bike riding.
- ❑ Jogging and running.
- ❑ Basketball.

Activities or uses that the local community considered shouldn't be allowed in the Park are:

- ❑ noisy activities that disturb local residents, especially at night.
- ❑ Sale and/or consumption of alcohol.
- ❑ Gaming and gambling.
- ❑ Unsafe activities such as golf practice and flying model planes.
- ❑ Unleashed dog exercise.

Prohibited uses in Beverly Hills Park include the use of firearms, walking dogs off the lead, riding horses, golf practice, and riding motorbikes. Council also prohibits consumption of alcohol in all parks in Hurstville.

3.7 Vision for Beverly Hills Park

Council's corporate goals, user and community values, and the desired outcomes of the community for the Park have culminated in a vision for the future of Beverly Hills Park. The vision is:

“ Beverly Hills Park will be an open, landscaped green space within a quiet residential area that is accessible to all in the community for a range of sporting, informal recreation, and social and community activities, and is linked to adjoining open spaces and landuses.”

Sections 4 and 5 outline specific management strategies and actions to achieve the above vision and objectives for the Park, consistent with the community's values.

4 OVERVIEW OF ISSUES AND ACTIONS

4.1 Issues relating to the whole park

This section includes a discussion of issues and proposed actions applying to the Park as a whole, and those issues specifically relating to each of the three Park zones. This information is the basis of the Action Plan and Landscape Masterplan in **Section 5**.

ISSUE	BACKGROUND	ACTIONS
Access		
Gateways to the Park	The 'entrances' to the Park are presently nondescript, and there is little 'sense of arrival'.	<input type="checkbox"/> Provide gateway tree planting to the frontage of the former bowling club building, by saw-cutting and removing existing concrete for tree and groundcover planting. <input type="checkbox"/> Install gateway signage at the park entry at the corner of The Crescent and Vanessa Street.
Walking / bicycle track	Requests for a cycling track around the perimeter of the Park were received. Space constraints between carparking on Vanessa Street and the two amenities buildings, and on the bridge over the creek channel at The Crescent, limit the width of the path to 2 metres.	<input type="checkbox"/> Provide a 2-metre wide concrete pathway surrounding the Park. <input type="checkbox"/> Widen the bridge over the creek channel next to The Crescent to accommodate the pathway.
Car parking	It is anticipated that community use of the former bowling club complex would result in additional demand for car parking at times of high use. Additional parking spaces would also cater for sporting users.	<input type="checkbox"/> Extend the 90 degree angle parking to provide an additional 20 parking spaces off Vanessa Street, south of the mini-soccer field.
Access for people with disabilities	The former bowling club building and the two sporting amenities buildings are not accessible for people with disabilities.	<input type="checkbox"/> Carry out an access audit of the former bowling club building and the two sporting amenities buildings. <input type="checkbox"/> Make necessary modifications to the buildings.
Trees and greenery		
Trees	The community have requested more trees on the perimeter of the Park, especially on the eastern side and in the 'Black Forest'.	<input type="checkbox"/> Provide additional tree planting with native grass understorey species mix to reflect the original Turpentine Ironbark Forest around the perimeter of the Park. <input type="checkbox"/> Mass plant Turpentine-Ironbark Forest species adjacent to the creek channel to soften the hard edge.
Social opportunities		
Seating	More seating at intervals around the Park has been requested.	<input type="checkbox"/> Install additional seating around perimeter of the Park.
Dog exercise	Some dog owners do not pick up their dog's waste.	<input type="checkbox"/> Provide dog waste bag dispensers. <input type="checkbox"/> Erect signs advising Park users that dogs must be on a leash.

4.2 Issues relating to the sporting zone

ISSUE	BACKGROUND	ACTIONS
Trees and greenery		
Undesirable tree species	Coral trees to the north of the rugby league field are exotic tree species that is prone to dropping its limbs, posing a safety risk.	<input type="checkbox"/> Remove coral trees.
Sporting opportunities		
Quality of fields	The quality of the playing surfaces of the sporting fields is poor, due to the low rainfall, lack of irrigation, and wear and tear caused by winter sport.	<input type="checkbox"/> Upgrade playing fields. <input type="checkbox"/> Investigate the potential for water recycling from the water canal within the Park for irrigation purposes.
Size of fields	The stormwater canal impinges on the size of the smaller soccer field and cricket field. Some people in the community have requested covering the canal, the cost of which would be prohibitive relative to other priorities for the Park.	<input type="checkbox"/> Liaise with Sydney Water about piping and filling the triple concrete channel at ground level to the line of the main channel.
Relocation of fields	The proposed addition of the space taken up by the two former bowling greens to the sporting zone provides an opportunity to relocate and enlarge some fields. Two of the three fields are used for soccer, to reflect the high and growing level of participation in soccer in Hurstville.	<input type="checkbox"/> Place a cricket wicket between the rugby league and soccer fields. <input type="checkbox"/> Relocate the senior soccer field.
Lighting	Sporting groups desire more lighting for training at night.	<input type="checkbox"/> Upgrade lighting of the playing fields.
Spectator facilities	Sporting groups have requested shade and seating for spectators next to the sporting fields.	<input type="checkbox"/> Provide additional spectator seating at the rugby league / cricket field.
Toilets	Rangers sometimes do not open the toilets, causing problems for school users.	<input type="checkbox"/> Ensure toilets are opened every day.
Female sport	Key sports played on the playing fields at present are traditional male sports of rugby league, soccer and cricket. Two grounds are allocated to soccer in winter as it is an increasingly popular sport. All three cricket wickets and fields are used in summer for cricket. However, there have been calls by some local people to cater for female sport such as softball and netball, and for athletics. Based on recent sport participation trends, junior soccer is likely to continue to grow, rugby league is experiencing a decline in participation, and emerging sports such as baseball and softball are looking for venues. Allocation of sports to playing fields is done by Council at a City-wide level.	<input type="checkbox"/> Accommodate compatible female and emerging sports on the playing fields if demand exists.

4.3 Issues relating to the informal zone

ISSUE	BACKGROUND	ACTIONS
Peace and quiet		
	The playground is sometimes occupied by a sports training group that are noisy and disturb residents at night.	<input type="checkbox"/> Respond to resident complaints about noisy activities.
Children's play opportunities		
Play equipment	The demographics of Beverly Hills is slowly shifting from an older population towards young families. The children's playground is very popular with young families, as well as grandparents taking grandchildren to play there. Various requests have been received to upgrade the existing play equipment, provide more equipment for older children, and separate play areas for younger and older children.	<input type="checkbox"/> Upgrade the playground with synthetic softfall. <input type="checkbox"/> Provide a separate play space for children aged 6 to 12 years. <input type="checkbox"/> Construct a children's cycle track around the older children's play space.
Trees and greenery		
Shade	The children's play equipment and seating for their supervisors is not shaded. . Increasing community concerns about exposure to the sun and comfort for park users in summer have resulted in requests for increased shade in the informal recreation area.	<input type="checkbox"/> Plant shade trees north of the playground.
Social opportunities		
Picnic and barbecue area	The picnic and barbecue area in the Park is popular. Park users have requested more seats and tables be provided.	<input type="checkbox"/> Upgrade and increase picnic facilities.

4.4 Issues relating to the community use zone

4.4.1 Future use of the bowling club building and greens

Background

The Beverly Hills Bowling Club ceased its use of the bowling club building, 3 greens and the greenkeeper's hut at the end of June 2004 due to declining financial viability of the club. Since early 2004, Council has been inviting expressions of interest and investigating options for alternative uses of the bowling club building and greens. Council has resolved not to allow any use of the bowling club complex until completion and adoption of this Plan of Management.

Options for use of the bowling club complex suggested to date include:

- a clubhouse for Kingsgrove Colts Junior Rugby League Football Club and Junior Netball Club, Kingsgrove Cricket Club, and Beverly Hills Soccer Club.
- childcare centre.
- reinstating the greens to parkland or extending the playing fields to include the greens.

- ❑ Church on the Green and associated pastoral activities for children, youth, seniors, women and men. Counselling services, a café and youth drop-in centre are proposed.
- ❑ Hungarian House (cultural, educational and social activities).
- ❑ senior citizens and youth activities.

Principles articulated by local residents for the future use of the former bowling club complex are that it should:

- ❑ benefit people of all ages in the community.
- ❑ be multi-purpose.
- ❑ not attract anti-social activity.
- ❑ not be licensed for alcohol or gaming.

As shown by a petition of 623 signatures, the majority of some 160 attendees at the first community meeting and 80 people at the second community meeting and the majority of 88 responses to the letterbox drop survey, the local community has significantly supported use of the bowling club complex for a combination of community uses including childcare, a place of worship, and community activities. A single-purpose sporting clubhouse that may cater for members outside the Beverly Hills area, and may sell alcohol and operate gaming machines is not supported by the local community. Refer to **Appendix A** for more information about community views about the future of the bowling club complex.

Demand for childcare in Hurstville is increasing, as shown by an increase in numbers of young children (refer to **Appendix B**). Children aged 0 to 11 years comprised 15% of the Hurstville City population in 2001. The numbers of children in this age group increased by 11% between 1996 and 2001. The most pressing needs for childcare in Hurstville are for more long day care places, care for children aged 0 to 2 years, and for out of school hours care.

Taking these needs into account, Council's Children's Services Co-ordinator recommended that a 57-place long day care service be provided at the former Beverly Hills Bowling Club, which is:

- ❑ a multi-purpose service that enables improved integration of childcare, early education, and health and family support services.
- ❑ An accredited, affordable long day care service that provides high quality programs by qualified staff, is preferably operated by Council or the community, and would address the needs of families with children aged 0 to 2.
- ❑ A service that would ideally allow for the provision of an additional accredited before and after school care service.
- ❑ A service that would also ideally allow for improved integration and support for children with disabilities.

Successful mixed or shared use of the bowling club complex is possible by combining a long day care centre with uses such as before and after school care, family support service, early childhood health service, early intervention service, senior's centre, or other suitable community groups. Particular activities that are not considered suitable for shared use of the bowling club complex with a long day care centre include consumption of alcohol and gambling, and those that could present a security or child protection risk or could result in a breach of confidentiality.

Space requirements for a 57-place childcare service according to Department of Community Services' Best Practice Guidelines in Early Childhood Physical Environments are:

- ❑ building 460m²
- ❑ verandah 120m²
- ❑ playground 860m²
- TOTAL 1,440 m²**

These space requirements do not include carparking spaces for staff, parents and people with disabilities, which would need to be consistent with Council's Car Parking Development Control Plan.

As the floorspace area of the bowling club building is approximately 750m², there is approximately 290m² of excess space in the building that could be used for more childcare places or other compatible uses. Separation of the childcare area and other uses would need to be carefully considered. The entrance to the childcare facility could be via the rear verandah, which has a good relationship with the open space to the north of the existing bowling green. If the former bowling club building is used for long day care, other compatible community uses that take place in the evening and on weekends could be accommodated in the building. Exact space requirements and the compatibility of proposed uses requires further detailed investigation.

Actions

- ❑ Add a site-specific amendment to Schedule 3 of the Hurstville Local Environmental Plan to allow a child care centre within the 6(a) zone applying only to Beverly Hills Park.
- ❑ Engage a consultant specialising in early childhood physical environments to advise on how the site could be best used for childcare.
- ❑ Liaise with potential users of the building to determine exact space and facility needs and how they could co-exist.

4.4.2 Other issues

ISSUE	BACKGROUND	ACTIONS
Access		
Carpark	The existing carpark is large enough to cater for parking for a childcare centre of 57 places. Parking requirements for childcare centres include pickup and dropoff zones.	<ul style="list-style-type: none"> ❑ Re-design the former bowling club carpark to accommodate pickup and dropoff zones.
Link to tennis courts	The two Vanessa Street tennis courts are underutilised. A pedestrian link between the former bowling club complex, carparks and the tennis courts may encourage increased use of the tennis courts.	<ul style="list-style-type: none"> ❑ Provide a raised pedestrian crossing or pedestrian refuge to allow safe crossing of Vanessa Street to the tennis courts. ❑ Upgrade the amenities building at the Vanessa Street tennis courts. ❑ Provide additional planting to the open space surrounding the tennis courts. ❑ Construct an entry path to the tennis courts from Vanessa Street.

