

# DRUMMOYNE OVAL PRECINCT PLAN OF MANAGEMENT



***FINAL***

**AUGUST 2009**

**Adopted by City of Canada Bay Council: 18 August 2009**



phillipsmarler

CITY OF CANADA BAY

# DRUMMOYNE OVAL PRECINCT PLAN OF MANAGEMENT

*FINAL*

**AUGUST 2009**

**Adopted by City of Canada Bay Council: 18 August 2009**

**Parkland Environmental Planners**

ABN: 33 114 513 647

PO Box 41

FRESHWATER NSW 2096

tel: (02) 9938 1925

mobile: 0411 191866

fax: (02) 9981 7001

email: [shoypep@ozemail.com.au](mailto:shoypep@ozemail.com.au)

*in association with*

**Phillips Marler**

ABN: 43 353 412 187

Suite 203

27 Abercrombie Street

CHIPPENDALE NSW 2008

Locked Bag 18/164

NEWTOWN NSW 2042

tel: (02) 9698 5933

mob: 0410 487 193

fax: (02) 9698 5944

[julie@phillipsmarler.com.au](mailto:julie@phillipsmarler.com.au)

## **Executive Summary**

### ***Introduction***

This Plan of Management has been prepared to guide the City of Canada Bay Council, as owner of community land and Trust Manager of Crown land, in the future management of Drummoyne Oval Precinct.

This Plan of Management satisfies the requirements for content and process in preparing a Plan of Management under the *Crown Lands Act 1989* and *Local Government Act 1993*.

### ***Review of the previous Plan of Management***

The Plan of Management adopted by City of Canada Bay Council in October 2008 reviewed, updated and replaced the previous Plan of Management for Drummoyne and Taplin Parks that was prepared in 1996. The 1996 Plan did not meet current legislative requirements, and was out of date.

Preparation of the 2008 Plan of Management involved consultation with stakeholders (government, user groups and residents). The Draft Plan of Management was placed on public exhibition for community comment in June-July 2008. City of Canada Bay adopted the Plan of Management in October 2008.

The 2008 Plan of Management is now being updated to reflect the receipt of a Federal Government grant to upgrade player and spectator facilities at Drummoyne Oval, and to increase broadcast quality lighting at Drummoyne Oval. This Plan of Management was on public exhibition from 10 July to 6 August 2008. Points made in public submissions were addressed in production of the final Plan of Management.

This Plan of Management recommends changes in permitted uses and management direction for the precinct, particularly in relation to first-class sporting use of Drummoyne Oval. It recommends management actions aimed at meeting current demands of precinct users, and highlights the precinct's significance in a regional and local context.

### ***History***

#### ***Indigenous***

The Canada Bay area, including Drummoyne Oval Precinct, was part of the traditional lands of the Aboriginal people of the Wangal clan. The Wangal clan gathered food from the harbour and its foreshores.

#### ***Non-indigenous***

Drummoyne Oval Precinct was a Crown grant in the early 1800s. Drummoyne Rugby Union Football Club played at the Drummoyne Park Ground since the 1880s. In 1903 the area was gazetted as a Crown reserve, and renamed as Drummoyne Park in 1905. A major upgrade of Drummoyne Park for rugby and cricket occurred in the early 1930s. Reclamation of land to become Taplin Park in the late 1940s added to the open space area.

Over the years, sporting, informal recreation and community facilities have been added to the precinct.

**Current status**

Site Name	Drummoyne Oval Precinct	
Address	Cometrowe Street and Bayswater Street, Drummoyne	
Adjacent landuses	Low and medium density residential development.	
Land parcels	<p><b>Crown:</b> Lot 298 DP 752023; Lots 7073-7074 DP 1056768; Lots 7026-7027 DP 1059873; Plan 9182-3000; Lot 7100-7101 DP 1056770; Lot 7097 DP 1057478; Lot 7099 DP 1057481; Lot 463 DP 752023.</p> <p><b>Council:</b> Lot 22 DP 208708</p>	
Area (ha)	12 hectares	
Ownership	Crown (99%), City of Canada Bay Council (1%).	
Manager	The City of Canada Bay Council	
Community land categorisation	Park	
Public purpose(s) of Crown land	Public Recreation, Community Purposes	
Zoning	RE1 Public Recreation	
Catchment	Local, district, regional depending on use / activity	
Physical characteristics	<p>Aspect: north-westerly. Sunny and exposed, vegetated and shaded areas.</p> <p>Topography: amphitheatre rising up from Five Dock Bay.</p> <p>Soils: sandy loams, infilled intertidal zone (Taplin Park). Moderate to low risk of acid sulfate soils.</p> <p>Drainage: top of ridge through the precinct to Five Dock Bay.</p>	
Flora and fauna	<p>Flora: Mix of endemic and introduced tree and shrub species. <i>Cinnamomum camphora</i> is a feature. Poor plant growth and variety on the foreshore.</p> <p>Fauna: no information has been recorded.</p>	
Visual elements	<p>Key visual elements: prominent position on Five Dock Bay. Visible from surrounding foreshores. Cleared grassed areas.</p> <p>Views into the park from surrounding river foreshores.</p> <p>Views from the park across Five Dock Bay and to the Gladesville Bridge.</p>	
Access	<p>Walking, cycling, private vehicle, public bus, water.</p> <p>Foreshore walkway and cycleway. Network of formal and informal pedestrian pathways.</p> <p>Carparks at Drummoyne Oval and at the boat ramp.</p>	
Assets and condition	<p>Drummoyne Oval – very good</p> <p>Drummoyne Oval pavilion – very good</p> <p>Taplin Park – good</p> <p>Drummoyne Community Centre – very good</p> <p>Drummoyne Occasional Care Centre – very good</p> <p>Playground in Drummoyne Park – good</p> <p>Playground in Taplin Park – very good</p>	<p>Picnic facilities – adequate</p> <p>Cricket nets – good</p> <p>Basketball court – good</p> <p>Five Dock Bay Walk – very good</p> <p>Boat ramp and carpark – very good</p> <p>Sea wall – good</p> <p>Memorial – adequate</p>
Key recent improvements	<p>Terrace seating upgraded in 2003.</p> <p>Playground installed at Drummoyne Occasional Care Centre in 2007.</p>	
Existing uses	<p>Informal recreation – picnics and barbecues, boating, walking for pleasure and exercise, walking dogs, children’s play, sitting, eating, cycling, jogging, basketball, social sport, family celebrations.</p> <p>Organised activities: sport (rugby union, cricket, Australian Rules, school athletics and cross-country carnivals, triathlon), community events, filming, children’s parties, corporate fun days.</p>	
Leases/ licenses/ bookings	<p>Leases: Drummoyne Community Centre Inc., and Drummoyne Occasional Child Care Centre Inc.</p> <p>Bookings: ceremonies, community events, group picnics, sport, cross-country, filming, family parties.</p>	

Maintenance	Council's City Services and Property Services section, and contractors for specialist tasks such as tree maintenance and playground safety assessment. Drummoyne Oval – maintained year-round by Council staff. Turf wicket preparation. Park – rubbish removal, lawn maintenance, garden and tree maintenance, inspect play equipment Built structures: Line marking in carparks, repairing lighting, bollards and barbecues etc.
Income and expenditure	Income: Lease fees, oval and sporting field hire fees, parking fees. Expenditure: Maintenance, plant and equipment, irrigation, playground inspections, capital improvements.
Easements	None

### **Basis for Management**

Drummoyne Oval Precinct comprises Crown public reserves and a parcel of community land owned by the City of Canada Bay Council, so the provisions of the *Crown Lands Act 1989* and *Local Government Act 1993* apply. Other key relevant legislation includes State and regional planning policies (Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005), and the Canada Bay Local Environmental Plan 2008 under the *Environmental Planning and Assessment Act 1979*. Other legislation such as the Companion Animals Act and Disability Discrimination Act apply to management of the precinct.

The Public Purposes of the Crown land are Public Recreation and Community Purposes. The community land is categorised as Park.

The local planning framework is governed by Council's FuturesPlan20, current Delivery Plan and Operational Plan, , the Drummoyne Local Environmental Plan, and Development Control Plans. Council's strategic plans such as the Recreation Plan; bike, accessibility and social plans; and cultural initiatives also influence planning and management of the precinct.

Community values of the precinct are related to access, aesthetics, foreshores, maintenance, recreation, culture and well-being, ecology, social, partnerships, heritage, and education.

The vision for the precinct is:

***Drummoyne Oval Precinct will be a high quality sporting, recreational, community and cultural precinct. It will attract local residents and a regional catchment of visitors to enjoy its range of facilities and settings for land- and water-based activities and magnificent views of Five Dock Bay. The range of settings and facilities in the precinct will cater for all age groups, be generally accessible to all, and be linked with other foreshore parks. The precinct's open spaces and green, tranquil and tidy environment will be enhanced. From time to time, the precinct will be a focus for first-class field sporting activities.***

Key objectives for the precinct include consistency with:

- Council's vision for Canada Bay, and for parks and open spaces.
- the principles of Crown land management.
- the core objectives of the community land category of Park.
- the aims and planning principles of *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

Future roles of the precinct relate to the values.

## **Key issues**

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

<b>Value</b>	<b>Issues</b>
Access	Internal circulation, entry to Drummoyne Oval, security of the oval, vehicle parking at Drummoyne Oval, vehicle access to Taplin Park, paving, signage.
Aesthetics	Entry points, canopy trees, park furniture, edges in Taplin Park
Foreshores	Boat ramp, boat trailer parking, planting, sea wall, headwater outlets, dinghy storage, foreshore walkway / cycleway.
Maintenance	Waste management, cleaning of shorelines, dog waste.
Recreation	Lighting of Drummoyne Oval, broadcast event management, lighting of Taplin Park, scoreboard, Drummoyne Oval cricket wicket, player and spectator facilities, cricket practice wickets / basketball facility, amenities, use of Taplin Park fields, play facilities, informal recreation facilities, water.
Culture and well-being	Cultural events, cultural activities on the foreshore, community art projects, safety of users.
Ecology	Stormwater management.
Social	Community facilities.
Partnerships	Development of Drummoyne Oval.
Heritage	War memorial.
Education	Interpretive and educational facilities.

These issues are addressed in the Action Plan.

## **Actions**

This Plan of Management has been prepared with a series of Action Plans linked to the values. Strategies, actions, priorities, responsibilities, costs, and performance measurement are outlined, which will be incorporated into budgets and work programs.

Key actions and changes to the precinct are shown on the Landscape Masterplan.

High priority actions are to:

- prepare a Development Application for the proposed lighting upgrade and spectator and player facilities at Drummoyne Oval.
- install six 45-55 metre tall light poles adjacent to Drummoyne Oval in accordance with the masterplan.
- install MSB and sub-stations to service the light towers.
- construct a new building including player and spectator facilities (terraced seating, change rooms, ticket office, canteen, community rooms).
- replace the existing fence around Drummoyne Oval.
- construct a perimeter path around the oval.
- convert change rooms in the heritage grandstand for storage.
- improve changerooms, and extend ground floor storage with seating and shade above at the clubhouse.
- construct turf cricket practice nets inside the oval fence.
- construct two synthetic cricket practice nets for public use in the precinct.
- upgrade the Bayswater Street entrance with landscaping, paved areas and signage to improve presentation and effectively manage queuing for sporting events.

- upgrade the Cometrowe Street frontage.
- provide 90 degree parking along Cometrowe Street.
- demolish the existing stormwater sand filter, and replace with a rain garden in the same location.
- provide a sealed carparking area inside the Bayswater Street entry to Drummoyne Oval.
- construct a pathway between Bayswater Street and Cometrowe Street, which is accessible between Cometrowe Street and the new community building.
- allow event parking on the grassed area of Taplin Park.
- extend the boat ramp and install a pontoon.
- provide more parking spaces at the Taplin Park boat ramp for vehicles, people with disabilities, and trailers.
- ensure a vehicle barrier is included in the design of the boat ramp carpark.
- consider activation of the foreshore walkway with cultural activities as part of the Cultural Strategy and Public Art Policy.
- install stormwater tanks, including adjacent to the Taplin Park amenities building, and under terraced seating at the new community building at Drummoyne Oval to store water for use in the toilets.





---

## Table of Contents

<b>1</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	WHAT IS A PLAN OF MANAGEMENT? .....	1
1.2	WHY PREPARE A PLAN OF MANAGEMENT FOR DRUMMOYNE OVAL PRECINCT? .....	1
1.3	LAND TO WHICH THIS PLAN OF MANAGEMENT APPLIES .....	2
1.4	OBJECTIVES OF THIS PLAN OF MANAGEMENT .....	3
1.5	PROCESS OF PREPARING THIS PLAN OF MANAGEMENT .....	3
1.5.1	LEGISLATIVE REQUIREMENTS.....	3
1.5.2	CONSULTATIONS .....	4
1.6	WHAT IS INCLUDED IN THIS PLAN OF MANAGEMENT?.....	6
<b>2</b>	<b>DESCRIPTION OF DRUMMOYNE OVAL PRECINCT.....</b>	<b>9</b>
2.1	LOCATION AND CONTEXT .....	9
2.2	SIGNIFICANCE OF DRUMMOYNE OVAL PRECINCT.....	10
2.3	LAND OWNERSHIP AND MANAGEMENT.....	10
2.3.1	INTRODUCTION.....	10
2.3.2	CROWN LAND .....	13
2.3.3	COMMUNITY LAND .....	13
2.3.4	LEASES AND LICENCES IN DRUMMOYNE OVAL PRECINCT .....	13
2.3.5	KEY STAKEHOLDERS IN DRUMMOYNE OVAL PRECINCT .....	14
2.4	HISTORY AND CULTURAL HERITAGE.....	14
2.4.1	INDIGENOUS HISTORY .....	14
2.4.2	NON-INDIGENOUS HISTORY .....	15
2.5	PHYSICAL CHARACTERISTICS.....	20
2.5.1	CLIMATE .....	20
2.5.2	LANDFORM, SOILS AND DRAINAGE .....	20
2.5.3	FLORA AND FAUNA.....	21
2.6	VISUAL ASSESSMENT .....	22
2.7	ACCESS AND CIRCULATION .....	24
2.7.1	ACCESS TO THE PRECINCT.....	24
2.7.2	CIRCULATION WITHIN THE PRECINCT .....	24
2.8	BUILT FACILITIES AND PARK FURNITURE.....	26
2.9	USE OF THE DRUMMOYNE OVAL PRECINCT.....	29
2.9.1	INTRODUCTION.....	29
2.9.2	INFORMAL ACTIVITIES.....	30
2.9.3	ORGANISED USE.....	31
2.9.4	CHARACTERISTICS OF PRECINCT USERS .....	31
2.9.5	PROHIBITED USES .....	32
2.10	MAINTENANCE .....	32
2.11	FINANCIAL MANAGEMENT .....	33
2.11.1	COST RECOVERY .....	33
2.11.2	GUIDELINES FOR EXPENDITURE.....	33

<b>3</b>	<b>PLANNING CONTEXT .....</b>	<b>35</b>
<b>3.1</b>	<b>INTRODUCTION .....</b>	<b>35</b>
<b>3.2</b>	<b>LEGISLATION APPLYING TO DRUMMOYNE OVAL PRECINCT.....</b>	<b>35</b>
3.2.1	CROWN LANDS ACT 1989.....	35
3.2.2	LOCAL GOVERNMENT ACT 1993.....	37
3.2.3	ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 .....	39
3.2.4	COMPANION ANIMALS ACT 1998 .....	43
3.2.5	DISABILITY DISCRIMINATION ACT 1992 .....	43
3.2.6	OTHER RELEVANT LEGISLATION .....	44
<b>3.3</b>	<b>STATE GOVERNMENT POLICIES AND INITIATIVES.....</b>	<b>44</b>
3.3.1	SHARING SYDNEY HARBOUR .....	44
3.3.2	SYDNEY HARBOUR CATCHMENT BLUEPRINT .....	45
3.3.3	WALKING TRACKS.....	45
<b>3.4</b>	<b>LOCAL PLANNING CONTEXT .....</b>	<b>45</b>
3.4.2	STRATEGIC PLANNING.....	45
3.4.3	LOCAL PLANNING INSTRUMENTS.....	46
3.4.4	COUNCIL POLICIES AND PLANS.....	48
<b>4</b>	<b>VALUES, ROLES AND OBJECTIVES FOR DRUMMOYNE OVAL PRECINCT51</b>	
<b>4.1</b>	<b>INTRODUCTION .....</b>	<b>51</b>
<b>4.2</b>	<b>COMMUNITY VALUES .....</b>	<b>51</b>
4.2.1	THE LOCAL COMMUNITY .....	51
4.2.2	VALUES OF DRUMMOYNE OVAL PRECINCT.....	51
<b>4.3</b>	<b>VISION AND OBJECTIVES FOR THE PRECINCT.....</b>	<b>54</b>
<b>4.4</b>	<b>FUTURE ROLES OF DRUMMOYNE OVAL PRECINCT .....</b>	<b>55</b>
<b>4.5</b>	<b>MANAGEMENT PRINCIPLES .....</b>	<b>56</b>
<b>4.6</b>	<b>MANAGEMENT OBJECTIVES .....</b>	<b>57</b>
<b>5</b>	<b>ACTION PLAN.....</b>	<b>59</b>
<b>5.1</b>	<b>LANDSCAPE MASTER PLAN .....</b>	<b>59</b>
<b>5.2</b>	<b>ACTION PLAN .....</b>	<b>59</b>
5.2.1	INTRODUCTION.....	59
5.2.2	ACCESS.....	62
5.2.3	AESTHETICS .....	66
5.2.4	FORESHORES .....	68
5.2.5	MAINTENANCE .....	71
5.2.6	RECREATION.....	73
5.2.7	CULTURE AND WELLBEING.....	81
5.2.8	ECOLOGY .....	83
5.2.9	SOCIAL.....	84
5.2.10	PARTNERSHIPS .....	84
5.2.11	HERITAGE.....	85
5.2.12	EDUCATION.....	85

<b>6 IMPLEMENTATION AND REVIEW .....</b>	<b>87</b>
<b>6.1 PERMITTED FUTURE USES AND DEVELOPMENTS.....</b>	<b>87</b>
6.1.1 INTRODUCTION.....	87
6.1.2 LEGISLATIVE REQUIREMENTS.....	87
6.1.3 PERMITTED ACTIVITIES.....	89
6.1.4 SCALE AND INTENSITY OF FUTURE USES AND DEVELOPMENT .....	91
<b>6.2 LEASES AND LICENCES.....</b>	<b>92</b>
6.2.1 WHAT ARE LEASES AND LICENCES?.....	92
6.2.2 EXISTING LEASES AND LICENCES.....	92
6.2.3 AUTHORISATION OF FUTURE LEASES AND LICENCES.....	92
6.2.4 GUIDELINES FOR ASSESSING PROPOSED USES UNDER LEASE OR LICENCE .....	95
<b>6.3 FUNDING SOURCES .....</b>	<b>96</b>
6.3.1 INTRODUCTION.....	96
6.3.2 RESERVE TRUST PROCEEDS .....	96
6.3.3 COUNCIL FUNDING.....	97
6.3.4 GRANTS .....	98
<b>6.5 REPORTING .....</b>	<b>99</b>
<b>6.6 IMPLEMENTATION OF THIS PLAN OF MANAGEMENT .....</b>	<b>99</b>
<b>6.7 REVIEW OF THIS PLAN OF MANAGEMENT .....</b>	<b>99</b>
 <b>REFERENCES.....</b>	 <b>101</b>

## Figures

FIGURE 1.1 DRUMMOYNE OVAL PRECINCT.....	2
FIGURE 1.2 PROCESS OF PREPARING THE 2008 PLAN OF MANAGEMENT.....	5
FIGURE 2.1 LOCATION OF DRUMMOYNE OVAL PRECINCT .....	9
FIGURE 2.2 OWNERSHIP OF LAND IN DRUMMOYNE OVAL PRECINCT.....	11
FIGURE 2.3 VISUAL ASSESSMENT .....	23
FIGURE 2.4 ACCESS AND CIRCULATION .....	25
FIGURE 2.5 KEY BUILT STRUCTURES IN DRUMMOYNE OVAL PRECINCT.....	27
FIGURE 3.1 CATEGORISATION AND PUBLIC PURPOSES OF DRUMMOYNE OVAL PRECINCT .....	38
FIGURE 5.1 LANDSCAPE MASTER PLAN.....	61
FIGURE 5.2 LIGHTING OF OKI JUBILEE STADIUM, KOGARAH.....	74

## Tables

TABLE 1.1 STRUCTURE OF THIS PLAN OF MANAGEMENT .....	6
TABLE 1.2 CONTENTS OF A PLAN OF MANAGEMENT FOR COMMUNITY LAND .....	7
TABLE 1.3 CONTENTS OF A PLAN OF MANAGEMENT CONSISTENT WITH THE CROWN LANDS ACT.....	8
TABLE 2.1 OWNERSHIP AND MANAGEMENT OF DRUMMOYNE OVAL PRECINCT.....	12
TABLE 2.2 CURRENT LEASES IN DRUMMOYNE OVAL PRECINCT .....	13
TABLE 2.3 STAKEHOLDERS IN DRUMMOYNE OVAL PRECINCT .....	14
TABLE 2.4 EVENTS IN THE NON-INDIGENOUS HISTORY OF DRUMMOYNE OVAL PRECINCT.....	15
TABLE 2.5 USE AND CONDITION OF BUILT ELEMENTS OF DRUMMOYNE OVAL PRECINCT .....	28
TABLE 3.1 PRINCIPLES OF CROWN LAND MANAGEMENT .....	36
TABLE 3.2 REQUIREMENTS OF THE LOCAL GOVERNMENT ACT FOR COMMUNITY LAND MANAGEMENT ...	37
TABLE 3.3 DEFINITIONS OF AND CORE OBJECTIVES FOR CATEGORIES OF COMMUNITY LAND .....	39

---

TABLE 3.4	LANDSCAPE CHARACTER TYPE APPLYING TO DRUMMOYNE OVAL PRECINCT .....	43
TABLE 3.5	OTHER RELEVANT LEGISLATION.....	44
TABLE 3.6	ZONING TABLE FOR RE1 ZONE .....	47
TABLE 3.7	OBJECTIVES FOR PROGRAM AREAS RELATING TO PARKS AND RECREATION .....	49
TABLE 4.1	VALUES OF PARKS IN CANADA BAY AND THE DRUMMOYNE OVAL PRECINCT.....	52
TABLE 4.2	FUTURE ROLES OF DRUMMOYNE OVAL PRECINCT .....	55
TABLE 4.3	MANAGEMENT OBJECTIVES FOR DRUMMOYNE OVAL PRECINCT.....	57
TABLE 5.1	ACTIONS TO ADDRESS ACCESS ISSUES .....	62
TABLE 5.2	ACTIONS TO ADDRESS AESTHETICS ISSUES .....	66
TABLE 5.3	ACTIONS TO ADDRESS FORESHORES ISSUES .....	68
TABLE 5.4	ACTIONS TO ADDRESS MAINTENANCE ISSUES .....	71
TABLE 5.5	ACTIONS TO ADDRESS RECREATION ISSUES .....	73
TABLE 5.6	ACTIONS TO ADDRESS CULTURE AND WELLBEING ISSUES .....	81
TABLE 5.7	ACTIONS TO ADDRESS ECOLOGY ISSUES .....	83
TABLE 5.8	ACTIONS TO ADDRESS SOCIAL ISSUES.....	84
TABLE 5.9	ACTIONS TO ADDRESS PARTNERSHIPS ISSUES.....	84
TABLE 5.10	ACTIONS TO ADDRESS HERITAGE ISSUES .....	85
TABLE 5.11	ACTIONS TO ADDRESS EDUCATION ISSUES .....	85
TABLE 6.1	FUTURE USE AND DEVELOPMENT OF DRUMMOYNE OVAL PRECINCT .....	90
TABLE 6.2	POTENTIAL SOURCES OF GRANT FUNDING .....	98

## Acknowledgements

Parkland Environmental Planners and Phillips Marler particularly wish to thank the following people who contributed towards the preparation of the 2008 Plan of Management and this draft Plan of Management

### The City of Canada Bay Council

Vincent Conroy	Parks and Recreation Planner and Project Manager
Nik Blaskovic	Land Information Co-ordinator
Tim Clancy	Manager, City Assets
Dianne Colley	Records Manager
Bruce Cook	Director, Corporate Services
Paul Dorahy	Manager Property Services
Marjorie Ferguson	Manager Strategic Planning
Karen Harris	Cultural Development Officer
Pamela Hubert	Heritage Advisor
Georgina Inwood	Manager, Communications and Public Relations
Thomas Lau	Stormwater Design Engineer
Tony McNamara	Director, Planning and Environment
Lisa Miscamble	Director, Community Development
Petrina Nelson	Stormwater Engineer
Jogn Osland	Director, Technical Services and Operations
Ben Richards	Landscape Architect
Bradley Roberts	Property Officer
Gary Sawyer	General Manager
Peter Sheehan	Co-ordinator Parks and Sportsfields
Peter Whitney	Project Manager
Brian Woolley	Investigations and Asset Systems

### Department of Lands

Ian Ferguson	Senior Environmental Officer – Land Management
John Filocamo	Program Manager, Land Administration – Sydney Region

### Consultant team

Manidis Roberts Consultants	Community / stakeholder engagement
Melocco and Moore Architects David Melocco	Facility design
Webb Group Wui-Kiat Wong	Lighting



# 1 INTRODUCTION

## 1.1 What is a Plan of Management?

A Plan of Management is a document that identifies issues affecting public open space, and outlines how that open space is intended to be used, improved, maintained and managed in the future. A Plan of Management is typically accompanied by a Landscape Masterplan that shows proposed on-the-ground changes to that open space.

