



Department of
Primary Industries
Catchments & Lands



City of
Canada Bay

CONCORD OVAL PRECINCT PLAN OF MANAGEMENT



FINAL

DECEMBER 2012

Adopted by City of Canada Bay: 20 November 2012



phillips|marler

DEPARTMENT OF PRIMARY INDUSTRIES – CATCHMENTS AND LANDS

CITY OF CANADA BAY

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Executive Summary

Introduction

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

Preparation of this Plan of Management

This Plan of Management is the first Plan of Management prepared specifically for the Concord Oval Precinct.

Preparation of this Plan of Management involved consultation with stakeholders (government, user groups, and residents). Through this process Council has recognised the significant concerns of local residents living adjacent to the Concord Oval Precinct regarding anti-social behaviour and law enforcement issues relating to sporting use of the Precinct. Measures to address these concerns are reflected in the draft Plan of Management and specifically in the Action Plan.

The Draft Plan of Management was placed on public exhibition for community comment in June-August 2012. Points made in public submissions were addressed in production of the final Plan of Management. City of Canada Bay adopted the Plan of Management in November 2012.

This Plan of Management highlights the Precinct's significance in both a regional and local context. It recommends changes in permitted uses and management direction for the Precinct, particularly in relation to improved sporting facilities at Concord Oval and increasing opportunities for informal recreation. It recommends management actions aimed at meeting the current needs of Precinct users while ensuring the amenity of local residents and the community.

History

Indigenous

The present-day Canada Bay local government area, including Concord 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

Concord Oval Precinct was the mid-way point on the Parramatta Road between Sydney and Parramatta. Governor Phillip established the Longbottom Stockade, a detention centre for convicts, in 1791 which operated until 1844. The site was also used as Longbottom Farm from 1819, a mounted police barracks in the late 1830s, and a detention centre for French-Canadian exiles from 1840-42.

In 1886 the site was dedicated for Public Recreation and named St Luke's Park. Organised sport began to be played at the Oval from 1895 when Western Suburbs District Cricket Club first played there, followed by Western Suburbs District Rugby Football Club from 1900, Western Suburbs Amateur Athletics Club from 1904, and Western Suburbs Rugby League Club in 1909. In 1910 a grandstand was built for the oval, and the oval was upgraded in 1931-32.

Sport continued being played at Concord Oval. In the 1960s the oval was used for soccer, athletics, rugby league and rugby union, as well as dog training, marching competitions, and community and corporate functions.

In 1985 Concord Oval was redeveloped as a stadium accommodating 20,000 people for the Rugby World Cup in 1985. During the 1990s the oval was also used for activities such as baseball and show-jumping.

The Cintra Hockey Complex was opened in 2000 and was used as training venue for the Sydney 2000 Olympic Games. The hockey field is now the home ground of Briars Hockey Club.

Waratah Stadium was leased to the NSW Rugby Union until 2003, after which the Wests Tigers Rugby League Club began to use the Oval for training and administration. The Wests Tigers, West Harbour Rugby Union Club, and Interlions Soccer Club are the key user groups of Concord Oval at present.

Current status

Site Name	Concord Oval Precinct	
Address	Parramatta Road, Loftus Street, Gipps Street, at Concord	
Adjacent landuses	Low density residential development to the east and west, open space to the north, commercial businesses across Parramatta Road to the south.	
Land parcels	Crown: Lot 7301 DP 1159824, Lot 7302 DP 1159824 Council: Lot 8 719520, Lot 9 719520, Lot 10 719520	
Area (ha)	6.6 hectares	
Ownership	Crown (99%), City of Canada Bay (1%).	
Manager	City of Canada Bay	
Community land categorisation	General Community Use	
Public purpose(s) of Crown land	Public Recreation, Public Pound	
Zoning	RE1 Public Recreation	
Catchment	Local, district, regional depending on use / activity	
Physical characteristics	Aspect: Sunny and exposed, vegetated and shaded areas. Topography: mainly flat, slightly undulating. Soils: imported soils resulting from reclamation and filling at various times. Drainage: a stormwater channel bisects the site. Water harvesting and reuse structures.	
Flora and fauna	Flora: Majority of trees and shrubs are endemic. Some introduced tree and shrub species. Most trees are healthy. Fauna: no information on species has been formally recorded for the Concord Oval Precinct. Grey-Headed Flying Foxes have been observed in mature trees in Concord Oval.	
Visual elements	Key visual elements: two grandstands at Concord Oval are dominant. Views through the site are confined by structures and plantings. Views into the Precinct from Loftus Street and Gipps Street. Glimpses from Parramatta Road. Views from the Precinct across Gipps Street to St Luke's and Cintra Parks.	
Access	Walking, cycling, private vehicle, public bus, train (indirect). Network of formal and informal pedestrian pathways and vehicle access. Two formal carparks at Concord Oval.	
Assets and condition	Western grandstand – good-poor Eastern grandstand – good Concord Oval – very good Toilet blocks – good Scoreboard – good Carparks – poor (north), very good (south) Ancillary buildings – good to poor	Stormwater canal – adequate Bridge over canal – good Water harvesting and reuse facilities - good Hockey field – excellent Hockey amenities building – very good
Recent improvements	Renovations to the western grandstand, including a well-equipped gymnasium, recovery centre, retail outlet, and modern offices.	

Existing uses	Organised sport: rugby union, rugby league, soccer, hockey. Informal recreation: walking for pleasure and exercise. Other: filming, product demonstrations.
Leases/ licenses/ bookings	Memorandum of Understanding: Wests Tigers for use of Concord Oval, western grandstand, and Concord Room. Licence: West Harbour Rugby Union Football Club for games on Concord Oval and use of some of western grandstand for winter season. Licence: Sunrider Espresso for a mobile coffee cart in the northern carpark on weekdays. Sportsground hire agreement: Interlions for use of Concord Oval On Sundays for winter season. Bookings: filming, product demonstrations.
Maintenance	By Council's City Services and Property Services section, and contractors for specialist tasks such as waste management and tree maintenance. Concord Oval is maintained year-round by Council staff.
Income and expenditure	Income: fees from use agreements. Expenditure: Maintenance, plant and equipment, irrigation, capital improvements.
Easements	None

Basis for Management

Concord Oval Precinct comprises two Crown public reserves and three parcels of community land owned by the City of Canada Bay, 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 in the Precinct is Public Recreation and Public Pound. The community land is currently categorised as Sportsground/General Community Use, but is proposed to be recategorised as General Community Use.

The local planning framework is governed by Council's FuturesPlan20, current Community Strategic Plan, Delivery Plan and Operational Plan, the Canada Bay 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, maintenance, recreation, culture and well-being, ecology, social, partnerships, heritage, and education.

The vision for the Precinct is:

Concord Oval Precinct will be developed and maintained as a centre for sporting excellence and the premier sporting facility in the City of Canada Bay, focusing on first-class matches and training for field sports. It will also be a high quality recreational, community and cultural Precinct. It will attract local residents and a regional catchment of visitors of all ages to enjoy its range of sporting and informal recreation facilities and settings. The range of settings and facilities in the Precinct will be generally accessible to all, and be physically and visually linked with the Parramatta River via St Luke's and Cintra Parks. The Precinct will be a vibrant sporting and cultural landmark on Parramatta Road which creates a significant gateway to the City of Canada Bay and the City of Sydney.

Key objectives for the Precinct include consistency with the:

- ☐ Council's vision for Canada Bay, and for its parks and open spaces.
- ☐ principles of Crown land management.
- ☐ core objectives of the community land category of General Community Use.

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:

Value	Issues
Access	Walking and cycling links with surrounding areas, public access through the Precinct at night, internal circulation, vehicle access, access to water recycling facilities, parking and traffic management, vehicle parking, security fencing, wayfinding
Aesthetics	Appearance from Parramatta Road, appearance from Gipps Street, appearance from Loftus Street, amenities buildings
Maintenance	Waste management, turf maintenance, maintenance equipment storage, building maintenance, staff amenities
Recreation	Lighting of Concord Oval, event management, player facilities at Concord Oval, spectator facilities at Concord Oval, administrative facilities at Concord Oval, broadcast facilities at Concord Oval, player facilities at Cintra Hockey Field, spectator facilities at Cintra Hockey Field, informal recreation facilities, park furniture, dog exercise.
Culture and well-being	Cultural events and activities, public and community art
Ecology	Stormwater management, drainage, tree and vegetation health and management, flying foxes, micro bats
Social	Community facilities
Partnerships	Development of Concord Oval, engagement with community
Heritage	Indigenous culture, memorial gates, historical plaque, archaeological structures.
Education	Interpretive and educational opportunities

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. Key proposed actions and changes to the Precinct include:

- ☐ developing Concord Oval with first-class sporting, training and spectator facilities. Major proposed changes are to extend the western grandstand to accommodate additional sporting facilities. This extension could take place either in the existing footprint, or by extending the grandstand to the west. Training-standard lighting is also proposed.
- ☐ improving Cintra Park Hockey Complex for hockey.
- ☐ increasing opportunities for informal recreational use of the Precinct.
- ☐ implementing water sensitive urban design initiatives.
- ☐ improving pedestrian access and circulation.
- ☐ upgrading landscaping.

High priority actions are to:

- ☐ widen the bridge over the stormwater canal, and ensure the access ramp is accessible.
- ☐ prepare an Event Traffic Management Plan for major events at Concord Oval. Enforce the Event Traffic Management Plan before, during and after major events.
- ☐ extend/rationalise the northern carpark.
- ☐ renovate/upgrade the western grandstand – public areas, player facilities, commentary boxes, broadcast facilities.
- ☐ extend West Harbour Rugby Union Club facilities in the eastern grandstand according the approved Development Application.
- ☐ refurbish public areas and improve office accommodation for rugby union in the eastern grandstand.
- ☐ upgrade power supply and provide training lighting for Concord Oval.
- ☐ implement noise amelioration measures during events.
- ☐ provide improved waste services before and after events.
- ☐ improve drainage of Concord Oval.
- ☐ install a new scoreboard at Concord Oval.
- ☐ upgrade and enclose dugouts at the hockey field.
- ☐ improve lighting and security of the hockey clubhouse.
- ☐ extend grandstand seating to the southern end of the clubhouse.
- ☐ extend the roof of the hockey clubhouse.
- ☐ prepare a park furniture strategy for the Precinct, and install furniture for informal recreation.
- ☐ integrate public and community art into design and construction in the Precinct.
- ☐ increase opportunities for stormwater harvesting.
- ☐ implement high-priority recommendations of the Urban Forestry Australia (2011) arboricultural report.
- ☐ liaise with Office of Environment and Heritage regarding management of the Grey-headed Flying Fox and micro bats.
- ☐ maintain the Daniel Zoeller memorial gates.
- ☐ carry out excavations to test for archaeological remains before any construction. Refer any archaeological items found to an archaeologist and the Office of Environment and Heritage.
- ☐ ensure the Operational Plan of Management for Concord Oval is agreed between Council, local residents and Burwood Local Area Command.

All proposed works are dependent on the availability of funding. Council has limited funds, and as such will rely on external grants and funding from key stakeholder groups currently utilising the Precinct. It is envisaged that this Plan of Management will be implemented progressively over a fifteen-year period as funds become available.