ISSUE	BACKGROUND	ACTIONS
Sporting opportunities		
Extension of playing fields	Two bowling greens are surplus to requirements for community activities in the former bowling club building. Extend the playing field area to incorporate the two greens to make the playing fields larger.	<ul style="list-style-type: none"> <input type="checkbox"/> Remove the two bowling greens at the eastern end. <input type="checkbox"/> Re-use the resulting space for a junior soccer field and parkland.
Social opportunities		
Future use of the Greenkeeper's Hut	The greenkeeper's hut was used for storage of maintenance equipment for the bowling greens. The building is now vacant. It could be used for community activities linked with the use of the former bowling club building.	<ul style="list-style-type: none"> <input type="checkbox"/> Adapt and re-use the former greenkeeper's hut as a community facility.
Bowling club memorabilia	Many people in the local community wish to retain the 50-year history of the Beverly Hills Bowling Club where possible.	<ul style="list-style-type: none"> <input type="checkbox"/> Integrate the honour boards from the bowling club into the future design and use of the former bowling club building.

5 ACTION PLAN

5.1 Landscape Master Plan

The Landscape Master Plan for Beverly Hills Park is presented in **Figure 5.1**. The Landscape Master Plan illustrates the physical works and actions in the following Action Plan that are proposed to be implemented to achieve the objectives and desired outcomes for the Park.

5.2 Action Plan

The management actions to resolve the management issues (consistent with the community's values of the Park) from Section 4 and to implement the Landscape Master Plan over the next 10 years are presented in the following tables. Table headings are explained as follows:

Strategy – approach or policy that guides the actions.

Action – specific task required to resolve the issue.

Priority – importance or urgency of the action, rated as:

Immediate
High
Medium
Low

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

Specific sections of Council that are responsible for implementing each action will be determined in 2005.

Cost – capital costs of each action.

Performance target – how Council intends to measure its performance in implementing and achieving the action.

Means of assessment – how the achievement of the performance measure can be measured and assessed.

Figure 5.1 – Landscape Master Plan

Zone: Whole park

Strategy	Action	Priority	Responsibility	Capital cost \$	Performance target	Means of assessment
Provide a sense of arrival for visitors to the Park.	Provide gateway tree planting to the frontage of the former bowling club building, by saw-cutting and removing existing concrete for tree and groundcover planting.	Medium		\$13,000	'Gateway' trees are planted.	Observations.
	Install gateway signage at the park entries at the corner of The Crescent and Vanessa Street, the corner of Bundara and Vanessa Street (Bowling Club), and the playground entry.	Medium		\$10,000	Gateway signage installed.	Observations.
Improve access within the Park for pedestrians, cyclists and people with disabilities.	Provide a 2-metre wide concrete pathway surrounding the Park.	Medium		\$200,000	Pathway is constructed.	Observations.
	Widen the bridge over the creek channel next to The Crescent to accommodate the pathway.	Medium		\$20,000	Bridge is widened.	Observations.
Improve vehicle parking adjacent to the Park.	Extend the 90-degree angle parking to provide an additional 20 parking spaces off Vanessa Street, south of the mini-soccer field.	Medium		\$60,000	Additional on-street parking spaces along Vanessa Street.	Works completed. Reduction in complaints to Council from residents.
Ensure access for people with a physical disability to buildings in the Park.	Carry out an access audit of the former bowling club building and the two sporting amenities buildings.	High		-	Access audit completed.	Necessary modifications identified.
	Make necessary modifications to the buildings.			To be determined	Modifications completed.	Increased use of buildings by people with a physical disability.
Reinstate indigenous vegetation and provide shade.	Provide additional tree planting with native grass understorey species mix to reflect the original Turpentine Ironbark Forest around the perimeter of the Park.	Medium		\$70,000	Increase in number of trees within the Park.	Observations.
	Mass plant Turpentine-Ironbark Forest species adjacent to the creek channel to soften the hard edge.	Medium		\$100,000	Increase in number of trees within the Park.	Observations.

Zone: Whole park (cont.)

Strategy	Action	Priority	Responsibility	Capital cost \$	Performance target	Means of assessment
Provide ancillary facilities for Park users.	Install additional seating around perimeter of the park.	Medium		\$20,000	Increase in number of seats in the Park.	Observations.
Encourage responsible dog exercise in the Park.	Provide dog waste bag dispensers.	High		\$4,000	Dispensers installed.	Observations.
	Erect signs advising Park users that dogs must be on a leash, and including other park regulations.	High		\$3,000 (3 signs)	Signs installed.	Observations.

Zone: Sporting

Strategy	Action	Priority	Responsibility	Capital cost \$	Performance target	Means of assessment
Remove weed species from the Park.	Remove 3 coral trees.	Low		\$1,500	Coral trees are removed.	Observations.
Provide higher-quality sporting fields.	Upgrade playing fields.	High		\$100,000	Improvement in the surface cover of the playing fields.	Positive feedback from sporting users.
	Investigate the potential for water recycling from the water canal within the Park for irrigation purposes.	High		–	Investigation report completed.	Preferred option or recommendation decided.
	Liaise with Sydney Water about piping and filling the triple concrete channel at ground level to the line of the main channel.	Medium		–	Contact made with Sydney Water.	Positive reception to piping and filling the concrete channel.
	Locate cricket wickets between the rugby league and soccer fields.	High		\$20,000	Cricket wickets located between the sporting fields.	Positive feedback from sporting users.
	Relocate the senior soccer field.	Medium		\$60,000	Senior soccer field is relocated.	Positive feedback from soccer players.
	Upgrade lighting of the playing fields.	Low		\$50,000	Additional lighting installed. Reduced wear of playing surface.	Positive feedback from sporting users.
Provide facilities for sporting players and spectators.	Provide additional seating at the rugby league / cricket field.	Low		\$50,000	Additional seating installed.	Positive feedback from sporting users and spectators.
	Ensure toilets are opened every day.	High		–	Toilets are opened every day.	Reduced complaints from user groups.
Allocate playing fields in Hurstville according to demand.	Accommodate compatible female and emerging sports on the playing fields if demand exists.	Medium		–	Increased use of playing fields by women and emerging sports.	Bookings data.

Zone: Informal

Strategy	Action	Priority	Responsibility	Capital cost \$	Performance target	Means of assessment
Ensure activities in the Park do not disturb residents.	Respond to resident complaints about noisy activities.	Ongoing		–	Noisy activities do not take place in the Park.	Reduction in complaints from residents.
Improve the safety and range of facilities for users of the children’s playground area.	Upgrade the playground with synthetic softfall.	High		\$25,000	Synthetic softfall installed.	No injuries to play equipment users. Positive feedback from supervisors.
	Provide a separate play space for children aged 6 to 12 years.	Medium		\$80,000	Separate play space for older children is constructed.	No conflicts between older and younger children. Positive feedback from supervisors.
	Construct a children’s cycle track around the older children’s play space.	Medium		\$10,000	Children’s cycle track constructed.	Positive feedback from park users.
	Plant shade trees north of the playground.	High		\$5,000	Shade trees planted.	Increased use of the playground during summer. Positive feedback from park users.
Cater for family and large group social gatherings.	Upgrade and increase picnic facilities, including 5 tables, 3 shelters, and barbecue facilities.	Medium		\$50,000	Additional picnic facilities installed.	Increased use of picnic area. Positive feedback from park users.

Zone: Community

Strategy	Action	Priority	Responsibility	Capital cost \$	Performance target	Means of assessment
Provide a multi-purpose community facility on the former bowling club site.	Add a site-specific amendment to Schedule 3 of the Hurstville Local Environmental Plan to allow a child care centre within the 6(a) zone applying only to Beverly Hills Park.	Immediate		–	Amendment made to Hurstville Local Environmental Plan.	Childcare centres are permitted in Beverly Hills Park.
	Engage a consultant specialising in early childhood physical environments to advise on how the site could be best used for childcare.	Immediate		To be determined	Consultant engaged.	Consultant recommendations considered.
	Liaise with potential users of the building to determine exact space and facility needs and how they could co-exist.	Immediate		–	All potential building users have input into planning physical requirements for use of the building.	All potential users are consulted.
	Adapt and reuse the former Bowling Club as a community facility.	High		To be determined	The former bowling club building is used for community uses.	Increase in community use.
	Adapt and re-use the former greenkeeper's hut as a community facility.	High		To be determined	The former greenkeeper's hut is used for community uses.	Increase in community use.
	Re-design the former bowling club carpark to accommodate pickup and dropoff zones.	High		–	Pickup and dropoff zones are included in the carpark design.	Carpark design meets all requirements.
	Reinstate two bowling greens as parkland.	Remove the two bowling greens at the eastern end.	High		\$30,000	Bowling greens are removed.
Re-use the resulting space for a junior soccer field and parkland.		High		\$50,000	The former bowling greens become part of a junior soccer field, and parkland.	Observations.

Zone: Community (cont.)

Strategy	Action	Priority	Responsibility	Capital cost \$	Performance target	Means of assessment
Provide a physical link with the Vanessa Street tennis courts.	Provide a raised pedestrian crossing or pedestrian refuge to allow safe crossing of Vanessa Street to the tennis courts.	Low		\$20,000	Pedestrian crossing constructed.	No vehicle accidents involving pedestrians between the former bowling club and the tennis courts. Increased use of the tennis courts.
	Upgrade the amenities building at the Vanessa Street tennis courts.	Low		\$50,000	Amenities building upgraded.	Positive comments from court users. Increased use of the tennis courts.
	Provide additional planting to the open space surrounding the tennis courts.	Low		\$15,000	Planting completed.	Positive comments from court users regarding appearance and noise reduction.
	Construct an entry path to the tennis courts from Vanessa Street.	Low		\$7,000	Entry path completed.	Positive comments from court users. Increased use of the tennis courts.

6 IMPLEMENTATION AND REVIEW

6.1 Permitted future uses and developments

6.1.1 Introduction

Future uses and development of Beverly Hills Park (whether under lease or licence or otherwise) are outlined in **Sections 4 and 5**, and shown on the Landscape Masterplan in **Figure 5.1**. The intended scale and intensity of such permitted uses or developments are also described in these sections.

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

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

6.1.2 Use of community land

Any proposed use of Beverly Hills Park must be consistent with the guidelines and core objectives for land categorised as Park, Sportsground and General Community Use, and for leasing and licensing under the *Local Government Act 1993* (refer to **Section 3**).

Section 3.5 gives guidance regarding the acceptable activities in the Park. Any proposed use of Beverly Hills Park must be consistent with the above guidelines.

6.1.3 Use of land zoned for open space

The *Hurstville Local Environmental Plan 1994* allows various uses and activities to occur without development consent in the 6(a) Open Space zone. Development consent may be granted for some other activities. All other developments are prohibited. Definitions of 'recreation area' and 'recreation facilities' are in **Section 3.2.2**.

Consistent with community preferences, this Plan of Management expressly authorises use of the former Beverly Hills Bowling Club building, one bowling green, the former greenkeeper's hut and the associated carpark for community purposes, which may comprise one or more of the following uses:

- Childcare.
- Community activities.

Schedule 3 of the LEP is required to be amended to permit childcare in a 6(a) zone.

Under Clause 18 of the LEP, Council must consider the following factors when determining an application for consent to carry out development on land within the 6(a) zone:

- the need for the proposed development on that land.
- the impact of the proposed development on the existing or likely future use of the land.
- the need to retain the land for its existing or likely future use.

Any use of Beverly Hills Park will also need to comply with any conditions for use of parks and ovals, functions and events, or any other relevant Council policy or conditions.

6.1.4 Proposed developments and building works

All proposed development and building works consistent with the values and actions in this Plan of Management (excluding activities associated with exempt development, and public utility undertakings other than gas holders or generating works), which are permitted without development consent under the Hurstville Local Environmental Plan and the Section 117 Direction of the Director of the Department of Infrastructure, Planning and Natural Resources) would be subject to normal development and building applications in accordance with the *Environment Planning and Assessment Act, 1979* and the Hurstville Local Environmental Plan. This Plan of Management would be an important supporting document for the required Development and Building Applications for the proposed works.

6.2 Authorisation of leases and licences

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

6.2.1 What are leases and licences?

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

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

6.2.2 Existing leases and licences

There are no existing lease or licence agreements for use of Beverly Hills Park.

6.2.3 Authorisation of future leases and licences

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

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

Any future leases and licences or renewal of existing licences for use of the Park are authorised by this Plan of Management, provided the proposed use is consistent with:

- ❑ The objectives of this Plan of Management (**Section 1.4**).
- ❑ Relevant legislation (**Section 3.1**).
- ❑ The zoning under the Hurstville Local Environmental Plan (**Section 3.2.2**).

- ❑ Community values of the Park (**Section 3.3.2**).
- ❑ The objectives for management of the Park (**Section 3.4**).
- ❑ The future roles of the Park (**Section 3.5**)
- ❑ Additional guidelines for assessing future uses and developments (**Section 6**).