## 1.2 Why prepare a Plan of Management for Drummoyne Oval Precinct?

The City of Canada Bay prepared the 2008 Plan of Management to:

- replace the previous Plan of Management for Drummoyne and Taplin Parks that was adopted by Drummoyne Council in 1996. That Plan does not meet current legislative requirements and is now out of date.
- facilitate proposed improvements to the precinct.

The 2008 Plan of Management was adopted by City of Canada Bay at its meeting on 21 October 2008. That Plan of Management was not yet adopted by the Minister for Lands. Among other proposed improvements, that Plan of Management supported Council applications for funding to improve player and spectator facilities, and broadcast quality lighting (1,200 lux).

In May 2009 Council received a grant of \$5.3 million from the Federal Government's Community Infrastructure Program – Strategic Projects for Stage 2 of the Drummoyne Oval Precinct development, in addition to the funding previously received from the NSW Government for broadcast lighting. A requirement of the Federal Government grant is that the improvements must be constructed by June 2010.

Council is taking the opportunity to further improve spectator and player facilities at Drummoyne Oval to make the Oval a truly first-class sporting venue. Proposed changes to plans for such facilities from the 2008 Plan of Management are:

- relocation of the proposed community room / terraced seating from between the existing stands to a new building between Drummoyne Oval and Taplin Park.
- installation of 6 lighting towers at 1,400 lux instead of four lighting towers at 1,200 lux.
- improvements to landscaping and street frontages, cricket practice nets, fencing and gates, oval entry, pedestrian / wheelchair access, car parking, scoreboard, and other aspects of player and spectator amenity.

The City of Canada Bay Council commissioned Parkland Environmental Planners to prepare the 2008 and draft 2009 Plans of Management for Drummoyne Oval Precinct. Phillips Marler were commissioned to prepare the Landscape Master Plans.

This Plan of Management recommends changes in permitted uses and management direction for the precinct, particularly in relation to first-class sporting use of Drummoyne Oval. It recommends management actions aimed at meeting current demands of precinct users, and highlights the precinct's significance in a regional and local context.

### 1.3 Land to which this Plan of Management applies

This Plan of Management applies to the Drummoyne Oval Precinct, which is one of the key sporting and leisure facilities in the City of Canada Bay. The Drummoyne Oval Precinct comprises Drummoyne Park, Drummoyne Oval and Taplin Park, as shown in Figure 1.1.



Figure 1.1 Drummoyne Oval precinct



Key features of the precinct include:

- its prominent location on the Parramatta River.
- the first-class sporting facilities of Drummoyne Oval.
- public parkland for informal recreation, including children's play, picnics and barbecues.
- Drummoyne Community Centre and occasional childcare centre.



- boat launching facilities enabling access to the Parramatta River.
- foreshore walking and cycling path.

The precinct is approximately 12 hectares in area. Land within the precinct is owned by the Crown (99%) and the City of Canada Bay Council (1%). Consequently, this Plan of Management has been prepared in accordance with the requirements of the *Crown Lands Act 1989* and *Local Government Act 1993*.

## 1.4 Objectives of this Plan of Management

This Plan of Management aims to:

- set out how the precinct will be used, improved, maintained and managed into the future.
- establish a sound and balanced approach to the management of Drummoyne Oval Precinct, 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 precinct change.
- reflect the values and expectations of the local Canada Bay and wider community and other users for future use and enjoyment of the precinct.
- meet all relevant legislative requirements.
- be consistent with Council's Management Plan and its other strategies, plans and policies.
- reflect planning and implementation of improvements to the Parramatta River foreshores.
- present a Landscape Masterplan that illustrates the actions required to implement proposed physical changes and improvements to the precinct.

## 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.

### 1.5.1 Legislative requirements

#### *Crown Lands Act*

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

- prepare a draft Plan of Management. The Minister may cause or direct a draft Plan of Management to be prepared; or a reserve trust may, with the Minister's consent, prepare a draft Plan of Management for the reserve.

- refer the draft Plan of Management to the Department of Lands for comment prior to the public exhibition.
- place a public notice in the NSW Government Gazette and in local newspapers advising the public of the public exhibition.
- exhibit the draft Plan of Management to the public for not less than 28 days to allow for submissions to be made on the Plan of Management.
- refer public submissions regarding the draft Plan of Management to both the Minister for Lands and The City of Canada Bay Council as Trust Manager for consideration by the Minister prior to adoption.
- make any alterations to the Plan of Management as required by the Minister under Section 114 of the *Crown Lands Act 1989*.
- adopt the Plan of Management by Council, and by the Minister for Lands under Section 114 of the *Crown Lands Act 1989*.
- follow the adopted Plan of Management, with all operations (activities, uses and developments) being in accordance with the adopted Plan.

### **Local Government Act**

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

### **1.5.2 Consultations**

#### **2008 Plan of Management**

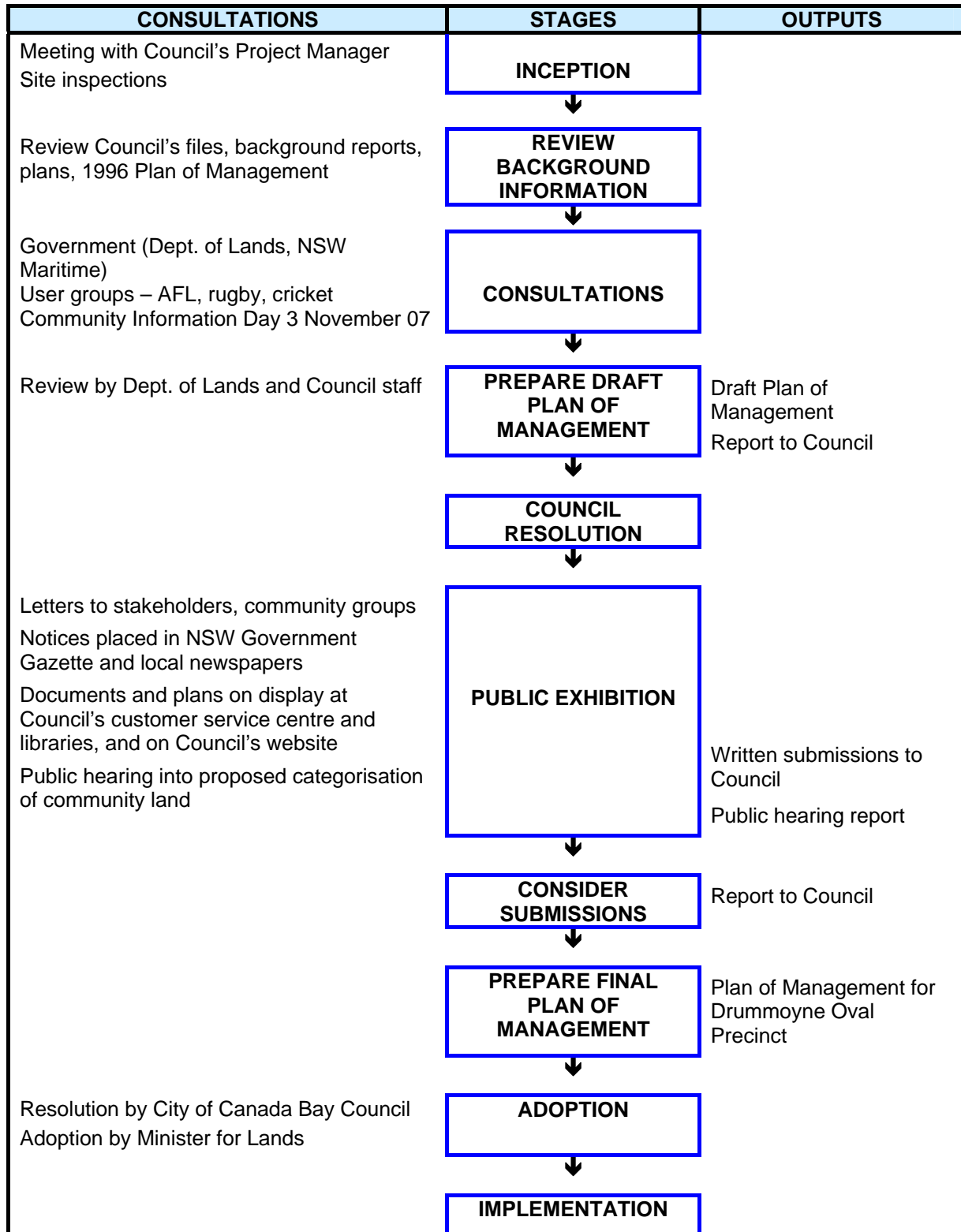
Various user groups and interested organisations were consulted during preparation of the 2008 Plan of Management, as follows:

- government authorities: Department of Lands, NSW Maritime.
- interested groups: Drummoyne Rugby Club, UTS Balmain and Sydney Cricket Clubs, AFL (NSW/ACT), Balmain Dockers and Drummoyne Power Junior AFL Clubs.

Proposed changes to the precinct were presented to the community at a Community Information Day held in Taplin Park on 3 November 2007. The information day was promoted via press release, an advertisement in the *Village Voice*, a poster, direct mail to adjoining residents, and information posted on Council's website and websites of the sporting groups. Comments from the general community were invited on the day, and via a feedback form. Results of the consultation were compiled and reported to Council by Manidis Roberts Consultants. Relevant results are incorporated in relevant sections of this Plan of Management.

The draft Plan of Management was exhibited for public comment in June-July 2008. Twelve submissions resulting from the public exhibition of the Draft Plan of Management were received. Comments were considered, presented to Council, and incorporated into the final Plan of Management as appropriate.

**Figure 1.2 Process of preparing the 2008 Plan of Management**



A public hearing regarding the proposed categorisation of community land in the precinct was held on 3 July 2008. A public hearing report that took their comments into account was prepared. This report was considered by Council, and no changes were made to the proposed categorisation of community land as Park.

### **2009 Plan of Management**

A similar process was followed in preparing the draft 2009 Plan of Management, as follows:

- review background documents.
- consultation with sporting user groups.
- consultation with Department of Lands and Council staff.
- prepare draft Plan of Management.
- public notification (letterbox drop to 200 adjoining residents, local newspaper advertisements, notice in NSW Government Gazette). Copies of the draft Plan of Management were available on Council's website, and at the Civic Centre and libraries.
- public exhibition of draft Plan of Management from 10 July to 6 August 2009.
- Community Information Day on 25 July 2009, at which 45 people attended.
- receipt and consideration of 23 public submissions.
- prepare the final Plan of Management.
- adoption by the City of Canada Bay Council on 18 August 2009.
- adoption by the Minister for Lands.
- implementation.

## **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**

<b>Section</b>	<b>What does it include?</b>
1 Introduction	Background to the Plan of Management
2 Description of Drummoyne Oval Precinct	History, facilities, uses, physical description, maintenance
3 Planning context	State government planning legislation, local planning context
4 Values, roles and objectives for Drummoyne Oval Precinct	Values of the community and users, vision, roles, management objectives
5 Action Plan	Landscape Masterplan, discussion of current issues and options, strategies and actions to resolve issues consistent with values.
6 Implementation and review	Leases and licences, permitted future uses and developments, review

Requirements of the Local Government Act for the contents of a Plan of Management, and where they can be found in this Plan, are listed in Table 1.2.

**Table 1.2 Contents of a Plan of Management for community land**

Requirement of the Local Government Act	How this plan satisfies the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Section 2
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Section 2
Categorisation of community land	Section 3
Core objectives for management of the land.	Section 3
The purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Sections 3, 6
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Sections 3, 6
A description of the scale and intensity of any such permitted use or development.	Section 6
Authorisation of leases, licences or other estates over community land.	Section 6
Performance targets.	Section 5
A means for assessing achievement of objectives and performance targets.	Section 5

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



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

A Plan of Management satisfies the Crown Lands Act if:	How this plan satisfies the Act
The Plan of Management is prepared by the Reserve Trust under Section 112 of the Act.	The Plan of Management is prepared by The City of Canada Bay Council as Trust Manager of parcels of Crown Land in Drummoyne Oval Precinct under Section 48 of the Act.
The objects of the Act (Section 10).	Section 3
The Plan of Management and its outcomes must incorporate and satisfy the principles of Crown land management (Section 11).	Section 3
The Plan of Management must address any matters required by the Minister responsible for Crown lands (Section 112).	Requirements received from the Department of Lands are addressed in relevant sections of the Plan of Management.
Any proposed uses, developments and management practices must be ancillary to or supportive of the public purpose for the reserved or dedicated land, and with any Department of Lands policies applying to Crown reserves.	Section 6
<p>If the Reserve Trust proposes that a reserve is to be used for an additional public purpose (Section 112), the draft plan must specify or deal with these matters:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> the condition of the reserve, and any buildings or other improvements on the reserve.</li> <li><input type="checkbox"/> existing use of the reserve, and of any buildings or other improvements on the reserve.</li> <li><input type="checkbox"/> the nature and scale of the proposed additional purpose.</li> <li><input type="checkbox"/> the nature, scale and term of any lease, licence or other arrangement that is intended to be granted or entered into in relation to the additional purpose.</li> <li><input type="checkbox"/> any submissions made in relation to the draft plan as a result of the consultation process and public exhibition requirements under Section 113.</li> </ul>	No additional public purposes are proposed.



## 2 DESCRIPTION OF DRUMMOYNE OVAL PRECINCT

### 2.1 Location and context

Figure 2.1 shows the location and context of Drummoyne Oval Precinct.

Figure 2.1 Location of Drummoyne Oval Precinct



Scale: 1:16.000

Location Plan

The Drummoyne Oval Precinct is located in the suburb of Drummoyne within the Canada Bay local government area. The precinct is approximately mid-way between Sydney 10 kilometres to the east and Parramatta in the west.

Bayswater Street forms the northern boundary of the precinct, and Cometrowe and Thompson Streets mark the southern perimeter. Taplin Park is on the foreshore of Five Dock Bay, a small enclosed bay with a large number of moored boats. Apartments and houses adjoin the eastern side of Drummoyne Park. Lyons Road and the arterial Victoria Road are in close proximity.

The Drummoyne Oval Precinct is part of the network of larger informal parks on the Parramatta River foreshores in the City of Canada Bay. These parks include Russell Park, Lysaght Park, McIlwaine Park / Rhodes Park, Wangal Centenary Bushland Reserve, Cabarita Park, Prince Edward Park, Bayview Park, Quarantine Reserve, and Timbrell Park. These foreshore parks are increasingly being linked by a foreshore walkway and cycleway.

## **2.2 Significance of Drummoyne Oval Precinct**

Due to its location and sporting facilities, the Drummoyne Oval Precinct has substantial regional significance. The precinct occupies a fairly prominent position in Five Dock Bay on the Parramatta River. It accommodates a range of significant functions and activities, including Drummoyne Oval and Drummoyne Community Centre, and a foreshore walkway / cycleway on the north-western side.

Drummoyne Oval is one of Sydney's most picturesque multi-sport grounds. Along with Concord Oval, it is one of the premier sporting venues in the City of Canada Bay. An excellent playing surface and the amphitheatre characteristics of the ground set it apart from many first grade cricket grounds in Sydney.

The precinct's location offers opportunities for a variety of activities, such as viewing the Parramatta River, playing and watching sport, sailing, picnicking, children's play, fishing, walking and jogging.

## **2.3 Land ownership and management**

### **2.3.1 Introduction**

The ownership and management of the 13 parcels of land that comprise Drummoyne Oval Precinct are shown in Figure 2.2 and detailed in Table 2.1.

Except for a small portion of Council-owned land in Taplin Park at the end of Cometrowe Street and Thompson Street, the remainder of the land subject to this Plan of Management is Crown land.

The total area of the precinct is 12 hectares. The combined area of Drummoyne Oval and Drummoyne Park is 9.1 hectares. Taplin Park is 2.9 hectares in area.

There are no easements over the precinct.

Native title has been extinguished over the precinct.



Figure 2.2 Ownership of land in Drummoyne Oval Precinct



Scale: nts

Ownership of Land in Drummoyne Oval Precinct

Legend:

- City of Canada Bay
- Crown



**Table 2.1 Ownership and management of Drummoyne Oval Precinct**

Lot and DP	Features	Owner	Manager	Crown reserve	Zoning	Public Purpose	Categorisation	Leases
Lot 298 DP 752023	Drummoyne Community Centre	Crown	Drummoyne Park (R100107 & D500126) Reserve Trust - controlled by Canada Bay Council	R100107	RE1 Public Recreation	Community Purposes	-	See <b>Table 2.2</b>
Lot 7073 DP 1056768	Drummoyne Park, Drummoyne Oval, Memorial, children's playground	Crown	Drummoyne Park (R100107 & D500126) Reserve Trust - controlled by Canada Bay Council	R500126	RE1 Public Recreation	Public Recreation	-	-
Lot 7074 DP 1056768	Part of rugby field Basketball	Crown	Drummoyne Park (R100107 & D500126) Reserve Trust - controlled by Canada Bay Council	- R500126	RE1 Public Recreation	Public Recreation	-	-
Lot 7026 DP 1059873	Children's playground	Crown	Taplin Park (R70143) Reserve Trust- controlled by Canada Bay Council	R70143	RE1 Public Recreation	Public Recreation	-	-
Lot 7027 DP 1059873	Five Dock Bay Walk	Crown	Taplin Park (R70143) Reserve Trust- controlled by Canada Bay Council	R70143	RE1 Public Recreation	Public Recreation	-	-
Plan 9182- 3000	Boat ramp, parking Five Dock Bay Walk	Crown	Taplin Park (R70143) Reserve Trust- controlled by Canada Bay Council	R70143	RE1 Public Recreation	Public Recreation	-	-
Lot 22 DP 208708	Grass, trees, garden beds in Taplin Park	City of Canada Bay Council	City of Canada Bay Council	-	RE1 Public Recreation	-	Park	-
Lot 7100 DP 1056770	Grass	Crown	Drummoyne Park (R100107 & D500126) Reserve Trust - controlled by Canada Bay Council	R500126	RE1 Public Recreation	Public Recreation	-	-
Lot 7101 DP 1056770	Grass	Crown	Drummoyne Park (R100107 & D500126) Reserve Trust - controlled by Canada Bay Council	R500126	RE1 Public Recreation	Public Recreation	-	-
Lot 7097 DP 1057478	Parking area	Crown	Drummoyne Park (R100107 & D500126) Reserve Trust - controlled by Canada Bay Council	R500126	RE1 Public Recreation	Public Recreation	-	-
Lot 7099 DP 1057481	Parking area	Crown	Drummoyne Park (R100107 & D500126) Reserve Trust - controlled by Canada Bay Council	R500126	RE1 Public Recreation	Public Recreation	-	-
Lot 463 DP 752023	Landscaping	Crown	Drummoyne Park (R100107 & D500126) Reserve Trust - controlled by Canada Bay Council	R500126	RE1 Public Recreation	Public Recreation	-	-

### 2.3.2 Crown land

The Drummoyne Oval Precinct is in the Parish of Concord, County of Cumberland. Crown reserves in the precinct are shown in Table 2.1.

The Drummoyne Park (R100107 & D55126) and Taplin Park (R70143) Reserve Trusts have been appointed as trustees of those Crown Reserves pursuant to the provisions of the *Crown Lands Act 1989*. The City of Canada Bay Council has been duly appointed to manage the affairs of the Trusts consistent with Section 95 of that Act.