Masterplan



Masterplan

CONCORD OVAL PRECINCT LOOKING TO THE FUTURE



phillips marler
Parramatta City Council
Parramatta City Council
Parramatta City Council

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City of Canada Bay

Table of Contents

1	INTRODUCTION.....	1
1.1	WHAT IS A PLAN OF MANAGEMENT?	1
1.2	WHY PREPARE A PLAN OF MANAGEMENT FOR CONCORD 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	5
1.6	WHAT IS INCLUDED IN THIS PLAN OF MANAGEMENT?.....	5
2	DESCRIPTION OF CONCORD OVAL PRECINCT	9
2.1	LOCATION AND CONTEXT	9
2.2	SIGNIFICANCE OF CONCORD OVAL PRECINCT	10
2.3	LAND OWNERSHIP AND MANAGEMENT.....	10
2.3.1	INTRODUCTION	10
2.3.2	CROWN LAND	11
2.3.3	COMMUNITY LAND.....	11
2.3.4	SYDNEY WATER LAND.....	13
2.3.5	USE AGREEMENTS IN CONCORD OVAL PRECINCT	13
2.3.6	KEY STAKEHOLDERS IN CONCORD OVAL PRECINCT	16
2.4	HISTORY AND CULTURAL HERITAGE.....	16
2.5	PHYSICAL CHARACTERISTICS.....	18
2.5.1	CLIMATE	18
2.5.2	GEOLOGY, LANDFORM AND SOILS.....	18
2.5.3	HYDROLOGY AND DRAINAGE	19
2.5.4	FLORA AND FAUNA	20
2.6	VISUAL ASSESSMENT	22
2.7	ACCESS AND CIRCULATION	22
2.7.1	ACCESS TO THE PRECINCT	22
2.7.2	CIRCULATION WITHIN THE PRECINCT	24
2.8	BUILT FACILITIES AND PARK FURNITURE.....	25
2.9	USE OF THE CONCORD OVAL PRECINCT	29
2.9.1	SPORTING USE	29
2.9.2	OTHER USES	32
2.9.3	CHARACTERISTICS OF PRECINCT USERS.....	32
2.10	MAINTENANCE.....	32
2.10.1	GENERAL	32
2.10.2	CONCORD OVAL	33
2.10.3	CINTRA PARK HOCKEY COMPLEX.....	33
2.11	FINANCIAL MANAGEMENT	33
2.11.1	COST RECOVERY	33

2.11.2 GUIDELINES FOR EXPENDITURE	34
<u>3 PLANNING CONTEXT</u>	<u>35</u>
3.1 INTRODUCTION	35
3.2 PLANNING CONTEXT OF CONCORD OVAL PRECINCT	35
<u>4 VALUES, ROLES AND OBJECTIVES FOR CONCORD OVAL PRECINCT</u>	<u>37</u>
4.1 INTRODUCTION	37
4.2 COMMUNITY VALUES	37
4.2.1 THE LOCAL COMMUNITY	37
4.2.2 VALUES OF CONCORD OVAL PRECINCT	37
4.3 VISION AND OBJECTIVES FOR THE PRECINCT	39
4.4 FUTURE ROLES OF CONCORD OVAL PRECINCT	40
4.5 MANAGEMENT PRINCIPLES	41
4.6 MANAGEMENT OBJECTIVES	42
<u>5 ACTION PLAN.....</u>	<u>45</u>
5.1 LANDSCAPE MASTER PLAN	45
5.2 ACTION PLAN	45
5.2.1 INTRODUCTION	45
5.2.2 ACCESS	48
5.2.3 AESTHETICS.....	53
5.2.4 MAINTENANCE	55
5.2.5 RECREATION	57
5.2.6 CULTURE AND WELLBEING	65
5.2.7 ECOLOGY.....	66
5.2.8 SOCIAL	70
5.2.9 PARTNERSHIPS	71
5.2.10 HERITAGE	72
5.2.11 EDUCATION	74
5.2.12 MANAGEMENT	75
<u>6 IMPLEMENTATION AND REVIEW</u>	<u>77</u>
6.1 PERMITTED FUTURE USES AND DEVELOPMENTS.....	77
6.1.1 INTRODUCTION	77
6.1.2 LEGISLATIVE REQUIREMENTS	77
6.1.3 PERMITTED ACTIVITIES AND DEVELOPMENTS	79
6.1.4 SCALE AND INTENSITY OF FUTURE USES AND DEVELOPMENT.....	81
6.2 LEASES AND LICENCES.....	83
6.2.1 WHAT ARE LEASES AND LICENCES?	83
6.2.2 EXISTING LEASES AND LICENCES.....	83
6.2.3 AUTHORISATION OF FUTURE LEASES, LICENCES AND COMMERCIAL USES	83
6.2.4 GUIDELINES FOR ASSESSING PROPOSED USES UNDER LEASE OR LICENCE	86

6.3 FUNDING SOURCES	87
6.3.1 INTRODUCTION	87
6.3.2 RESERVE TRUST PROCEEDS.....	87
6.3.3 COUNCIL FUNDING	87
6.3.4 GRANTS.....	88
6.4 REPORTING	90
6.5 IMPLEMENTATION OF THIS PLAN OF MANAGEMENT	90
6.6 REVIEW OF THIS PLAN OF MANAGEMENT	90
REFERENCES	91

Appendices

A	Community information meeting / public hearing notes
B	History of Concord Oval Precinct
C	Planning context of Concord Oval Precinct
D	Operational Plan of Management

Figures

FIGURE 1.1 CONCORD OVAL PRECINCT.....	2
FIGURE 1.2 PROCESS OF PREPARING THE CONCORD OVAL PRECINCT PLAN OF MANAGEMENT.....	4
FIGURE 2.1 LOCATION OF CONCORD OVAL PRECINCT	9
FIGURE 2.2 OWNERSHIP OF LAND IN CONCORD OVAL PRECINCT	11
FIGURE 2.3 CATEGORISATION OF COMMUNITY LAND IN CONCORD OVAL PRECINCT	13
FIGURE 2.4 ARCHAEOLOGICAL PLAN OF LONGBOTTOM STOCKADE.....	17
FIGURE 2.5 VISUAL ASSESSMENT	22
FIGURE 2.6 ACCESS AND CIRCULATION	23
FIGURE 2.7 KEY BUILT STRUCTURES IN CONCORD OVAL PRECINCT	25
FIGURE 3.1 PLANNING CONTEXT OF CONCORD OVAL PRECINCT	35
FIGURE 5.1 MASTERPLAN FOR CONCORD OVAL PRECINCT	47

Tables

TABLE 1.1 STRUCTURE OF THIS PLAN OF MANAGEMENT	6
TABLE 1.2 CONTENTS OF A PLAN OF MANAGEMENT FOR COMMUNITY LAND.....	6
TABLE 1.3 CONTENTS OF A PLAN OF MANAGEMENT CONSISTENT WITH THE CROWN LANDS ACT	7
TABLE 2.1 OWNERSHIP AND MANAGEMENT OF CONCORD OVAL PRECINCT	12
TABLE 2.2 CURRENT USE AGREEMENTS IN CONCORD OVAL PRECINCT	14
TABLE 2.3 STAKEHOLDERS IN CONCORD OVAL PRECINCT	16
TABLE 2.4 TREE AND SHRUB SPECIES IN CONCORD OVAL PRECINCT	21
TABLE 2.5 USE AND CONDITION OF BUILT ELEMENTS OF CONCORD OVAL PRECINCT	26
TABLE 2.6 USE OF CONCORD OVAL FOR FIELD SPORTS.....	30
TABLE 4.1 VALUES OF COMMUNITY LAND IN CANADA BAY AND OF THE CONCORD OVAL PRECINCT	38
TABLE 4.2 FUTURE ROLES OF CONCORD OVAL PRECINCT	41
TABLE 4.3 MANAGEMENT OBJECTIVES FOR CONCORD OVAL PRECINCT	42
TABLE 5.1 ACTIONS TO ADDRESS ACCESS ISSUES	48
TABLE 5.2 ACTIONS TO ADDRESS AESTHETICS ISSUES.....	53

TABLE 5.3 ACTIONS TO ADDRESS MAINTENANCE ISSUES 55

TABLE 5.4 ACTIONS TO ADDRESS RECREATION ISSUES..... 57

TABLE 5.5 ACTIONS TO ADDRESS CULTURE AND WELLBEING ISSUES 65

TABLE 5.6 ACTIONS TO ADDRESS ECOLOGY ISSUES 66

TABLE 5.7 ACTIONS TO ADDRESS SOCIAL ISSUES 70

TABLE 5.8 ACTIONS TO ADDRESS PARTNERSHIPS ISSUES 71

TABLE 5.9 ACTIONS TO ADDRESS HERITAGE ISSUES..... 72

TABLE 5.10 ACTIONS TO ADDRESS EDUCATION ISSUES 74

TABLE 5.11 ACTIONS TO ADDRESS MANAGEMENT ISSUES..... 75

TABLE 6.1 FUTURE USE AND DEVELOPMENT OF CONCORD OVAL PRECINCT 80

TABLE 6.2 POTENTIAL SOURCES OF GRANT FUNDING 89

Acknowledgements

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

Local residents

Local residents who attended the community meeting and community open day, contributed to preparation of the Operational Plan of Management, made written submissions during the public exhibition of the draft Plan of Management, and attended the public hearing regarding the recategorisation of community land in the Precinct.

Government

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Sydney Water	Jim Walsh	

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Football Federation Australia	Jane Fernandez	Manager, Host City Planning – Bid Operations
Interlions	Santino Grieco	Director
NSW Rugby Union	Mark Green	General Manager, Competitions
West Harbour Rugby Club	Bob Ellis Mark Docking	President (resigned December 2011)
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Urban Forestry Australia	Catriona Mackenzie

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 Concord Oval Precinct?

Concord Oval was for many years a suburban sports ground. It was significantly upgraded with grandstand seating and player and spectator facilities in 1985 prior to its use as a match venue for the 1987 Rugby World Cup. The NSW Waratahs used the oval for some years and had a long-term lease over the site. However since the construction of venues such as Stadium Australia (now ANZ Stadium) and the Sydney Football Stadium (SFS), the NSW Waratahs and the Australian Wallabies play elsewhere and have not played at Concord Oval for several years. Now the regular users of Concord Oval are the West Harbour Rugby Union first-grade Shute Shield team for home games, and the Wests Tigers Rugby League Club as their base for training and administration, and Interlions Football Club.

The synthetic hockey pitch on the adjacent Cintra Park was constructed prior to the Sydney 2000 Olympics. The Briars Hockey Club and other Sydney-based clubs regularly use the pitch. It was also one of the hockey venues for the 2009 World Masters Games.

Concord Oval and the hockey pitch are listed as being included in Council's Generic Parks Plan of Management (2007). The hockey pitch, located on what is known as South Cintra Park, was included in the site-specific Management Action Plan and Landscape Masterplan for St Luke's and Cintra Parks (Parkland Environmental Planners and Mather & Associates Pty Ltd, 2000). Concord Oval was not included in the St Luke's and Cintra Parks Management Action Plan at that time because, although it is considered part of St Luke's Park, Concord Oval was subject to a 40-year lease to NSW Rugby Union with some 30 years remaining.

A Plan of Management and Masterplan covering both significant sporting facilities is now considered necessary because Concord Oval requires a site-specific Plan of Management and the adjoining hockey pitch is subject to a Management Action Plan which was prepared more than 10 years ago. A grant from the Crown Lands Division (CLD) of the NSW Department of Primary Industries has assisted in funding preparation of the plans.

The City of Canada Bay commissioned Parkland Environmental Planners and Phillips Marler to prepare this Plan of Management and a Landscape Masterplan for the Concord Oval Precinct in November 2010.