The Act specifies that Council must not grant a lease or licence for a period exceeding 21 years, including any period for which the lease or licence could be renewed by the exercise of an option.

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

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

6.2.4 Access licences over community land

The *Local Government (General) Regulation 1999* allows Councils to grant licences to use community land for the short-term, casual purpose of transporting building materials and equipment required in relation to building or landscaping work being carried out on land adjoining the community land, and to remove consequential waste. A licence for this purpose would be granted only if there is no other land capable of providing vehicular access to the land on which the building or landscaping work is being carried out.

6.2.5 Granting of leases, licences and other estates by tender

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

Leases and licences applying to Beverly Hills Park for which tenders must be called are for:

- ❑ Commercial activities.
- ❑ A period of five years or more.
- ❑ Advertising.

6.2.6 Sub-lease of land in parks

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

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

6.2.7 Occupation of community land other than by lease or licence

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

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

However, exclusive occupation or use is permitted:

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

6.2.8 Guidelines for assessing proposed uses under lease or licence

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

- whether the use/activity is in the public interest.
- whether the use/activity would not cause any significant detrimental impact on the Park or on the local community.
- the impact of the lease/licence on the public space of the Park.
- the impact on maintaining the Park as one cohesive open space.
- compatibility with zoning and other Council requirements.
- provision of benefits and services or facilities for the users of the land.
- responsibility of the lessee/licensee for ensuring the area is maintained to a standard which is acceptable to Council.
- the need to define the times the land or facility will be available for use by the lessee/licensee.
- any fixed or temporary outdoor lighting of areas to be allowed only between the hours identified in the lease/licence.

Further considerations that may affect leases and licences are:

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

6.3 Resources

There are a number of approaches that Council can take in funding the implementation of this Plan of Management for Beverly Hills Park.

6.3.1 Grants

A number of Commonwealth and State government grants are available to assist with capital works in parks such as Beverly Hills Park. While not exhaustive, the following list gives an indication of the range of available grant programs through which improvements to the Park could be funded.

Table 6.1: Examples of grant funding sources

Grant	Organisation	Purpose
Commonwealth		
Natural Heritage Trust	Department of Environment and Heritage	Bushcare Program: conserving and restoring habitat for native flora and fauna.
State		
Capital Assistance Program	Department of Tourism, Sport and Recreation	Community-oriented sporting and / or recreational facilities.
Environmental Trust: Integrated Environmental Program	Environment Protection Authority	Environmental restoration and rehabilitation to prevent or reduce pollution, waste or other environmental degradation, including bush regeneration.

6.3.2 Section 94 Contributions

Council currently collects Section 94 contributions from developers towards the cost of upgrading facilities, including parks, in Hurstville to meet the needs of residents of new residential development. Improvements to parks are implemented through Council's Rolling Parks Improvement Program.

6.3.3 Partnerships

There is an opportunity to develop partnerships in relation to improvements to the Park. For example, in recent years local residents have been involved in planting trees in the Park, and the Kingsgrove Colts funded the construction of the larger amenities building.

6.3.4 Income from Park users

Income from the Park is generated by seasonal hire fees paid by sporting groups for use of football, soccer and cricket fields, and for use of floodlights. Casual users are also charged a daily fee for use of parkland or sporting fields. Potential income could be generated from applicants for approved functions and events.

6.4 Maintenance regime

The current level of maintenance of the Park is generally considered adequate.

To maintain the quality of the sports fields, Council needs to ensure that fields continue to be rested between seasons and that they are aerated and top-dressed every year. Irrigation of the sporting fields from the Sydney Water canal is proposed to be investigated.

Built structures, especially the children's play equipment, need to be regularly checked that they comply with Australian standards for safety.

6.5 Review of this Plan of Management

This Plan of Management shall be reviewed every five years, and updated as necessary to reflect changing community and Council priorities and issues, and to recognise completed actions. Review of this Plan of Management should also take into account the outcomes of periodic reviews of Council's strategic and operational plans.

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

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APPENDICES

- A Results of community consultation***
- B Report on demand for childcare in Hurstville***

Appendix A

Results of community consultation

BEVERLY HILLS PARK PLAN OF MANAGEMENT

Minutes of Community Meeting 1

7.00pm-9.00pm
Tuesday 24 August 2004
former Beverly Hills Bowling Club
Vanessa Street, Beverly Hills

Attendance

137 people signed the attendance sheet. As not everyone had signed the attendance sheet, a count of 160-170 people in the room was taken during the meeting.

Most people that signed the attendance sheet were local residents with no stated affiliation to a group. Groups that were represented included:

- Hungarian Centre
- Church on the Green
- Australian Labor Party
- St George Community Services
- Kingsgrove Colts Junior Rugby League Football Club
- Hurstville Residents Association.

10 Hurstville City Councillors, including the Mayor, were also present.

Council's Project Manager, Andrew Sharp, was present.

The consultant team comprised:

- Christine Deaner – CD Recreation Services
- Sandy Hoy – Parkland Environmental Planners
- Ian Andrews – Zenscapes Landscape Architects
- Lia Skountzos – Zenscapes Landscape Architects

The meeting began at 7.10pm.

The Powerpoint presentation used as the basis of the meeting is in **Appendix A**.

1 Welcome and introductions

Christine Deaner welcomed everyone to the meeting, and introduced herself and the consultant team.

2 Agenda

The agenda for the meeting was presented:

- Welcome and introductions
- Agenda for tonight
- Background to the Plan of Management
- Site analysis
- Values of the park

- ❑ Beverly Hills Park in 10 years' time
- ❑ Discussion – issues, suggestions
- ❑ Where to from here?
- ❑ Thanks and close

3 Background to the Plan of Management

Significant features of the Park

- ❑ sporting fields and facilities
- ❑ former Beverly Hills Bowling Club building and bowling greens
- ❑ Sydney Water drainage channel
- ❑ informal recreation area, including the playground and picnic / barbecue area
- ❑ cricket nets
- ❑ remnant trees
- ❑ recent improvements to parking areas

What is a Plan of Management?

- ❑ a document that sets out how Beverly Hills Park will be used, planned and managed over the next 5 to 10 years.
- ❑ The Plan of Management will be a 'significant area' plan that applies to one park.
- ❑ The Plan of Management will be prepared consistent with legislation that applies to Plans of Management for Council-owned community land.

Why is a Plan of Management being prepared?

- ❑ A Plan of Management is needed to authorise future use(s) of the former Beverly Hills Bowling Club and greens.
- ❑ Beverly Hills Park does not have a Plan of Management specifically applying to it that sets a direction for use and management of the whole park.

Process to prepare the Plan of Management

The steps involved in preparing the Plan of Management are:

- ❑ review existing information.
- ❑ site analysis.
- ❑ letterbox drop to neighbours – residents and businesses.
- ❑ talk with stakeholders, including sporting groups, schools, and community groups.
- ❑ hold Community Meeting 1 (the purpose of tonight's meeting).
- ❑ investigate future uses of the bowling club.
- ❑ prepare the first draft Plan of Management and Landscape Masterplan.
- ❑ hold Community Meeting 2 to present the proposed strategies.
- ❑ prepare the final Draft Plan of Management.
- ❑ Council resolution to place the draft on public exhibition.
- ❑ public exhibition for 4 weeks with a further 2 weeks for receipt of submissions.
- ❑ consider written comments and prepare the final Plan of Management.
- ❑ adoption by Council.
- ❑ implementation of the Plan of Management.

Background documents

Background documents and plans that will be reviewed and referred to in the Plan of Management include:

- Management Plan 2004
- Hurstville Horizons 2004-2014
- Hurstville Snapshot 2000
- Local Environmental Plan 1994
- Sportsgrounds Plan of Management
- Various development control plans
- Local history maps, books and photos

What does a Plan of Management include?

The Plan of Management will include the following information, which may not be under these specific headings:

- Introduction
- Background information, including a description of the park and its uses
- Values and importance of the park
- Management context, including State government legislation and local plans and policies
- Objectives for management
- Options and strategies to address issues
- Landscape Masterplan
- Action Plan table outlining what, how, who, when, cost
- Implementation

4 Site analysis

- Locational context
- History – Aboriginal, European
- Physical characteristics – micro-climate, landform and drainage, flora
- Built facilities and park furniture – sporting fields, buildings, informal recreation, bowling club building
- Access, circulation and parking

5 Values of Beverly Hills Park

5.1 Introduction

People attending the meeting were asked to think about:

- What is important or special about Beverly Hills Park to you?
- What are the values or significance of the park to the wider community?

Each person was given a sticker to write a comment on it to answer these questions.

73 people took the opportunity to write comments on their values and/or issues to be addressed, opportunities for the park, and how they would like to see the park used in the future.

5.2 Values

Children's play opportunities (10)

Children's playground facilities

Well run, organised and nice playground

Children's park

Children's playing area

Playground space

Our family enjoy gatherings with our grandchildren at the playground.

For kids to play in a safe environment.

Playground for kids

I'm a grandmother who often takes the children to the play area. Council does a wonderful job and please don't touch it!

It is great having a park opposite my house. I take my grandchildren across the road to play at the playground.

Open space (9)

Open space (6)

Open space area forever.

Open space for all community use.

Lovely, well cared for green open spaces

Sporting opportunities (8)

Playing fields

Sporting fields (2)

Soccer and cricket fields

Sporting activities

3 cricket playing areas

Cricket practice nets for community use

Mini and full rugby league and soccer fields

Family / social opportunities (4)

Family barbecues and gatherings

Family values important

Family barbecue areas

Barbecues and picnic area

Peace and quiet (4)

Peace and quiet

Quietness

Quiet suburban location

Not too noisy. There was minimal noise from the bowling club at night which will change if the bowling club facilities are taken over by a licensed sporting club.

Informal recreation opportunities (2)

After 50 years it is a place of peace and beauty, with an opportunity for us older ones to exercise.

The park is a nice green oasis in a group of houses, with bird calls, some children using the playground, and people walking dogs.

Good management (2)

Good governance

Meeting statutory obligations

Keep the park as it is (3)

Keep it the way it is.
Keep the park as is.
Leave the park as it is.

Other:

Good landscaping
Church on the Green
Relaxation
Walking dogs

5.3 Issues to be addressed

General

Let residents make the decision.

Use of the bowling club building for gambling and licensed premises (6)

For (0)

Against (6)

Do not favour any use that allows alcohol / gambling which disturbs the local residential community.
Fears for the future – increase in alcohol consumption and gambling, and the impact on residents.
No licensed premises.
Club house should not be used for licensed liquor / gaming.
No drink served at the park, as there are children around.
No alcohol, no gambling in the park or the club

Development (2)

I'm more concerned about development of the club. We do not want the park to go to developers.
Must keep all open green areas. No development.

Bowling greens (1)

How would the bowling greens be treated?

Traffic and parking (1)

Vanessa Street is busy with industrial traffic. Parking would be an issue to carefully manage.

5.4 Opportunities for the park

Opportunities and suggestions for the park included:

5.4.1 General

The park is a valuable asset which must be kept as is or improved only in a manner which will be of some benefit to the community as a whole.

Facilities for all young people.

Not overdeveloped.

5.4.2 Use of the Bowling Club (73)

General comments (5)

The park is OK. The issue is the bowling club.

Diversity of potential user groups

Would there be some way of all the interested parties using the bowling club mutually?

Use of facilities for multi-generational community use.

Who owns the club building? What current restrictions apply to the use of the bowling club land?
What about all the seniors in the area – any provision made for their needs?

Multi-purpose use for childcare centre, church, community centre (33)

Wholistic approach model – church (e.g. Church on the Green), childcare (Council owned and operated) and community groups (seniors, youth, local volunteers, and could include sport groups).

Favour specific building design to cater for long day care and community hall use, including Church on the Green activities and worship.

Retain the bowling club for church and community use – kids club, counselling services, seniors clubs, Probus, bridge club, aerobics, craft classes.

Use by community groups

Would like to see the church have use of the facilities. Could possibly manage or assist with child care facility.

Church on the Green and child care centre.

I see a combined centre for the community, church and childcare all working together for the Beverly Hills area.

Co-locate a childcare centre possibly with a church that is an outreach centre to the community.

Community centre, church and childcare.

Childcare centre Monday to Friday at the bowling club, with church services at weekends.

Club – Christian worship, child minding, youth and seniors activities, after school care

Building – church, childcare, senior citizens centre

Community church, childcare centre, senior citizens centre

Community facilities e.g. Council childcare centre, community groups in Hurstville LGA (St George Community Services, St George Community Transport, church groups).