### 2.3.3 Community land

About 1% of Drummoyne Oval Precinct is land owned in fee simple by The City of Canada Bay Council, and is classified as community land under the *Local Government Act 1993*. All land classified as community land must be managed in accordance with the *Local Government Act 1993*. The City of Canada Bay Council manages community land in the Canada Bay local government area.

### 2.3.4 Leases and licences in Drummoyne Oval Precinct

Two leases apply to the use of facilities on land within Drummoyne Oval Precinct (refer to Table 2.2).

**Table 2.2 Current leases in Drummoyne Oval Precinct**

	<b>Drummoyne Occasional Child Care Centre</b>	<b>Drummoyne Community Centre</b>
<b>Lease / licence</b>	Lease	Lease
<b>Lessor</b>	Drummoyne Park (R100107 and D500126) Reserve Trust	Drummoyne Park (R100107 and D500126) Reserve Trust
<b>Lessee</b>	Drummoyne Occasional Child Care Centre Incorporated	Drummoyne Community Centre Incorporated
<b>Facility</b>	Part of the Drummoyne Community Centre	Part of the Drummoyne Community Centre
<b>Permitted use(s)</b>	Occasional child care for children 0-5 years and for other community purposes at the discretion of the lessee's management committee, and with the concurrence of Council.	A community centre in conformity with the broad policy guidelines outlined in the Plan of Management for the demised premises of February 1986.
<b>Term</b>	5 years from 1 January 2007 to 31 December 2011.	5 years from 1 January 2007 to 31 December 2011.
<b>Lessor responsibilities</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Permit the lessee quiet enjoyment of the leased area.</li> <li><input type="checkbox"/> Maintain the carpark, garden and lawns adjacent to the building.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Permit the lessee quiet enjoyment of the leased area.</li> <li><input type="checkbox"/> Maintain the carpark, garden and lawns adjacent to the building.</li> </ul>
<b>Lessee responsibilities</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Not carry on any offensive trade.</li> <li><input type="checkbox"/> Undertake repairs.</li> <li><input type="checkbox"/> Use the premises for permitted uses</li> <li><input type="checkbox"/> Keep the premises clean.</li> <li><input type="checkbox"/> Insure the premises, workers and the public.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Not carry on any offensive trade.</li> <li><input type="checkbox"/> Undertake repairs.</li> <li><input type="checkbox"/> Use the premises for permitted uses</li> <li><input type="checkbox"/> Keep the premises clean.</li> <li><input type="checkbox"/> Insure the premises, workers and the public.</li> </ul>
<b>Lease fee (per year)</b>	\$370 + GST in first year. Rent in subsequent years will increase by the CPI	\$370 + GST in first year. Rent in subsequent years will increase by the CPI



Drummoyne Community Centre (DCC) is a non-profit, non-government organisation that relies on membership, donations and finding to continue its activities and services. DCC has a Community Management Committee consisting of 8 to 14 members elected each year from the centre’s membership, and two representatives from City of Canada Bay Council. A small team of part-time paid staff and about 70 volunteer workers are involved in the operation of the community centre.

Council and the Balmain AFL Club, Drummoyne Rugby Club and Sydney Cricket Club have ongoing agreements to use Drummoyne Oval.

NSW Cricket and Council are negotiating a use agreement for first-class cricket matches.

### 2.3.5 Key stakeholders in Drummoyne Oval Precinct

Stakeholders responsible for management of land and facilities in Drummoyne Oval Precinct are in Table 2.3.

**Table 2.3 Stakeholders in Drummoyne Oval Precinct**

Organisation	Responsibilities
The City of Canada Bay Council	Land owner Management Bookings Maintenance
Department of Lands	Land owner
NSW Maritime	Statutory responsibility below Mean High Water Mark (MHWM). Consent authority for all developments on waterways in Sydney, including the boat ramp. Lessor of boat ramp below MHWM.
Sporting groups Sydney Cricket Club Drummoyne Rugby Club Balmain and Drummoyne AFL Clubs NSW Cricket	Meet requirements of leases, licences, use agreements as appropriate.
Lessees Drummoyne Community Centre Inc. Drummoyne Occasional Childcare Centre Inc.	Meet requirements of leases as appropriate.

## 2.4 History and cultural heritage

### 2.4.1 Indigenous history

At the time of European settlement, the Canada Bay area was part of the traditional lands of the Aboriginal people of the Wangal clan. The Wangal clan were a part of the larger Darug language group or Aboriginal nation. The lives of the Wangal people were strongly focused on the harbour and its foreshores, especially in food gathering. Aboriginal people also hunted animals, harvested plants and gathered raw materials in the bushland fringing the harbour foreshores.

First contact between the new settlers and the Wangal people came in February 1788. As they were close to the new settlement at Sydney Cove, the Wangal were quickly and irrevocably affected by European colonisation through loss of resources, disease, and

cultural disintegration. The Wangal people and other clans across the Sydney Basin were soon decimated, original clans were fractured, and their populations diminished. Despite these massive disruptions, government records show an Aboriginal presence in the Canada Bay area in the 19<sup>th</sup> century.

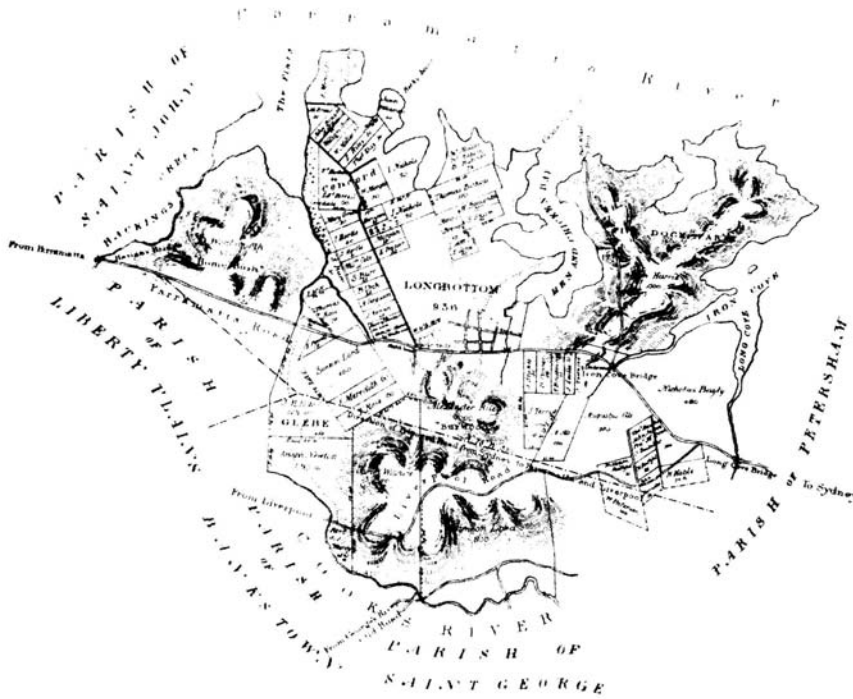
## 2.4.2 Non-indigenous history

### Historical events

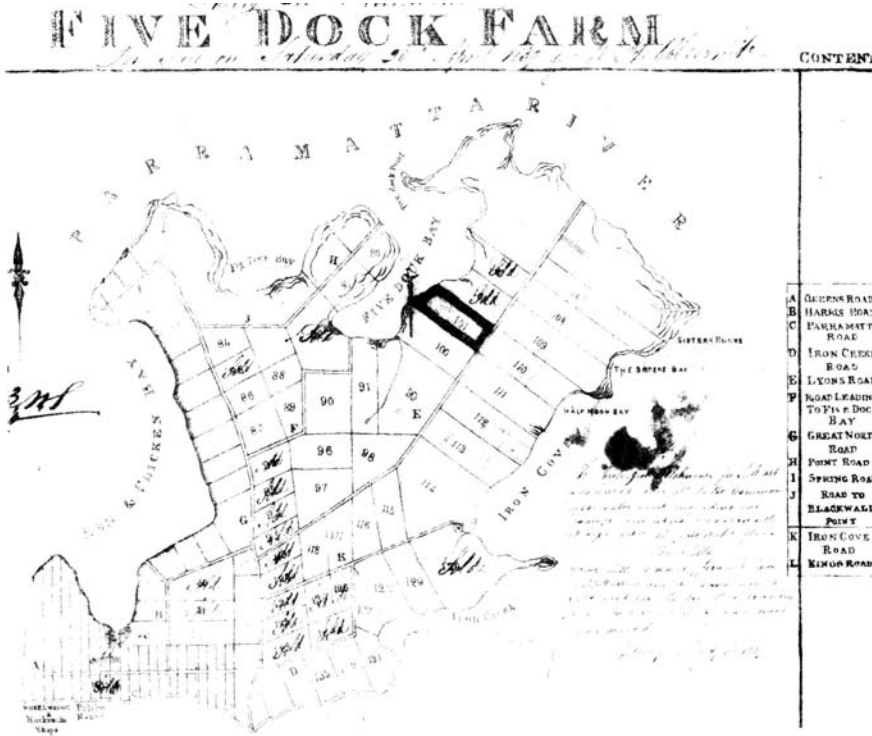
The history of Drummoyne Oval Precinct and its context in Drummoyne is well documented in various books and reports (refer to the reference list). Drummoyne Oval Precinct has a rich and varied history dating back to Sydney's early days, summarised in Table 2.4.

**Table 2.4 Events in the non-indigenous history of Drummoyne Oval Precinct**

Year	Events
1794	The eastern part of the agricultural District of Concord was the scene of an unsuccessful attempt to settle ex-marines on small farms.
1806	John Harris (originally from County Londonderry in Ireland) arrived at Port Jackson in 1790. He served in the Royal Navy and became a surgeon's mate and later a surgeon before arriving in Sydney. He later became a magistrate and significant land-holder in the early colony. On 1 January 1806 Harris received as a Crown grant all the land between Iron Cove and Hen and Chicken Bay. It was then in its natural state – a deserted wilderness of bush and scrublands of some 1,500 acres. Its low lying foreshores were partly bordered by mangrove swamps. Harris called his property "Five Dock Farm", but he appears to have done little to develop the property.
1816	John Harris published a request in the <i>Sydney Gazette</i> for people to stop feeding herds of cattle and cutting grass and timber on his Point Farm. A reward was offered for a conviction of offenders.
1819	Harris' nephew J. Harris jnr made repeated requests in the <i>Sydney Gazette</i> to stop people cutting down timber, gathering shells, or burning lime or salt on the Point Farm.
1826	By 1826, one dwelling house and fencing were the material assets on Five Dock Farm.
1828	Joseph Nettleton, a pardoned convict, announced in the <i>Sydney Gazette</i> on 3 March that he had leased the whole estate of Five Dock Farm from Harris. Nettleton issued a warning against trespassing.
1836	Samuel Lyons, also a pardoned convict, acquired the majority of John Harris' Five Dock Farm estate on 17 September for £4,000 of the capital stock of the Commercial Banking Company of Sydney Pty Ltd. Lyons was described by Governor Darling as "very industrious and respectable", and he became a leading figure in the commercial life of Sydney and acquired large holdings of land in the colony.
1837	Lyons subdivided his Five Dock Farm for auction in January, promoting the area's central location and transport routes. The property was submitted to public competition in 133 lots varying in size from 2 to 69 acres. Nearly half of the lots possessed water frontage. Lots 102 and 103, corresponding with the location of Drummoyne Park today, were sold between the auction in January and April 1839. Lot 102 (18 acres, 0 rods, 32 perches) and Lot 103 (21 acres, 2 rods, 12 perches) had frontages to Lyons Road and extended to Five Dock Bay.
1851	Lyons died from a short and severe illness. His funeral was held on 6 August.
1875	The home of the Drummoyne Rugby Union Football Club is said to date from 1875.
1880	Balmain Rugby Union Football Club lower grades and junior games were played at the Drummoyne Park Ground.
1880s-1890s	Thomas Henley, a contractor-builder who would become a local identity, purchased land and built on a large, speculative scale in Drummoyne. Bayswater and Westbourne Streets existed in the 1890s.
1902	The area now known as Drummoyne Park existed on a map of the Borough of Drummoyne.



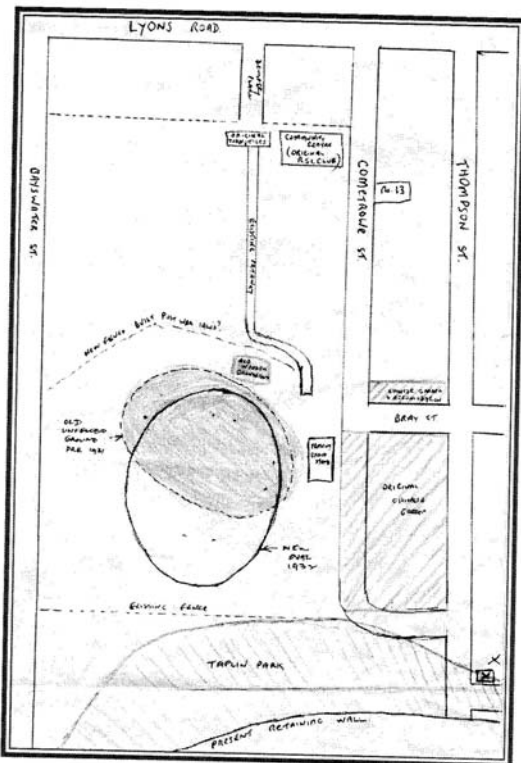
Map of the area around John Harris's "Five Dock Farm" (now the Municipality of Drummoyne) as it was before he sold it to Samuel Lyons. The map reproduced here is the Parish of Concord. It was drawn, printed, and published by William Meadows Brownrigg, Surveyor, of Jamison Street, Sydney. (From a copy in The Mitchell Library, Sydney.)



**Table 2.4 Events in the non-indigenous history of Drummoyne Oval Precinct (cont.)**

Year	Events
1903	The area now known as Drummoyne Park was gazetted as a Crown reserve on 28 October, and was proclaimed as Farnell Park on 12 December.
1905	Farnell Park was renamed as Drummoyne Park on 24 June. An oval was developed at Drummoyne Park, although it had been reserved for open space some years earlier.
1911	The last first grade rugby match for some time at Drummoyne Oval was played between Balmain and Easts in July.
1919	Glebe and Balmain Rugby Union Clubs amalgamated. The merged club found it was not able to play first grade matches at Drummoyne because the original Drummoyne Park was not up to standard. Glebe-Balmain seniors trained at Drummoyne Park Ground but played their matches elsewhere.

**Drummoyne Oval Pre-1930s**



*Scaled down version of Roy Stephenson's drawing*

**Drummoyne Oval pre-1930s**

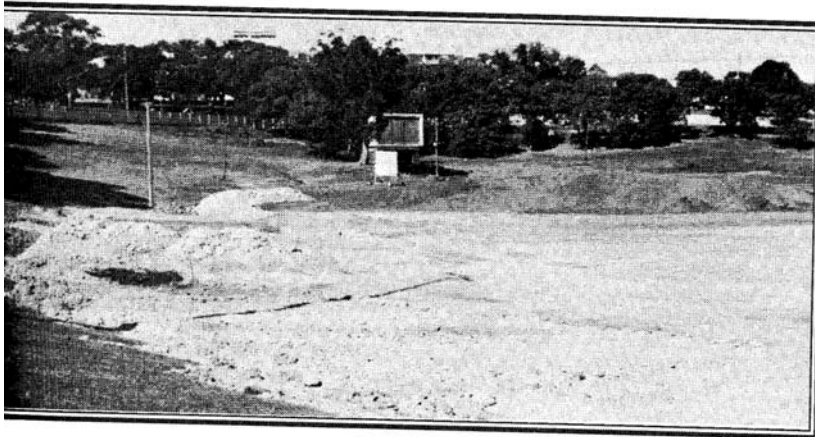


**Table 2.4 Events in the non-indigenous history of Drummoyne Oval Precinct (cont.)**

Year	Events
1930-32	Drummoyne Council, with the approval of the Lands Department, committed itself to a major upgrade of Drummoyne Park to a standard suitable for both rugby and cricket first-grade matches. Funding of £1,500 came from State and Federal government grants being made to local government for infrastructure projects to counter the unemployment effect of the Great Depression. The work was finished for the start of the 1932 rugby season on 11 June. The new playing area was described as "quite equal to any in the metropolitan area, and better than most." Cricket was played there in 1932-33. The Glebe-Balmain Rugby Football Club changed its name to Drummoyne District Rugby Football Club in 1932.
1936	The Drummoyne Rugby Union team won the First Grade Premiership – its first victory as Drummoyne (previously Glebe- Balmain).
Late 1930s early 40s	Planting of camphor laurels. Bunya Pine and figs were also added.
1941	Part of the area now known as Taplin Park was gazetted as a Crown reserve on 18 July.
Late 1940s	Many acres of new parklands, a score of playing fields and numerous building sites were added to the area as a result of the Council's far-sighted program of reclamation of Five Dock Bay and other improvements.
1947	The Drummoyne District Rugby Football Club paid Drummoyne Council to install two additional street lights on the far side of the oval from the grandstand.
1960	Development of former market gardens on land owned by Council on Bray Street and Thompson Street adjacent to Drummoyne Park, involving: <ul style="list-style-type: none"> <li>- The area to be completely filled to harmonise with adjacent land and to provide normal drainage.</li> <li>- The construction of a road being the extension of Cometrowe Street and junctioning into Thompson Street by means of a curved road.</li> <li>- The provision of about 14 residential sites for auction sale.</li> <li>- The proposal to sell to a sporting organisation preferably for Balmain Cricket Club, Drummoyne Rugby Union and Drummoyne Rowing Club either separately or collectively for the purpose of erection and establishment of a clubhouse.</li> <li>- Provision of parking and access to Drummoyne Oval.</li> </ul>
1961	A memorial tablet for C.L. Brown at the Dempsey Place entrance was unveiled by the Hon. F.M Osborne MHR, Minister for Repatriation, in association with Alderman C.E.M. Williams, Mayor of Drummoyne, on 26 August. A new concrete scoreboard was first used on Saturday 7 January by the Balmain District Cricket Club. It was designed by local architect Mr Stan J. Nichols at a cost of £4,600.
1967	Taplin Park was named after Sidney Arthur Taplin, a former Drummoyne Councillor, and Mayor from 1956-1959.
1972	A cricket match organised by the Spastic Centre of NSW and Balmain Cricket Club was held on Sunday 8 October between Ian Chappell's Test XI and John Benaud's Rest of Australia. Benaud's XI won by one wicket. The crowd was estimated at 20,000 people.
1977	Two large cannons were returned to Victoria Barracks, after a number of years as sentinels at Drummoyne Oval.
1980	Balmain AFL began to play at Drummoyne Oval.
1981	Drummoyne Rugby Union Club's 50 <sup>th</sup> Anniversary was held at Drummoyne Oval on Saturday 29 August. Also celebrated was the 50 <sup>th</sup> year of Drummoyne Council turning Drummoyne Oval into a first grade ground. Drummoyne Oval was regraded to reduce the severe slope from south-east to north-west.



**Drummoyne Oval 1981**



*Oval Reconstruction, 1981 (Photo 1)*

**Table 2.4 Events in the non-indigenous history of Drummoyne Oval Precinct (cont.)**

Year	Events
1987	The parcel of land on which Drummoyne Community Centre stands was gazetted as a Crown reserve. Drummoyne RUFC constructed a new canteen with some assistance from Council.
1998-99	Council received a Regional Sports Facility grant of \$300,000 from the Department of Sport and Recreation to assist with the cost of providing a pavilion and upgrading facilities at Drummoyne Oval.
2000	Council built the new grandstand for the oval with assistance from a government grant of \$300,000.
2002	ING Cup cricket matches were held for the first time at Drummoyne Oval on 13 October 2002.
2006-07	Women's National League Cricket was played at Drummoyne Oval.
2009	Council received a grant of \$5.3 million from the Federal Government and a grant of \$1.7 million from the NSW Government for Stage 2 of the Drummoyne Oval Precinct Development.

***Heritage items and significance***

**Indigenous**

Drummoyne Oval is described as a Category 2 – Possible area for Aboriginal heritage sites because it was reserved for open space early, and has a less disturbed / impacted land use history (Gondwana Consulting, 2006).

**Non-indigenous**

The precinct or its component parks and structures do not have any formally recognised heritage significance.

## 2.5 Physical characteristics

### 2.5.1 Climate

Drummoyne Oval Precinct is located between two key meteorological stations at Sydney Observatory Hill and Parramatta. Sydney has a more temperate climate than Parramatta, with temperatures higher in summer and colder in winter in Parramatta. Rainfall and average wind speeds are higher closer to the coast in Sydney compared to Parramatta.

Taking an approximate average of Sydney and Parramatta meteorological data, Drummoyne Oval Precinct would experience:

- mean daily maximum summer temperature of 27<sup>0</sup>C.
- mean daily minimum temperature in winter of 7-8<sup>0</sup>C.
- mean annual rainfall of approximately 1,100 mm.
- 10-11 wet days per month.
- mean wind speed at 9am of 9-10 km/hour.

Drummoyne Oval Precinct is in an exposed location, and subject to the local wind and temperature patterns formed by local landforms and vegetation cover. The precinct lacks the protection of any significant landform which could protect it from cold or salt-laden winds that influence the level of comfort experienced by users of the precinct. Consideration of the need to provide protection from the winds for users and limiting the effects of salt spray is of major concern in the development of design proposals for the precinct.

### 2.5.2 Landform, soils and drainage

#### *Landform and topography*

Drummoyne Oval Precinct is an amphitheatre, extending from the shoreline of Five Dock Bay to its highest point at Drummoyne Community Centre. On the Five Dock Bay side, Taplin Park is bounded by reclaimed land and a sandstone sea wall. Part of Taplin Park was reclaimed from Five Dock Bay in the 1940s, and the area was developed for sports fields. The landscape today bears little resemblance to the original natural landscape.

#### *Geology and soils*

The precinct is situated on a broad, relatively low Hawkesbury Sandstone peninsula. The Abbotsford and Drummoyne peninsulas are formed on sandstone topography and landscape. The topography is characterised by interlinked ridge lines and steep side slopes. Sandstone outcrops are evident, especially in the foreshore areas and side slopes (Benson, 1990).

Soils in the precinct are predominantly sandy loams. However, Taplin Park is located in an infilled intertidal zone. Taplin Park is generally flat with a number of active recreation facilities, but few trees. It lacks diversity in recreational opportunities and amenity, despite the potential offered by the waterside location. The infill of soil has often been over-compacted, restricting substantial growth of vegetation. The exception is Drummoyne Oval, which is

located on an infilled drainage line, but has a significant character generated by diverse recreation activities and mature trees.