This Plan of Management recommends changes in permitted uses and management direction for the Precinct, particularly in relation to first-class sporting use of Concord 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 Concord Oval Precinct, which is one of the key sporting and leisure facilities in the City of Canada Bay. The Concord Oval Precinct comprises Concord Oval and the Cintra Park Hockey Complex as shown in Figure 1.1.

Figure 1.1 Concord Oval Precinct



Key features of the Precinct include:

- ☐ the first-class sporting facilities of Concord Oval and Cintra Hockey Complex.
- ☐ public parkland for informal recreation.
- ☐ link to the Parramatta River via the open space of St Luke's Park.
- ☐ proximity to the Parramatta Road transport corridor.

The Precinct is approximately 6.6 hectares in area. Land within the Precinct is owned by the Crown (99%) and the City of Canada Bay (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

Council's objectives for the Plan of Management and Masterplan are 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 the Precinct.
- ☐ provide 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 all other users who will use and enjoy the Precinct.
- ☐ meet all relevant legislative requirements, particularly the *Crown Lands Act 1989* and the *Local Government Act 1993*.
- ☐ address recommendations of State, metropolitan and Southern Sydney regional strategic plans and studies on provision of and needs and demands for sporting facilities.
- ☐ be consistent with FuturesPlan20 and Canada Bay Council's other strategies, plans and policies including the Open Space and Recreation Needs Analysis and Local Planning Strategy.
- ☐ 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

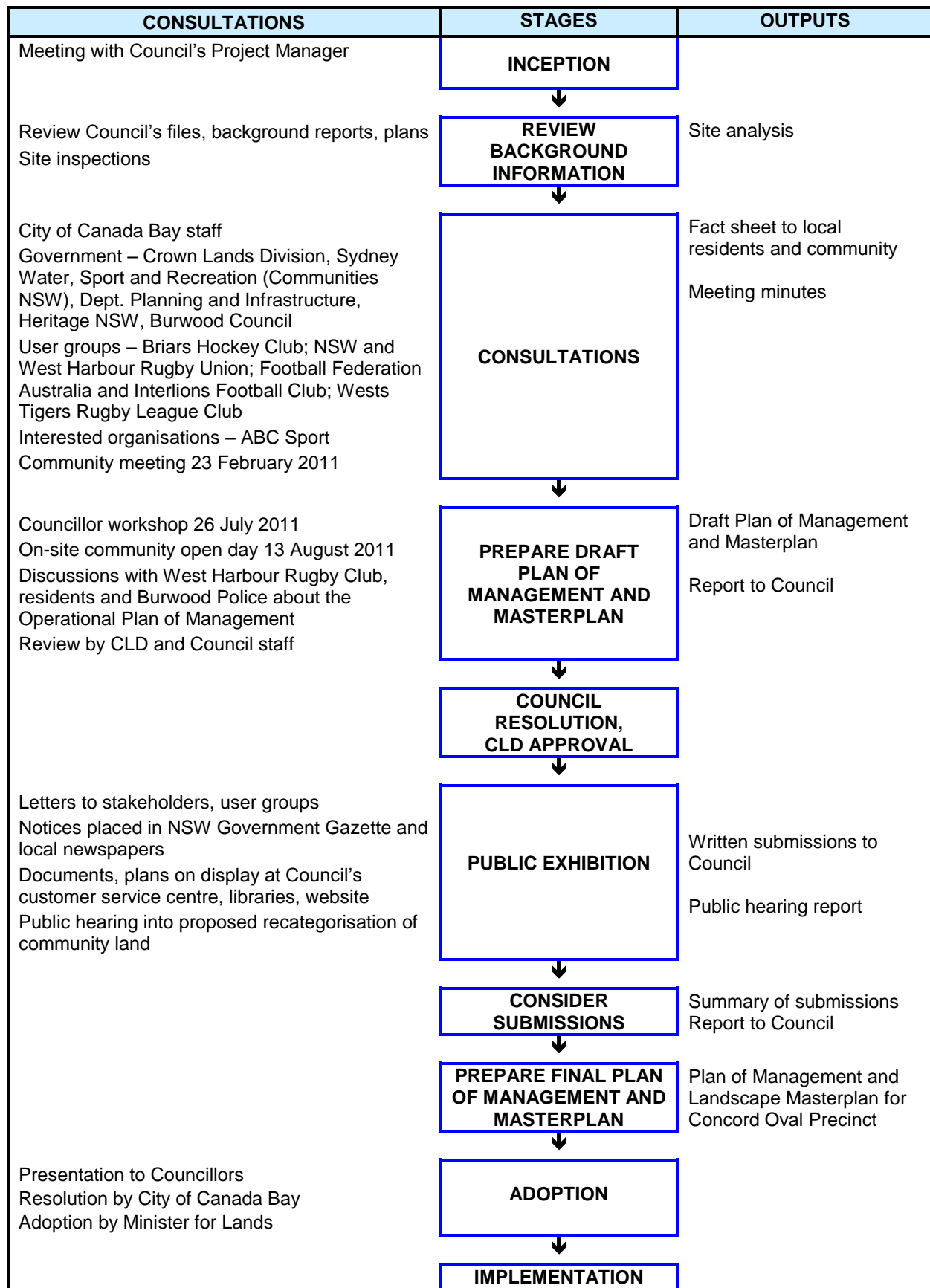
The process of preparing this Plan of Management, consultations with stakeholders, and documents produced at each stage, are shown in Figure 1.2.

1.5.1 Legislative requirements

Crown Lands Act

The process required by the Crown Lands Division 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 Crown Lands Division 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.

Figure 1.2 Process of preparing the Concord Oval Precinct Plan of Management

- ☐ refer public submissions regarding the draft Plan of Management to both the Minister for Lands and the City of Canada Bay 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

Various user groups and interested organisations were consulted during preparation of this Plan of Management as listed in Figure 1.2.

A community and user group meeting was held in February 2011. Proposed changes to the Precinct were presented to the community at a Community Information Day held at Concord Oval on 13 August 2011.

Through these community engagement opportunities Council has recognised the significant concerns of local residents living adjacent to the Concord Oval Precinct regarding anti-social behaviour and law enforcement issues relating to sporting use of the Precinct. Measures to address these concerns are reflected in this Plan of Management and specifically in the Action Plan.

The draft Plan of Management was exhibited for public comment in June-August 2012. Five 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.

A community information session and public hearing regarding the proposed recategorisation of community land in the Precinct was held on 4 July 2012. Refer to Appendix A. A public hearing report that took submissions about the proposed recategorisation into account was prepared. This report was considered by Council, and the community land was recategorised as General Community Use.

1.6 What is included in this Plan of Management?

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

Table 1.1 Structure of this Plan of Management

Section	What does it include?
1 Introduction	Background to the Plan of Management
2 Description of Concord Oval Precinct	History, ownership and management, facilities, uses, physical description, maintenance, financial management
3 Planning context	State government planning legislation, regional and local planning context
4 Values, roles and objectives for Concord 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	Permitted future uses and developments, leases and licences, funding, reporting, 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 as Trust Manager of parcels of Crown land in Concord 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 Crown Lands Division 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 CLD 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"> <input type="checkbox"/> the condition of the reserve, and any buildings or other improvements on the reserve. <input type="checkbox"/> existing use of the reserve, and of any buildings or other improvements on the reserve. <input type="checkbox"/> the nature and scale of the proposed additional purpose. <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. <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. 	No additional public purposes are proposed.

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2 DESCRIPTION OF CONCORD OVAL PRECINCT

2.1 Location and context

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

Figure 2.1 Location of Concord Oval Precinct



Location Plan

The Concord Oval Precinct is located in the suburb of Concord 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.

The Precinct is bounded by Parramatta Road to the south, Loftus Street to the west, Gipps Street and St Luke's Park/Cintra Park to the north, and residential houses and businesses facing Taylor Street to the east. The Concord Oval Precinct is within St Lukes and Cintra Parks, a wider area of Crown land extending north to Majors Bay.

The Precinct is approximately 6.6 hectares in area.

2.2 Significance of Concord Oval Precinct

Concord Oval and the Cintra Hockey Complex are two first-class sporting and leisure facilities in Sydney, and are the premier field sporting facilities in the City of Canada Bay local government area.

Concord Oval is one of Sydney's most well-known sporting stadiums, having been a match venue for the Rugby World Cup in 1997. Along with Drummoyne Oval, it is one of the premier sporting venues in the City of Canada Bay. An excellent playing surface and proximity to public transport set Concord Oval apart from many first-class sporting grounds in Sydney.

Cintra Park Hockey Complex has great significance to the sport of hockey. It was a training venue for the Sydney 2000 Olympics, and was a hockey venue for the World Masters Games in 2009.

Other key features of the Precinct are the:

- ☐ prominent location on Parramatta Road, highlighted by the view of the grandstands and the 'Concord Oval' floral sign.
- ☐ its position as the 'gateway' to the City of Canada Bay.
- ☐ public parkland for informal recreation.
- ☐ Daniel Zoeller memorial gates on Loftus Street.
- ☐ Sydney Water stormwater channel.
- ☐ water harvesting, recycling and reuse initiatives.
- ☐ carpark area.
- ☐ linkages to adjoining parks, sporting fields, and walking and cycling paths.

2.3 Land ownership and management

2.3.1 Introduction

The ownership and management of the 5 parcels of land which comprise Concord Oval Precinct are shown in Figure 2.2 and detailed in Table 2.1.

Except for three small lots of Council-owned land at the corner of Parramatta Road and Loftus Street, the remainder of the land subject to this Plan of Management is Crown land. The Crown land is part of a larger area of Crown land comprising St Luke's Park and Cintra Park, which are dedicated for Public Recreation.

There are no easements over the Precinct.

Figure 2.2 Ownership of land in Concord Oval Precinct

2.3.2 Crown land

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

The St Luke's Park (R500466) Reserve Trust has been appointed trustee of those Crown Reserves pursuant to the provisions of the *Crown Lands Act 1989*. The City of Canada Bay has been appointed to manage the affairs of the Trusts consistent with Section 95 of that Act.

Native title was extinguished over the Crown land in the Precinct in 1998.

2.3.3 Community land

About 1% of Concord Oval Precinct is land owned in fee simple by the City of Canada Bay, 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.

Table 2.1 Ownership and management of Concord Oval Precinct

DP	Features	Area (ha)	Owner	Manager	Public Purpose	Categorisation	Zoning	Use agreements
Lot 7301 DP 1159824	Concord Oval. Eastern and western grandstands. Ancillary structures. Sydney Water stormwater channel and ancillary structures. Hockey field and ancillary structures.	6.450	Crown ⁽¹⁾ R500466 reserved for Public Park. Gazetted 8 May 1886	Concord Council appointed Trustee 18 January 1889. St Luke's Park (R500466) Reserve Trust appointed 19 April 1996. Responsible for care, control and management. City of Canada Bay manages affairs of Trust. Sydney Water Corporation has an 'interest' regarding the stormwater channel which is not subject to an easement.	Public Park	n/a	RE1 Public Recreation	West's Tigers – training and administration. Briars Hockey – use and management. West Harbour – rugby. Mobile coffee vending.
Lot 7302 DP 1159824	South-east corner of Cintra Park Hockey Complex. Grass, trees, entry point	0.007	Crown ⁽¹⁾	Concord Council appointed Trustee on 18 January 1889. St Luke's Park (R500466) Reserve Trust appointed 19 Apr. 1996. Responsible for care, control and management. City of Canada Bay manages affairs of trust.	Public Pound notified 24 December 1861.	n/a	RE1 Public Recreation	-
Lot 8 719520	Part of southern carpark and toilet block, corner garden, grass	0.0427	City of Canada Bay	City of Canada Bay	-	General Community Use	RE1 Public Recreation	-
Lot 9 719520	Part of southern carpark and toilet block, trees, grass	0.0492	City of Canada Bay	City of Canada Bay	-	General Community Use	RE1 Public Recreation	-
Lot 10 719520	Part of southern carpark, trees, grass	0.0502	City of Canada Bay	City of Canada Bay	-	General Community Use	RE1 Public Recreation	-
TOTAL		6.60 ha						

(1) State of NSW as Crown land administered by the Crown Lands Division under the Crown Lands Act 1989.