Bowling Club to be used for community use for childcare and church, not as a club for sport.

The park and attached buildings should be used for the families of the local residents, and a childcare facility would be ideal. The position would provide safe drop-off and pickup of children. The Church on the Green or similar place of worship could provide positive community support and could work co-operatively with a daytime (weekday) childcare centre. These facilities would add quality to our community and keep noise reduced at night for local people.

Support use by the church and child care centre including before and after school care.

The club should be an after school and child care centre – families of the area need to have such facilities. Also, it is necessary to establish a community centre in this area too, and the club site is an ideal place. Establish Church of the Green.

Bowling club – daycare / childcare centre, church, community centre / hall, local library.

Church on the Green to take over the club as long as it can be used as a childcare centre during the week. Develop it to be used as a social centre during the weekend ie. a community club.

Share facilities. Vary the use of the club, not just childcare or church.

Childcare centre and community church

Park and bowling club are ideally placed to support community, recreation and sporting pursuits.

Bowling club would be ideal for childcare or church which could offer community services such as kids clubs, occasional care and aged care activities.

Facility that combines childcare, after school care, Church on the Green and community hall.

Plans for the park should ensure a maximum cross-section of use, not specifically benefiting one use, sporting activity or one group. The club should be accessible to various community groups for fund raising functions, school activities, etc.

I appreciate a child care centre (including before and after school care) is a majority preference as it is mine, but it would be beneficial to consider some area of the club for general community use. I appreciate there are regulations etc. relating to child care facilities, child protection and safety etc., but if a community / common room could be included in the design it would be beneficial.

We need the open space and sports fields, but very importantly we desperately need child care. This is an opportunity for a childcare centre that seldom comes along ie. safe dropping-off for parents and children, and just as importantly doesn't impact on residents. The use of the cottage for a community centre is great.

A community centre, catering to the children as well as the seniors for gentle exercise, cards, dancing, piano lessons, physical culture, bingo etc.

Take 2 greens for park use. Alter the cricket pitch and southern football field with the extra space acquired. Use 1 green for children's play area for child minding during the week. Use the building for church use when not required for child minding.

Bowling club should be a community club.

The community needs a childcare centre. Ideal use of facilities in the bowling club for childcare centre Monday-Friday, including parking and play areas. Use on weekends by the church.

Childcare, day care, after school care; church; community hall. Maintain existing use of green space.

Childcare centre (17)

Comments that mentioned the childcare centre only:

For: (15)

Childcare centre (3)

I want the childcare centre.

Bowling club becomes a children's nursery.

Full-time child minding centre to cater for increased children of working parents in the Beverly Hills area. Not to become a sporting facility.

Retain the club as a child minding centre.

Young families are now increasing in the area and these facilities would be ideal for childcare facilities. Child minding facility would be great.

The club would be a far better child care centre with its parking places than to put a childcare centre in (other) residential areas of the Council.

Turn the club into a childcare centre and leave the park to the residents and the kids.

Use the bowling club as a child minding centre.

Convert 2 bowling greens to a childcare centre providing care for children before school as well as pre-schoolers (long day care).

The park and now defunct bowling club should be utilised by as many people as possible. A childcare centre seems to be an ideal use for the now defunct club.

The bowling club should be used as a child care centre in preference to a sporting club venue.

Use the club for community facilities such as child care.

Against: (2)

No child care – too noisy, too many trucks, too much traffic, danger for everybody.

Would a childcare centre that is privately run be allowed? Is it under consideration?

Sporting clubhouse (13)

For: (5)

Establish a licensed facility to generate income for promotion of junior sport.

Sporting venue – clubhouse and grounds.

All sports club for the clubhouse (bowling club).

Sports and leisure facility and social activities.

The sad ending of the bowling club was only due to poor management. The club was a wonderful meeting place for many people and is sadly missed. In the capable hands of a reputable sporting group the club could once again service the people of the area and the children who use the park all of the year.

Against: (8)

Football club with gambling and alcohol would be to the detriment of park values.
Sporting facilities – not sporting club with pokies
No licensed footy club
No licensed sports club.
Would Kingsgrove Colts put pokies and alcohol here – would it be permitted?
Where is the 'base' of the Kingsgrove Colts?

Council should not allow the bowling club to be taken over by the football club, nor should the land be sold to developers.

The park should be maintained and controlled wholly by Council for children's cricket and other sports, not to be controlled by registered clubs.

Church (2)

Comments that mentioned the church only:

For: (1)

Church on the Green for the community.

Against: (1)

If a small religious organisation is allowed to use the building, what would the position be if a larger religious organisation applied at a later date, or if the current applicant folded?

Retention of bowling club memorabilia (2)

Retain the bowling club memorabilia.
Maintain the history of the bowling club buildings.

Other uses (1)

Bulldoze the building. Make a golf driving range.

Sporting facilities (14)

Maintain and improve sporting facilities.
Maintain and upgrade present sporting fields.
Park should be used for sporting facilities as exists now. Families use the grounds.
Playing fields for cricket, soccer, football and netball.
Park - playing fields for sport and picnic area
Sports played on the field
Keep sports fields
Local sporting club use
Sporting fields and facilities – continued use by sporting groups.
More areas for female sports.
Sports for local Hurstville residents.
Diversify sporting opportunities to netball, softball, baseball etc.

Can the park be looked at from a Little Athletics perspective? There are no local little athletics facilities close to Beverly Hills.

Seating and shade along the road side of the park ie. spectator facilities.

Cycleways and walkways (7)

Develop a bike track.

Cycleway

Bike track through Black Forest.

Walkways similar to those alongside the M5.

Bike track around the park linking to the one along the M5.

Maybe a bike track only for young children.

Cycle paths for small children.

Plantings (4)

Plant more trees in the Black Forest area and remove the ones that have died years ago.

More trees should be planted in the park.

More native trees.

Plant hedges on the east side of the park as well as the Black Forest area to screen the industrial area from the park and houses in Tallawalla Street.

Informal recreation (3)

Exercise bays

Expand the walking and picnic facilities in the park.

We need more seats, tables, trees and gardens for the local residents to enjoy relaxed outdoor family outings.

Children's play facilities (2)

Improve playground facilities.

More playing equipment for older children

Cover the canal (2)

Cover the canal

Cover the drain.

Shade (2)

More shade

More covered areas near the playground.

Other

Keep tennis courts.

Traffic calming on Vanessa Street

Upgrade street lighting on Vanessa Street.

6 Discussion of issues

6.1 Issues as seen by the consultant team

To prompt discussion about issues to be addressed in the Plan of Management, the following general issues were presented:

- Future use of the former Bowling Club building and greens. Suggestions received to date had included sporting club rooms, childcare centre, and a place of worship. The point was made that use of the former bowling club site will not happen before adoption of the Plan of Management.
- Sporting fields
- Additional recreation opportunities.

6.2 Discussion

Issues, opportunities, suggestions and other comments raised by speakers at the meeting are listed below.

Positive comments to Council

Council does a good job with the Park.

Hurstville Council should be complimented on the way it manages its parks – it is doing an excellent job.

Council should be commended for establishing this process, as it is important to identify needs for the area.

Focus of the Plan of Management

The Plan of Management appears to concentrate on use of the bowling club.

Former use of the Bowling Club site

□ Lawn bowling

It is a shame that the bowling club closed, because children would play on the play equipment in the park while older people played bowls.

The people that built the club should be thanked.

Recognise the history of the bowling club by retaining the memorabilia in the building.

□ Other uses

The former bowling club was used by churches and for jumping castles.

Children were minded after school by the Church on the Green.

Future use of the Bowling Club site

Look at the best use by the community that doesn't exclude others.

Please don't delay a decision on the future use of the building just because of process.

A theme for the park could be catering for young people moving into the area through sport and a childcare centre.

□ Multi-purpose

There is an opportunity to grow our open spaces for many uses. Open our minds to general use of the park by the community.

The site could be used for a church, childcare and a community centre.

□ Childcare centre

If the building is used a childcare centre, it will create 15-20 additional jobs. The centre would be close to parking and trains.

There is an urgent shortage of childcare places in Hurstville.

The cost of conversion of the building to a childcare centre can be recouped over some years.

People working in the industrial area would benefit from a childcare centre.

Inappropriate developments in residential areas should not be permitted. However, a childcare centre is unobtrusive and suitable for the area.

623 people signed a petition supporting a childcare centre.

The lack of childcare places means local residents have to put their children into care a long way from home. They would like to send their children to childcare closer to home.

Development applications submitted for childcare centres that meet planning criteria have been rejected. The response to this was that residents in other areas had adopted a 'not in my backyard' approach to childcare centres.

Council have received a Development Application for a private two-storey childcare centre in Bonds Road, which doesn't meet noise requirements, is next to residences, and would be affected by traffic.

Children can be dropped off safely at this site.

If a childcare centre happens, consider before school and after school care.

It is important that Council and the community ensure childcare services. There is a need to balance work and family. 500 people are on the waiting list for childcare in Hurstville. A lot of young people with children are moving into the area. We have to get the economics of a childcare centre right.

Concern about whether a childcare centre is permissible on the site under the zoning.

❑ **Church**

The Senior Pastor of Church on the Green stated that about 100 people attended services held from January to the end of June 2004. The church supports local families, youth through a drug counselling service, and seniors involved in groups. The church recognises the heritage of the bowling club through its name.

The church would like a drop-in café on the site so people can socialise. They are not in favour of a gaming or liquor licence as the building is close to residents. The Local Environmental Plan should be changed to allow religious worship on the site.

❑ **Sporting group clubrooms**

There was concern that members of Kingsgrove Colts are not residents of Hurstville. Hurstville Council have a responsibility to the locals, not outsiders like members of the football club.

❑ **Gaming and consumption of alcohol**

A licensed gambling 'casino' is inappropriate for the area.

Licensed premises are not supported, but they have been on the site for 40 years.

❑ **Community club**

Could the spacious greenkeeper's cottage with toilets become a community club?

Development

Concern was expressed that the site may be developed for units.

Costing of proposals

Include costing of proposals for the bowling club.

How much did the Council subsidise the bowling club?

Use of the sporting fields

The park is geared to male sport. There could be more female sport, such as netball and hockey.

The cricket field is too short. Cricketers can hit balls on to the bowling greens.

Extend the park to include the two far greens, leaving one green available for a childcare centre.

Look at lighting, and orientation of the cricket nets.

7 Where to from here?

The next steps in preparing the Plan of Management are:

- written comments to Council by Friday 27 August.
- Investigate further uses of the bowling club complex.
- talk with key stakeholders.
- prepare the first draft Plan of Management and Landscape Masterplan.
- Council staff comment.
- hold Community Meeting 2 to discuss the draft Plan of Management. Arrangements for the meeting will be advised.
- make changes to the draft Plans.
- Council resolution to place the draft Plan on public exhibition for comment.
- Public exhibition.
- Consider comments.
- Finalise and adopt the Plan of Management by the end of December 2004.

8 Thanks and close

Christine Deaner thanked everyone for attending.

The meeting closed at 8.45pm.

Discussions were continued by some interested people with some members of the consultant team after the meeting closed.

BEVERLY HILLS PARK PLAN OF MANAGEMENT

Local resident and business survey results

Some 750 information leaflets were delivered to letterboxes of residents and businesses in the area bounded by King Georges Road, M5 Motorway, the railway line and Kingsgrove Road in August 2004.

The reply date was 27 August 2004. 88 survey forms or letters were returned to Council. The comments received are outlined below.

1 Do you use Beverly Hills Park?

If yes, what activities do you do in the park?

Walking (35)

Shortcut between Vanessa Street and Bundara Street.

Children's play (28)

Taking grandchildren to the swings and play equipment 12

Grandchildren insist on visiting the 'pirate ship' park

Children's play 8

Children's playground

Play ball with the kids

Playtime

Watching little ones in the play area

Playing sport (18)

Cricket 9

Football 3

Soccer 5

Cross-country training

Watching sport (8)

Watching the games

Watching football

Watch weekend sport from the sidelines

Watch sport training

Picnics and barbecues (6)

Exercise (6)

Jogging / running (6)

Religious worship (5)

Church on the Green 4

Worship services

Walking the dog (5)

Ball games (5)

Kicking a ball around 5

With football or cricket set

Use cricket practice nets

Large group gatherings (2)

Large family gatherings
Get-togethers of 40-50 people

Other:

Discussions
Music
Children's craft
Senior's meetings
Drama activities
Indoor games
Gather firewood
Watch birds
School activities
Social activities
Breathe fresh air and enjoy myself
Watching bird life
Afternoon tea at the tables
Picking up rubbish left by various users
Meditation and relaxing

How often do you use the park?