Class 2 acid sulfate soils underlie the western and southern area of the precinct (Taplin Park and Drummoyne Park). This means there is a moderate to low risk of acid sulfate soil or potential acid sulfate soils occurring at depths greater than 3 metres from the soil surface. The risk of acid sulfate soils may have contributed to poor plant growth in Taplin Park. Development consent must be obtained for works below the natural ground surface or works by which the water table is likely to be lowered in areas classified as Class 2.

The risk of acid sulfate soils in Drummoyne Oval is low, with those soils being Class 5 acid sulfate soils.

### **Hydrology and drainage**

The landform of the precinct suggests that water drains from the top of the ridge, through the precinct and into Five Dock Bay.

The catchment for the stormwater runoff sand filtration unit in Drummoyne Oval is approximately bounded by Lyons Road, Marlborough Street and Bayswater Street.

Drummoyne Oval is irrigated. Council received \$50,000 in Community Water Grant funding in January 2007 to install radio-controlled weather stations at Council's key sporting grounds and golf courses, including Drummoyne Oval. The weather stations can be programmed to override irrigation if rainfall has occurred, thus saving water.

Council has commenced investigations into water re-use opportunities at Drummoyne Oval and Taplin Park.

### **2.5.3 Flora and fauna**

#### **Flora**

The City of Canada Bay has been the subject of intense development pressure over the years since 1788. Native vegetation is now restricted to very small areas, all of which are valuable remnants of the original vegetation which once covered the City area.

Prior to European settlement, forest and woodland communities were the endemic vegetation inhabiting the low sandstone peninsula on which Drummoyne Oval Precinct is located. Naturally occurring tree species to this region included *Eucalyptus pilularis*, *Eucalyptus piperita* and *Angophora costata* growing in the sandy loam soils. Saltmarsh flats and mangroves originally grew to the north on the intertidal shore zone of Five Dock Bay including *Avicennia marina* and *Sarcocornia quinqueflora*. As a result of suburban growth, several bays including Five Dock Bay have been filled in for park development. Much of this compacted material is unknown resulting in poor plant growth and variety.

Currently, Drummoyne Oval Precinct has a mixture of endemic and introduced plant species from several planting implementations and urbanisation over the last century. Presently the precinct contains a linear line of *Cinnamomum camphora* on the western edge of Cometrowe Street and on the eastern edge a mixture of *Cinnamomum camphora*, *Lophostemon confertus* and *Ficus macrophylla* line Bayswater Road. A picturesque planting approach is evident in Drummoyne Park among the rocky outcrops with various tree species including *Ficus macrophylla*, *Cinnamomum camphora* and several Eucalyptus species. Minimal

planting is struggling to grow in Taplin Park from minimal planting implementation and associated planting conditions.

Other trees currently in the precinct include *Angophora costata*, *Eucalyptus citriodora*, *Hymenosporum flavum*, and *Pinus* spp. Shrubs include *Lomandra longifolia*, *Banksia* spp., *Callistemon* spp., *Correa* spp., *Grevillea* spp., and *Hakea* spp.

On a broad scale the suburban region is intermittently planted with the common street tree *Lophostemon confertus*, creating a link between streetscapes and parks.

### **Fauna**

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

## **2.6 Visual assessment**

Drummoyne Oval Precinct occupies a prominent position in Five Dock Bay. Due to its location, Drummoyne Oval Precinct is visible from the surrounding foreshore areas, and offers views of high scenic quality from within the precinct.

Drummoyne Park is a scenic park with elevated views across to Five Dock Bay. It has stands of mature trees and a rocky area in the 'gully' near Drummoyne Oval which adds interest and variety to the park. A cleared sloping area near the community centre is occasionally used for ball games and other non-structured activities.

Drummoyne Oval rates as one of the more scenic sports fields in the Sydney metropolitan area. There are stands of mature trees around the park with a large grassed bank for spectators on the Bayswater Street side of the park. A covered grandstand seats spectators, with additional seating available on the grassed perimeter of the ground. Other facilities around the oval include a score board, kiosk, change rooms, toilets, and containers for storage.

People visit the precinct to view the water and watch maritime activities. Views are also of great importance to residents who live in the vicinity of the parks and foreshore walk. Proposals for landscaping must be considered carefully, such as creating view corridors, selecting plant species with low growing habits such as native shrubs and grasses, and planting trees such as *Eucalypts* which have the majority of foliage at the top of their trunks.



Figure 2.3 Visual assessment



Scale: nts

Visual Assessment Plan

## 2.7 Access and circulation

Refer to Figure 2.4 for access routes to and circulation within the precinct.

### 2.7.1 Access to the Precinct

The precinct is easily accessible by foot, bicycle, private and authorised vehicles, and public bus services.

The precinct is part of a foreshore walking track linking Lysaght Park at Chiswick with Russell Park and Taplin Park.

Entry points to the precinct for pedestrians and cyclists are from Cometrowe Street, Dempsey Place, and Bayswater Street.

Access for private vehicles is from Bayswater Road into the oval carpark and the boat ramp carpark. Emergency and maintenance vehicle access is via Cometrowe Street.

Bus route 508 directly services the precinct along Bayswater Street and Drummoyne Avenue. Buses on this route operate between Drummoyne and Circular Quay. Other bus routes operate along Lyons Road linking the precinct with Burwood, Mortlake, Chiswick and the city. Numerous bus routes operate between the city, Drummoyne, Gladesville and to the west along Victoria Road.

The precinct is also accessible by water for small watercraft.

### 2.7.2 Circulation within the Precinct

Figure 2.4 shows internal pathways, roads, and parking areas.



*Foreshore path*



*Carpark at boat ramp*

The precinct is not entirely accessible for people with disabilities. Although toilets for people with disabilities and level access from carparks to some picnic facilities is provided, it is relatively difficult for people with disabilities to access the informal areas in the precinct.



Figure 2.4 Access and circulation



Scale: nts

Access and Circulation Plan

Legend:

- |  |                                |  |  |
|--|--------------------------------|--|--|
|  | Pedestrian path                |  | Vehicle access                         |
|  | Pedestrian entries             |  | Internal Road                          |
|  | Five-Dock-Bay-Walk route       |  | Car parks                              |
|  | Cycle way:                     |  | Emergency / maintenance vehicle access |
|  | - off road / shared Pedestrian |  | Bus routes                             |
|  | - on road                      |  |  |





## 2.8 Built facilities and park furniture

The built structures in Drummoyne Oval Precinct, and their use and condition, are set out in Table 2.6 and shown in Figure 2.5.



*Drummoyne Occasional Childcare Centre*



*Drummoyne Community Centre*



*Drummoyne Oval clubroom*



*Playground – Drummoyne Park*



*Playground – Taplin Park*



*Picnic and barbecue facilities – Drummoyne Park*



*Half-court basketball*



*Cricket nets*



Figure 2.5 Key built structures in Drummoyne Oval Precinct



**Table 2.5 Use and condition of built elements of Drummoyne Oval Precinct**

Structure	Description	Use	Condition
Drummoyne Oval	1 Rugby Union / AFL / Cricket field 1 first-class turf cricket wicket Toilets Floodlights Scoreboard Fence – white metal picket Two subsurface telescopic sight screens Outer perimeter fence and gates Stormwater Quality Improvement Device – gross pollutant trap	Rugby union, Australian Rules, cricket, athletics carnivals School sport Corporate hire Festivals Ground security, controlled access	Very good
Drummoyne Oval Pavilion	Terraced seating Change rooms Referees/umpires room First aid room Clubrooms Accessible toilets Kitchen Parking	Education, training Meetings	Amenities building constructed in 2000 Pavilion upgraded in 2003
Taplin Park	1 Rugby union field  Toilets, change facilities Shelters Picnic table Seats Cricket practice wicket Basketball half-court	Temporary carparking Rugby games and training Rugby union, hurling, Gaelic football Corporate hire, festivals, amusement devices	Good  Good Good Good Good Good
Drummoyne Community Centre	Hall for hire, caters for up to 100 people and has wheelchair access Contains tables and chairs, kitchen, air conditioning	Community information and referral to local services. Children (cooking, craft, art) Meetings, parties (birthday, anniversaries), luncheons Community education programs (parenting, craft, healthy aging, Little Legends children's exercise) Tai chi Gentle exercise for seniors Stroke Support Group Drop in morning tea and chat Cards Quilting Walking starting from Taplin Park Community meetings	Very good

**Table 2.5 Use and condition of built elements of Drummoyne Oval Precinct (cont.)**

Structure	Description	Use	Condition
Drummoyne Occasional Care Centre	Fully fenced. Shaded	Children's play	Playground installed in 2007. Equipment complies with standards. Softfall complies with standards.
Playgrounds – Drummoyne Park	Modular equipment. Neighbourhood catchment. Not fenced. Requires shade.  Double swing set on Bayswater Road side.	Children's play	Playground installed in 1995.
Playground – Taplin Park	District catchment.	Children's play	Playground installed in 2001 with Kompan equipment.
Picnic facilities	Barbecue in Drummoyne Park Passive area	Picnics, barbecues	Adequate
Five Dock Bay Walk	Shared walking and cycling path	Walking, cycling	Very good
Boat ramp and carpark	Popular ramp, deep water access, convenient vehicle and boat trailer parking	Boat launching and retrieval, vehicle and boat parking	Very good
Sea wall	Sandstone sea wall	Buffer between Five Dock Bay and Taplin Park	Good – subject to further investigation.

Other structures in the precinct include internal roadways, carparks, road barriers and bollards, pathways, seats, garbage bins, bubblers, a dog waste bin, signage, and power poles.

The condition of Council's playing fields are rated. Drought and overuse have affected the condition of the playing fields in the precinct. A rating of 64 or below on Council's scale means the field is in an extremely critical condition ie. dangerous to play on and may be unable to recover without severe intervention such as re-turfing. All fields that reach the 64 rating will be closed to both training and games. Taplin Park reached a rating of 64 in July 2006. User groups were asked to minimise their use of the field for training to allow the field to be used for competition games.

All utility connections (electricity, gas, telephone, sewage, drainage) connections are available in the precinct.

## 2.9 Use of the Drummoyne Oval Precinct

### 2.9.1 Introduction

Users of Drummoyne Oval Precinct participate in a variety of informal and organised recreation and social activities.



Consultation undertaken in November 2007 (Manidis Roberts Consultants, 2007) showed that facilities in the precinct that are used most often are:

- the foreshore walkway.
- Taplin Park playing field.
- children's playground.
- picnic tables.
- boat ramp.
- basketball ring.
- barbecues.
- cricket nets.
- community centre.

### 2.9.2 Informal activities

Informal uses of the precinct include:

- picnics and barbecues, using picnic shelters and tables and barbecues provided, and the grassed areas.
- children's play and informal games in the playground and on grassed areas.
- boat launching and retrieval.
- walking for pleasure, walking the dog, cycling and jogging.
- birthday parties.
- social sport.
- sitting and relaxing.



Drummoyne Park above Drummoyne Oval is an unrestricted dog off-leash area. The western end of Taplin Park near Thompson Street is an off-leash area before 9.00am and after 5.00pm only.

### 2.9.3 Organised use

Various settings in Drummoyne Oval Precinct are used for a range of activities for which bookings are required. These activities include:

- sporting use of Drummoyne Oval. The winter rugby season is between the first week in April and the first week in September. The cricket season is between the fourth week in September and late March. ING Cup matches and international cricket matches, such as NSW vs India before crowds of 10,000-15,000 people, have been held periodically.



- community events, such as community picnics for Canada Bay residents, and the annual Bay Walks.
- school cross-country carnivals and club triathlons.
- filming for television shows and commercials.
- photography.
- children's parties with jumping castles.
- corporate fun days.

In recent years Taplin Park has been used for diverse activities such as Scottish pipe band practice, gridiron training, Cinema in the Park, and overflow car parking.

Drummoyne Oval pavilion is used for meetings and launches on a casual booking basis.

Conditions of use for casual and seasonal hirers are set by Council. Council collects a bond for larger events prior to the event. The bond is refunded if no damage was done during the booked period when inspected after the event.

Portable food vending must comply with Council's Temporary Food Vendor Code. Food must be sold pre-packaged.

### 2.9.4 Characteristics of precinct users

A recent survey of precinct visitors has not been undertaken.

### 2.9.5 Prohibited uses

Prohibited activities in the precinct include open fires, camping, flying model aeroplanes, motor bikes, horses, cars, golf practice, and shooting firearms.

### 2.10 Maintenance

Drummoyne Oval Precinct is maintained primarily by mobile crews employed by Council's City Services section. Tree maintenance as required is the only task contracted out.

Drummoyne Oval is maintained year-round by full time staff employed by the City of Canada Bay. Preparation of the turf wicket (laser levelling, returfing) occurs between the winter and summer sporting seasons. The stormwater quality improvement device is maintained following regular inspections.

Council is responsible for maintaining the boat ramp and carpark in Taplin Park.

General maintenance tasks undertaken in the precinct, and their frequency, are outlined below:

- removing rubbish from the parks on Mondays, Wednesdays and Fridays.
- emptying bins at the boat ramp and carpark on Tuesdays, Thursdays, Saturdays and Sundays.
- lawn maintenance (mowing, edging, line trimming, herbicide application, cleaning gutters and paths). Mowing fortnightly in summer, and as required in winter.
- garden and tree maintenance (weeding, dead plant removal, pruning, herbicide application).
- checking gardens every 3 weeks
- watering of annual garden beds every 1-2 days.
- inspecting play equipment on every visit to the park. Playground safety is assessed by an external inspector four times per year.
- sweeping the boat ramp carpark fortnightly.

Other maintenance tasks include line marking in carparks, installation and repair of bollards, and lighting, etc. All other park maintenance tasks are done as required.

Repairs to built structures including amenities, lights, barbecues etc. are done as required by Council's Property Services section.

Maintenance issues in the precinct include:

- furniture quality.
- paving quality.
- toilet and amenities servicing.
- condition of established trees.

- quality of landscaped garden areas.

## **2.11 Financial management**

### **2.11.1 Cost recovery**

Income from use of Drummoyne Oval Precinct is derived from leases, hire fees for use of the Oval and sporting fields, and parking fees.

Costs associated with management of the precinct include ongoing maintenance, plant and equipment, product (such as turf and plants), irrigation, topdressing, weed spraying, playground inspections, and capital improvements.

Council may propose to levy fees for the use of its facilities to offset capital and maintenance costs. Fees and charges for use of Council's facilities are set out in Council's annual Management Plan.

### **2.11.2 Guidelines for expenditure**

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





## 3 PLANNING CONTEXT

### 3.1 Introduction

This section describes the legislative and policy framework applying to Drummoyne Oval Precinct. Full versions of the legislation referred to below is found on-line at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) and [www.austlii.edu.au](http://www.austlii.edu.au). The City of Canada Bay Council's website is [www.canadabay.nsw.gov.au](http://www.canadabay.nsw.gov.au).

### 3.2 Legislation applying to Drummoyne Oval Precinct

#### 3.2.1 Crown Lands Act 1989

##### *Introduction*

As Drummoyne Oval Precinct incorporates Crown reserves, the *Crown Lands Act 1989* applies to their management.

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

A Reserve Trust is a corporation established and appointed to manage a Crown reserve. Trusts are nominated by the Minister for Lands (Section 92 of the *Crown Lands Act 1989*). Under Section 92 of the Act, the Minister appointed the Drummoyne Park (R100107 and D500126) Reserve Trust and the Taplin Park (R70143) Reserve Trust as trustees of the Crown reserves. Both Reserve Trusts are responsible, under the oversight of the Minister, for the care, control and management of those reserves. The City of Canada Bay Council manages the affairs of the Reserve Trusts under Sections 92-95 of the *Crown Lands Act 1989*.

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

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

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

- the objectives of the Crown Lands Act (Section 10), particularly that Crown lands are managed for the benefit of the people of NSW.
- the principles of Crown land management (Section 11 of the Act).
- the public purpose(s) of the land (Sections 80 and 87). Crown land is reserved or dedicated for a public purpose(s), which means the reserve must provide a public

benefit. Uses, activities, developments and agreements in a Crown reserve are defined by the public purpose(s) of the reserve. All uses of Crown reserves must be acceptable according to their public purpose(s). An additional purpose may be proposed in a draft Plan of Management under Section 112 of the Act.

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

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

**Table 3.1 Principles of Crown land management**

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

### 3.2.2 Local Government Act 1993

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

1% of Drummoyne Oval Precinct is owned by the City of Canada Bay Council. This land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*. Council-owned land is classified as 'community land' under the Act. Community land is defined as land that must be kept for the use of the general community, and must not be sold.

Requirements of the Local Government Act for a Plan of Management for and management of community land are as follows.

**Table 3.2 Requirements of the Local Government Act for community land management**

Requirement of the Local Government Act	How this plan satisfies the Act
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
The Plan must describe use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Section 2
All community land must be categorised.	Section 3
The Plan must contain core objectives for management of the land.	Section 3
The Plan must specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Section 3, 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
The Plan must contain means for assessing achievement of objectives and performance targets.	Section 5
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

#### *Categorisation*

##### **Background**

The *Local Government Act 1993* establishes core objectives for all categories of community land. Council must manage the community land according to these core objectives. Any additional Council objectives must comply with the core objectives established within the Act. The significance of the prescribed core objectives is to ensure that any activities or uses of the land are consistent with the core objectives for that category of land.

The Generic Plan of Management for community and Crown land in Canada Bay (2007) indicatively categorised the Drummoyne Oval Precinct as Sportsground and General Community Use. Land owned by the Crown in Drummoyne Oval Precinct is not required to be categorised under the Local Government Act, because it is Crown land which is not owned by the City of Canada Bay Council. The Public Purpose of the Crown land ultimately determines acceptable uses of the land. The Park category that is proposed to apply to the community land in Drummoyne Oval Precinct is consistent with the public purposes of Public Recreation, and Community Purposes.

Figure 3.1 shows the relationship between the categorisation of community land and the public purposes of Crown land in the Drummoyne Oval Precinct.

**Figure 3.1 Categorisation and public purposes of Drummoyne Oval Precinct**



Scale: nts

Public Purposes and Categorisation of Land in Drummoyne Oval Precinct

Legend:

- Community Land
- Crown Land





Definitions and core objectives for the Park category that is proposed to apply to community land in the Drummoyne Oval Precinct are in Table 3.3.

**Table 3.3 Definitions of and core objectives for categories of community land**

Category	Definition	Core objectives
Park	Land which is, or proposed to be, improved by landscaping, gardens or the provision of non sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> <li><input type="checkbox"/> encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities.</li> <li><input type="checkbox"/> provide for passive recreational activities or pastimes and for the casual playing of games.</li> <li><input type="checkbox"/> improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</li> </ul>

### 3.2.3 Environmental Planning and Assessment Act 1979

#### *Introduction*

The *Environmental Planning and Assessment Act 1979* (EPA Act) establishes the statutory planning framework for environmental and landuse planning in NSW through State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs) and Local Environmental Plans (LEPs). The EPA Act also sets out processes for approving development applications for structures and works on public and private land as set out in the City of Canada Bay LEP.

#### *SEPP 64 – Advertising and Signage*

Council is currently developing policy under its LEP and SEPP 64 to address advertising in open space zones. This policy should address third party advertising, club sponsorship signage, and visibility of signage.

#### *SEPP (Infrastructure) 2007*

This SEPP provides a consistent planning regime for infrastructure and the provision of services across NSW, along with providing for consultation with relevant public authorities during the assessment process. The SEPP supports greater flexibility in the location of infrastructure and service facilities along with greater regulatory certainty and efficiency.

#### *SEPP (Exempt and Complying Development Codes) 2008*

This SEPP was designed to provide consistency of exempt and complying development controls state-wide, with allowances for some local variations. This SEPP replaces exempt and complying controls previously included in Council's Local Environmental Plan.

## ***Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005***

### **Introduction**

The SREP (Sydney Harbour Catchment) consolidates the provisions of SEPP 56 (Sydney Harbour Foreshores and Tributaries) and SREP 23 (Sydney and Middle Harbours). The Development Control Plan for Sydney Harbour Foreshores and Waterways accompanies the SREP (Sydney Harbour Catchment).

Although there is reference in the SREP (Sydney Harbour Catchment) to environmental planning instruments, environmental studies, and master plans for specific significant sites, there are no specific requirements for the preparation of a Plan of Management.

### **Aims and objectives**

The SREP (Sydney Harbour Catchment) 2005 controls planning and development in the Sydney Harbour catchment which includes Drummoyne Oval Precinct. With respect to the Sydney Harbour catchment, the SREP (Sydney Harbour Catchment) 2005 aims to:

- ensure the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained as an outstanding natural asset and as a public asset of national and heritage significance for existing and future generations.
- ensure a healthy, sustainable environment on land and water.
- achieve a high quality and ecologically sustainable urban environment.
- ensure a prosperous working harbour and an effective transport corridor.
- encourage a culturally rich and vibrant place for people.
- ensure accessibility to and along Sydney Harbour and its foreshores.
- ensure the protection of, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity.

The objective of the SREP (Sydney Harbour Catchment) is to provide a clear set of planning principles to protect the natural assets of Sydney Harbour, ensure appropriate use of foreshore land, and encouraging public access to and along the foreshores. These principles need to be considered when preparing environmental planning instruments, development control plans, environmental studies and master plans under the *Environmental Planning and Assessment Act 1979*. The planning principles for the Sydney Harbour Catchment include to:

- protect and improve hydrological, ecological and geomorphological processes affecting catchment health.
- maintain and, where possible, restore the natural assets of the catchment for their scenic and cultural values and their biodiversity and geodiversity.
- consider the cumulative environmental impact of development within the catchment.
- achieve the targets of the Water Quality and River Flow Interim Environmental Objectives for Sydney Harbour and Parramatta River Catchments, while being consistent with the guidelines in Australian Water Quality Guidelines for Fresh and Marine Waters.

- protect the functioning of natural drainage systems on floodplains, and comply with guidelines in the *Floodplain Development Manual 2005*.
- protect and enhance the visual qualities of Sydney Harbour.
- increase the number of viewing points accessible to the public.
- improve the water quality of urban runoff, reduce the quantity and frequency of urban runoff, prevent the risk of flooding, and conserve water.
- achieve the objectives and targets in the *Sydney Harbour Catchment Blueprint*.
- protect and rehabilitate developed land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity.
- avoid or minimise disturbance of acid sulphate soils resulting from development.