The categorisation of community land in Concord Oval Precinct was changed from Sportsground/General Community Use to General Community Use (Figure 2.3), as only one category may apply to community land.

Figure 2.3 Categorisation of community land in Concord Oval Precinct



2.3.4 Sydney Water land

Sydney Water do not own, but have an interest in, the stormwater channel which bisects the site.

2.3.5 Use agreements in Concord Oval Precinct

Several use agreements apply to the use of land and facilities within Concord Oval Precinct (refer to Table 2.2).

West Harbour Rugby Football Club have a Limited Licence – Multi-Function Additional Functions issued by the NSW Casino, Liquor and Gaming Control Authority to sell/supply liquor behind the western grandstand between 12 noon and 10.30pm on rugby union match days at Concord Oval.

Briars Sporting Club also has a limited licence to sell/supply liquor for club functions at Cintra Park Hockey Field.

Both clubs apply for a limited licence to sell/supply liquor every season.

Table 2.2 Current use agreements in Concord Oval Precinct

	West's Tigers	West's Tigers	West Harbour Rugby Union Football Club Ltd	Interlions	Briars at Greenlees Ltd	Sunrider Espresso Pty Ltd
Agreement manager	City of Canada Bay	City of Canada Bay	City of Canada Bay as St Lukes Park (R500466) Reserve Trust Manager	City of Canada Bay	City of Canada Bay as St Lukes Park (R500466) Reserve Trust Manager	City of Canada Bay as St Lukes Park (R500466) Reserve Trust Manager
Type of agreement	Memorandum of Understanding	Memorandum of Understanding	Licence	Annual sports-ground hire agreement	Memorandum of Understanding	Licence
Term	Previous agreement has expired. A new agreement has not been agreed between the parties.	Previous agreement has expired. A new agreement has not been agreed between the parties.	5 years until 30 September 2011. A new agreement has not been agreed between the parties.	Use of Concord Oval on Sundays in winter season	5 years until 31 December 2011. A new agreement has not been agreed between the parties.	5 years from 1 October 2010
Permitted use	Use of the playing field on weekdays for training purposes. Use of areas in the western grandstand for training uses (gym, change rooms, kitchen, toilets), technical staff offices, office accommodation for administration staff on first floor. Use of vehicle parking spaces. Council reserves the right to hire out the facility / grounds to maximise use of the grounds / facilities, subject to notification of West's Tigers and no conflict with West's Tigers' use of the ground for training.	Use of Concord Room for training purposes. Use subject to booking and payment of applicable fees and charges.	Playing of the game of rugby union on the oval, and use and operation of certain facilities. Saturdays 7.30am-6.30pm during the season 1 April-30 September, and any other day during the season which Council may permit. A maximum of 20 game days of Grade and Colts fixtures. Training not permitted.	Football	Occupy, control and manage Cintra Park Hockey Complex. Conduct of games of hockey and coaching, between 6am-10.30pm 7 days a week.	Occupation of land for mobile coffee cart 6am-6pm Monday-Friday. Sale and/or consumption of hot and cold beverages and mainly pre-prepared food.
Area used		Concord Room	Use of Concord Oval, and a small area under the grandstand for office and fitness use.	Concord Oval	Cintra Park Hockey Complex.	Part of carpark north of Concord Oval. Cart storage in administration carpark of Concord Oval over-night and on weekends.

	West's Tigers	West's Tigers	West Harbour Rugby Union Football Club Ltd	Interlions	Briars at Greenlees Ltd	Sunrider Espresso Pty Ltd
User responsibilities	Include cleaning		Include compliance with environmental law	According to seasonal hire agreement	Management of bookings according to Council policy and Schedule of Fees and Charges.	Keep the area clean and tidy of rubbish, and in good repair. Comply with food standards and regulations, and with environmental law.
Manager responsibilities	Include maintenance		Include maintaining the premises in good repair and in a structurally sound condition.	According to seasonal hire agreement	Capital and maintenance works, rates and taxes, outgoings e.g. water, electricity	

2015 Asian Cup training venue

Concord Oval has been selected as a possible training venue for the Asian Football Confederation (AFC) Asian Cup in 2015 because of its proximity to ANZ Stadium at Sydney Olympic Park, recovery facilities, field of play, seating areas, and ability to set up broadcast cameras.

The proposed training agreement with the City of Canada Bay Council includes AFC requirements for:

- ☐ a playing surface of the highest international standard.
- ☐ field size of at least 105 x 68 metres.
- ☐ at least one stand capable of accommodating up to 500 spectators.
- ☐ lighting of a minimum of 500 lux for training.
- ☐ security fencing.
- ☐ two fully equipped dressing rooms of equal size of about 100m² for at least 23 players each.

AFC will develop and fund a Training Site Technical Annex within the next 12 months.

FFA are interested in using Concord Oval for other football events, such as a training base or match venue.

2.3.6 Key stakeholders in Concord Oval Precinct

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

Table 2.3 Stakeholders in Concord Oval Precinct

Organisation	Responsibilities
City of Canada Bay	Land owner Management Bookings Maintenance Flood Plan Co-ordinator
Crown Lands Division	Land owner
Sydney Water	Capital works and maintenance of Sydney Water assets
Sporting groups <ul style="list-style-type: none"> <input type="checkbox"/> Briars Hockey Club <input type="checkbox"/> Interlions <input type="checkbox"/> West Harbour <input type="checkbox"/> Wests Tigers 	Meet requirements of use agreements as relevant.
Other users	Meet requirements of use agreements as relevant.

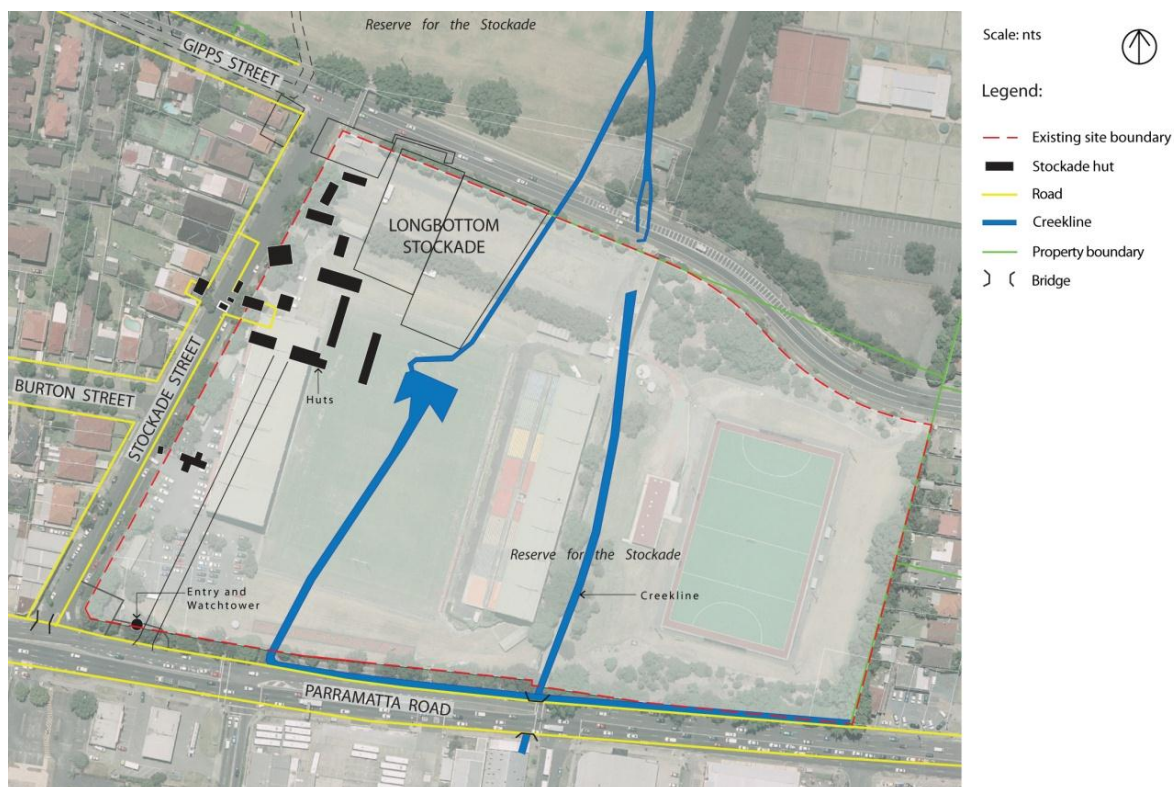
2.4 History and cultural heritage

The history of the Concord Oval Precinct is set out in a timeline illustrated by maps and photos in Appendix B. The significant events in the history of the Concord Oval Precinct are:

- ☐ as the location of the Longbottom convict stockade and government farm from 1793 until 1838. Refer to Figure 2.4 below for the layout of buildings at the Stockade.

- ❑ its use as a mounted police barracks from 1838.
- ❑ its use as a detention centre for French-Canadian political exiles 1840-1842.
- ❑ its dedication for Public Recreation as part of St Lukes and Cintra Parks in 1886.
- ❑ its use as a venue for cricket (from 1895 until approximately the 1960s), rugby union (from 1900), athletics (from 1904 until the 1980s), and rugby league (from 1909).
- ❑ upgrading of the rugby oval and its official opening in 1932.
- ❑ construction of a world-class rugby stadium in 1985, which hosted preliminary matches and a semi-final of the 1987 Rugby World Cup.
- ❑ opening of the Cintra Hockey Complex in 2000, which was used as a training venue for hockey for the Sydney 2000 Olympic Games, and the 2009 World Masters Games.
- ❑ use of Concord Oval as an administrative and playing base by NSW Rugby Union from 1985 to 2003, during which it was known as Waratah Stadium.
- ❑ use of the Oval and part of the western grandstand by Wests Tigers Rugby League Club from 2004.

Figure 2.4 Archaeological plan of Longbottom Stockade



Heritage items and significance

Indigenous

There are no listed Aboriginal artefacts within the Concord Oval and Cintra Park Sites, and according to the Draft Aboriginal Cultural Heritage Study and Management Plan (Gondwana Consulting, 2006) there are no 'possible' heritage sites within either place.

Non-indigenous

The entry gates to St Lukes Park at Concord Oval are listed both in the 2008 Canada Bay Local Environmental Plan Schedule 5 (Item 308) and the State Heritage Inventory as having local heritage significance.

The listing describes the “park entrance and mature fig tree from c.1920s period” as forming a “notable element in the streetscape” demonstrating aesthetic characteristics to the local area (NSW heritage assessment criteria c). The entry gates have a special local association and are “an important memorial to former mayor of Concord, Daniel Zoeller” (NSW heritage assessment criteria b). The gate posts were reconstructed in 1931-32 and remodelled and relocated to Loftus Street in 1987.