Twice a day
Every day (6)
Almost every day
4-5 times a week (2)
3 times a week (7)
twice a week (5)
weekly (5)
weekends
occasionally

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

I used to use the park when my children and later my grandchildren were young.
My children and grandchildren are all grown up now.

2 What do you like about the park?

Open space (29)

Wide open spaces
Big 2
Large
Plenty of open space
Large open spaces for children to kick balls around in
Wide open spaces
Open space area – there are not many of these in the Beverly Hills area.
Plenty of space for sporting activities
Relaxing open space
Open spaces are necessary for children to play and for sport
Large expanse, compared to other parks in the area
Long and uncluttered areas of grassland
Plenty of open areas in sunlight
Open atmosphere
A beautiful open area
Open space for family to enjoy

Quiet (18)

Quiet suburban area 2
Quiet residential area
Peace and tranquillity of the area
Quiet environment
Peaceful atmosphere
Quiet open space
It's generally quiet
Peaceful 2
Tranquillity
Quietness and peace

Accessible (13)

Close to home 9
Close proximity
Accessible to local school
Central position
Easy to get to
Close to residents in our area
Close to mid-city area

Well maintained (10)

Well kept 2
Well looked after
Clean 2
Well cared for
Well maintained grounds and facilities

Children's play (9)

Children's playground
Children's play equipment
It is a wonderful play area for kids
Good for children playing
An area where children can play with balls and frisbees
Playing areas for kids
Can see older children in the field while I'm in the park area
Being able to play with the children in an area away from home

Trees (8)

Trees
Plenty of trees
The large trees around it
It has a lot of trees
Established trees
Native trees and shrubs
Tree-lined

Venue for sporting activities (8)

Sporting area for football and cricket
Memories we hold of our boys playing cricket and soccer there for many years.
Cricket nets are wonderful.
Spectator room
Sports set-up
Enjoy seeing sporting clubs using the facility and enjoying themselves.

Green (7)

Green
Open green area
Green grass everywhere
Greenery
It is a quiet place of green in the suburb
Grass

Parking (6)

Plenty of parking
Easy parking
Good parking
Plenty of parking

Safe (6)

Safe and secure feeling
Fairly safe park – no broken glass, condoms etc., little graffiti

Family-friendly (4)

Place for families to meet
An excellent facility for family picnics
Facilities for children and families

Aesthetics (4)

Beautiful
Lovely outlook
Peacefulness and beautiful surroundings
Visually great – thank you park / greenkeepers

Contrast to surrounding development (4)

Nice open space that separates the industrial area from the residents.
Open green spaces are needed as we are surrounded by major roads.
Patch of green among commercial and residential areas.

Openness with scattering of trees going back to The Crescent and Tallawalla, softening the factory complexes.

Barbecues (3)

Barbecue facilities
Barbecue area
Provision of barbecues

Diversity of uses (2)

Multiple uses

Venue for community activities (2)

Excellent potential for all-age community activities
Excellent community area

Other:

Good lighting
Being there and available
A point where people can be seen to be enjoying themselves.
Good for walking
Different kinds of birds
Environmental benefits
Somewhere to play and run around
Barbecues are great

Caters for all ages
 Connection to the M5 East walkway
 It's a wonderful park enjoyed by all.
 Relaxing atmosphere

3 Are there any issues that Council should address in the Plan of Management?

If yes, how should these issues be resolved?

Take notice of local residents' views.
 Consult widely

Please address kids' needs first, rather than allow places where people gamble and drink. This behaviour is not more important than our children. Children are our future.

The whole of the area – buildings, greens and parkland- should be maintained and controlled by Council.

Since parks attract people, Council should ensure regular inspection and safety pruning of trees to avoid falling branches.

Keep the park clean.

More and regular cleaning and mowing.

Get security to check the park.

Keep and maintain the park as it is. Consult with the residents.
 The park has all the facilities we want. Just keep up with the maintenance standard.
 The recreation and sports areas are up to HCC usual high standards.

The industrial area carpark on The Crescent attracts less desirable activities.

Put up signs to ask people to pick up dog's mess, or provide bags and bins to put the mess in like other Councils.

The playground is sometimes occupied by a sports training group. They are noisy at night and disturb local residents.

The area must remain as a public recreation area and green space.

It should be an alcohol-free zone.

The park needs to be upgraded to meet the nearby ratepayers of Beverly Hills' suggestions for change.

The plan needs to benefit the whole cross-section of the community – children, youth, families, older people. The plan needs to be implemented as soon as possible, before vandalism destroys the buildings.

It is very important that the area be kept as a community and recreational area for the use of all ages in the community.

Make sure no part of it is given to developers.

A quick decision on the use of the club to avoid vandalism.

I hope the club does not suffer the fate of Narwee High School – it went unused and unloved for years.

The issue is a non-resident representation of our area and the true representation of sporting groups who use the field to the max.

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

Keep it as it is (4)

We have lived here for 50 years and would not like to see it changed.

Maintain it as it is.

One cannot improve on perfect. If it ain't broke, don't fix it.

More seating (12)

More seating 2

Install some seating at intervals along the road side of the park.

More seating around the park

Extra seats and picnic tables along the amenities block area, with extra garbage bins

Seating on the other side of the park

Seating on the Vanessa Street side.

More seating for both the playing field area and the playground.

Benches facing the playground with their back to Vanessa Street (for families wanting to watch their kids playing in the various clubs that use this venue).

Bike track (12)

Provide a cycling track or fitness stations around the perimeter of the park.

Bicycle track around the edge of the park.

Bike track for kids 4

Bike track on the inside perimeter of the park would be an asset for children.

Bike track either for the park, or part of the M5 cycle track.

Pre-schoolers bike path

More sporting facilities (9)

Provide additional facilities (sporting etc.) for the youth of the area.

The park should be kept as a playing area for children for cricket, soccer, basketball.

Extend the park into the former Beverly Hills Bowling Club's two greens for sports training 6

More trees (8)

More trees around the perimeter.

Plant more trees and mixture plantings.

More greening around the ovals.

More native plants and trees.

Landscaping

Maintain vegetation and trees

More shrubs along Vanessa Street

More / upgraded children's playground equipment (7)

Upgrade play equipment

More swings, as children often line up waiting to use them

More playing equipment for older children 2

More / better lighting (6)

More lights and lamps.

Street lighting

More night-time lighting for the playground.

More toilets (4)

A toilet block in the playground area would be great.
A 'bathroom block' is needed both sides of the canal 4
Toilets in barbecue area with a disabled ramp.

Cover the canal (3)

Drain to be covered, or additional access over it provided.

More seats with tables (3)

More chairs and tables.
Provide seating and tables 2

Provide sports courts (3)

Some netball courts on the northern side of the canal.
More tennis courts
The park lacks an area that should be used for playing basketball. A basketball court is badly needed.

More rubbish bins (3)

The boys playing sport should pick up their own rubbish – perhaps signs and more litter bins.
More rubbish bins on the forgotten Vanessa Street side.

Maintenance (2)

The park should be maintained as an area of beauty.
Maintain park areas in current excellent condition.

Walkway (2)

Skate ramp (2)

Other:

A wall to practice tennis against.
More shelter
Better maintenance of the toilet blocks.
Provide more parking in The Crescent for people using the park, not in Bundarra or Vanessa Streets.
Reduce speeds, as heavy vehicles occasionally speed through the area.
More water on the grass.
Open the toilets during the day.
A swimming pool.
Volleyball area
Remove graffiti
Mow more often
An overhead bridge from the tennis courts to the park.
Amenities
Exercise area for health fanatics
Kiosk
Better layout of sporting fields
Put chain wire on the fence on the Vanessa Street side to stop balls going out on to the busy road.
Sporting facilities for women
Shaded areas within the park, not only on the perimeter.
Another crossing of the canal
Syringe disposal containers
Dry places to sit on the ground
More barbecues

5 Do you have any ideas about how the former Beverly Hills Bowling Club building and bowling greens should be used in future?

Although I have never been a bowler, it is a pity that it is no longer a bowling club as it helped a lot of older people.

It is a shame it had to close.

Retain the name, as it is well known throughout the community and surrounding area. Restore the bowling club to its original state and its entire memorabilia kept in place.

The liquor licence should be removed from the club.

Benefit all ages (3)

The bowling green site development should benefit all people of all ages in the community.

Bowling club facilities be used to meet the needs of all ages.

Any bowling green redevelopment should be beneficial to the health and wellbeing of all age groups in the community.

Facilities for young people. The greens would make excellent netball courts.

Extend the park area (2)

Amalgamate with the rest of the park, and always keep for recreation.

Pull down the bowling club to extend the park area.

Child care centre only

For (31)

Refurbish former Beverly Hills Bowling Club building as Council-owned / operated childcare centre 6

Child care centre 5

Childcare facilities and pre-school 2

The community desperately needs day care centres.

Childcare centre – open spaces, pick-up space

A Council owned and operated child care centre 2

Help the increased number of families where both parents work.

As a long time resident in this area, I know there are a lot of kids on waiting lists for day care. This place would be perfect for it.

Best practice model child care facility – education, learning, playing etc. The facility would be widely supported by the community. Hurstville Council should identify childcare as its biggest community issue. There is widespread support to ensure the former club can be multi-purpose, used for childcare, outside school hours care, vacation care, early childhood, etc.

Childcare centre with preference for local residents, and allow kids to have some outdoor covered and uncovered play area.

Ideal venue for a child care centre, convenient with its security and parking for parents dropping off their children with safety. Filling in the ditches around the existing greens and installing several shade cloths would make this an ideal area for children. The older generation is disappearing and a new generation is taking over, so let us give assistance to the working parents within our area.

Against (2)

Childcare would restrict use of the building to 30 or 40 families for 10 hours a day. The park is for the community – why should it be locked up for little kids and their parents?

While childcare is essential, those represented at the meeting were seniors who did not want a “club” and “noise” to exist. They were not true representatives of young family life in Beverly Hills.

Church (4)

The clubhouse was a great asset as home for Church on the Green, and I hope it can be readmitted. Allow the Church on the Green to meet there.

We value Church on the Green’s contribution to the local community with its activities for all ages, including children, youth, families and seniors, and would like to see them as part of the management plan development of the park.

Child care centre, church and community activities

For (35)

Childcare centre and church

A permanent home for Church on the Green with its activities for the local community in all age groups.

Incorporate Church on the Green, which provides varied activities for all age groups, in co-operation with a community centre having child minding, health and counselling services.

A combination of community activities, including Christian worship and associated activities e.g. Church on the Green and child minding, seniors groups, and after school activities.

Community centre, day care centre / preschool. The area has more ‘young’ families moving in. Good drive in - drive out access for parents and children. Good access to nearby green areas and parklands.

As the club is situated in a quiet residential area, Council will need to ensure that future use will not bring unpleasant anti-social activity to the area. The site should benefit all ages in the community. Church on the Green would be more than happy to work in co-operation with a childcare centre in use of the buildings and land, as there is a need for childcare services in the area. These activities should complement each other, and would not be detrimental to local residents.

Childcare centre, nursery, youth centre

Church on the Green, child care centre, seniors centre

Council-run childcare centre, senior citizens hall

Church and childcare centre working in co-operation.

A senior citizens centre would be nice, shared by child minding and a coffee shop for teenagers.

A combined church and childcare centre would meet the needs of all ages while being positive for local residents. The church is in an ideal position to provide for the community. Combining with a child care centre would work.

I understand the church that was using it would like to return. Joint use by it and say day care for children would be very satisfactory.

Aged people’s gathering centre. Asian elders’ gathering place. Kindergarten children’s centre. Teenager’s meeting rooms. Bowling greens could be converted to native flower gardens with walls, benches and shades.

Kindergarten and education centre.

Allow Church of the Green back into the bowling club premises, as it runs activities for all ages in the community. Support joint child care, church, community centre development with youth drop-in and community cafe. There is enough open space now.

Facilities for the wider use of the community under the leadership of the Church of the Green. The church and childcare could work at that site in co-operation, and would be great benefit to the community.

The club should be used as a child minding centre, and if possible jointly with the Church on the Green.

Long day care / pre-school centre with perhaps the Church on the Green using the facilities at the weekend or at other times as arranged.

Kogarah Council is perceived not to support child care facilities.