Issues such as foreshore access, visual and natural environments, recreation and maritime industrial uses are subject to performance-based criteria and guidelines that aim to:

- protect ecological communities within the areas covered by SREP (Sydney Harbour Catchment) 2005.
- ensure that the scenic quality of the area is protected and enhanced.
- provide site planning and design principles for new buildings and waterside structures within the area.
- identify potential foreshore access locations in the area.

Drummoyne Oval Precinct is within the Foreshores and Waterways Area designated in the SREP (Sydney Harbour Catchment). Matters applying to development decisions need to be considered by consent authorities when they assess development applications under Part 4 of the EPA Act, and by public authorities and others in carrying out proposed activities under Part 5 of the Act. The matters for consideration are aimed at ensuring better development decisions in the immediate harbour area, relating to ecological and scenic quality, built form and design, public access, and recreational and working waterfront uses.

The planning principles for land in the Foreshores and Waterways Area include to:

- protect, maintain and enhance the natural assets and unique environmental quality of Sydney Harbour, and its islands and foreshores.
- increase, maintain and improve public access along the foreshore, while minimising its impact on natural environments.
- increase, maintain and improve access to and from waterways for public recreational purposes.
- enhance the unique visual qualities of Sydney Harbour, its islands and foreshores.
- provide public access on foreshore land used for industrial or commercial maritime purposes where such access does not conflict with the use.
- use foreshore land so that it does not conflict with adjacent land used for commercial maritime purposes.
- encourage water-based public transport to link with land-based public transport at public spaces along the waterfront.

- encourage provision and use of public boating facilities along the waterfront.

The SREP defines a series of performance criteria that are aimed at conserving biological diversity within and around Sydney Harbour and its tributaries, including Parramatta River. Within this context, criteria have been devised to ensure that:

- ecological communities, particularly those which form wildlife habitats, are protected and where feasible, enhanced.
- development is sited to retain native vegetation, wetlands and natural foreshores.
- development is accompanied by revegetation and rehabilitation of degraded foreshores.

### Permissible uses

The SREP (Sydney Harbour Catchment 2005) includes a zoning system to suit the differing character of the waterways of the harbour and its tributaries. The water immediately adjoining Drummoyne Oval Precinct is zoned W5 Water Recreation, which allows boat lifts for storage of vessels below water, boat repair facilities, charter and tourism facilities, commercial marinas, community facilities, dredging, private landing steps, public boardwalks, public boat launching ramps, public water recreation facilities, public water transport facilities, recreational or club facilities, skids, and telecommunications facilities. Under this zoning, public water recreational facilities, public water transport facilities, and recreational facilities are permitted only with development consent.

### *Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005*

The Sydney Harbour Foreshores and Waterways Area Development Control Plan (DCP) 2005 sets out the detailed design considerations for the use and development of land identified in the *SREP (Sydney Harbour Catchment) 2005*.

Objectives of the DCP include that all development in the harbour foreshores and waterways area should aim to:

- minimise any significant impact on views and vistas.
- ensure it complements the scenic character.
- provide a high quality of built and landscape design.
- contribute to the diverse character of the landscape.

The DCP identifies ecological communities and their conservation status for the areas to which it applies. Different statements of intent and performance criteria are set out for each level of conservation status. Drummoyne Oval Precinct is zoned as a Grassland ecological community, which has a low conservation status. The statements of intent and performance criteria for the low conservation status, terrestrial Grassland ecological community include to:

- conserve and enhance vegetation by preserving mature trees with hollows, protecting natural features, and considering incremental and cumulative effects of development.
- minimise the risk of predation on native fauna by providing fencing to contain domestic pets.



- minimise soil erosion and water pollution impacts by implementing soil erosion measures during and after construction; preventing pollutants from entering the waterway; and ensuring any pollutants and any increase in suspended solids is temporary and does not exceed the current pollution and range of turbidity.

Drummoyne Oval Precinct is located within the Landscape Character Type (LCT) 12 which is described in Table 3.4.

**Table 3.4 Landscape character type applying to Drummoyne Oval Precinct**

Applies to	Statement of Character and Intent	Intent for development	Performance criteria for development
LCT applies to distinctive bays of the Parramatta River, including Five Dock Bay	<p>Flat to sloping terrain.</p> <p>Open spaces and some residential areas along the foreshore.</p> <p>Open space is predominantly grassed with few trees.</p> <p>The shoreline is mainly built up, often with a seawall, but pockets of natural shoreline do occur.</p> <p>Residential development forms the backdrop to these areas.</p>	<p>Provide for appropriate recreational and similar uses of the foreshore, to rehabilitate or improve degraded foreshores, and to protect valuable natural shorelines.</p>	<p>Enhance the recreational focus of the foreshore.</p> <p>Protect natural features and maintain views of these features.</p> <p>Retain pockets of natural shoreline.</p> <p>Incorporate landscaping into the proposal.</p>

The DCP also sets out design guidelines for land-based developments located wholly above the Mean High Water Mark. Such guidelines include for foreshore access, building setbacks, signage, sea walls, landscaping, maritime activities, and community boating and water-based recreation facilities.

### 3.2.4 Companion Animals Act 1998

The *Companion Animals Act 1998* aims to promote responsible animal ownership in NSW. Under the Act, dogs in public places must be on a lead under the effective control of a competent person, except in a declared off-leash area. Dogs are prohibited within 10 metres of children’s play areas, food preparation / consumption areas, and recreation areas (such as organised games) where dogs are prohibited by the local authority. If a dog defecates in a public place, the dog owner must remove and dispose of it in a rubbish receptacle.

### 3.2.5 Disability Discrimination Act 1992

The *Disability Discrimination Act 1992* is a Commonwealth Act that aims to eliminate, as far as possible, discrimination against people with disabilities in many areas, including access to premises. The Act also aims to promote recognition and acceptance in the community that people with disabilities have the same fundamental rights as the rest of the community.

The Act covers a range of areas including sport and recreation, and access to premises. The Act requires that people be able to access any building which the public is entitled to enter or use through the primary entrance used by the general public. It further requires that people should have access to any services and facilities provided in those buildings.

The NSW *Anti-Discrimination Act 1997* also makes it unlawful to discriminate on the ground of disability.

### 3.2.6 Other relevant legislation

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

**Table 3.5 Other relevant legislation**

Issue	Legislation	Responsible agency
Air, water and noise pollution	<i>Protection of the Environment Operations Act 1997</i>	Department of Environment and Climate Change The City of Canada Bay Council
Waste disposal	<i>Waste Minimisation Act 1995</i>	Department of Environment and Climate Change
Assessment of Development Applications	<i>Environmental Planning and Assessment Act 1979</i>	The City of Canada Bay Council Department of Planning

## 3.3 State government policies and initiatives

### 3.3.1 Sharing Sydney Harbour

Sharing Sydney Harbour is the NSW Government’s vision for managing the future of Sydney Harbour. The vision is:

*“to take wise and comprehensive care of the Harbour as a natural asset belonging to future generations, and sharing the Harbour with nature and for all human activities.”<sup>1</sup>*

Four themes underpin this vision:

- Natural harbour – a healthy sustainable environment on land and water.
- Urban harbour – a high quality urban environment.
- Working harbour – a prosperous, working waterfront and effective transport harbour.
- People’s harbour – a culturally rich, accessible, active place for people.

The NSW Government has indicated its desire to improve public access to, and enhance the recreational enjoyment of, Sydney Harbour and its tributaries for the people of Sydney and visitors to the city. The State government’s intention is to develop and maintain public access to the foreshore of Sydney Harbour and the Parramatta River through the Sharing Sydney Harbour Access Plan (Department of Infrastructure, Planning and Natural Resources, 2003). The Access Plan identifies opportunities to improve access to the foreshores and waterways for a range of recreational users including pedestrians, cyclists and recreational boaters. Typical projects include walking tracks, on-road and off-road cycleways, public domain improvements, wharves, jetties and pontoons, and ‘soft’ access for landing small boats such as pontoons, seawall steps and beaches.

<sup>1</sup> Sharing Sydney Harbour Regional Action Plan (2000).

### 3.3.2 Sydney Harbour Catchment Blueprint

The Sydney Harbour Catchment Blueprint provides the strategic direction and sets priorities for improved natural resource and environmental management in the harbour catchment until 2012. The Blueprint outlines the steps necessary to achieve the objectives for the catchment. It further defines catchment and management targets and management actions for key natural resource and environmental management issues.

### 3.3.3 Walking tracks

The State Government has acknowledged the importance of an integrated network of trails connecting public open spaces in Sydney (Hassell, 2005). The Five Dock Bay Walk Precinct is part of the indicative Sydney Harbour and Parramatta River Foreshores Trail within the Sydney Metropolitan Trails Framework.

The City of Canada Bay Council has a key goal of a continuous foreshore walkway along the Parramatta River.

## 3.4 Local planning context

3.4.1 Planning framework The City of Canada Bay Council's planning framework guides this Plan of Management as follows:

- FuturesPlan20, Council's 20-year vision for the City.
- Delivery Plan and Operational Plan, which sets overall objectives and performance targets for activities, budgets and other issues relating to open space and recreation management.
- Planning instruments, particularly the City of Canada Bay Local Environmental Plan, and various Development Control Plans govern uses of and development of facilities within the Precinct.
- Generic Plan of Management for Crown and community land in the City of Canada Bay.
- Policy documents, such as the Canada Bay Recreation Plan; Canada Bay Bike Plan; the Social Plan 2003-04 to 2007-08; Accessibility Action Plan for parks, open space and facilities; and cultural initiatives.
- Section 94A Levy Contributions Plan.

### 3.4.2 Strategic planning

#### *FuturesPlan20*

FuturesPlan20 is a long term strategic plan that articulates the community's vision for the City of Canada Bay through directions presented in seven key themes.

Council's vision, including the seven key themes, is:

***Working together, we can create a Canada Bay that is engaged, green, healthy, liveable, moving, prosperous, and vibrant.***

To achieve this vision, Council will:

- develop action plans in partnership with key stakeholders to deliver priority projects that meet the long-term vision.
- align Council programs and services with the key themes and directions.
- assess success through the achievement of 12 set targets.

### ***Delivery Plan and Operational Plan***

The Delivery Plan is the rolling four-year plan that sets a program for actions based on the directions contained in FuturesPlan20. The 2009-2013 Operational Plan includes:

- refurbishment of Drummoyne Oval, including player and spectator facilities and lighting.
- upgrades to boating facilities in Taplin Park.
- repair of the sea wall in Taplin Park.

The Operational Plan provides detailed works plans to achieve the actions identified in the Delivery Plan for the current financial year. Work Plans comprise a breakdown of each action into specific tasks and will be revised on an annual basis.

### ***Local Planning Strategy 2009***

The Local Planning Strategy provides a long term direction for the planning of Canada Bay to assist future decision making in response to population growth and change. It also identifies key recommendations and work to be completed.

## **3.4.3 Local planning instruments**

### ***Zoning and development controls***

Drummoyne Oval Precinct is zoned RE1 Public Recreation under the Canada Bay LEP 2008. The objectives of that zone are to:

- enable and to be used for public open space or recreational purposes.
- provide a range of recreational settings and activities and compatible land uses.
- protect and enhance the natural environment for recreational purposes.

- facilitate public access to and along the foreshore.

The LEP identifies developments and uses in the RE1 zone that may be allowed with or without development consent, or are prohibited as shown in Table 3.6.

**Table 3.6 Zoning table for RE1 zone**

Without development consent	With development consent	Prohibited
Nil	Boat sheds Carparks Community facilities Drainage Earthworks Environmental facilities Environmental protection works Information and education facilities Take away food or drink premises Jetties Kiosks Public utility undertakings Rainwater tanks Recreation areas Recreation facilities (indoors) Recreation facilities (outdoors) Restaurants Roads Utility installations	Any other development.

In considering whether to grant consent to the carrying out of development on land in the RE1 zone, Council shall take into account:

- the need for the proposed development on the 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.

Notwithstanding the permissible developments and uses listed above, the public purposes of the Crown reserves override the local zoning to determine acceptable developments and uses on the reserve. The zoning of RE1 Public Recreation should be consistent with the Public Purposes of Public Recreation and Community Purposes applying to Crown land in the Drummoyne Oval Precinct.

Council will refer to this Plan of Management as well as the Canada Bay Local Environmental Plan, Draft Canada Bay DCP (2009), and other relevant legislation in assessing development applications relating to the precinct.

### 3.4.4 Council policies and plans

#### *Generic Plan of Management*

The Generic Plan of Management (City of Canada Bay, 2007) covers Crown and community land in Canada Bay. The Plan sets out the legal and policy context of land management, and objectives and community values relating to Crown and community land in Canada Bay. The Plan contains generic action plans for all community land, and for the natural area, sportsground, park and general community use categories of community land. Performance targets for specified actions, and methods of assessment, are also outlined. This Plan of Management is consistent with the Generic Plan of Management as it applies to community land in Drummoyne Oval Precinct.

#### *Accessibility Action Plan*

Council's Accessibility Action Plan for parks, open space and facilities (City of Canada Bay Council, 2004) aims to:

- improve access for all people to Council parklands and buildings.
- develop continuous accessible paths of travel which will link transport systems, commercial and recreational precincts.
- ensure future public building works in Canada Bay will be accessible to all.

Desired outcomes for improving accessibility in parks in Canada Bay include:

- fully accessible park buildings.
- at least one wheelchair-accessible picnic area per park.
- at least one toilet for people for disabilities in each park/building.
- improved access to main scenic features in parks.
- improved access to vehicle parking spaces, walkways, and children's playgrounds.
- Improved lighting of all main access areas.
- improved access to the main features of each park.

#### *Recreation Plan*

The Recreation Plan for Canada Bay sets a direction for and outlines specific actions for meeting a wide range of recreation needs in Canada Bay. Relevant program areas identified in the Recreation Plan and objectives for each program area are in Table 3.7.

#### *Bike Plan*

Drummoyne Oval Precinct is a part of the proposed extensive bicycle network in Canada Bay. The precinct is proposed to be linked via off-road dedicated paths and on-road bicycle lanes to the Bay to Bay Walk, and Drummoyne retail and commercial centre. Specific works recommended for Drummoyne Oval Precinct are constructing new pathways, widening



existing pathways, providing safe and convenient road crossings through kerb crossings, and shared path and directional signage.

**Social Plan**

Council’s Social Plan 2003 focuses on facilities and services to cater for the seven target groups. A relevant aim of the social plan is to increase use of all halls and community facilities.

**Cultural Plan and Public Art Strategy**

Council’s Cultural Plan promotes an understanding of local culture and provides a strategic approach to cultural development, cultural infrastructure and creative industries.

The Cultural Plan identifies initiatives for public art installations and cultural programs along the City’s foreshores through the “River’s Edge” Project, and for cultural projects to interpret environmental issues and educate the community.

The Public Art Strategy is linked to the Cultural Plan.

**Table 3.7 Objectives for program areas relating to parks and recreation**

Broad program area	Objectives
Planning recreation and open space facilities	<ul style="list-style-type: none"> <li><input type="checkbox"/> Enhanced understanding of recreation and leisure needs.</li> <li><input type="checkbox"/> Improved planning of the open space system.</li> <li><input type="checkbox"/> Effective park management planning.</li> </ul>
Protecting natural and cultural heritage	<ul style="list-style-type: none"> <li><input type="checkbox"/> High and increasing levels of biodiversity.</li> <li><input type="checkbox"/> Effective environmental education and interpretation.</li> <li><input type="checkbox"/> Effective protection and interpretation of cultural heritage resources.</li> </ul>
Managing landscape and visual amenity	<ul style="list-style-type: none"> <li><input type="checkbox"/> High quality urban landscapes and scenic qualities.</li> </ul>
Providing facilities for recreation and leisure activity	<ul style="list-style-type: none"> <li><input type="checkbox"/> An adequate and well-distributed open space system.</li> <li><input type="checkbox"/> Sufficient facilities for outdoor sports.</li> <li><input type="checkbox"/> Sufficient and well-distributed age-appropriate play environments.</li> <li><input type="checkbox"/> Sufficient and well-distributed facilities and activities for outdoor passive and informal recreation.</li> <li><input type="checkbox"/> Access to local environments ‘supportive’ of physical recreation activities.</li> <li><input type="checkbox"/> Adequate and appropriate access to natural areas.</li> <li><input type="checkbox"/> Sufficient and well-distributed library and cultural facilities and services.</li> </ul>
Promoting recreation and leisure activity	<ul style="list-style-type: none"> <li><input type="checkbox"/> Exciting and diverse range of events and programs in parks.</li> <li><input type="checkbox"/> Adequate access to parks and open spaces.</li> <li><input type="checkbox"/> Adequate information and promotion of open space activities, opportunities.</li> <li><input type="checkbox"/> High visitor perceptions of safety in parks and open spaces.</li> </ul>
Managing open space resources (land, facilities, funds, people)	<ul style="list-style-type: none"> <li><input type="checkbox"/> Adoption and implementation of best practice asset maintenance, refurbishment and disposal processes.</li> <li><input type="checkbox"/> Effective partnerships with government agencies.</li> <li><input type="checkbox"/> Effective partnerships with sport.</li> <li><input type="checkbox"/> Effective partnerships with community.</li> <li><input type="checkbox"/> Optimal use of resources.</li> </ul>

### ***Let's Play – Playground Strategy***

Let's Play was prepared to provide a direction for the future provision and management of playgrounds in the City. The Strategy will assist Council to increase the potential of its playgrounds and to broaden play opportunities over the next 10 years.

### ***Section 94A Contributions Plan***

The Section 94A Contributions Plan sets out capital works on which developer contributions will be spent. These works are:

- Drummoyne Park and Oval: sports lighting, fencing, furniture – high priority.
- Drummoyne Occasional Care Centre: play facility – medium priority.
- Taplin Park: sports lighting and planting, accessible toilet – medium priority.

### ***Public Open Space Hire Policy***

This policy sets out Council's policy and detailed requirements for hiring open space, in terms of seasonal and casual sports ground hire, and passive open space hire (including for corporate events, pavilions, amusement devices, stage hire, filming and professional photography).

The precinct is a permitted venue for corporate hire, events and festivals. Amusement devices are permitted in Taplin Park.

## **4 VALUES, ROLES AND OBJECTIVES FOR DRUMMOYNE OVAL PRECINCT**

### **4.1 Introduction**

The legislative and State, regional and local planning context applying to Drummoyne Oval Precinct was outlined in Section 3. This section defines the specific roles and objectives for Drummoyne Oval Precinct, based on community values and management directions of the City of Canada Bay Council and the Department of Lands.

The needs and requirements of The City of Canada Bay Council (as manager and land owner), Department of Lands (as land owner), residents (as neighbours and users), current and future visitors (as users), and leaseholders and other government stakeholders, are reflected in management of the precinct.

### **4.2 Community values**

#### **4.2.1 The local community**

The Canada Bay community is growing, especially due to recent medium density residential development. The Canada Bay population has grown by 22% from 1996 to reach 65,744 people in 2006. The dominant 5-year age group in Canada Bay is 30-34 years. Overall, the Canada Bay population is older compared to the Sydney Statistical Division.

Canada Bay is noted for its cultural diversity, with over 40% of its population born overseas and over 30% speaking another language in addition to English. Key languages other than English that are spoken at home are Italian, Cantonese / Mandarin, Greek, Korean and Arabic. There is a significant Italian population and a steady increase in residents who have relocated from South East Asia.

Just over half (52%) of the dwelling stock in Canada Bay is separate houses. Over one-third of the housing stock is flats, units or apartments. 36% of dwellings are fully owned, 29% are being purchased, and 31% are being rented.

#### **4.2.2 Values of Drummoyne Oval Precinct**

The Canada Bay community and park users value various aspects of Drummoyne Oval Precinct for different reasons. By understanding the reasons why the community and users value Drummoyne Oval Precinct, the role that the community expects the precinct to play in the future may be determined. Also, as the Plan of Management is based on protecting and enhancing the community's values, management actions and desired outcomes that are based on these values are recommended.

Using values as the basis of the Plan of Management ensures that this plan will be valid longer than one based on simply addressing issues. Issues-driven Plans of Management can quickly become out of date. Values change at a much slower pace than issues do. Values may remain constant for up to a generation, therefore once values are documented, issues can easily be dealt with as they arise consistent with the values. New issues that

arise over time very often cannot be dealt with easily unless a new Plan of Management is prepared.

The community of Canada Bay places a high value on parks, and they are an integral part of the area in which they live (City of Canada Bay, 2007). Community values are reflected in various Council documents, including Council's Management Plan (2007), Generic Plan of Management (2007), City of Canada Bay Recreation Plan (2006), and City Planning Framework Community Consultation Report (2003).

The Canada Bay community values various aspects of parks and foreshore parks that apply to Drummoyne Oval Precinct for different reasons, as outlined below. The values outlined below are primarily based on those identified in the Generic Plan of Management for Crown and community land (City of Canada Bay, 2007), and community consultation regarding improvements to the Drummoyne Oval Precinct in November 2007.

**Table 4.1 Values of parks in Canada Bay and the Drummoyne Oval Precinct**

Value	Value statement for community land in Canada Bay <sup>(1)</sup>	Values of Drummoyne Oval Precinct
<b>Access</b>	The community places a high value on the ease of access to community land, regardless of age or physical ability, and that no parks contain areas that permanently alienate members of the public. However, there is a desire for a network of local paths to link with the foreshore walks. The community also value equity of access to recreational opportunities.	Drummoyne Oval Precinct is in a central location accessible for recreation activities, being close to homes, public transport and the city. The precinct is accessible by people with physical disabilities. It is available for use at any time but use at night is discouraged. Use of Drummoyne Oval Precinct is free, except for spectators of organised events at the oval, and vehicle users that live outside Canada Bay. The link between Drummoyne Oval Precinct and other foreshore parks via the Five Dock Bay walking trail is to be encouraged. Vehicle and trailer access to the boat ramp and parking is important.
<b>Aesthetics</b>	The community values community land as attractive places to visit and view, providing a sense of place, and character for nearby neighbourhoods.	The open space of Drummoyne Oval Precinct pleasantly contrasts with the houses, buildings and traffic associated with the urban environment. Trees, shrubs, grass and landscaping are appreciated because they create a visually pleasing environment, provide shade, and screen buildings and development. Trees combined with the water and the natural 'amphitheatre' contribute to a scenic setting.
<b>Foreshores</b>	The community places a particularly high value on foreshore parks and walking trails. There is a strong view that the foreshore should continue to be improved, and the foreshore walk be completed from Drummoyne to Sydney Olympic Park.	The community value the availability of space on the waterfront to recreate. This sense of openness and space in Drummoyne Oval Precinct is heightened by the views available over the water from within the precinct and from surrounding residences. Waterfront areas, including Drummoyne Oval Precinct, are popular as a contrast to urban development, as a place to 'get away'.
<b>Maintenance</b>	The community values community land that is well maintained.	Clean and well-maintained facilities and areas in Drummoyne Oval Precinct are important to the people that use them.