2.5 Physical characteristics

2.5.1 Climate

Concord 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, Concord Oval Precinct would experience:

- ☐ mean daily maximum summer temperature of 27°C.
- ☐ mean daily minimum temperature in winter of 7-8°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.

Concord Oval Precinct is in an exposed location, and is 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 is of major concern in the development of design proposals for the Precinct.

2.5.2 Geology, landform and soils

Geology

The 1:1,000,000 Sydney Geological Series Sheet shows that the Concord Oval carpark is on the edge of an area underlain by manmade filling over Quaternary deposits generally comprising sands, silts and clays. Triassic age Ashfield Shale of the Wianamatta Group is found below these deposits. Rocks in this formation are generally grey to black shale and laminate which typically weather to form medium to high plasticity clays. Relatively deep weathering is not unknown.

Landform

The topography of the Precinct is generally flat. Mounding associated with spectator seating, the Oval surrounds, and garden beds comprises the highest landforms in the Precinct.

The base of the stormwater channel is the lowest point in the Precinct.

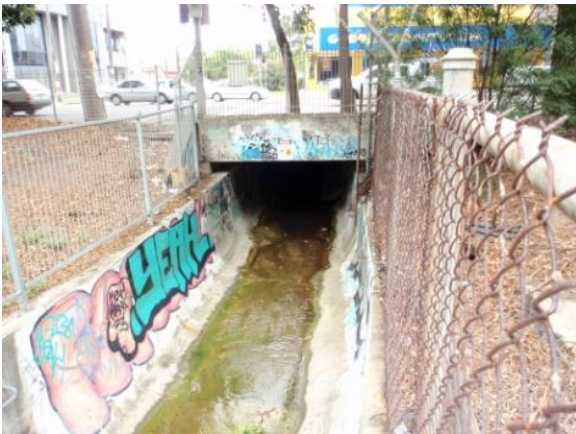
Soils

Given the history of the Precinct, soils in the Precinct comprise fill material. Low level contamination by asphalt and concrete in fill is possible under Concord Oval. Clean fill from a nearby development was used to develop the hockey field in Cintra Park.

The eastern section of the Precinct is categorised as Class 2 acid sulfate soil, and the western section of the Precinct is categorised as Class 5. If works below the natural ground surface or works which would lower the water table are proposed in the eastern section of the Precinct further investigation is required to determine the impacts of acid sulfate soils. Works proposed in the western section of the Precinct would have a lower risk of impacts resulting from acid sulfate soils.

2.5.3 Hydrology and drainage

The Precinct is bisected by a concrete stormwater channel that flows north and south under Parramatta Road.



Parramatta Road end of stormwater channel



Gipps Street end of stormwater channel

Concord Oval has the capacity for a high volume of water collection whilst also being a high water user. Funding was awarded through the Community Water Grant Round 1 prior to 2010 to construct a water recycling system in Cintra Park. A water quality testing regime has commenced to ensure the recycled water is treated to standards set by the NSW Department of Health. A rainwater tank for re-use of water has been installed with funding from Community Water Grant Round 2.



Council is investigating proposed water mining projects on adjacent sites to provide irrigation for the Precinct.

Subsoil drainage was recently installed under the hockey field.

2.5.4 Flora and fauna

Flora

Endemic tree and shrub species dominate (refer to Table 2.4). Trees are generally located on the boundaries of the Concord Oval Precinct, or framing built facilities. The boundaries of the site have substantial mature trees including a fine row of Melaleucas on Gipps Street and Eucalypts on Parramatta Road. A mounded area with ornamental plantings forms an edge along the western boundary of the oval.

The entrance to Concord Oval is flanked by mature trees, including Moreton Bay Fig and Brush Box.

The health of most of the trees in the Precinct is very good (Urban Forestry Australia, 2011).

Sydney Water place constraints on planting within the 1:100 flood limit within 5 metres of the stormwater canal.



Garden on corner Parramatta Road and Loftus Street



Fig on the Loftus Street side



Trees on the Gipps Road boundary

Fauna

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

The Grey-Headed Flying Fox has been observed in mature trees in Concord Oval, probably as a temporary or informal roosting/foraging site. The Grey-Headed Flying Fox (*Pteropus poliocephalus*) is listed as Vulnerable under the NSW *Threatened Species Conservation Act 1995*. It is also listed as Vulnerable under Commonwealth (*Environment Protection and Biodiversity Conservation Act 1999*) legislation.

Numbers of Grey-headed Flying Foxes in NSW are rapidly declining due to their preferred foraging habitat being degraded. Other threats to the Grey-headed Flying Fox are disturbance of roosting sites (September to November), unlicensed shooting, and electrocution on powerlines (DECC, 2005).

Table 2.4 Tree and shrub species in Concord Oval Precinct

Botanical name	Common name
<i>Acacia parramattensis</i>	Parramatta Wattle
<i>Allocasuarina littoralis</i> <i>Allocasuarina torulosa</i>	Black She-Oak Forest Oak
<i>Angophora costata</i>	Sydney Red Gum
<i>Araucaria cunninghamiana</i> <i>Araucaria heterophylla</i>	Hoop Pine Norfolk Island Pine
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Callistemon salignus</i>	Willow Bottlebrush
<i>Casuarina cunninghamiana</i> <i>Casuarina glauca</i>	River She-Oak Swamp Oak
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Corymbia maculata</i>	Spotted Gum
<i>Eucalyptus botryoides</i> <i>Eucalyptus eximia</i> <i>Eucalyptus racemosa</i> <i>Eucalyptus robusta</i> <i>Eucalyptus scoparia</i>	Bangalay Yellow Bloodwood Scribbly Gum Swamp Mahogany Wallangarra White Gum
<i>Ficus macrophylla</i> <i>Ficus microcarpa</i> var. <i>hilli</i> <i>Ficus rubiginosa</i>	Moreton Bay Fig Hill's Weeping Fig Port Jackson Fig
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lophostemon confertus</i>	Brush Box
<i>Melaleuca bracteata</i> <i>Melaleuca linearifolia</i> <i>Melaleuca nesophila</i> <i>Melaleuca quinquinervia</i> <i>Melaleuca styphelioides</i>	Honey Myrtle Snow-in-summer Showy Honey Myrtle Broad-leaved Paperbark Prickly-leaved Paperbark
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Pittosporum rhombifolium</i>	Hollywood
<i>Syncarpia glomulifera</i>	Turpentine
<i>Tristaniopsis laurina</i>	Water Gum
<i>Ulmus parvifolia</i>	Chinese Elm

Grey-headed Flying Foxes live in large colonies to reduce the risk posed by predators including the Powerful Owl, carpet pythons, goannas and sea eagles. Annual mating commences in January and a single young is born from late September to November. The young stay in camp with their mothers until January-February when they begin to fly. Food sources include the nectar and pollen of native trees, in particular Eucalypts, Melaleuca and Banksia, and fruits of rainforest

trees and vines. Droppings of flying foxes disperse seeds of Eucalypts, Banksias, Angophoras, Syncarpia and Melaleucas. They are noisy mainly at dawn when they arrive at camp and at dusk when they are preparing to leave. Daytime vocalisations can occur during the mating season (March-April) and during the day while grooming, squabbling, and fanning themselves when hot.

Dion Hobcroft Natural History Service (2003) observed that the Grey-Headed Flying Fox is a widespread, locally common nocturnal visitor to fruiting and flowering trees throughout the City of Canada Bay and throughout the year. Flying Foxes were recorded in Concord in 2002-03. Established camps are not known in Canada Bay. The species favours feeding in fruiting native figs (*Ficus*), flowering gums (*Eucalyptus*) and bottlebrush (*Callistemon*).

2.6 Visual assessment

Figure 2.5 shows that views into and from the Precinct are limited by mature trees on the perimeter, by mounding surrounding the sporting fields, and by the western grandstand. The eastern grandstand blocks east-west views through the Precinct.

Figure 2.5 Visual assessment



2.7 Access and circulation

Refer to Figure 2.6 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 and rail services.

Figure 2.6 Access and circulation



Footpaths are available along all adjoining streets. The Precinct is linked to the parkland and walking tracks north to the Parramatta River by a footbridge from the north-west corner of the Precinct across Gipps Street. Entry points to the Precinct for pedestrians and cyclists are from Gipps Street, Loftus Street, and Parramatta Road (three points).



Footbridge across Gipps Street



Walking track north to Parramatta River



Footpath along Gipps Street



Pedestrian access from Parramatta Road



Footpath along Loftus Street

A bike lane along Gipps Street is part of a completed regional bike route Queens Road-Gipps Street-Patterson Street linking Sydney City and Sydney Olympic Park.

Sydney Buses routes 439, L39, 464 and 466 pass close to the Precinct.

Burwood railway station is 1.25 kilometres to the south.

Access to Concord Oval for private vehicles is via three entries from Loftus Street and one from Gipps Street; and another from Gipps Street to the hockey complex. The Gipps Street entrance to the hockey field is gated and includes a loading bay for emergency and maintenance vehicles.



Vehicle access off Gipps Street



Vehicle access to hockey complex



Loftus Street vehicle entry

2.7.2 Circulation within the Precinct

Figure 2.6 shows internal pathways, roads, and parking areas.

The stormwater channel limits east-west pedestrian circulation through the Precinct. Steps across the channel are not universally accessible.

The Precinct is not entirely accessible for people with disabilities.

Vehicle parking is available in three carparks; north of Concord Oval, north of the western grandstand, and behind the western grandstand in the south-west corner of the oval. A small parking area is provided at the hockey field. The vehicle parking area on Gipps Street has degraded surfaces from informal parking, and lacks any definition as a space.



Path in front of eastern grandstand



Bridge across stormwater channel



Northern carpark



Southern carpark

2.8 Built facilities and park furniture

The built structures in Concord Oval Precinct, and their use and condition, are set out in Table 2.5 and shown in Figure 2.7.