Hurstville Council have the opportunity to:

- Save the local residents noise and disruption.
- Supply a safe, controlled childcare facility with off street parking.
- A public hall (supervised, no poker machines or liquor).
- Extra parkland with off street parking.
- An active church, proved while meeting at the bowling club, with an all welcome seniors group presently meeting monthly; a Leadership Training Group for youth meets weekly; "Promises" a women's ministry group meets weekly; a kids club for years K to 6 in school terms 3.30 to 5.30pm; youth groups 6-12 are organised' kid's corner meets every Sunday.

Have Church on the Green (mainly locals) work with Council to provide childcare centre, activities and care for youth of all ages, a drop-in café for locals as a community place to meet, and counselling services.

A multi-purpose model catering for the community as a whole, comprising: childcare centre for local families that will reduce waiting lists; a community centre catering for local social, sporting and volunteer groups in Beverly Hills and the immediate area; and Church on the Green who are in need of a facility in which to hold worship.

A much-needed childcare / long day care / before and after school centre. Some space for the seniors of the area for a meeting room, craft, tai chi, etc. Possibly the greenkeeper's house could be used for seniors and sharing with Church on the Green and pre-school.

Use the Round House for meetings and after school activities.

Against: (2)

Religious groups could cause problems.

Religious activities. Once allowed, larger groups could seek to gain control and it would be difficult to discriminate against them.

Community activities (1)

A community use building to be hired out to any organisation or people for various functions. As both the Scout halls in the area are closed, there are no halls or buildings for public use. The club has all the facilities needed and could be a money-spinner for the Council.

Sporting clubhouseFor: (5)

As a clubhouse for one of the junior sporting groups using the park.

Keep as a sporting club for all sports to use and residents as well.

A new club on the existing premises, mainly providing a variety of sporting activities.

The buildings were built by local people and should not be used for commercial activities (child centres) but for sporting clubs. There will be a need for added parking if the bowling club buildings are used for a licensed club.

Local football and cricket clubs to utilise clubhouse.

Against: (9)

Please do not allow a licensed club in the bowling club as it would create more noise and trouble.

No licensed liquor or gaming outlet.

It should not be leased to a registered club.

We don't want footballers to have the clubhouse.

A club would be too close to residents' homes, and would attract vandals and drug activity.

A young person's sports club with liquor and gaming licenses is inappropriate in a residential area.

Should not be restricted to one sporting body, and not a licensed sports club. The surrounding area is an A-class residential area that would be downgraded by such limitations.

Sutherland has problems with Club Menai's locals and residents. It is also installing new poker machines. The Kyle Bay Bowling Club was noted as a quiet, picturesque local waterfront family club. Now it is re-christened as 'Club Blakehurst' being increased to approximately twice the size.

The bowling club was conscious of minimising the impact of the club on local residents. The age profile of bowling club members ensured there were few late night functions and normal closing hours were early. A football club would be a different matter. If it is true they are planning a liquor licence allowing operation until 3am, that is outrageous. There is virtually universal opposition to a licensed football club operating in the bowling club premises among many neighbours in the area.

For the past 55 years, the Bowling Club had had poker machines and bar facilities. A few bowlers having a drink on a Saturday night hasn't been a problem, but to increase the facility would be a disaster.

Food and beverage outlet (3)

Café and restaurant

A family-type restaurant-bistro with an indoor and outdoor section, for quick meals and snacks during the day including coffee / tea with cakes, and a more formal indoor area for lunch and dinner, or breakfast after a morning jog for the locals. The restaurant-bistro could close at 10pm, should be somewhat upmarket to attract good customers, and ample parking in the bowling club carpark and the 90-degree parking along Vanessa and Crescent Streets.

Kiosk / coffee shop, with light refreshments and sweets. It should be fitted out having that old time warm feeling with tables, chairs, a few lounges, and tables where people can read a book or write. The bowling greens should form part of the coffee shop, with the window overlooking the greens opening up and forming one room. The other green can be for children under 6, while the mothers catch up with friends and unwind. There might be enough room for a small hall of approximately 100 people for daytime functions.

Use of the bowling greens

One of the greens should be available for girl’s netball.

Croquet greens

Extend park use into 2 greens.

Amalgamate the two end bowling greens into the park to allow additional space for playing fields.

Keep bowling greens for the youth of the area to learn and compete in a skilful game

One green could be used for children’s after-school entertainment, and the other left for seniors etc. to practice on or have some pleasure bowling.

Other:

Use by seniors for cards, craft, games (billiards, scrabble, monopoly) and social gatherings.

A branch library

Probus Club

Bridge club 2

Aerobic classes

Counselling services

Medical services

Volleyball

Archery

Chess

A type of Police-Citizens Youth Club could be good too. Something to encourage youth into a healthy lifestyle.

More recreational use would be great, such as a sports club of some kind – boules, beach volleyball or a heated swimming pool.

The club should remain licensed to enable a local venue to open up for 21sts, christenings, weddings, birthdays and funerals.

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

Existing uses (7)

Its present use is appropriate 2

Activities that happen there now.

Exactly what the park is being used for now. That seems to be working well with few (if any) problems.

The present mix is good, but there is a need for sport for girls and women.

Those that cater for children, youth, families and senior folk.

Any activity that does not cause problems for the local people.

General use by the public.

Use by all people and age groups.

Only activities in keeping with the quiet residential area.

Quiet activities – it is a family oriented park with which does not generate a lot of noise. This area has increasing noise from the tollway, King Georges Road traffic and the railway. This quiet and calm area is marvellous.

Any activities that could interest young people. Beverly Hills is becoming a changed area where the older generation are moving on and younger people are moving in. It is important we cater for energetic young people.

Any physical activity that involves people relating to each other.

Sporting activities (42)

Team sports – local schools and weekends
Day time
Football 3
Soccer 5
Cricket 6
Rugby league 3
Sports games without alcohol consumption
Softball
Bowls
Athletics
AFL

Recreation (6)

General recreation

Exercise (6)

Exercise classes for old and young
Fitness activities
Exercising 2

Community events (5)

Council festivals. There is a sizeable Asian community who often practice their sports moves.
Community fetes bringing the community together.
Entertainment
Carnivals
Fete for charities

Picnics and barbecues (5)

Kids birthday parties
Picnics

Bike riding (4)

Off-leash dog exercise (2)

Off-lead dog walking
During certain times e.g. 6am to 8am or 6pm to 8pm, with conditions that droppings be picked up.

Family activities (2)

Other:

Social
Jogging / running
Croquet
Basketball
Netball
Golf practice (east-west)
Skating
Tennis

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

Criteria:

There has never been any problems with noise or behaviour, so let us continue as is.

Activities that adversely affect families and the local community

Must not impact on quiet residential area and young people.

Noisy activities 4

Any undesirable activities

Anything that entails loitering, excess drinking, and that restricts general use by the public.

Negative influences on children and youth

Any anti-social behaviour which impacts on the quiet enjoyment of the park by the community.

Activities not presently allowed.

Sale and / or consumption of alcohol (31)

Use of the bowling club building to sell alcohol, especially if youth are involved 6

Licensed liquor facilities 3

any activities involving alcohol consumption and sale

licensed club

keep intoxicating liquor away from the sports area

consumption of alcohol, otherwise residents will be tormented.

Drinking alcohol 2

Service of alcohol at sporting events

Any licensed liquor facility, considering the park is surrounded by a residential area

Liquor licence in a residential area

Gaming / gambling (12)

Gaming 3

Gambling 2

Any licensed gaming facility, considering the park is surrounded by a residential area

Gaming licence in a residential area

Poker machines

Golf practice (8)

Intrusive to others and dangerous.

Golf range

Unleashed dog exercise (6)

Unsupervised dog play

Unleashed dog exercise 2

Walking dogs not on a leash because dog waste is left behind

Dogs should not be allowed to run free

Parties at night (4)

Night parties

Teenagers' night entertainment

Teenagers drinking and vandalising equipment

Rowdy parties and gatherings

Drunken parties

Skateboarding (4)

Skateboard rink / dome

Skate ramp 2

Unless a properly supervised facility. Skate facilities attract graffiti and undesirable groups.

Development (3)

No buildings because the park should be kept natural.
High rise
Industrial

Model plane flying (3)

noise and hazard to others

Fairs (2)

Fairs
Large community fairs

Other:

riding horses
carnivals
circuses
animal training or performances
regular night-time activities
drug taking
trail bike riding
boom box music
bonfires
wasting water

Other comments

Thank you for the chance to comment.

Thanks for allowing us to have our say.

Council has done a good job over the years and the area is greatly appreciated.

Keep residential around the area. Don't introduce something that will change this status.

Please do not take this patch of green away from us.

Church on the Green had a 6 month history of working in co-operation with the bowling club, and cared for the property well. The community services that Church on the Green would offer will certainly benefit the community as a whole.

If there are any plans to change the park, the Council should inform the local residents first.

Lots of younger people are coming into the area and will be needing the park to take their children to, as well as exercise for themselves.

We desperately need to keep the green area for the community. With so much heavy commercial traffic passing through to Kingsgrove, this area needs this open space. The playground and barbecue area has been well positioned away from the heavy traffic and is consequently utilised by the community. Could we have the same forethought put into using the bowling club?

Please leave the park as it is. With the apartments going up at the Days Garage site, children would have a lovely safe playing area close to the apartments.

We say thank you to previous Councils and governments who zoned the Beverly Hills Park, this separating the industrial area from the residential area of Beverly Hills. Thank you also to successive Councils who have cared for the parks over many years. We trust the park will always bring as much pleasure to future generations.

Please safeguard the quality of the only decent public park in this section of Hurstville.

In recent years the ground has been greatly improved – both the surface drainage and facilities.

The park has always been well cared for by the Council and has been a huge asset to this lovely area. It is a lovely park to spend time in, and as more younger families are moving to this area it will have more use.

The Black Forest is a good contrast to the open spaces and is an interesting area to walk in.

Thank you for asking the local people, who use the park and are affected by the changes taking place, for their input to bring positive results.

Council has an opportunity to improve the local community. It should be for all the residents and it should be embraced promptly.

A well advertised and organised meeting.

Park to continue as buffer zone separating industrial areas from residential areas.

I want my kid to grow up in a healthy community.

Keep it as a park for kids to have fun.

BEVERLY HILLS PARK PLAN OF MANAGEMENT

Minutes of Community Meeting 2

7.00pm-9.00pm
Thursday 7 October 2004
former Beverly Hills Bowling Club
Vanessa Street, Beverly Hills

- That Christian worship practices be included under community values for the park.
- Pathway surrounding perimeter of park.
- Concern for allowing one particular religious faith in park.
- Support for the Church on the Green using bowling club for activities – they include people from other religions.
- Childcare facility with long day care would use building from 7.30am to 6.30pm.
- Opposed to gaming and liquor licence at club.
- Sad that bowling club has closed – thankful and appreciative for the hard work and dedication by bowling club members over the years, and that the PoM recognise this.
- Concern whether childcare facility would be leased out or run as a council facility.
- Why 'The Black Forest' and adjoining open space connections were not included on Landscape Plan.
- Space for creative / art activities.
- Round house could be used as youth centre / Church on the Green.
- Support for childcare facility as a major priority and that this is an appropriate location for such a facility.
- Hungarian organisation (approx. 600 members) are looking for an appropriate location for holding their weekend meetings / activities and their use for the building – weekend gatherings of 100 to 200 members at a time.
- Sad that bowling club was being closed.
- Concern over the hate felt against the sporting clubs – existing club members were not prepared for the sporting clubs to takeover the running of the bowling club and greens.
- Concern that the bowling club would be overtaken by childcare and space would not cater for other community activities – Church on the Green.
- Support for childcare facility – point raised that childcare would use the building all day from Mon to Fri as opposed to just sporting clubs using facility on weekends and some afternoons.
- Shaw Street Kindergarten, Kingsgrove is an example of the multi-use of a scout hall as a childcare facility during weekdays and a hired hall for community / sporting groups on weekends.
- Support for netball / basketball.

Appendix B

Report on demand for childcare in Hurstville

REPORT FOR CD RECREATION SERVICES

CHILD CARE CONSIDERATIONS FOR BEVERLY HILLS BOWLING CLUB PLAN OF MANAGEMENT

Helen Hodson
Children's Services Coordinator
Hurstville City Council

INTRODUCTION

Various forms of consultation have taken place in the Hurstville local government area during 2004 on issues relating to child care and other significant issues for children and families. These include:

- The distribution of a survey to all households in the Hurstville local Government area in June 2004. The key aims of the survey were to identify the type and range of child care services required to meet identified needs in the area, to determine whether existing services are meeting these needs and to ascertain how Council can best support children and families.
- Consultation being conducted in August 2004 by the St George Advocates for Children Inc, a regional network of parents and children and family services workers, with its members to identify current issues for children and families and possible strategies to address these.
- Hurstville and Kogarah Councils facilitated a consultation with children's services providers in May 2004 to identify child care related issues for communities living in those areas.