**Table 4.1 Values of parks in Canada Bay and Drummoyne Oval Precinct (cont.)**

Value	Value statement for community land in Canada Bay <sup>(1)</sup>	Values of Drummoyne Oval Precinct
<b>Recreation</b>	The community values the wide range of quality recreation and leisure experiences offered on community land. However, there is a desire for more park facilities, new and/or upgraded facilities, more walking tracks and bike tracks.	Drummoyne Oval Precinct is a user-friendly and well-used area. It can be enjoyed for informal activities (walking, walking the dog, jogging, children's play, kicking balls, playing games) to water-based activities such as boating and fishing. Settings vary from picnic and barbecue areas, community centre and a children's playground, and a first-class sporting oval with practice facilities.
<b>Culture and well-being</b>	The community values community land as places to promote good health, and as venues for cultural activities, events and festivals.	Large, green open areas in the precinct provide a sense of spaciousness, openness and freedom of movement to walk, run and exercise, leading to a sense of well-being. Drummoyne Oval Precinct provides relief from the 'hustle and bustle' of inner city living. The informal setting and natural ambience of Drummoyne Oval Precinct evokes a sense of quiet, serenity, peace and tranquillity. Drummoyne Oval Precinct is valued as a supplement to private space at home, especially to adjoining residents. Drummoyne Oval Precinct is also appreciated as a venue for community events.
<b>Ecology</b>	The community values the natural environment, and there is a strong desire to rehabilitate natural areas. Trees are highly valued, and there is a general view that more trees be planted, but not at the expense of local views.	The combination of trees and landscaping in Drummoyne Oval Precinct reflects its history and reclamation from Five Dock Bay. Residents appreciate trees, and seeing a variety of birds. The natural character, settings, features and landscape of the precinct are valued.
<b>Social</b>	The parks are valued as places for people to meet. Well maintained, non-threatening parks are appreciated as venues for family gatherings.	Residents like to share time with their family and friends, and meet others in their local community, outdoors in a pleasant and secure environment. Picnic facilities and barbecues that are provided in Drummoyne Oval Precinct facilitate social gatherings and interaction.
<b>Partnerships</b>	The community values an ability to have a say and be involved in the future of community land.	The community appreciate being consulted in the process of commenting on proposals and planning the precinct. Partnerships with sporting groups are being forged to facilitate the development of sporting facilities for the benefit of sporting players and spectators.
<b>Heritage</b>	Some parks are valued as places containing visual and social links to earlier times. There is a community desire to identify, conserve and interpret areas of heritage significance.	Drummoyne Oval Precinct has an interesting social history with links to the early land grants and subdivision, and sporting activities beginning in the 1800s.
<b>Education</b>	Some parks are valued as places for learning about the ecology and history of the area.	The link with the river, history of establishment of the precinct and sporting use are valuable themes that serve an educational function in an outdoor classroom.

Notes: (1) *Generic Plan of Management (City of Canada Bay, 2007).*



The management objectives, issues and actions outlined in the following sections will be presented according to these community values.

### 4.3 Vision and objectives for the Precinct

The management of Drummoyne Oval Precinct is based on a vision statement that is shared by Council, the Reserve Trusts, and the wider community. The vision is endorsed by Council and the Department of Lands. The vision for the precinct is intended to inspire Council and the Reserve Trusts, providing a long-term ideal and focus for all future decisions affecting the precinct.

The overall management objective for Drummoyne Oval Precinct is to preserve it as a local and regional community resource. This can be achieved by maintaining and strengthening the precinct's features and facilities to maximise opportunities for a wide range of land and water-based recreational uses.

The key proposed change to the precinct is the upgrading of sporting facilities particularly at Drummoyne Oval. Council was approached by NSW Cricket, AFL and Drummoyne Rugby Club to significantly upgrade sporting facilities in the precinct. Such proposals have been communicated to the community since November 2007, with community comments being considered and incorporated into this plan as appropriate. Further community consultation is being undertaken about proposed further improvements to player and spectator facilities and lighting associated with the Federal Government grant received in May 2009.

Council's corporate goals, community and user values, and the desired outcomes of the community culminate in a vision for the future direction of the Drummoyne Oval Precinct:

***Drummoyne Oval Precinct will be a high quality sporting, recreational, community and cultural precinct. It will attract local residents and a regional catchment of visitors to enjoy its range of facilities and settings for land- and water-based activities and magnificent views of Five Dock Bay. The range of settings and facilities in the precinct will cater for all age groups, be generally accessible to all, and be linked with other foreshore parks. The precinct's open spaces and green, tranquil and tidy environment will be enhanced. From time to time, the precinct will be a focus for first-class field sporting activities.***

Following on from the vision, the precinct will deliver:

- an enhanced position in the quality boutique sports ground market by hosting televised first class sporting events with improved lighting and facilities.
- a cultural venue for staging cultural events taking advantage of both the precincts improved sporting facilities and riverside location and natural topography.
- additional community meeting space to compliment the activities of the adjacent Drummoyne Community Centre.

- a facility that supports the sports of Cricket, AFL, Rugby both at the local school / community level through to international level (such as the Women's Cricket World Cup which will be staged at the Oval in March 2009).
- improved access to the Parramatta River and the Sydney Harbour through the provision of new and improved boat launching facilities.
- an enhanced public domain through new lighting, access pathways, community inspired public art, plantings and street furnishings.
- a venue for community cultural events through effective use of the topography to create a natural amphitheatre.
- an environmentally sustainable precinct.

#### 4.4 Future roles of Drummoyne Oval Precinct

Following on from the values and vision defined above, the future roles of Drummoyne Oval Precinct are defined below.

**Table 4.2 Future roles of Drummoyne Oval Precinct**

Value	Roles of Drummoyne Oval Precinct
Access	<p>Accessible by land and water.                      Linkages to other parks and foreshore areas by a multi-use walking / cycling foreshore trail.                      Accessible by local residents and visitors from outside Canada Bay.                      Mostly accessible for all physical abilities.                      Accessible by public transport (bus).                      Vehicle and boat trailer parking.                      Overflow vehicle parking.                      Minimal exclusive uses that preclude public access.</p>
Aesthetics	<p>Minimal encroachment by built structures.                      Green 'refuge' in an increasingly urbanised suburb.                      Natural and planted settings ranging from remnant trees, shrubs and grasses.                      Vantage point for river and foreshore views to the north-west.</p>
Foreshores	<p>12 hectares of foreshore open space in an urban area.                      Land / river interface along the foreshore.                      Viewing point across Five Dock Bay to the Parramatta River.</p>
Maintenance	<p>The precinct is largely free from rubbish and waste.                      Example of innovative waste management practices in urban parks.</p>
Recreation	<p>Regional and local open space resource catering for a broad range of informal recreation, sporting and community user groups.                      First-class sporting and spectator facility with competition, practice and associated facilities.                      Settings are flexible to accommodate changing and appropriate recreation needs and demands.                      Facilities and settings together cater for activities for all ages.                      Land and water-based activities offered include launching of motorised and non-motorised watercraft, dog exercising (on and off-leash), water-based activities, filming and photography.                      Focus for children's play facilities with an occasional care centre and two playgrounds with equipment that caters for young children.                      Children's play is catered for by equipment, as well as grassed and treed areas for informal games and exploring.</p>

**Table 4.2 (cont.) Future roles of Drummoyne Oval Precinct (cont.)**

Value	Roles of Drummoyne Oval Precinct
Culture and wellbeing	Settings and spaces are available for contemplation, solitude and enjoyment of peace and quiet as well as social activities. Venue for community social events, community cultural events and musical events, and corporate and school events. Noisy activities such as playing amplified music are discouraged, except in relation to community events. Cultural focus. Venue for temporary and permanent public art installations. A safe environment for visitors both day and night.
Ecology	Land-water interface.
Social	Focus for community facilities and activities through the Drummoyne Community Centre and community events. Provision of open and sheltered facilities and spaces for large and small social, community and cultural activities. Provision of formal and informal (picnic shelters and tables, barbecues) facilities for eating.
Partnerships	Community participation in park management, maintenance, and organisation of events. Partnerships between sporting groups and Council.
Heritage	Venue for remembrance of war veterans.
Education	Outdoor classroom for development of the precinct. Examples of water sensitive urban development structures.

## 4.5 Management principles

Following on from the values, it is important to establish some management principles against which recommendations for uses and development of the precinct will also be made. As owner of land within the precinct and Trust Manager of Crown land, The City of Canada Bay Council intends to manage Drummoyne Oval Precinct to:

- preserve the aspects of the precinct that are particularly valued.
- keep major changes to the precinct to a minimum.
- limit additional developments that do not relate to the precinct's roles.
- ensure continued public access.
- continue to provide high quality and well-maintained facilities.
- maintain the current balance of sporting facilities to informal recreation areas.
- provide opportunities for informal recreation, community uses, cultural activities, and social interaction.
- allow limited approved public cultural events which are ancillary to and supportive of the public recreational use of the precinct, and that have acceptable impacts on public recreational, residential and open space amenity.
- minimise intensification of uses that have impacts on precinct users and the local community.
- ensure future uses are compatible with existing activities and the carrying capacity of facilities and settings.

- ensure safety of visitors to the precinct.

The precinct will continue to be permitted to be used primarily for sporting and informal recreation activities, community activities, and for social and cultural activities and events.

## 4.6 Management objectives

Management objectives related to values of the precinct are outlined below.

**Table 4.3 Management objectives for Drummoyne Oval Precinct**

Value	Management objectives
Access	<p>Ensure equitable and easy access to and within the precinct for all members of the community, regardless of age or physical ability.</p> <p>Ensure public access to the foreshore.</p> <p>Enhance the provision of public transport access to the precinct.</p> <p>Establish links with other foreshore parks, recreation areas, residential areas and shopping areas within and outside Canada Bay.</p>
Aesthetics	<p>Enhance the leafy and green visual character of the precinct.</p> <p>Provide shade for park visitors.</p> <p>Ensure the design of new built facilities reflects the character of Drummoyne.</p>
Foreshores	<p>Recognise the foreshore as a key feature of the precinct.</p> <p>Facilitate access to the water for watercraft.</p>
Maintenance	<p>Manage and maintain open space and recreation facilities to the highest possible standards in an efficient and cost-effective manner.</p> <p>Maintain, and improve where possible, the current maintenance service levels of the oval.</p> <p>Ensure the precinct and the facilities and amenities in it are clean, tidy and well maintained.</p> <p>Avoid generation of waste where possible.</p>
Recreation	<p>Provide high quality, first-class facilities at Drummoyne Oval for cricket and football codes.</p> <p>Provide a range of opportunities for recreational activities for all age groups in a variety of settings.</p> <p>Encourage water-based recreational activities.</p> <p>Monitor use of the precinct and consistency with its carrying capacity.</p> <p>Provide safe, fun and, challenging and well-designed children's play areas for children and carers.</p>
Culture and wellbeing	<p>Provide and maintain opportunities to experience peace and quiet in the precinct.</p> <p>Encourage cultural activities and structures in the precinct.</p> <p>Adopt Crime Prevention Through Environmental Design and Safer By Design principles in managing the precinct to minimise vandalism and increase personal safety of precinct users.</p>
Ecology	<p>Manage and maintain the precinct in a sustainable manner.</p> <p>Ensure the principles of ecologically sustainable development are considered in every area of improvement to the precinct.</p> <p>Encourage the use of ecologically sustainable development, water sensitive urban design and other management approaches to minimise the use of non-renewable resources.</p> <p>Enhance the Parramatta River as a healthy natural system.</p>

**Table 4.3 Management objectives for Drummoyne Oval Precinct (cont.)**

Value	Management objectives
Social	Increase opportunities for social and community interaction in the precinct. Encourage private and community ceremonies and celebrations being held in the precinct. Ensure safe enjoyment of the precinct for the community day and night.
Partnerships	Encourage community “ownership” and use of the precinct. Involve the community in planning, management and maintenance of the precinct.
Heritage	Conserve, enhance and promote Aboriginal, European and non-European heritage values of the Park.
Education	Recognise the precinct has value as an outdoor classroom for natural settings and local heritage.



## 5 ACTION PLAN

### 5.1 Landscape Master Plan

The schematic Landscape Master Plan for Drummoyne Oval Precinct is attached as Figure 5.1. The Landscape Master Plan illustrates the works and actions in the following Action Plan that are proposed to be implemented to achieve the objectives and desired outcomes for the precinct. A more detailed Landscape Master Plan will be prepared after further consultation and this Plan of Management is completed.

Key actions and changes to the precinct include:

- development of Drummoyne Oval with sporting and spectator facilities, facilities for sporting practice, and associated spectator facilities for broadcast quality sporting competition at night.
- improvements to Taplin Park for sporting use.
- major upgrade of the boat launching and parking facilities in Taplin Park.
- implementing water sensitive urban design initiatives.
- improving pedestrian access and circulation.
- landscaping upgrades.

The benefits of such works include to:

- allow community access to representative level sporting events and players.
- local business from passing trade.
- provide local football clubs with improved training and competition grounds.
- provide local community groups with opportunity to expand on programs currently run at Drummoyne Community Centre.

### 5.2 Action Plan

#### 5.2.1 Introduction

The management actions to resolve the management issues (consistent with the community's values) 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:

**Value** – values of the precinct, as described in Section 4.

**Strategy** – reflects the value and provides direction for the actions.

**Action** – a specific task required to resolve issues, consistent with the value and strategy.

**Priority** – importance or urgency of the action, rated as high, medium, low or ongoing.

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

Responsibilities within Council for implementing actions are:

CD Community Development  
EP Environment and Planning  
TSO Technical Services and Operations

**Budget source** – Capital Works or Operational budget.

**Performance target** – the desired outcome in implementing and achieving the action.

**Means of Assessment** – how the achievement of the performance target can be measured and assessed.

**Figure 5.1 Landscape Master Plan**

Refer to attachment

5.2.2 Access

Table 5.1 Actions to address access issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Internal circulation	Internal pathways are lacking, except in Drummoyne Park and along the foreshore.	<p>Improve internal circulation for pedestrians, cyclists, people with disabilities, and people using children's strollers.</p> <p>Link the foreshore, Drummoyne Oval and Drummoyne Park.</p>	Review pedestrian and accessible circulation routes throughout the precinct.	Medium	CD TSO	Operational	Review completed.	Report prepared.
			Implement recommended improvements to internal pedestrian and accessible circulation.	Medium	CD	Capital	Internal pedestrian and accessible routes upgraded.	Positive feedback from precinct users.
			Construct an accessible path along the full length of the Cometrowe Street side of the precinct.	Medium	CD TSO	Operational	Pathway along the full length of Cometrowe Street.	Observations.
			Construct an accessible path along the full length of the Bayswater Street side of the precinct.	Medium	CD TSO	Operational	Pathway along the full length of Bayswater Street.	Observations.
			Construct a north-south pathway through the precinct linking Cometrowe Street, the new entry to Drummoyne Oval, and Bayswater Street.	High	CD TSO	Operational	North-south pathway through the precinct. Link to Lyons Road.	Observations.
			Construct an accessible concrete perimeter path around the oval, with spaces at intervals for wheelchairs to stand plus seats for carers.	High	CD TSO	Capital	Accessible perimeter path around the oval is constructed.	Observations.

**Table 5.1 Actions to address access issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Internal circulation (cont.)			Construct a path connecting the new carpark at the boat ramp to the amenities building in Taplin Park.	High	CD TSO	Capital	Path constructed. Link between boat ramp carpark and amenities building.	Observations. Positive feedback from users of Taplin Park.
			Provide pram ramps on either side of Bayswater Street on the southern side of Westbourne Street.	High	CD TSO	Capital	Improved access to Taplin Park.	Observations.
Entry to Drummoyne Oval	Entry to the oval has poor presentation and does not function well during large sporting events.	Improve the appearance, function and safety of formal entries to the Oval.	Undertake a major upgrade of the Bayswater Street entry to Drummoyne Oval, with entry gates, appropriate directional signage and line marking, planting, and queue management measures.	High	CD TSO	Capital	Upgrade to Bayswater Street entry completed. Orderly queues. Minimal traffic conflicts and congestion on Bayswater Street.	Observations.
			Address requirements for traffic entering and exiting Drummoyne Oval for training when preparing traffic management plans.	Medium	TSO	Capital	Minimal congestion and traffic conflicts on Bayswater Road.	Observations.
Security of the oval	Drummoyne Oval is subject to unauthorised entry and vandalism. However public access to Drummoyne Oval during daylight hours will be maintained.	Maintain separation between the Oval and the rest of the precinct to manage sporting events, with public access at other times.	Upgrade the existing fence to security fencing two metres high.	High	CD TSO	Government grants, Capital	Changes to the fence made.	Observations.
			Provide pedestrian access gates along the length of the fence around the Oval.	High	CD TSO	Government grants, Capital	Pedestrian access to Drummoyne Oval outside sporting events.	Observations



**Table 5.1 Actions to address access issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Security of the oval (cont.)			Consider the use of fencing for screening and advertising during major sporting events.	Medium	CD TSO	Operational	Fencing for screening and advertising is used.	Observations.
		Improve ground security.	Install video surveillance and card access to facilities at the oval.	Medium	CD TSO	Capital	Security measures installed.	No security access issues.
Vehicle access and parking at Drummoyne Oval	Parking in Drummoyne Oval is ad-hoc.	Formalise parking in Drummoyne Oval.	Seal and formalise parking spaces inside the Bayswater Street entry to Drummoyne Oval.	High	CD TSO	Government grants, sporting groups, Capital	Parking spaces formalised.	Observations.
			Provide ramp access for large vehicles to Drummoyne Oval for broadcast events and other appropriate activities.	High	CD TSO	Government grants, sporting groups, Capital	Efficient access to Drummoyne Oval for large vehicles.	Positive feedback from event organisers.
Vehicle parking at Drummoyne Community Centre	Off-street right-angle parking is required at the Drummoyne Community Centre in and off Cometrowe Street for large numbers of people who want to access Drummoyne Oval, the foreshore walk or picnic in the precinct.	Provide additional vehicle parking spaces in the vicinity of Drummoyne Community Centre.	Provide off-road 45 degree angle carparking spaces off Cometrowe Street with appropriate kerb ramps and paving.	High	CD TSO	Capital	Additional parking spaces off Cometrowe Street.	Observations.

**Table 5.1 Actions to address access issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Vehicle access to Taplin Park	Vehicles are abandoned at the boat ramp car park. Vehicles are driven from the carpark on to Taplin Park.	Prevent unauthorised vehicle access to Taplin Park from the boat ramp carpark.	Ensure a physical vehicle barrier (fencing, planting) is included in the design of the boat ramp carpark.	High	CD TSO	Capital	Vehicle access barrier is provided for at the boat ramp carpark.	No unauthorised vehicle access to Taplin Park from the boat ramp carpark.
Paving	Paving of sealed paths could be improved for safety, access and aesthetic reasons.	Improve the quality of paving in the precinct.	Upgrade paving quality throughout the precinct.	Medium	CD TSO	Capital	Paving completed.	Observations. Increased use.
Signage	Directional and destination signage throughout the precinct could be improved.	Improve directional and destination signage in the precinct.	Upgrade signage throughout the precinct in accordance with Council's adopted strategy.	Medium	CD TSO	Capital	Appropriate directional and destination signage is installed.	Positive feedback from precinct users.
Access to buildings	Buildings are required to be accessible for people with disabilities.	Ensure equal access to all buildings in the precinct.	Provide for equal access to all buildings according to AS 1428.1.	High	CD TSO	Capital	Buildings in the precinct meet Australian standards for access.	Access audit. Positive feedback from building users.
			Install a lift in the new community building.	High	CD TSO	Capital	Buildings in the precinct meet Australian standards for access.	Access audit. Positive feedback from building users.
			Construct an accessible ramp to the community building from level access off Cometrowe Street.	High	CD TSO	Capital	Buildings in the precinct meet Australian standards for access.	Access audit. Positive feedback from building users.

### 5.2.3 Aesthetics

Table 5.2 Actions to address aesthetics issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Entry points	Entry points to the precinct are not well defined for an open space of its significance. The Cometrowe Street frontage in particular has poor street presentation with the back of buildings and fencing facing the street.	Strengthen entry points to the precinct.	Undertake further design of the entry areas from Bayswater Street and Taplin Park.	Medium	CD TSO	Capital	Designs completed.	-
			Undertake improvements to the street presentation of the precinct to Cometrowe Street with planting, fencing and re-designed entry areas.	Medium	CD TSO	Capital	Improved appearance of the Cometrowe Street side.	Positive feedback from precinct users and residents.
			Consider redesigning the curtilage in relation to the Dempsey Place entry.	Low	CD TSO	Capital	Design completed.	-
Canopy trees	Trees in the precinct are aging and require replacement.	Replace canopy trees to ensure a mature canopy in future.	Carry out an arboricultural assessment of existing trees to ensure maintenance of this important park asset.	Medium	TSO	Capital	Arboricultural assessment completed.	Report submitted to Council.
			Consider an overall tree strategy to consider new tree plantings to define edges and boundaries, define street frontages, and provide shade.	Medium	CD TSO	Capital	Tree strategy completed.	Report submitted to Council.
			Gradually plant canopy trees.	Low	TSO	Capital	Canopy trees planted.	Observations.

**Table 5.2 Actions to address aesthetics issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Park furniture	Park furniture is inconsistent in style and appearance.	Increase informal recreation opportunities and identity of the precinct.	Consider an overall park furniture strategy for the precinct.	Low	CD TSO	Capital	Park furniture strategy completed.	Report prepared.
			Gradually replace park furniture in the new style.	Low	CD TSO	Capital	Park furniture replaced.	Observations. Positive feedback from precinct users.
Edges in Taplin Park	The edges of Taplin Park and its street frontages are unattractive.	Improve edges and frontages in Taplin Park.	Undertake landscape embellishment in Taplin Park.	Low	CD TSO	Capital	Improvement to appearance of Taplin Park.	Observations. Positive feedback from precinct users.