Figure 2.7 Key built structures in Concord Oval Precinct



Table 2.5 Use and condition of built elements of Concord Oval Precinct

Structure	Description	Use	Condition
Concord Oval			
Concord Oval	Grass surface	<u>Rugby league:</u> training <u>Rugby union:</u> West Harbour Rugby Union matches on Saturday afternoons. At least one Shute Shield (Sydney club competition) and Sydney Club Rugby Colts grand final per year. Junior gala days, State Championship weekends in June, and Junior Grand Finals. <u>Football:</u> Senior matches.	Very good
Western grandstand	Approximately 3,000 plastic seats in tennis-box style and in rows. Television and radio commentary boxes. Under the grandstand is a breezeway which connects change rooms, recovery facilities (pool and hypobaric chamber), gym, and offices on ground floor. Offices, a merchandise store, and the Concord Room are on the first floor.	Rugby league: indoor training, administration Spectator seating Television broadcasting by ABC on Saturday afternoons.	Significant maintenance and safety issues. Some seating and flooring in poor condition. Requires extensive repairs. Public areas require cleaning.
Eastern grandstand	Seating for approximately 6,500 people. Includes a gym and some seating boxes. Water harvesting system connected to the roof of the eastern grandstand.	Rugby union: training Spectator seating	Significant maintenance and safety issues. Some seating and flooring in poor condition. Requires extensive repairs. Public areas require cleaning.
Pathways	Concrete pathways extend around the field and linking with access points and buildings.	Pedestrian and vehicle access	Good
Scoreboard	Wooden, manually operated scoreboard with a clock located on the southern Parramatta Road end of the oval.	Scoring for matches	Requires upgrading or replacement
Goalposts	Blacksteel aluminium goalposts. 25 years old.	Rugby union matches	Good
Toilet blocks x 4	Male and female toilets at four corners of Concord Oval. Brick construction.	Amenities for spectators and Council staff	Good
Heritage gates	Gates constructed in 1913.	Pedestrian entry to Concord Oval	Good
Small building behind heritage gates	Brick construction	Ticketing and spectator entry for spectators at Concord Oval	Good

Structure	Description	Use	Condition
Curator's shed	Brick construction	Maintenance	Good
Northern carpark	Gravel roadway Grassed parking areas	Vehicle parking. Coffee cart operates outside hours when the carpark is being used. Overflow parking for Christmas shoppers at Westfield Burwood.	Eastern end in poor condition
Southern carpark	Asphalt.	Vehicle parking. A Smith Family charity bin is in the carpark.	Good
Pedestrian footbridge	Concrete	Pedestrian access across Gipps Street to St Lukes Park	Very good
Fencing	High Cyclone security fence with barbed wire	Security	Good
Lighting		Perimeter lighting	Average



Western grandstand



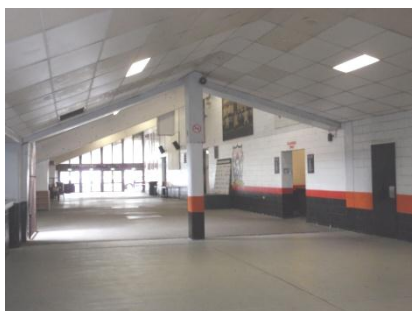
Western grandstand



Western grandstand boxes



Western grandstand media boxes



Western grandstand breezeway



Eastern grandstand



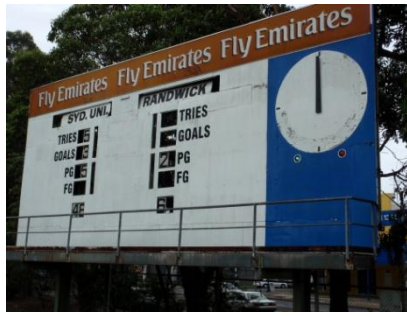
Eastern grandstand – rugby gym



Eastern grandstand–spectator seating



Concord Oval fixtures sign



Concord Oval scoreboard



Concord Oval toilet block



Concord Oval toilet block



Concord Oval toilet block



Canteen building



Maintenance shed and mobile coffee cart

Structure	Description	Use	Condition
Sydney Water stormwater channel			
Stormwater channel	Fenced concrete channel. Gross pollutant trap Stormwater Quality Improvement Device (SQID) Stormwater recycling facilities	Water drainage	Adequate
Bridge	Bridge with steps on both sides	Pedestrian access over channel	Very good



Stormwater channel



Stormwater harvesting tank



Gross pollutant trap

Structure	Description	Use	Condition
Cintra Hockey Complex			
Hockey field	Constructed in 2000. Synthetic hockey field replaced in past three years, with dugouts on both sides. Low fence surrounding field.	Hockey – competition and training	Excellent. Field surface requires replacement in 7 to 8 years.
Amenities building	Constructed in 2000. Two change rooms, meeting room, storage, amenities.	Amenities for hockey players, spectators and officials	Very good
Stormwater harvesting tanks	Concrete	Stormwater harvesting	Very good
Lighting	8 poles approximately 20 metres high, each with 3 x 2000W light fixtures.	Hockey training at night	Very good
Fencing	Low permeable fencing with three openings to Parramatta Road. Wooden paling fences separate the hockey complex from residences and businesses on Taylor Street.	Security, pedestrian access	Paling fences in poor-good condition



Cintra Park Hockey Field



Cintra Park hockey clubhouse



Cintra Park hockey umpire's dugout



Fence adjoining residence on Taylor Street

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

2.9 Use of the Concord Oval Precinct

2.9.1 Sporting use

The primary focus of the Concord Oval Precinct is sport, with the provision of first-class facilities and activities for grass and synthetic field sports.

Concord Oval

Current use

Concord Oval was developed to hold 20,000 spectators for the 1987 Rugby World Cup. The Oval was previously used by NSW Rugby as the home ground of the NSW Waratahs.

The Oval is now used by the Wests Tigers Rugby League Club, who participate in the National Rugby League (NRL) competition. West Harbour Rugby Union Club participate in the Sydney Rugby Union Premier Rugby competition, which is the highest level of club rugby in Australia, feeding directly into the four Australian Super 15 Rugby franchises.

Concord Oval is primarily used for pre-season rugby league training, and for rugby league training and rugby union and football matches during the winter season between late March/ early April and late September/early October.

The Oval is currently the training and administration base for the Wests Tigers Rugby League Club, the home ground of West Harbour Rugby Union Club, and for football matches as set out in Table 2.6.

Table 2.6 Use of Concord Oval for field sports

	Wests Tigers Rugby League Club	West Harbour Rugby Union Club	Interlions Football Club
On-field training	Up to 6 hours per week	-	-
Matches	-	Club trial matches in March. 4 open-age Grade and 3 Colts (under 20s) matches are played on alternate Saturdays over 22 home-and-away rounds. Premiership Finals Series matches for Grade and Colts competitions are played in September. NSW/Junior Rugby Union hosts State championship and competition grand finals from time to time.	5 matches played on Concord Oval on Sundays by first grade, seniors, juniors (u/12, u/16).
Administration and off-field training	Western grandstand: offices, gym and recovery facilities, meeting/conference space, and retail outlet.	Western grandstand concourse area: administrative offices, training base for use of rugby fields at St Lukes Park. Eastern stand: gym. Junior (under 15-17) and Senior (18-22) Academy Program for elite players use these facilities throughout the year.	-

Needs of sporting groups

Wests Tigers have invested in the facilities in the western grandstand which has a well-equipped gymnasium, recovery centre, retail outlet, and modern offices. However the Wests Tigers require modern facilities in order to compete effectively in the National Rugby League, the premier professional rugby league competition in the world. Such facilities would be comparable with first-class training facilities having been constructed or under construction for other NRL clubs and AFL clubs throughout Australia and New Zealand.

Facilities desired by the Wests Tigers would include:

- ☐ training facilities: high standard gymnasium and associated facilities to introduce state-of-the-art innovation in conditioning, training and sports science.
- ☐ recovery centre and treatment rooms.
- ☐ refurbished change rooms and bath rooms.
- ☐ player 'down-time' facilities: areas to spend spare time when not training.
- ☐ offices for administration and football operations.
- ☐ a retail outlet for club merchandise with a street frontage, which could be associated with a café.
- ☐ adequate commercial premises to support administration and commercial operations.
- ☐ sports medical rooms and associated services.
- ☐ conference/theatrette facilities.
- ☐ expansion of the Concord Room for a function room/corporate dining facilities overlooking the field of play.
- ☐ community engagement/ education/ academy facility.
- ☐ museum / display of the history of Concord Oval.

NSW Rugby are interested in increasing use of the Oval for rugby union for:

- ☐ a seven-a-side rugby off-season tournament, because seven-a-side rugby is now an Olympic sport.
- ☐ pre-season Waratah trial matches and Waratah A program matches.

Football Federation Australia wish to explore opportunities to use the Oval more often for football.

Cintra Park Hockey Complex

Cintra Park Hockey Complex is the home ground of Briars Hockey Club with 24 teams. Briars Hockey Club use the hockey field for junior, mens' and women's, and high performance training. The hockey field is intensively used for hockey training and matches every weekday evening from about 4pm to 10pm and all day Saturday and Sunday between March and September.

Hours of use per week vary from 80 hours a week in the winter season to 10 hours per week in the off-season, and little or no use in holiday periods.

Numerous organisations from the inner west, northern suburbs, and western suburbs use the hockey field. Such organisations include:

- ☐ Sydney Junior Hockey Association, Sydney Hockey Association, Sydney Women's Hockey League.
- ☐ Sydney North Womens' Hockey, Gordon North Sydney Womens' and Mens'.
- ☐ Glebe Mens', Glebe Womens' and Glebe Juniors'.
- ☐ Sydney University Hockey Club and several Sydney University colleges.
- ☐ Wentworthville Leagues/Wentworthville Hockey, Ryde-Eastwood Hockey, Baulkham Hills Womens' Hockey Association, Parramatta Women's Hockey Association.
- ☐ Schools such as Rosebank Collage, Sancta Sophia, Santa Sabina, PLC, and Homebush High School.

Cintra Park Hockey Complex is the venue for the annual Sydney University Games.

Briars Hockey Club have requested several improvements to existing facilities at Cintra Park Hockey Complex, which are addressed in the Action Plan.

Use agreements

Sporting uses of specific facilities in the Precinct are set out in Tables 2.5 and 2.6. Such uses take place according to a use agreement – Memorandum of Understanding, licence or sportsfield hire agreement – as set out in Tables 2.1 and 2.2.

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.

Fees and charges for use of Concord Oval and Cintra Park Hockey Complex are included in Council's FuturesPlan20 and are reviewed every year.

2.9.2 Other uses

Despite the predominant sporting use of the Precinct, it is used for other activities including:

- ☐ walking and walking the dog.
- ☐ television and movie filming on average once a month.
- ☐ overflow car parking for Westfield Burwood prior to Christmas.

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

2.9.3 Characteristics of Precinct users

A recent survey of Precinct visitors has not been undertaken.

2.10 Maintenance

2.10.1 General

Two maintenance staff are employed by Council to maintain St Lukes and Cintra Parks, including the Concord Oval Precinct.

Buildings used for maintenance purposes in the Precinct are:

- ☐ Storage shed for maintenance equipment such as mowers, line markers, wheelbarrows.
- ☐ Office and staff room.

Maintenance of trees, and weeding and mulching of garden beds, are done when required.

Waste generated in the Precinct is disposed of by contractors.

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

2.10.2 Concord Oval

As an A-grade sportsground under Council's Sports Rating System, Concord Oval is maintained to a very high level of service. Maintenance tasks of the Concord Oval playing surface include:

- ☐ mowing: 3 to 4 times a week.
- ☐ line marking.
- ☐ watering.
- ☐ ground renovation, including fertilising, seeding, aerating, and oversowing dormant couch grass with rye grass in winter. Timing of ground renovations is done in consultation with user groups.

The mounds on the northern and southern sides of the Oval are mowed every two weeks, or more often if necessary.

The northern carpark is occasionally swept. The carpark drains poorly resulting in maintenance issues.

The gardens in the 'Concord Oval' sign are tended every three weeks.

Wests Tigers are responsible for cleaning the areas they use in the western grandstand. Other areas in the western grandstand are cleaned by a Council contractor.

2.10.3 Cintra Park Hockey Complex

Maintenance of Cintra Hockey Complex involves:

- ☐ repair of hockey field (Council).
- ☐ renovations to hockey field.
- ☐ cleaning of the building and amenities (Briars).
- ☐ emptying garbage bins twice weekly (Council).

The grass under the grove of trees north of the hockey field is sprayed to minimise the need for mowing under the trees.

2.11 Financial management

2.11.1 Cost recovery

Council levies 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 accordance with Council's annual Operating Plan and Budget.

Income from use of Concord Oval Precinct is derived from leases, hire fees for use of Concord Oval and the hockey field, 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, and capital improvements.

Recovery of costs (employees, materials, contracts, utilities) from income gained from lease and sports field rentals over the 2008-09 and 2009-10 financial years was a very favourable 96%.