The following information provides a summary of the results of these consultations and recommendations arising from these results.

SURVEY OF ALL HOUSEHOLDS IN THE HURSTVILLE LOCAL GOVERNMENT AREA

256 survey responses were received and a brief summary of the results with additional supporting information from the 2001 Census follows:

- 71% of all respondents spoke English at home, 20.5% spoke a Chinese language. The 2001 Census indicates only 60% of residents spoke English at home and as the survey was not translated, this could account for the difference in this result
- Figures from the 2001 Census indicate 10,450 children aged 0 -11, an increase of 11.2% since 1996, and representing 15% of the Hurstville LGA population in 2001. Of this 4370 were aged 0 - 4, and 6080 aged 5 - 11.
- The survey indicated that 45 % of children aged 0 - 4 and 13 % of children aged 5 - 11 spent some time in formal child care.
- 58% of survey respondents indicated they currently needed child care with long day care needs being the highest at 42%, followed by preschool, out of school hours care and occasional care.
- 50 % of respondents stated their child care needs were currently being met and 38% of respondents stated their needs were not being met
- the predominant unmet child care needs were for long day care, particularly for children aged under 2 years and for out of school hours care
- the main reason child care was required by most respondents was due to work commitments

- the most important factors listed when choosing child care were qualified staff and the quality of the program.
- The factors rated as unimportant were commercially operated child care and child care being close to work
- 83% of respondents indicated that they currently used other services and facilities with their children. Library services were the predominantly used service with use by 37% of respondents, followed by early childhood health services, playgroups, the museum and family support services.

In response to how Council could best support children and families the following issues were identified:

- more child care places, particularly long day care places and places for children aged under 2, with shorter waiting lists or no waiting periods
- more affordable child care
- more council / community operated child care
- improved and safe playgrounds and parks
- more family and children's community events and activities

Other significant issues identified related to the provision of safe and well maintained parks for women and children.

In conclusion, the survey highlighted that there is still much unmet need for child care in the Hurstville Local Government area with long day care, care for children under 2 years of age and out of school hours care being the areas of highest need. The issue of affordable child care is also a priority as is child care provided by trained staff and high quality programs. (A full copy of the survey results is also provided).

SUPPORTING INFORMATION FROM 2001 CENSUS

FAMILIES WITH CHILDREN IN HURSTVILLE:

Child and Family Indicators

There were 10,450 children aged between 0 - 11 years living in Hurstville according to the 2001 Census, an increase of 11.2% since 1996. Children aged 0 - 11 years represented 15% of Hurstville's population in 2001. Of these, there were 4,370 children aged 0 - 4 years, representing 6.2% of the population and a 10% increase since 1996. There were 6,080 children aged 5 - 11 years, representing 8.7% of the population and a 12% increase since 1996.

INDICATOR	NO.	% OF POPULATION
Children aged 0 - 11 years	10,450	15.0%
Children aged 0 - 4 years	4,370	6.2%
Children aged 5 - 11 years	6,080	8.7%
Children 0 - 11 yrs born in non-English speaking country	664	6.4% *
Speak a language other than English at home	3,779	36.2% *
Children who speak English not well or not at all	821	7.9% *
Indigenous children (as % of 0 - 11 children)	101	1.0%
Children living in sole parent families (as % of 0 - 11 children)	1,380	13.2%
Children 0 - 4 years in couple families	3,677	84% **
Children 0 - 4 years in one parent families	418	9.6% **
Children 5 - 12 years in couple families	5,486	79% ***
Children 5 - 12 years in one parent families	1,118	16% ***
Children 0 - 4 yrs in couple families where one or both parents working	3,265	88.6% **
Children 5 - 12 yrs in couple families where one or both parents working	4,764	86.8% ***
Children 0 - 4 yrs in sole parent family where parent is working	164	39% **
Children 5 - 12 yrs in sole parent family where parent is working	558	50% ***
Children 0 - 4 years with a disability (% of 0 - 4 years as at 1998)	194	4.4%
Children 5 - 9 years with a disability (% of 5 - 9 years as at 1998)	297	6.8%
Average family size	3.04	
Children reported or assessed for abuse or neglect (1999/00)	359	

* This is the percentage of total children aged 0 - 11 years

** % of children 0 - 4 yrs

*** % of children 5 - 12 yrs

FORMAL CHILD CARE:

According to the national 2002 Census of Child Care Services, 45% of children aged 0 - 4 years and 13% of children aged 5 - 11 years spent some time in formal child care. In 2002, one in four children aged less than 12 years spent some time in formal child care (787,400), an increase from one in five children in 1993 (ABS 2002 Child Care Survey).

Among 0 - 4 year olds, the most commonly used formal care services in 2002 were long day care (23% of children), preschool (16%) and family day care (6%). Before and/or after school care was the most common care provided for 5 - 11 year olds.

The proportion of 0 - 4 year olds spending some time in long day care doubled from 11% in 1993 to 23% in 2002; and the proportion of 5 - 11 year olds in before/after school care almost doubled over the same period (from 5% to 9%).

Reasons for using formal child care:

Child care plays a significant role in supporting the workforce participation of parents, particularly women. Paid work is the means by which most people obtain the economic resources needed to support their families. Australian women have increased their rate of participation in

the workforce over the last two decades, with participation rates increasing from 46% in 1985 to 56% in 2003. In addition, women accounted for 72% of part-time workers in 2003.¹ Participation in paid work also contributes significantly to women's self-esteem and economic independence.

In 2002, use of formal care was more common for children with employed parents. Overall, almost half the children aged less than 12 years used child care because of their parents' work commitments. Work related reasons accounted for 84% of children attending before and after school care; 60% of those attending family day care; and 55% of those attending long day care.²

In contrast, the most common main reason for attendance at preschool (73%) and occasional care (37%) was that it was beneficial for the child.

Ages of Children

Many respondents indicated the age of their children but failed to identify the number of children in their family. It is therefore very likely that the number of children has been significantly under-stated.

The 256 respondents between them had 326 children, of whom 27% were under two years of age, 18% were aged 2 - 3 years, 26% were aged 3 - 5 years, 23% were 5 - 12 years old and 7% were over 12 years of age.

CHILD CARE NEEDS:

Of all respondents, 58% indicated they currently needed child care and 39% indicated they did not. Of those who needed child care, 42% required long day care, 25% wanted preschool care, 17% required before and/or after school care and 8% wanted occasional care.

Figure 4 Type of Child Care Needed

Type of Care Needed	No.	%
Long Day Care	64	42.4
Preschool	38	25.2
Family Day Care	4	2.6
Occasional Child Care	12	7.9
After School Care	14	9.3
Before & After School Care	10	6.6
Before School Care	2	1.3
Vacation Care	5	3.3
Family Member	1	0.7
Home-based Care	1	0.7
TOTAL:	151	100

¹ ABS, *Measures of Australia's Progress 2004*, p.50

² ABS, *Child Care Australia*, 4402.0 June 2002, p 4

CHILD CARE CURRENTLY USED:

Of all respondents, 67% indicated they were currently using some form of child care while 33% indicated they were not. Some 50% stated that their child care needs were being met and 38% indicated their needs were not being met.

Figure 5 Type of Child Care Used

Type of Care Used	No.	%
Preschool	74	26.1
Long Day Care	68	28.4
Before School Care	3	5.0
After School Care	13	1.1
Before & After School Care	22	8.4
Vacation Care	19	7.3
Occasional Child Care	15	5.7
Family Day Care	13	5.0
Family Member	34	13.0
TOTAL:	261	100

Of those currently using child care, 28% are using preschools; 26% are using long day care; 24% are using before school care, after school care, or both before and after school care; 7% are using vacation care; and 13% are using a family member, friend or neighbour, usually in combination with preschool or long day care.

A number of respondents indicated they were using two or three different types of child care, the most common being before and after school and vacation care, followed by both long day and preschool care.

CHILD CARE NEEDS NOT BEING MET:

Of the 50% of respondents who indicated their child care needs were not being met, the predominant unmet child care needs identified were for long day care (19.5%) and more days/vacant child care places (19.5%), followed by before and after school care (12%), preschool care (8%) and places for children under 2 years of ages (7%).

Figure 6 Unmet Child Care Needs

Unmet Child Care Need	No.	%
Long Day Care	23	19.5
<i>More long day care places</i>	16	
<i>Longer long day care hours</i>	4	
<i>Place in Council long day care centre</i>	3	
More days of care/vacant child care places	23	19.5
<i>More days of child care per week</i>	14	
<i>More/vacant child care places</i>	9	
Before & After School Care	14	11.9
<i>Before & after school care</i>	11	
<i>Before & after school and vacation care</i>	3	
Preschool Care	9	7.6
<i>More full days of care</i>	1	
<i>Preschool care</i>	8	
More places for under 2s	8	6.7
Vacation Care	6	5.1
Family Day Care	4	3.4
After School Care	4	3.4
<i>After school care at school</i>	3	
<i>Longer after school care hours</i>	1	
Cheaper Care	3	2.5
Child care places for children with additional needs	3	2.5
Other	21	17.9
TOTAL:	118	100

MAIN REASON WHY CHILD CARE IS REQUIRED:

The predominant reason why parents required child care was because of work commitments (63%) followed by an activity for the children (30%).

Figure 7 Main Reason for Care

Main Reason Care Required	%
Work-related	62.9
Activity for the children	29.7
Break for the parents	4.3
Parent studying	0.9
Other	2.2

Parents used preschool care mainly as an activity for their children (57% of preschool users) while parents used long day care and before and after school care predominantly for work-related reasons (78% of long day care users and 95% of before and after school care users).

Figure 8 Type of Care Used by Main Reason for Using

Type of Care	Main Reason For Using Care			
	% Work-Related	% Activity for Children	% Break for Parents	% Parent Studying
Long Day Care	78%	19%	3%	0%
Preschool Care	39%	57%	4%	0%
Occasional Care	33%	53%	13%	0%
Before & After School Care	95%	0%	0%	5%
Vacation Care	95%	0%	0%	5%
After School Care	92%	8%	0%	0%
Before School Care	100%	0%	0%	0%
Family Member	79%	18%	3%	0%

RELATIVE IMPORTANCE OF FACTORS IN CHOICE OF CHILD CARE

Respondents were asked to rate the importance of nine factors in their choice of child care. The two factors identified as most important in choosing child care were *qualified staff* and the *quality of the program*, with many respondents identifying both of these as the most important factors. The two factors identified as not being important were *commercially operated* child care and *close to work*.

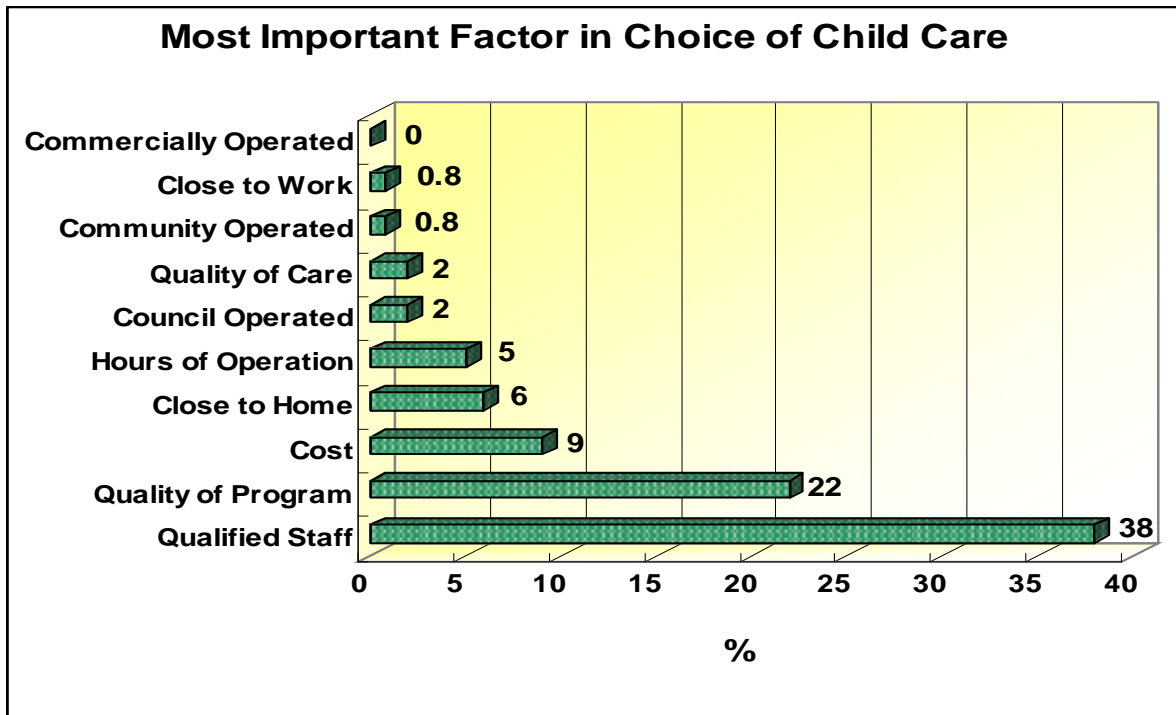
Figure 9 Important Factors in Choosing Child Care

Factor	Rated as Important or Very Important	Rated as Very Important
	%	%
Qualified Staff	99	94
Quality of Program	99	92
Close to Home	99	68
Cost	97	58
Hours of Operation	92	66
Community Operated	60	16
Council Operated	54	24
Close to Work	41	17
Commercially Operated	23	4

MOST IMPORTANT FACTOR IN CHOICE OF CHILD CARE

Respondents were asked to identify the single most important factor in their choice of child care. Once again, the two predominant factors were *qualified staff* (identified by 38% of respondents) and *quality of program* (identified by 22% of respondents), followed by *cost* (9%), *close to home* (6%) and *hours of operation* (5%).