## 5.2.4 Foreshores

**Table 5.3 Actions to address foreshores issues**

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
Boat ramp	The boat ramp should be improved for safe boat launching and retrieval. The final design for the boat ramp upgrade is to industry standard through consulting with NSW Maritime and Amateur Fisherman's Association of NSW.	Improve boat ramp facilities for safer and easier boat launching.	Extend the boat ramp.	High	TSO	NSW Maritime	Extension of the boat ramp.	Observations
			Install an articulated ramp pontoon within the footprint of the existing ramp.	High	TSO	NSW Maritime	Pontoon installed.	Observations.
			Install signage in the boat ramp carpark to encourage responsible boating.	High	TSO	Capital	Signs installed.	Observations.
Boat trailer parking	Some boat trailers are parked on Bayswater Street, resulting in loss of on-street vehicle parking spaces. Objections to NSW Maritime's Stage 2 proposal to extend the vehicle/ boat trailer parking area related to encroachment on the parkland, conflict with ball sports, the full capacity of the carpark being required only on summer weekends and holidays, and potential for anti-social activities. The smaller Stage 1 parking area proposed by NSW Maritime is shown on the Landscape Masterplan.	Improve traffic flow and car/ trailer manoeuvring in the carpark. Provide parking for people with disabilities.	Provide more parking spaces at the Taplin Park boat ramp for vehicles (permeable paving), and for people with disabilities and trailers (reinforced grass).	High	TSO	NSW Maritime, Capital	Increase in parking spaces at the boat ramp. Reduction in parking conflicts.	Observations. Positive feedback from boat ramp users.
			Provide ancillary spaces and facilities for boat users.	Low	TSO	NSW Maritime, Capital	Boat preparation and check area is provided.	Observations. Positive feedback from boat users.
			Minimise anti-social behaviour in the boat ramp carpark and Taplin Park, while providing 24-hour public access.	Ongoing	TSO	-	Reduced incidences of anti-social behaviour.	Reports to Council and the Police.



**Table 5.3 Actions to address foreshores issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Planting	There are few trees on the foreshore, so shade and visual interest is minimal.	Ensure quality landscape works to reflect the sensitive and attractive foreshore area. Provide shade for foreshore users, while not blocking views of residents.	Plant appropriate trees on the foreshore.	Low	TSO	Capital	Trees planted on the foreshore.	Observations. Positive feedback from foreshore users and residents.
Sea wall	The Taplin Park sea wall requires repairs. Upgrading of sea walls in the Precinct will be undertaken as funding is available.	Maintain the structural integrity of the sea wall.	Undertake repairs to the sea wall.	High	TSO	Operational Capital	Repairs to the sea wall are completed.	Inspections
Headwater outlets	The headwater outlets require reconstruction.	Ensure headwater outlets are functional.	Reconstruct headwater outlets.	Medium	TSO	Operational	Headwater outlets are reconstructed.	Observations.
Dinghy storage	Dinghies are stored informally on the foreshore near mangroves.	Limit dinghy storage near the mangroves.  Provide for dinghy storage near the boat ramp and pontoon.	Consider dinghy storage in adjoining open space areas.	Medium	CD	Operational	Dinghy storage provided for in adjoining open space.	Observations. Positive feedback from boat users.
			Incorporate a dinghy storage area adjacent to the boat ramp.	Medium	CD	Capital	Dinghy storage area established near the boat ramp.	Positive feedback from boat users.

**Table 5.3 Actions to address foreshores issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
Foreshore walkway / cycleway	The foreshore walkway could be improved for users including pedestrians, cyclists, wheelchair users and people using children's strollers.	Upgrade the foreshore path to improve use.	Widen the foreshore path to cater for multiple users.	Medium	CD TSO	Capital	The foreshore path is widened. Increased use.	Observations. Positive feedback from path users.
			Upgrade furniture along the foreshore path to Australian standards for people with disabilities.	Medium	CD TSO	Capital	Furniture along the foreshore path is upgraded.	Observations.
			Upgrade ground finishes.	Medium	CD TSO	Capital	Ground finishes are upgraded.	Observations.
			Install new lighting along the foreshore path.	Medium	CD TSO	Capital	Lighting installed along the foreshore path.	Observations.
			Carry out new landscaping.	Low	CD TSO	Capital	Landscaping carried out.	Observations.

## 5.2.5 Maintenance

Table 5.4 Actions to address maintenance issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Waste management	Rubbish bins located largely underground are proposed to be trialled in the precinct.	Provide waste disposal facilities to minimise rubbish left in the precinct by visitors.	Prepare a strategy for on-site waste management, including recycling.	Medium	CS TSO	Capital Works	Reduction in waste left by users in the Park.	Positive comments by park users and waste collectors.
			Trial in-ground garbage bins. If the trial is successful, install the bins throughout the precinct.	Medium	CS TSO	Capital Works	Trial completed.	Report on the trial.
			Install high capacity waste bins adjacent to the boat ramp in Taplin Park and in Drummoyne Oval.	Medium	CS TSO	Capital Works	High capacity waste bins installed.	Reduction in litter outside bins.
			Provide for recycling of waste at Drummoyne Oval.	Medium	CS TSO	Capital Works	Recycling of waste at Drummoyne Oval.	Positive comments by park users and waste collectors.
			Ensure easy access of garbage trucks to service rubbish bins.	Ongoing	CS TSO	Capital Works	Garbage trucks can easily access rubbish bins.	Positive comments by waste collectors.
Cleaning of shorelines	Consideration should be given to regular cleaning of litter and glass on the foreshore.	Ensure the foreshore is clean and safe.	Clean litter from the foreshore.	Medium	TSO	Operational	The foreshore is clean.	Observations.

**Table 5.4 Actions to address maintenance issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
Dog waste	The precinct is popular for walking dogs. However, few dog waste bag dispensers or bins are provided.	Encourage dog owners to responsibly dispose of their dogs' waste.	Provide bag dispensers and bins for dog waste at precinct entrances.	Medium	TSO	Operational	Dog waste is disposed of responsibly.	No complaints to Council about dog waste.
Boat ramp	Council is responsible for maintaining the boat ramp and associated carpark, and will also maintain the proposed pontoon or jetty.	Ensure the boat ramp and associated structures are maintained to facilitate use.	Prepare a maintenance plan for the boat ramp and proposed associated structures.	Ongoing	TSO	Operational	Maintenance plan completed.	Positive comments from boat ramp users.

## 5.2.6 Recreation

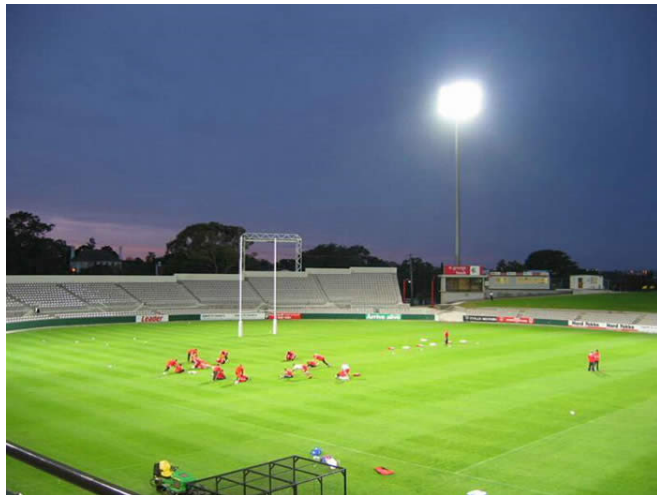
**Table 5.5 Actions to address recreation issues**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Lighting of Drummoyne Oval	<p>Improved lighting of Drummoyne Oval is proposed to enable night-time use and first class games to be televised from the oval.</p> <p>Six 45-55 metre-high light towers providing lighting to 1400 lux would be installed. Lighting would comply with Australian standards, and would use the latest best-practice technology available to minimise light spill to adjoining dwellings. Lighting levels would also comply with TV broadcast (FACTS) requirements. An example of the proposed lighting towers and illumination at a ground where lighting is also 1400 lux is shown in Figure 5.2, along with an artists's impression of lighting at Drummoyne Oval.</p> <p>Council will restrict the use of broadcast-quality lighting at Drummoyne Oval to a maximum of six occasions per year.</p>	Install lighting of Drummoyne Oval suitable for television broadcasts.	Remove existing light towers.	High	CD TSO	Government grants, sports clubs, Capital	Light towers removed.	Observations
			Install six 45-55 metre high light poles adjacent to Drummoyne Oval in accordance with the masterplan.	High	CD TSO	Government grants, sports clubs, Capital	Lights installed.	Report to Council.
			Install MSB and sub-stations to service the new light towers.	High	CD TSO	Government grants, sports clubs, Capital	Sub-station installed.	Observations.



**Figure 5.2 Lighting of Oki Jubilee Stadium, Kogarah**

*Similar lighting tower and lighting scenario (1400 lux) at Oki Jubilee Stadium*  
Source: Webb Australia



**Table 5.5 Actions to address recreation issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Broadcast event management	The community is concerned about increased traffic, parking, noise, lighting and rubbish associated with broadcast events.	Minimise impacts of broadcast events on local residents.	Prepare traffic and parking management plans for events, including promotion of public transport.	High	TSO	Operational	Traffic and parking plans prepared and implemented.	Feedback from local residents.
			Consider extending the resident parking scheme to include both sides of adjacent streets.	High	TSO	Operational	Reduced impact of parking in local streets on residents.	Positive feedback from local residents.
			Enforce traffic and parking regulations before, during and after broadcast events.	High	TSO	Operational	Traffic and parking regulations are complied with.	Feedback from local residents. Reports from Law Enforcement Officers.
			Repair and upgrade Dempsey Place to better accommodate vehicle parking and pedestrian use.	Medium	TSO	Capital	Repairs and upgrading of Dempsey Place completed.	Observations. Positive feedback from local residents.
			Implement noise amelioration measures during events.	High	TSO	Operational	Noise levels during events is within agreed guidelines.	Noise monitoring. Feedback from local residents.
			Provide increased waste services during and after events.	High	TSO	Operational	Removal of waste as soon as possible during and after events.	Observations. Feedback from local residents.

**Table 5.5 Actions to address recreation issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Scoreboard	The existing manual scoreboard is labour-intensive, requiring multi-person operation on match days.	Improve scoring facilities at Drummoyne Oval for scorers and spectators.	Install a multi-sport electronic scoreboard linked to the scorer's computer system.	High	CD TSO	NSW Government grants, sports clubs, Capital	Electronic scoreboard installed.	Observations.
Player and spectator facilities	Drummoyne Oval will accommodate higher numbers of spectators (5,000 to 10,000 people) for first-class sporting matches. Existing player and spectator facilities require upgrading. Additional player and spectator facilities will be required. Such facilities would be provided in a new two-storey community building between Drummoyne Oval and Taplin Park. Facilities would include a ticket office, change rooms, storage, multi-purpose space, canteen and public toilets on the ground floor; and a community room, kitchen, toilets, and external seating terrace on first floor.	Upgrade existing player and spectator facilities in Drummoyne Oval.	Convert / upgrade change rooms in the heritage grandstand to a general storage area.	High	CD TSO	Government grants, sports clubs, Capital	Additional storage area.	Positive comments from sporting groups.
			Improve player change rooms and facilities in the clubhouse.	High	CD TSO	Government grants, sports clubs, Capital	Upgraded player facilities in the clubhouse.	Positive comments from sporting groups.
			Extend ground-floor storage areas in the clubhouse, providing direct access to the oval.	High	CD TSO	Government grants, sports clubs, Capital	Upgraded storage, seating and shade at the clubhouse.	Positive comments from sporting groups.
			Install new seating and a shade structure over the seating for players and spectators at the main clubhouse.	Low	CD TSO	NSW Government grants, sports clubs, Capital	Shade structure installed.	Observations. Positive feedback from players and spectators.
		Provide additional player and spectator facilities at Drummoyne Oval.	Construct and fit out the new community building consistent with approved plans.	High	CD TSO	Federal Government grant, sports clubs, Capital	Construction of new community building.	Building certification.
		Pave the area between the new community facility and the existing clubhouse.	High	CD TSO	Federal Government grant, sports clubs, Capital	Paving completed.	Observations.	

**Table 5.5 Actions to address recreation issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Cricket practice wickets	Synthetic cricket practice wickets are in Taplin Park about 50 metres from the change rooms. Turf practice wickets are located on the oval.	Facilitate match day practice on new turf practice wickets to reduce wear of the Drummoyne Oval wicket.	Demolish the existing toilet block, attached structures and the carpark in Drummoyne Oval.	High	CD TSO	Government grants, sports clubs, Capital	Demolition complete.	Observations
			Construct 8 cricket practice wickets and retractable nets. (Surface to be agreed with Sydney Cricket Club).	High	CD TSO	Government grants, sports clubs, Capital	Cricket practice nets constructed.	Observations. Positive feedback from cricket players.
			Remove the on-field cricket practice wickets.	High	CD TSO	Government grants, sports clubs, Capital	No cricket practice wickets on Drummoyne Oval.	Observations. Positive feedback from cricket players.
		Provide public access to cricket practice wickets.	Construct two cricket practice wickets outside Drummoyne Oval, subject to further community consultation and funding.	High	CD TSO	Government grants, sports clubs, Capital	Public access to synthetic cricket practice nets.	Positive feedback from cricket players.
		Demolish the existing cricket practice nets in Taplin Park.	High	CD TSO	Government grants, sports clubs, Capital	Demolition completed.	Positive feedback from cricket players.	
Basketball facilities	The existing basketball half-court needs upgrading.	Upgrade basketball half-court facilities	Undertake consultation about a preferred location for the half-court basketball court.	Medium	CD TSO	-	Consultation undertaken.	Preferred location determined.
			Relocate and replace the basketball half-court.	Medium	CD TSO	Government grants, sports clubs, Capital	Basketball half-court constructed.	Observations. Positive feedback from precinct users.

**Table 5.5 Actions to address recreation issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Amenities	Existing amenities will be insufficient to cater for public use on match days.  The Taplin Park toilets are opened during sporting events only, similar to other toilets in active parks in Canada Bay. Vandalism prevents Council from keeping all toilets open at all times.	Reduce the need to use portable toilets on match days.  Cater for the need for amenities throughout the precinct.	Upgrade / relocate / refurbish / expand public toilet and change facilities at Drummoyne Oval.	Medium	CD TSO	NSW Government grants, sports clubs, Capital	Improved public toilet and change facilities at Drummoyne Oval.	Positive feedback from players and spectators.
			Upgrade the Taplin Park amenities building, including accessible toilets.	Medium	CD TSO	NSW Government grants, sports clubs, Capital	Amenities building in Taplin Park is upgraded.	Inspections. Positive feedback from players and spectators.
			Install signage at the Taplin Park amenities building to inform precinct users when the toilets are opened.	Medium	CD TSO	Capital	Signage installed.	Positive feedback from precinct users.
Use of Taplin Park fields	Taplin Park is intended for training facilities and overflow parking when required.	Use the grassed area of Taplin Park for sports training and overflow parking.	Designate the southern field to be used for training to take wear off the Taplin Park field.	Medium	TSO	Operational	Southern field is used for training. Reduction in wear of field.	Positive feedback from field users.
			Allow event parking on the grassed area of Taplin Park.	High	TSO	Operational	Event parking occurs on Taplin Park. Reduction in congestion in local streets.	Observations.
Lighting of Taplin Park	Improved lighting of the Taplin Park sports field is proposed to enable more effective use at night.	Improve lighting of the Taplin Park sports field to Australian standards for training.	Install light towers at Taplin Park.	Medium	CD TSO	NSW Government grants, sports clubs, Capital	Lights installed.	Report to Council.

Table 5.5 Actions to address recreation issues (cont.)

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Play facilities	Two play areas in the precinct have a district catchment, and the other a neighbourhood catchment.	Improve play opportunities for children of all abilities in the precinct.	Consider opportunities for the future design and upgrade of the Taplin Park playground in the detailed Landscape Master Plan for the precinct.	Medium	TSO	Capital	Design and upgrades considered.	Report to Council.
		Ensure the safety of children and carers.	Replace mulch softfall with rubberised softfall in the playgrounds in the precinct.	Medium	TSO	Capital	Rubber softfall laid.	Observations. Positive feedback from playground users.
		Ensure formal play spaces comply with Australian standards.	Provide inter-generational play facilities, including exercise equipment, on the foreshore.	Medium	TSO	Capital	Play facilities and exercise equipment installed.	Observations. Positive feedback from precinct users.
			Relocate swings on the Bayswater Street side to the playground on the Cometrowe Street side, and provide a toddler seat in the swing set.	Medium	TSO	Capital	Swing set relocated. Toddler seat provided.	Observations.
			Maintain the playground on the Cometrowe Street side of Drummoyne Park to Australian standards.	Ongoing	TSO	Operational	Drummoyne Park playground meets Australian standards.	Inspections.
			Upgrade play facilities at the Drummoyne Occasional Child Care Centre.	Medium	CD	Capital	Upgrade of play facilities.	Positive comments from children and staff.



**Table 5.5 Actions to address recreation issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Informal recreation facilities	There are few recreation facilities in Drummoyne Park catering for informal recreation.	Improve opportunities for informal recreation in Drummoyne Park.	Relocate / improve visibility of the picnic and barbecue area in Drummoyne Park.	Medium	CD TSO	Capital	The picnic and barbecue area is visible from Bayswater Street.	Observations.
			Provide additional shaded picnic seating in Drummoyne Park and Taplin Park.	Low	CD TSO	Capital	Additional shaded seating provided.	Observations. Positive feedback from precinct users.
Water	Precinct users have limited access to drinking water.	Improve provision of drinking water.	Provide drinking fountains in Drummoyne Park and Taplin Park.	Low	CD TSO	Capital	Drinking fountains installed.	Observations. Positive feedback from precinct users.
			Provide water for dogs in the unleashed dog exercise area and on the foreshore.	Low	CD TSO	Capital	Water for dogs provided.	Observations. Positive feedback from precinct users.

## 5.2.7 Culture and wellbeing

**Table 5.6 Actions to address culture and wellbeing issues**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Cultural events	The facilities at Drummoyne Oval are conducive to hosting cultural events. Concerns regarding large music and cultural events in the precinct in terms of noise, lack of parking, public access and anti-social behaviour on residents adjacent to the precinct will be reduced by noise amelioration measures, traffic and parking management and planning including promotion of public transport, crowd control activities, and security upgrades.	Increase use of Drummoyne Oval for cultural events.	Consider opportunities to use the oval with buildings and seating as venues for large musical and cultural events.	Medium	CD	Operational	Appropriate musical and cultural events held at Drummoyne Oval.	Observations. Positive feedback from attendees, other precinct users and residents.
Cultural activities on the foreshore	There are opportunities to use the foreshore as a venue for cultural activities and public art. Possibilities include a foreshore mapping project for interpretive artworks and markers; 'Rivers Edge' project with artworks along the foreshore; monthly series of 'Artists on the Edge' events with outdoor drawing and painting, music stops and spoken word soapboxes; and ephemeral art exhibitions along the waterfront.	Use the foreshore for cultural activities.	Consider activation of the foreshore walkway with cultural activities as part of the Cultural Strategy and Public Art Policy.	High	CD	Operational	Use of the foreshore for cultural activities and public art.	Observations. Positive feedback from attendees, precinct users and residents.

**Table 5.6 Actions to address culture and wellbeing issues (cont.)**

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Community art projects	Council wants to encourage community art in the precinct. To date there are no community art installations in the precinct.	Encourage community art projects in the precinct.	Implement a community arts project on the wall behind the rain garden in Drummoyne Oval.	High	CD TSO	Government grants, Capital	Community arts project complete.	Positive feedback from project participants and Oval users.
Safety of users	Precinct users need to feel safe when using the precinct.	Improved pedestrian lighting throughout the precinct.	Install solar lighting in appropriate locations.	Medium	CD TSO	Capital	Solar lighting installed.	Observations.

## 5.2.8 Ecology

**Table 5.7 Actions to address ecology issues**

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
Stormwater management	<p>Stormwater infrastructure in the precinct should be upgraded.</p> <p>The sand filter for stormwater inside Drummoyne Oval requires maintenance to be effective.</p> <p>Opportunities for stormwater harvesting should be initiated.</p> <p>The visual impacts of the proposed stormwater tanks in Taplin Park will be reduced by associated planting and mural works, and placing them according to the results of a geotechnical investigation</p>	<p>Manage stormwater in the precinct according to total catchment management principles and Council's Stormwater Management Plan.</p> <p>Collect, treat and re-use stormwater for use inside the precinct.</p>	Demolish the existing sand filter stormwater treatment facility.	High	TSO	Operational	Demolition complete.	Observations
			Construct a rain garden to replace the sand filter in the same location.	High	TSO	Operational	Rain garden constructed. Reduction in stormwater runoff.	Observations. Measurement of stormwater runoff.
			Install stormwater tanks under terraced seating at the Oval for use in the toilets.	High	TSO	Capital	Stormwater tanks installed.	Observations.
			Install stormwater tanks with landscaped surrounds adjoining the Taplin Park amenities building.	High	TSO	Capital	Stormwater tanks installed.	Observations.
			Develop other water harvesting and recycling opportunities.	Low	TSO	Capital	Water harvesting and recycling opportunities are identified.	Discussion paper.

### 5.2.9 Social

**Table 5.8 Actions to address social issues**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Community facilities	Buildings in Drummoyne Oval precinct are used for community activities.	Continue community use of buildings in Drummoyne Oval precinct.	Continue community use of the Drummoyne Community Centre and buildings in Drummoyne Oval.	Ongoing	CD	Operational	Community use of buildings.	Bookings.

### 5.2.10 Partnerships

**Table 5.9 Actions to address partnerships issues**

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Development of Drummoyne Oval	The proposed changes to Drummoyne Oval require partnerships and co-operation between government, sporting and user groups, and the community.	Foster partnerships between interested parties in the development of Drummoyne Oval.	Work with interested parties to progress the development of Drummoyne Oval.	Ongoing	CD TSO	Operational	Co-operation between interested parties in the development of Drummoyne Oval.	Positive feedback from interested parties.

### 5.2.11 Heritage

Table 5.10 Actions to address heritage issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Indigenous culture	Information about indigenous culture in the area could be more effectively communicated to precinct users.	Communicate information about indigenous culture to precinct users.	Provide interpretive information about indigenous culture to precinct users.	Medium	CD	Capital	Provision of information about indigenous culture.	Positive feedback from precinct users.
			Consider dual naming of the precinct.	Medium	CD	Operational	Decision about dual naming made.	Report to Council.
War memorial	The structure of the war memorial requires upgrading.	Improve the condition and appearance of the war memorial.	Refurbish the timber at the memorial.	Medium	TSO	Capital	The memorial structure is refurbished.	Observations.
			Upgrade the garden at the war memorial.	Medium	TSO	Capital	Improved appearance of the garden.	Observations.