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.

3 PLANNING CONTEXT

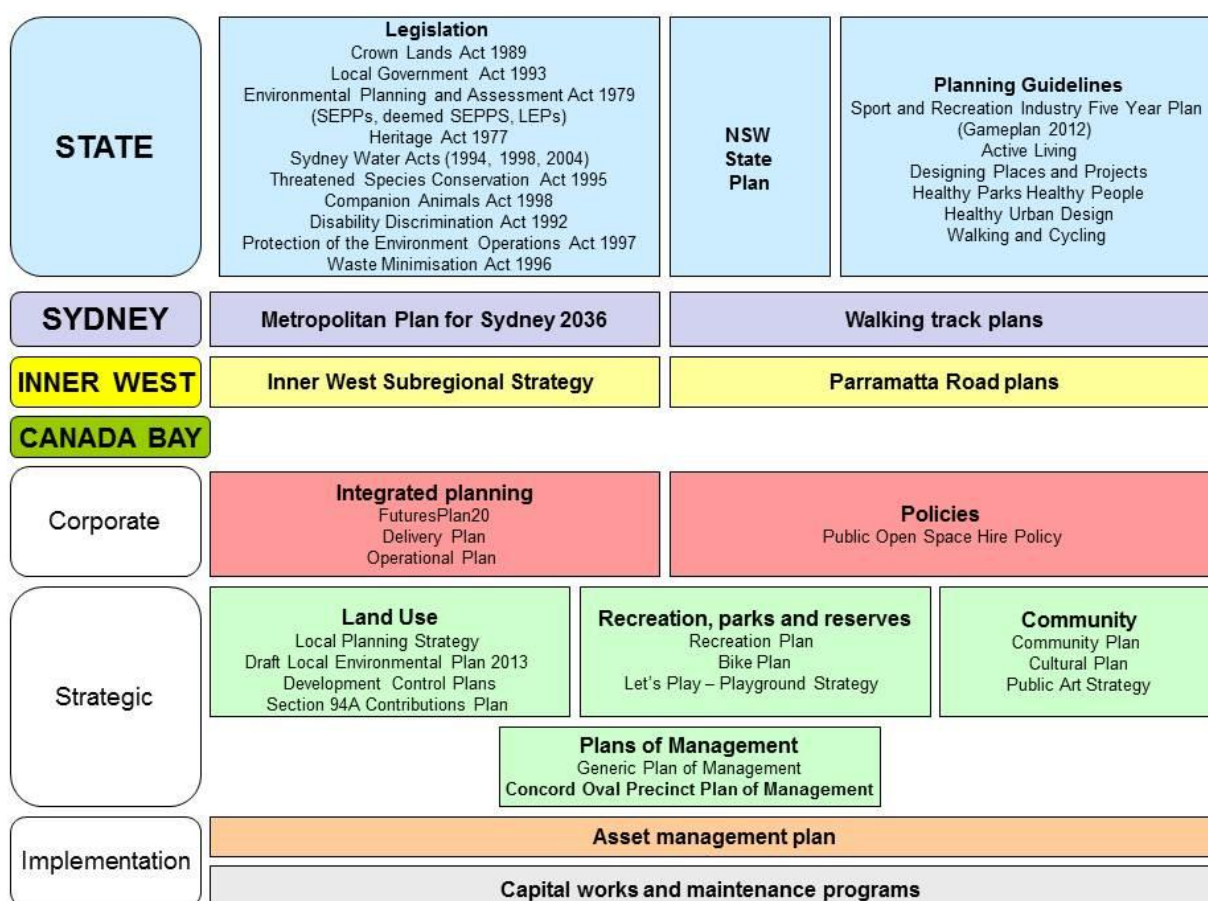
3.1 Introduction

This section describes the legislative and policy framework applying to the Concord Oval Precinct. Full versions of the legislation referred to below are found on-line at www.legislation.nsw.gov.au and www.austlii.edu.au. City of Canada Bay's website is www.canadabay.nsw.gov.au.

3.2 Planning context of Concord Oval Precinct

Figure 3.1 outlines the state-wide, metropolitan Sydney, regional and local planning context which influences the use, development and management of the Concord Oval Precinct. Relevant aspects of the planning documents below are in Appendix C.

Figure 3.1 Planning context of Concord Oval Precinct



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4 VALUES, ROLES AND OBJECTIVES FOR CONCORD OVAL PRECINCT

4.1 Introduction

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

The needs and requirements of the City of Canada Bay (as manager and land owner), Crown Lands Division (as land owner), residents (as neighbours and users), current and future users, 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 rapidly, especially due to recent high and medium density residential development in the City. The Canada Bay population has grown by 22% between 2001 (62,322 people) and 2011 (75,763 people).

The dominant age group in Canada Bay is 25-39 years (26% of the population). With a median age of 37 years, the Canada Bay population is of similar age compared to the Sydney Statistical Division.

Families comprise 72% of households, with 23% of households being one-person households.

Canada Bay is noted for its cultural diversity, with 42% of its population born overseas. Key languages other than English that are spoken at home are Italian, Cantonese / Mandarin, Korean and Greek. There is a significant Italian population and a steady increase in residents who have relocated from South East Asia (China and South Korea).

Just less than half (45%) of the dwelling stock in Canada Bay in 2011 was separate houses. 42% of the housing stock was high density dwellings, a significant change from 2006 when one-quarter of the housing stock was flats, units and apartments. 33% of dwellings were fully owned, 31% are being purchased, and 33% were being rented.

4.2.2 Values of Concord Oval Precinct

The Canada Bay community and Precinct users value various aspects of the Concord Oval Precinct for different reasons. By understanding the reasons why the community and users value Concord 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 which 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 sportsgrounds and parks, and these are an integral part of the area in which they live (City of Canada Bay, 2007). Community values are reflected in various Council documents, particularly FuturesPlan20, the Generic Plan of Management (2007), and the City of Canada Bay Recreation Plan (2007).

The Canada Bay community values various aspects of community land that apply to the Concord 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 from community consultation regarding the Concord Oval Precinct in 2011.

Table 4.1 Values of community land in Canada Bay and of the Concord Oval Precinct

Value	Value statement for community land in Canada Bay ⁽¹⁾	Values of Concord Oval Precinct
Access	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.	Concord Oval Precinct is in a central location in Sydney, accessible for sporting and recreation activities, being close to Parramatta Road and the M4 Motorway, the Burwood Town Centre, 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 by the lack of lighting. Use of the grandstands, Concord Oval and the hockey field are restricted according to use agreements. Use of Concord Oval Precinct is free to the general public, except for players and spectators of organised events at the Oval and for users of the hockey field.
Aesthetics	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 and plantings of Concord Oval Precinct pleasantly contrasts with the houses, buildings and traffic associated with the adjoining urban environment. Trees, shrubs, grass and landscaping are appreciated because they create a visually pleasing environment, provide shade, and screen buildings and development. The grandstands are visual features and landmarks from Parramatta Road.
Maintenance	The community values community land that is well maintained.	Clean and well-maintained facilities and areas in Concord Oval Precinct are important to the people who use them. Quality maintenance of the playing surfaces are vitally important to the sporting groups that use them.
Recreation	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, and more walking tracks and bike tracks.	Concord Oval Precinct has a focus on catering for first-class field sport. Users value the excellent field surfaces. Informal recreation use of the Precinct is limited because informal settings and facilities are not provided.

Value	Value statement for community land in Canada Bay ⁽¹⁾	Values of Concord Oval Precinct
Culture and well-being	The community values community land as places to promote good health, and as venues for cultural activities, events and festivals.	The sporting facilities of the Precinct and surrounding spaces provide a sense of spaciousness, openness and freedom of movement to walk, run and exercise, leading to a sense of well-being. Concord Oval Precinct provides relief from the 'hustle and bustle' of urban living. The Precinct reflects the sporting culture of the suburb of Concord and of the Canada Bay local government area.
Ecology	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.	Valued ecological features of the Precinct are mature trees and water harvesting and recycling initiatives.
Social	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 with similar interests, outdoors in a pleasant and secure environment. People involved in sporting activities value the social aspect of sport.
Partnerships	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.
Heritage	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.	Concord Oval Precinct has a rich heritage, with direct links to an early convict stockade and government farm in the late 1700s, and dedication as Public Park in the late 1800s, and sporting activities occurring for over 100 years.
Education	Some parks are valued as places for learning about the ecology and history of the area.	The link with early colonial days, water sensitive urban design, 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 Concord Oval Precinct is based on a vision statement that is shared by Council, the Reserve Trust, user groups, and the wider community. The vision is endorsed by Council and the Crown Lands Division. The vision for the Precinct is intended to inspire Council and the Reserve Trust, providing a long-term ideal and focus for all future decisions affecting the Precinct.

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 Concord Oval Precinct:

Concord Oval Precinct will be developed and maintained as a centre for sporting excellence and the premier sporting facility in the City of Canada Bay, focusing on first-class matches and training for field sports. It will also be a high quality recreational, community and cultural Precinct. It will attract local residents and a regional catchment of visitors of all ages to enjoy its range of sporting and informal recreation facilities and settings. The range of settings and facilities in the Precinct will be generally accessible to all, and be physically and visually linked via St Luke's and Cintra Parks with the Parramatta River. The Precinct will be a vibrant sporting and cultural landmark on Parramatta Road which creates a significant gateway to the City of Canada Bay and the City of Sydney.

The overall management objective for Concord Oval Precinct is to preserve it as both 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 sporting and informal recreational uses.

Following on from the vision, the Precinct will deliver:

- ☐ a facility that supports the sports of rugby league, rugby union, football and hockey both at the local school / community level through to international level.
- ☐ an enhanced position in the quality sports ground market by hosting first class sporting events with improved lighting, and training and spectator facilities.
- ☐ a cultural venue for staging community cultural events taking advantage of the Precinct's improved sporting facilities.
- ☐ an enhanced public domain through new lighting, access pathways, community-inspired public art, plantings and park furnishings.
- ☐ an environmentally sustainable Precinct.

The key proposed changes to the Precinct are the upgrading of sporting facilities at Concord Oval to:

- ☐ meet the needs of existing users (rugby league, rugby union, football and hockey).
- ☐ meet requirements for training venues for the Asian Cup in 2015.

Other proposed changes to the Precinct include to provide informal recreation opportunities, including a circuit path.