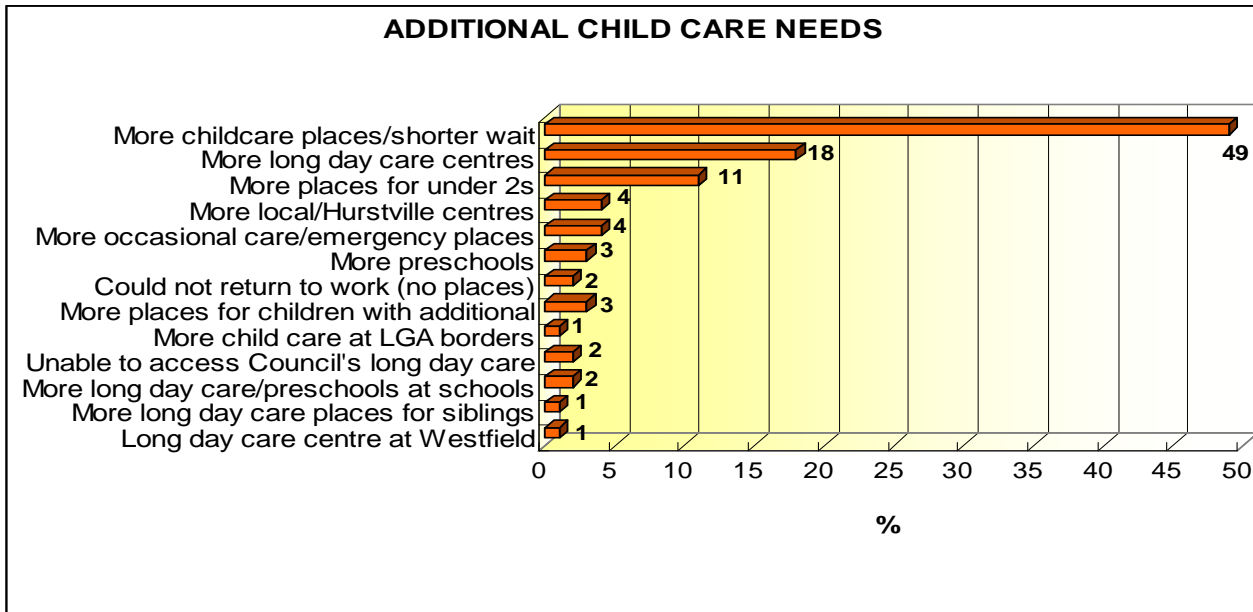
Figure 10 Most Important Factor in Choice of Child Care



COMMENTS & RECOMMENDATIONS MADE BY RESPONDENTS:

Respondents were asked how Council could best support children and families in the local area. Of the 356 responses to this question, the single largest response (32.3%) identified the need for more child care places/centres to be available in the Hurstville LGA, as follows:

Figure 12 Additional Child Care Needs Identified



Of those responses, almost half identified the need for more child care places in general or for far shorter or no waiting periods. Many respondents identified the very long waiting lists/periods to obtain a child care place, particularly long day care places, as unacceptable, resulting at times in loss of work for the parent because of their inability to obtain care. Some of these comments have been included in the next section of this report.

The other two significant child care needs identified were for additional long day care centres (18%) and more places for children under 2 years of age (11%).

Of all 356 responses to this final survey question, the major issues identified were:

Figure 13 How Council can best support children & families in Hurstville

Identified Issue	No.	%
More child care centres/places	115	32.3
Affordable child care	28	7.9
More Council/community-operated child care services	24	6.7
Improved / safe playgrounds & parks	41	11.5
More before & after school care places	16	4.5
Improved quality child care	21	5.9
Good/better library facilities & resources	12	3.4
More family & children's community events & activities	23	6.5
More qualified & trained child care staff/carers	12	3.4
More detailed information on available services	7	2.0
More vacation care activities	5	1.4
Other	52	14.5
TOTAL:	356	100

The second most significant issue identified by respondents involved a range of issues relating to parks and playgrounds. These issues were:

Figure 14 Park & Playground Issues Identified

Identified Issue	No.
Safe parks for women & children	7
Maintain/upgrade play equipment and/or parks	6
Fences around playgrounds/parks	4
Cycleways/bikeways in parks	4
Improved and safe access to parks	3
Shade in playgrounds	3
More playgrounds	3
More control of dogs in parks	3
Better equipped parks for toddlers	2
Good maintenance of sporting grounds/netball courts	2
Suitable play areas for older children	1
More good quality parks	1
Clean playgrounds	1
'Soft play' ground cover for playgrounds	1
TOTAL:	41

OTHER CONSULTATION OUTCOMES:

Consultation conducted by the St George Advocates for Children Inc with its members

Current major issues identified	Suggested strategies to address these issues
Lack of available places	The need for a Council long day care centre for children aged 0 -2
Lack of families' knowledge about service availability	Improved publicity regarding the availability of children's services
Affordability	Increased Government funding , both State and Federal, for children's services to improve affordability
Links between existing services	
Support services for families from non English speaking backgrounds	

Consultation conducted by Hurstville and Kogarah Councils with children's services providers

Current major issues identified	Suggested strategies to address these issues
No available rooms / facilities for mothers' groups that are safe, affordable and adequately maintained.	Ratepayers should have access to government provided facilities, eg for playgroups, EC Health groups - State and Local Governments should work together Greater provision of community facilities as part of developments i.e. sect 94 levies or direct provision of facility. Facilities must be affordable and flexible about leasing criteria for community groups that do not receive government funding.
Not enough occasional / emergency care	Greater flexibility in DOC's children's services regulations to enable services to take short term additional places
Translation services	Need to be more affordable or targeted Gov't assistance available for translation services Information about reputable websites / translation services
Lack of 0-2 /3-5 places	Provision of 'open license' to allow more flexible age groupings. DA's should be more flexible for services offering 0-2's. Higher CCB rate for children under 2. Longer maternity leave and more support groups to reduce isolation may reduce decrease demand if parents can manage to stay at home longer.
Disadvantaged groups	Greater availability of special subsidies to assist More diagnostic services to reduce waiting time.
More Family Day Care	More promotion of opportunities for people to be carers. Recruiting carers is the biggest issue. Need more financial incentives to become a carer
Upgrading equipment and playgrounds	More capital grants to enable improvements
Indigenous (ATSI)	Promote services in relevant media Do ATSI families believe they have equitable access? - need to do more research.
Staffing	Quality staff/ casual staff hard to retain. Increase CCB to cover increase in wages, to improve working conditions Raise profile of professionalism of staff and qualifications required.

Other supporting information on child care needs in the Hurstville local government area:

- **Number of children on waiting lists in Hurstville City Council children's services as at 31 August 2004:**

	0 -2 years	2 -3 years	3 -5 years
Penshurst Long Day Care Centre	121	43	30
Hurstville Family Day Care	62	11	9

- **Number of licensed child care services in Hurstville LGA** (OOSH services are not included as they are currently not required to be licensed by the Department of Community Services).

Hurstville LGA	Long Day Care	Preschool	Occasional Care	Family Day Care	Home Based Care	Vacation Care
No of services	22	5	2	1	1	2

- **Maximum number of licensed places in children's services in Hurstville local Government area.** It is important to note the limited number of places for children aged 0 - 2 in the area. Even though each service is licensed for a maximum number of children, the numbers are flexible within the age groups, especially in long day care. Often this may result in places for children aged 0 - 2 being offered to children in an older age category due to the higher costs involved in caring for babies.

0 - 2 years	2 - 3 years	3 - 5 years
87	332	813

- **Waiting lists in other Long Day Care services** - all other long day care services in the Hurstville local government area have reported waiting lists for children. These waiting lists were reported as being particularly long for children aged 0 - 2 years.

RECOMMENDATIONS ARISING FROM SURVEYS AND CONSULTATIONS:

1. Provision of additional long day care centres. Ideally, these centres should:
 - be affordable
 - provide high quality programs
 - have qualified staff
 - be operated by Council or community
 - address the needs of families with children aged 0 - 2
2. Provision of additional Out of School Hours Service (OOSH). Such a service would require adequate Child Care Benefit (CCB) places provided by the Federal Government
3. Improved and sustainable funding and planning of the child care services in order to increase the supply of child care services and improve the affordability of services
4. As part of its review of Child Care Benefit (CCB) , the Federal Government should urgently increase the rate of CCB paid to families, especially for low and middle income earners, in order to reduce the real cost of child care and the gap fee currently paid by families
5. As part of its review of CCB, the Federal Government should urgently increase the rate of CCB for children under 2 years of age to reflect the increased costs involved in providing care for 0 - 2's, and to assist in meeting the increased demand for affordable child care places for children aged 0 - 2
6. Improved integration of child care, early education, health and family support services for families with young children
7. Improved integration and support for children with disabilities into child care services

CONCLUSION

These recommendations should be considered in relation to the possible future provision of a child care service in the Beverly Hills Bowling Club. In order to address the major issues identified in the consultations, a long day care service should be provided at this location and should be:

- A multi purpose service that enables improved integration of child care, early education, health and family support services for families with young children.
- An accredited, affordable long day care service that provides high quality programs with qualified staff and is preferably operated by Council or community and would address the needs of families with children aged 0 - 2.

- **A service that would ideally allow for the provision of an additional Before and After School Care (OOSH) service which would need to be adequately funded by the Federal Government and receive funded Child Care Benefit (CCB) places. This service would also need to meet National Standards and be accredited by the National Childcare Accreditation Council.**
- **A service that would also ideally allow for improved integration and support for children with disabilities.**

There are a range of options for mixed or shared usage of such a facility which could operate together successfully. These include a combination of a long day care facility with any of the following:

- Before and after school care service (OOSH)
- Family support service
- Early Childhood health service
- Early intervention service
- Seniors' centre
- Other suitable community groups

There are particular user groups that would not be regarded as suitable for shared use of a facility with a long day care centre. The reasons for this are largely due to Department of Community Services Children's Services Regulations and licensing requirements. These groups include:

- Any service /activity where the consumption of alcohol is likely to occur
- Any service /activity where gambling is likely to occur
- Any service / activity which could present a security or child protection risk
- Any service / activity which could result in confidentiality being breached

It is recommended that a long day care centre component of any development at the Beverly Hills Bowling Club location should allow for a minimum of 57 licensed places with the following recommended breakdown of ages:

16 children aged 0 -2

16 children aged 2 -3

25 children aged 3 -5

TOTAL 57 places

The minimum spatial requirements for a 57 place service as outlined in Department of Community Services Best Practice Guidelines in Early Childhood Physical Environments are as follows:

Building **460m²**

Verandah **120m²**

Playground **860m²**

TOTAL 1440m²

Note: These include boundary clearances but do not include car parking and building setbacks.

If Council were to continue to explore the possibility of a child care service at the Beverly Hills Bowling Club site, it is strongly recommended that a consultant who specialises in early childhood physical environments be engaged to provide information on how the site could best be utilised. This information could incorporate Council's Development Control Plan for Child Care Centres, Department of Community Services licensing requirements and Best Practice Guidelines for Child Care Services.