### 5.2.12 Education

Table 5.11 Actions to address education issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Interpretive and educational facilities	Council is developing a virtual signage system to enable the public to download information from Council's website using an MP3 player.	Reduce visual impact of further signage.	Create MP3 files for inclusion in Council's virtual signage system.	Medium	CD	Capital	MP3 files created and loaded on Council's website.	Positive feedback from precinct users.





## 6 IMPLEMENTATION AND REVIEW

### 6.1 Permitted future uses and developments

#### 6.1.1 Introduction

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

Guidelines for assessing the appropriateness of new activities, developments and structures in the precinct are outlined below.

#### 6.1.2 Legislative requirements

##### *Community land*

Under the *Local Government Act 1993*, uses and developments within land categorised as community land must be consistent with the guidelines for categorisation and the core objectives of the relevant category.

Leases and licences over community land must follow the requirements of the *Local Government Act 1993* for leases, licences and other estates.

##### *Crown land*

##### Principles of Crown land management

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

##### Public purpose

Any proposed use, developments and management practices on Crown land must conform to the public purposes for the reserve or dedicated land. Most of Drummoyne Oval Precinct is Crown land that is reserved for the public purposes of Public Recreation and Community Purposes. The uses, activities, developments and agreements for its use are determined by what is acceptable under the public purposes. The public purpose overrides the zoning and other provisions in the Canada Bay Local Environmental Plan. The permitted land uses are then more specifically identified by either a statutory mechanism (Plan of Management), contractual agreement (lease or licence), or a combination of both.

The Department of Lands has stated that the definition of each public purpose is to be determined in a Plan of Management. Public Recreation in Drummoyne Oval Precinct is thus defined as 'active sporting, informal and passive recreational, social and cultural activities'. Community Purposes is defined as 'facilities, activities and services for social and community target groups'.

### Case law

Case law judgements influence the policy and practice of the Department of Lands, and the City of Canada Bay Council as the manager of the Reserve Trusts, to assist in defining acceptable uses and activities on Crown reserves.

Principles established by case law are:

- use of the reserve must be consistent with the public purpose for which the land is dedicated or reserved. This includes uses ancillary to or supportive of the reserve purpose.
- improvements and developments to land which is reserved or dedicated are confined to those which support, or are ancillary to, the public purpose of the reservation. Such improvements and developments would include a kiosk on a reserve for Public Recreation.
- a reserve cannot be used for a purpose relating to an activity that is occurring off the reserve and that is not consistent with the reserve purpose. For example, car parking on a Crown reserve for Public Recreation that serves an adjoining land use would not be acceptable.
- land reserved or dedicated for public recreation must be open to the public generally as a right. Exclusive use of the reserve should be minimised to avoid sections of the community becoming alienated from using the reserve. The public may only be restricted from access to parts of the reserve and buildings if it is necessary for the public's enjoyment of the reserve or for health and safety reasons to be excluded, for example from a workshop, equipment storage or operational facilities.
- access as of right does not mean entirely free access. Reasonable entry fees and charges may be imposed, as well as other legal constraints to entry such as those relating to health and safety for example.
- a lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

### Policies

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

### Leases and licences

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

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

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

### Development application requirements

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

### Land zoned for open space and recreation

The Canada Bay Local Environmental Plan sets out in general terms what types of developments are permissible within the RE1 zone, and provisions for conservation of heritage items. All proposed uses, development and building works in this Plan of Management need to be permissible under the applicable Local Environmental Plan, and assessed if required through a Development and Building Application process consistent with the *Environment Planning and Assessment Act, 1979*. This Plan of Management would be an important supporting document for the required development and building applications for the proposed works.

Any Development Applications, proposed works and major management issues will be advertised to residents for information and to invite comment.

### 6.1.3 Permitted activities

Activities that are permitted within Drummoyne Oval Precinct should be consistent with:

- the objectives of this Plan of Management (Section 1).
- the objectives for management of the precinct (Sections 3 and 4).
- relevant legislation (Section 3.1), particularly the *Crown Lands Act 1989* and *Local Government Act 1993*.
- the categorisation of community land and public purpose(s) of Crown land.
- the zoning under the Canada Bay Local Environmental Plan (Section 3).
- community values of the precinct (Section 4)
- community objectives for the precinct (Section 4)
- the future roles of the precinct (Section 4)
- additional guidelines for assessing future uses and developments (Section 6).

Examples of permitted activities and developments are in Table 6.1.

**Table 6.1 Future use and development of Drummoyne Oval Precinct**

Examples of purposes for which the land and any such buildings or improvements will be permitted to be used	Examples of purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise	Scale and intensity of any such permitted use or development
Boating Ceremonies Children’s play Commercial activities Community use Community events Concerts (music, theatre) Corporate promotions Cycling Dog exercise (leashed and unleashed) Environmental education Functions Habitat creation Informal ball games Launching of watercraft Markets Non-motorised water activities Overflow parking during large scale sporting events Passive recreation Picnics Photography / filming Running Sporting activities Trailer parking Vehicle parking Walking Watercraft hire	Access for people with disabilities Amenities Barbecues Bicycle track Boat ramp Boat sheds Broadcast structures Carparks Childrens’ play equipment Community facilities Complying development Decking Drainage Earthworks Environmental facilities Environmental protection works Exempt development Food and beverage outlet Hardstand for event structures Information, education facilities Kiosks Landscaping / gardening Lighting Park furniture Park maintenance staff amenities Park materials storage Pathways Picnic shelters Planting Pontoon Public utility undertakings Rainwater tanks Recreation areas Recreation facilities (indoors) Recreation facilities (outdoors) Restaurants Roads Sculpture / public art Signage Sporting facilities Take away food or drink premises Temporary advertising Utility installations Water sensitive urban design structures	Refer to Masterplan. Monitor physical impacts on the precinct.

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

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

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

##### ***General***

Drummoyne Oval Precinct is generally intended to be used for active sport, informal and passive recreation, informal games, and social and cultural events.

Purposes for which any further development of Drummoyne Oval Precinct will be permitted (under lease, licence or otherwise) are outlined in this Plan of Management, consistent with the public purpose of Crown land and categorisation of community land, any approved Development Application, and any provision of an applicable development control plan for exempt and complying development.

Any use or development that would encroach on the precinct's passive open space should be prevented.

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

- the nature of the approved future uses.
- the Landscape Masterplan for the precinct (Section 5.1).
- the carrying capacity of the parkland and its facilities.
- impact on adjoining residents.
- approved Development Applications.

##### ***Drummoyne Oval***

This Plan of Management expressly authorises the proposed improvements to spectator and player facilities and lighting that are funded by the Federal and NSW Governments.

The proposed use of the new community building will be consistent with how the buildings at Drummoyne Oval are currently used. Uses of the buildings include preparing for and watching sport, after-match and end-of-season social activities, and community activities.



Sporting groups with licence agreements with Council will use the new building. Building users may apply for a temporary liquor licence. The new building will not be used for private functions such as weddings.

Up to 6 events per year requiring broadcast lighting will be permitted.

Temporary structures, such as camera towers and a commentator's box, will be erected at Drummoyne Oval for broadcast events.

## **6.2 Leases and licences**

### **6.2.1 What are leases and licences?**

A lease will be typically required where exclusive use or control of all or part of Drummoyne Oval Precinct 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 precinct 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 precinct 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.

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

Licences and leases for the use of the subject land for activities need to be permissible under the *Local Government Act 1993*, *Crown Lands Act 1989*, the Canada Bay Local Environmental Plan, this Plan of Management, and pursuant to Development Consent if required.

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

This Plan of Management authorises the current leases until the end of their current terms, before the exercising of any options.

### **6.2.3 Authorisation of future leases and licences**

Leasing and licensing will be in accordance with the objectives and principles of Council's Management Plan. Depending on the nature of the proposed lease or licence, Council's Manager Property would develop specific objectives and requirements tailored to the proposal.

Future leases and licences are authorised if they meet the guidelines outlined in this Plan of Management.

This Plan of Management particularly authorises leases and licences for the use of Drummoyne Oval for sporting activities, and community uses of the Drummoyne Community Centre.

Fees for short term, casual bookings will be in accordance with the fees and charges as published in the City of Canada Bay Council's current Management Plan.

### **Crown land**

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

A lease or licence over a Crown public reserve must be consistent with the purpose of the land's reservation or dedication. As such, any lease or licence granted over Crown land in Drummoyne Oval Precinct must be consistent with the definition of Public Recreation and Community Purposes, and guidelines for use of Crown reserves. Otherwise, the Minister cannot approve any leases or licences granted by the reserve trust. Recent amendments to the *Crown Lands Act 1989* allows reserve trusts some flexibility in approving leases and licences.

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

A temporary licence can be granted only for the purposes prescribed under Clause 32 of the *Crown Lands Regulation 2005*, which includes activities such as grazing, advertising, camping, catering, hiring of equipment, entertainment, equestrian events, exhibition functions, markets, meetings, sales, shows, sporting activities and stabling of horses. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year.

The Reserve Trust has the power to lease or license uses within a reserve. Leases and licenses can be established by the Council for public or private purposes, providing they are consistent with the major objectives of this Plan of Management, and that the residential and environmental amenity of these areas is maintained. Any lease or licence must be in accordance with the reserve purpose and the lessee must not provide any facilities that create any barriers to entry or other facilities within the reserve.

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

Other leases and licences may be considered during the life of this Plan and will be assessed against the reserve purpose, other legislation and planning documents, and this Plan. Any proposed use of the Park that requires consent from Council will be subject to a Development Application or Activity Approval with appropriate conditions imposed.

### **Community land**

The *Local Government Act 1993* requires that any lease or licence of community land be authorised by a Plan of Management. Leases and licences formalise the use of community land by groups and organisations. Activities must be compatible with the zoning of the land and provide benefits, services, or facilities for users of the land.

Pursuant to the provisions of Section 46 of the Local Government Act, Council may lease or licence community land in a Plan of Management for purposes consistent with the categorisation and zoning of the land.

The maximum period for leases and licences on community land allowable under the Local Government Act is 21 years for purposes consistent with the categorisation and core objectives of the particular area of community land. Community land may only be leased or licensed if public notice is given according to the requirements of the Local Government Act.

Where a lease arrangement has been entered into with Council for community land, subleasing of the land must be in accordance with the requirements of Section 47C of the Local Government Act.

This Plan of Management allows Council to grant “an estate” over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act.

Small-scale commercial uses that support the use of the park for passive recreation, sport, and cultural and social activities, such as bicycle hire and mobile food / beverage vans, are authorised by this Plan.

In accordance with the requirements of the Local Government Act and the Local Government Regulation the following uses are authorised by this Plan of Management, as they are generally consistent with the management objectives developed for the parkland:

- wedding ceremonies and functions.
- playing of a musical instrument or singing for fee or reward.
- delivering a public address or speech
- markets and / or temporary stalls including food stalls.
- commercial filming and photography.
- corporate functions.
- birthday parties and family gatherings.
- other special events/ promotions provided they are on a scale appropriate to the use of a regional park, or to the benefit and enjoyment of the local community.

Permissible activities generally include those permissible under Council ordinance, and those that do not interfere with the use and enjoyment of the parkland by other park users. All uses would be subject to Council’s standard conditions, approval processes and booking fees. A temporary licence in the form of a Park Hire Approval would need to be issued by Council as part of the approval process prior to the park being used for these activities.

All short-term casual hire will be in accordance with the *Local Government (General) Regulation 2005*. To be considered as casual hire, activities must not:

- involve the erection of any building or structure of a permanent nature.
- continue for more than three consecutive days.

- continue to recur for a period of more than 12 months in the case of uses occurring more than once. Each occurrence must be no more than 3 consecutive days, not including Saturday and Sunday.

The *Local Government and Environmental Planning and Assessment Amendment (Transfer of Functions) Act 2001* transfers approvals formerly required under Section 68 of the Local Government Act to the Environmental Planning and Assessment Act. These transferred approvals include installing temporary structures on land. Consequently casual use hire of the park may require a Development Application if the proposal includes the erection of temporary structures such as tents, booths, stage areas and mobile structures.

In assessing the suitability of Drummoyne Oval Precinct as a venue for particular performances and events, the City of Canada Bay Council will apply the following criteria that the event should:

- not result in physical damage to the precinct.
- be available to all sectors of the community.
- not result in a significant impact on adjoining residents or other users of the precinct..

Organisers of the event should be responsible for cleaning up the site and repairing any damage that may occur.

Community land may be used for emergency purposes, including training, when the need arises.

#### **6.2.4 Guidelines for assessing proposed uses under lease or licence**

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

- whether the use/activity is in the public interest.
- whether the use / activity is consistent with the public purpose of Crown land and / or the categorisation of community land.
- whether the use/activity would not cause any significant detrimental impact on the reserve or on the local community.
- the impact of the lease/licence on the public/private space of the reserve.
- the impact on maintaining the reserve as one cohesive open space.
- compatibility with zoning and other Council requirements.
- provision of benefits and services or facilities for the users of the land.
- responsibility of the lessee/licensee for ensuring the area is maintained to a standard which is acceptable to Council.
- the need to define the times the land or facility will be available for use by the lessee/licensee.

- any fixed or temporary outdoor lighting of areas to be allowed only between the hours identified in the lease/licence.

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 Funding sources

### 6.3.1 Introduction

There are a number of approaches that Council and Crown Reserve Trusts can take in funding the implementation of this Plan of Management. The City of Canada Bay Council, as Trust Manager and land owner, is likely to fund most of the proposed improvements to the precinct.

Funding for major improvements to Drummoyne Oval Precinct includes:

- Federal Government (\$5.3 million).
- NSW Government (\$1.7 million).
- Cricket NSW (\$500,000).
- AFL (NSW/ACT) (\$200,000).
- Cash and in-kind contributions towards works by Council.

### 6.3.2 Reserve Trust proceeds

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

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

The Public Reserves Management Fund provides loans or grants that assist Crown Reserve Trusts in the management, planning and development of Crown reserves. The fund principally relies on levies on coastal caravan parks, and repayments of loan principal and

interest. A 15% levy on the proceeds from leases and licences that can then be applied for the care and maintenance of reserves also contributes to the Public Reserves Management Fund. Funds are distributed on a merit basis to Trusts that apply for grant funds for specific projects.

In the absence of a direction from the Minister, the proceeds from a reserve shall be invested or applied for the general purposes of the Reserve Trust.

### **6.3.3 Council funding**

#### ***General***

The implementation of this Plan of Management is achieved through its linkage with Council's Management Plan, Operational Budget, and Capital Works Program. Funding is integral to implementing the Plan.

Funding arrangements for the Park need to address recurrent costs of management and maintenance, together with capital costs for new facilities or upgrading works. Council currently funds management and maintenance costs through its annual budget allocation, and uses capital funds and Section 94 funding for capital and non-recurrent works.

Funding for construction of new facilities is generally through the annual budgeting process, but special projects may be partly funded through State government grant allocations, which may involve matching funding from Council.

Staging of works will need to occur because Council cannot meet the cost of every single item of work proposed at one time, due to other financial commitments throughout the municipality. Actions listed in the Action Plans have been prioritised, which will assist in preparing forward open space work programs and annual budgets. This Plan will therefore provide direction for future works in the Park.

#### ***Section 94A contributions***

Council currently enters into planning agreements, or levies contributions or works in kind from developers towards the cost of upgrading facilities, including in Drummoyne Oval Precinct, to meet the needs of new development.

#### ***Environmental levy***

Funds raised from Council's environmental levy may be used for open space projects.

#### ***Partnerships***

There is an opportunity to develop further partnerships with residents and interested people in relation to park improvements and ongoing management, such as bush regeneration.

#### ***Rental income***

Income from the precinct is generated by lease and licence fees, and from applicants for approved functions and events.



### *Rationalisation and disposal*

Revenue for park projects and improvements may be raised from sales of assets, such as surplus or inappropriate land.

### 6.3.4 Grants

A number of Commonwealth and State government grants are available to assist with capital works in the precinct. While not exhaustive, the following list gives an indication of the range of available grant programs through which improvements to the precinct consistent with its size, catchment and intended uses could be funded.

**Table 6.2 Potential sources of grant funding**

Grant	Organisation	Purpose
<b>Commonwealth</b>		
Community Infrastructure Program – Strategic Projects	Department of Infrastructure, Transport, Regional Development and Local Government	Funding for local government to build and renew local infrastructure, such as sporting facilities and parks.
Natural Heritage Trust	Department of Environment and Heritage	Bushcare Program: conserving and restoring habitat for native flora and fauna.
Public Art Program	Ministry for the Arts	Grants of up to \$4,000 are available to assist in the commissioning of concept proposals by artists. Matching grants of up to \$20,000 are available for commissioning public art.
Australia Council for the Arts	Australia Council	Community cultural development, visual arts / crafts, theatre, dance, music
Community Water Grants	Department of Environment and Heritage	Offers grants to help local community organisations to save, recycle or improve the health of their local water resources. Grants are available for projects related to water saving and efficiency, water recycling, and water treatment to improve surface and groundwater health.
<b>State</b>		
Public Reserve Management Fund	Department of Lands	Assists Crown Reserve Trusts in the management, planning and development of Crown reserves.
Metropolitan Greenspace Program	Department of Planning	Planning and improvement of regionally significant open space in Sydney.
Capital Assistance Program	Department of Tourism, Sport and Recreation	Community-oriented sporting and / or recreational facilities.
Regional Sports Facilities Program	Department of Tourism, Sport and Recreation	High quality sporting facilities with a regional catchment.
Environmental Trust: Integrated Environmental Program	Department of Environment and Conservation	Environmental restoration and rehabilitation to prevent or reduce pollution, waste or other environmental degradation.
Regional Cycleway Network	Roads and Traffic Authority	The RTA matches Council funding for regional cycleway routes.
Heritage Incentives Program	NSW Heritage Office	Conservation works to items on the State Heritage Register.
Heritage Study and Promotion Projects	NSW Heritage Office	Studies, promotion, interpretation and presentation, histories and other projects for heritage items in NSW.

**Table 6.2 Potential sources of grant funding (cont.)**

Grant	Organisation	Purpose
Sharing Sydney Harbour Access Program	Department of Planning	Improve public access to and enhance the recreational enjoyment of Sydney Harbour and its tributaries for the people of Sydney and visitors to the city. Funding for specific capital works projects such as walking tracks, cycle paths, new public waterfront parks, jetties, pontoons and boat launching facilities.
Better Boating program (within Sharing Sydney Harbour Access Program)	NSW Maritime	Up to 100% funding to Councils and other agencies to build new boat ramps incorporating well-designed public facilities such as car/trailer parking, wash-down areas, fish cleaning facilities and landscaping at suitable sites in Sydney Harbour. Funding also available for major upgrades of existing boat ramps, and additional facilities such as pontoons and wharves at appropriate boat ramp sites.

## 6.5 Reporting

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

## 6.6 Implementation of this Plan of Management

Once Council adopts the Plan of Management and the Department of Lands approves it, it is incumbent on the Reserve Trust to “carry out and give effect to it” (Section 114 of the *Crown Lands Act 1989*). The Trust must only allow operations or development that is in accordance with the Plan of Management.

Implementation of the Plan will be monitored annually with the preparation of annual performance standards and capital works programs. Performance standards and works programs for administration, maintenance and upgrading works are revised each year to meet allocated budgets and works priorities determined in Council's Management Plan.

Funding for management of the Reserve will be sought from a range of government, Council, corporate and community sources on an ongoing basis.

## 6.7 Review of this Plan of Management

This Plan of Management is intended to be reviewed and updated within five years, ie. by 2014, with a major review by 2019. It should be updated to reflect changing community and Council priorities and issues, to take into account changes in grants and funding, legislation or Ministerial directions, 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.

## REFERENCES

- Ashton, P. (1988) "Thematic History" in Perumal Murphy Pty Ltd (1989) *Drummoyne Heritage Study: Thematic Development History*. Prepared for Drummoyne Municipal Council.
- Benson, D. (1990) *Taken for Granted: The Bushland of Sydney and Its Suburbs*.
- City of Canada Bay Council (2004) *Social Plan 2003/04-2007/08*.
- City of Canada Bay Council (2004) *Accessibility Action Plan for Parks, Open Space and Facilities*.
- City of Canada Bay Council (2007) *Generic Plan of Management*.
- City of Canada Bay Council (2007) *Section 94A Levy Contributions Plan*.
- City of Canada Bay Council (2008) *Let's Play: Providing Outdoor Playgrounds for Families in the City of Canada Bay*.
- City of Canada Bay Council (2009) *2009-2013 Delivery Plan and Operational Plan*. June.
- City of Canada Bay Council (2008) *FuturesPlan20: A Twenty Year Vision for the City of Canada Bay*. December.
- City of Canada Bay (2009) *Draft Local Planning Strategy 2009-2031*. May.
- City of Canada Bay Council (undated) *City Planning Framework: Landscape and Visual Assessment*.
- Department of Lands (2004) *Food and Beverage Outlets on Crown Reserves – Policy Position*.
- Department of Infrastructure, Planning and Natural Resources and Waterways Authority (2003) *Sharing Sydney Harbour Access Plan*.
- Gondwana Consulting (2006) *Aboriginal Cultural Heritage Study and Management Plan for the City of Canada Bay*. Prepared for the City of Canada Bay Council, February.
- Guppy and Associates (2008) *Public Art Strategy 2008-2013*. Prepared for City of Canada Bay Council, July.
- Hassell (2005) *Regional Recreational Trails Study*. Prepared for the Department of Infrastructure, Planning and Natural Resources.
- Jamieson Foley Traffic and Transport Pty Ltd and Sustainable Transport Consultants Pty Ltd (2005) *Canada Bay Bike Plan*. Prepared for City of Canada Bay, February.
- Lembit, R. (undated) *Flora Inventory for Canada Bay City Council*. Prepared for City of Canada Bay Council.

Lindsay Taylor Lawyers (2008) *Section 94A Levy Contributions Plan*. Prepared for City of Canada Bay Council, November.

Mulford, J.G. (2005) *Men in Scarlet: History of the Balmain, Glebe and Drummoyne Rugby Clubs 1874-2004*. 2<sup>nd</sup> edition.

Recreation Planning Associates (2006) *Canada Bay Recreation Plan*. Prepared for City of Canada Bay Council.

Russell, E. (1982) *Drummoyne: A Western Suburbs' History from 1794*. The Municipality of Drummoyne, 2<sup>nd</sup> edition.