4.4 Future roles of Concord Oval Precinct

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

Table 4.2 Future roles of Concord Oval Precinct

Value	Roles of Concord Oval Precinct
Access	<p>Easily accessible by pedestrians and cyclists.</p> <p>Linkages to other parks and foreshore areas via St Luke's and Cintra Parks to the Parramatta River.</p> <p>Accessible by local residents and visitors from outside Canada Bay.</p> <p>Mostly accessible for all physical abilities.</p> <p>Location on a regional cycle route between Sydney Olympic Park and the Sydney CBD.</p> <p>Accessible by public transport: bus (directly) and train (indirectly).</p> <p>Vehicle parking.</p> <p>Overflow vehicle parking.</p> <p>Minimal exclusive uses which preclude public access.</p>
Aesthetics	<p>Open space 'refuge' in an increasingly urbanised suburb.</p> <p>Open space, green, visual link between Parramatta Road and St Luke's and Cintra Parks.</p> <p>Landscaped buffer between residences and businesses on Taylor Street and the hockey field.</p> <p>Natural and planted settings ranging from trees, shrubs and grasses.</p>
Maintenance	<p>Example of maintenance of a high quality sporting field.</p> <p>The Precinct is largely free from rubbish and waste.</p>
Recreation	<p>Regional and local open space resource catering for a broad range of sporting, informal recreation, cultural and community user groups.</p> <p>First-class field sporting and spectator facilities with competition, training and associated facilities.</p> <p>Facilities and settings together cater for activities for all ages.</p> <p>Children's play is catered for by grassed and treed areas for informal games and exploring.</p>
Culture and wellbeing	<p>Settings and spaces are available for contemplation, solitude and enjoyment of peace and quiet as well as social activities.</p> <p>Venue for community social events, community cultural events and musical events, and corporate and school events.</p> <p>Noisy activities such as playing amplified music are discouraged.</p> <p>Cultural focus.</p> <p>Venue for temporary and permanent public art installations.</p> <p>A safe environment for visitors both day and night.</p>
Ecology	<p>Model for stormwater harvesting and reuse and sewer mining.</p> <p>Stormwater channel draining from Burwood through the Precinct to the Parramatta River.</p>
Social	<p>Venue for social aspects of sporting activities.</p> <p>Venue for community activities.</p> <p>Provision of open and sheltered facilities and spaces for large and small social, community and cultural activities.</p>
Partnerships	<p>Community participation in management, maintenance, and organisation of events.</p> <p>Partnerships between sporting groups, the community, and Council.</p>
Heritage	Venue for interpretation of the early uses and development of the site.
Education	<p>Outdoor classroom for the early history and evolution of use of the Precinct.</p> <p>Examples of water sensitive urban development (WSUD) structures.</p>

4.5 Management principles

Following on from the values and desired roles, 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 intends to manage Concord 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.

- ☐ recover costs of capital works, operation, and maintenance from a range of funding sources.
- ☐ ensure continued public access.
- ☐ promote the use of the Precinct by women and girls.
- ☐ continue to provide high quality and well-maintained sporting facilities.
- ☐ provide opportunities for informal recreation, community and social uses, cultural activities, and social interaction in addition to sport.
- ☐ 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 which have impacts on Precinct users, adjoining residents, 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 Concord Oval Precinct

Value	Management objectives
Access	Ensure equitable and easy access to and within the Precinct for all members of the community, regardless of gender, age or physical ability. Enhance the provision of public transport access to the Precinct. Establish links with other sporting and recreation areas, residential areas and retail areas within and outside Canada Bay.
Aesthetics	Enhance the leafy and green visual character of the Precinct. Provide shade for park visitors. Ensure the design of new built facilities reflects the special character of Concord.
Maintenance	Manage and maintain open space and recreation facilities to the highest possible standards in an efficient and cost-effective manner. Maintain, and improve where possible, the current maintenance service levels of the oval. Ensure the Precinct and the facilities and amenities in it are clean, tidy and well maintained. Avoid generation of waste where possible.
Recreation	Provide high quality, first-class facilities at Concord Oval for field sports. Upgrade existing sporting facilities to meet the needs of user groups. Consider the Precinct as a large parkland as well as a sporting facility. Broaden access to and use the Precinct for a range of sporting, informal recreation and community uses. Provide a range of opportunities for recreational activities for all age groups in a variety of settings. Monitor use of the Precinct and its consistency with the carrying capacity of facilities and settings.
Culture and wellbeing	Provide and maintain opportunities to experience peace and quiet in the Precinct. Encourage cultural activities and structures in the Precinct.

Value	Management objectives
	<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> <p>Provide opportunities for physical fitness.</p>
Ecology	<p>Manage and maintain the Precinct in an ecologically 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>Plant appropriate vegetation and ensure they are healthy.</p> <p>Manage trees, vegetation and landscaping.</p>
Social	<p>Increase opportunities for social and community interaction in the Precinct.</p> <p>Encourage private and community ceremonies and celebrations being held in the Precinct.</p> <p>Ensure safe enjoyment of the Precinct for the community day and night.</p>
Partnerships	<p>Maintain partnerships with sporting and user groups.</p> <p>Encourage community “ownership” and use of the Precinct.</p> <p>Involve the community in planning, management and maintenance of the Precinct.</p>
Heritage	<p>Conserve, enhance and promote Aboriginal, European and non-European heritage values of the Precinct.</p> <p>Interpret heritage and historical values of the Precinct for Precinct users and the community.</p>
Education	<p>Recognise the Precinct has value as an outdoor classroom for local heritage and water management.</p>

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5 ACTION PLAN

5.1 Landscape Master Plan

The concept Landscape Master Plan for Concord 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 proposed actions and changes to the Precinct include:

- ☐ development of Concord Oval with first-class sporting, training and spectator facilities.
- ☐ improvement of Cintra Park Hockey Complex for hockey.
- ☐ increasing opportunities for informal recreational use of the Precinct.
- ☐ implementing water sensitive urban design initiatives.
- ☐ improving pedestrian access and circulation.
- ☐ landscaping upgrades.

The benefits of such works include to provide sporting user groups with improved training and competition fields, and to increase recreational opportunities for the general community.

All proposed works are dependent on the availability of funding. Council has limited funds, and as such will rely on external grants and funding from key stakeholder groups currently utilising the Precinct. It is envisaged that this Plan of Management will be implemented progressively over a fifteen-year period as funds become available.

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 Masterplan 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	<input type="checkbox"/> Safety issues in which there is a high probability of serious injury occurring.
Completed in 0-5 years	<input type="checkbox"/> Work needed to ensure the essential function of the Precinct is not compromised.
	<input type="checkbox"/> Work needed to eliminate or reduce severe environmental problems, such as erosion or water pollution.

Medium Completed in 6-10 years	<input type="checkbox"/>	Ongoing preventative and remedial maintenance of existing assets.
	<input type="checkbox"/>	Work required to resolve a conflict between user groups.
	<input type="checkbox"/>	Work needed to ameliorate adverse environmental conditions such as noise, or poor circulation and access.
	<input type="checkbox"/>	Works aimed at enhancing public enjoyment of the Precinct.
Low Completed in 11-15 years	<input type="checkbox"/>	Works aimed at improving the general quality of the Precinct.
	<input type="checkbox"/>	Works aimed at reducing overall maintenance costs.
Ongoing	<input type="checkbox"/>	Action to be carried out on a regular basis for the life of this Plan of Management.

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

Responsibilities within Council for implementing actions are:

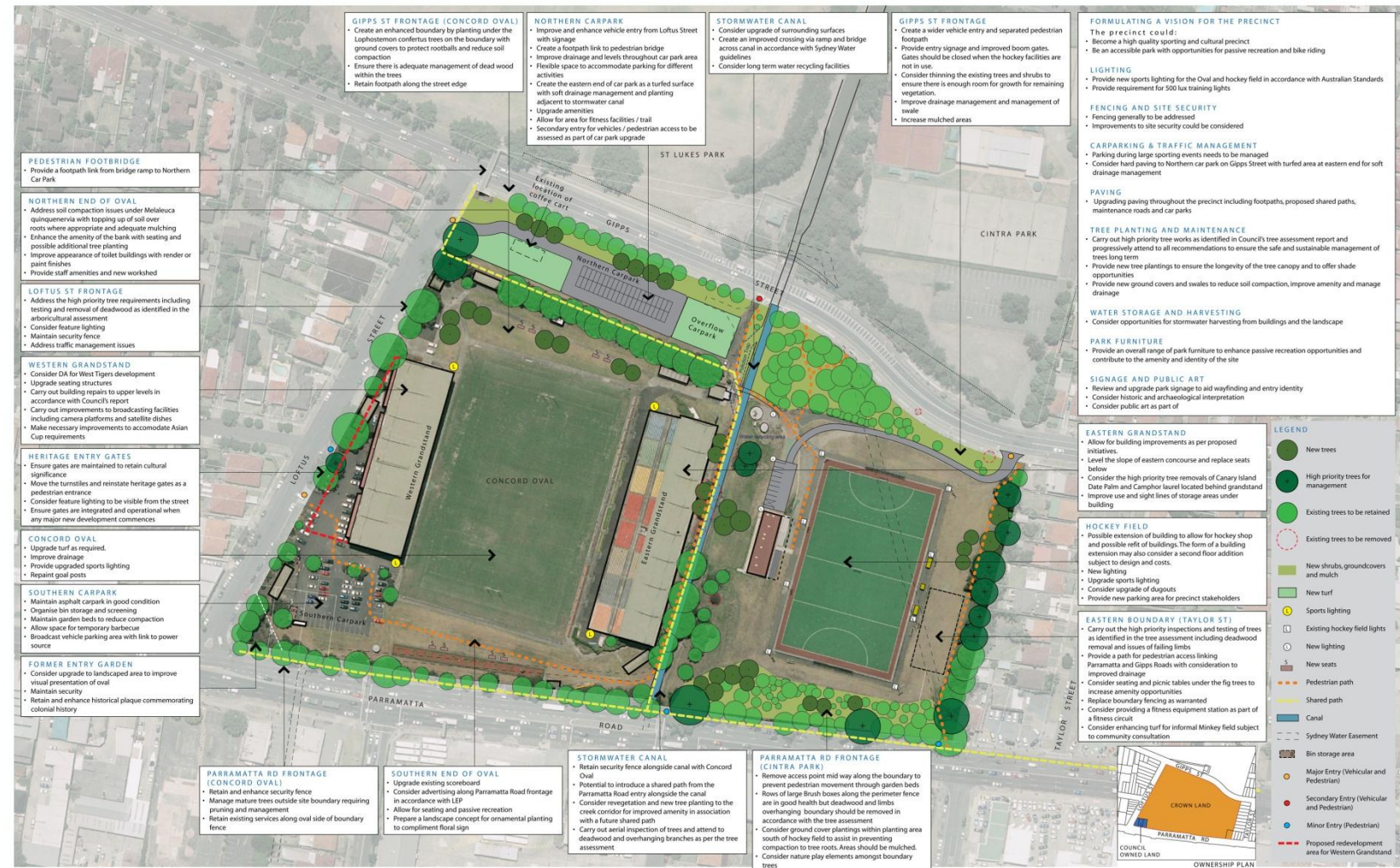
	CD	Community Development
	CS	Corporate Services
ES		Executive Services
	PE	Planning and Environment
	TSO	Technical Services and Operations

Budget source – Council's Capital Works or Operational budget. Other funding sources may be grants, user contributions, and partnerships.

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 Masterplan for Concord Oval Precinct



Masterplan

CONCORD OVAL PRECINCT

LOOKING TO THE FUTURE



phillips marler
ARCHITECTS
PLANNERS
LANDSCAPE ARCHITECTS

Issue: Final
1:700 approx at B1
December 20, 2012
0 5 10 25 50m

NSW
Department of
Primary Industries
Catchments & Lands

City of
Canada Bay

5.2.2 Access

Table 5.1 Actions to address access issues

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Walking and cycling links with surrounding areas	The footbridge over Gipps Street is an RTA-approved crossing of Gipps Street. However the footbridge is not accessible for people with disabilities and cyclists.	Improve access between the Precinct and surrounding areas.	Widen the footpath on Gipps Street between the footbridge and Taylor Street.	Medium	TSO	Capital	Footpath widened. Increased use of footpath.	Observations
			Extend the footpath along Loftus Street between the footbridge and the northern carpark.	Medium	TSO	Capital	Footpath extended. Increased use of footpath.	Observations
			Enhance pedestrian entry points to Cintra Park from Parramatta Road and Gipps Street.	Medium	TSO	Capital	Increased use of designated entry points.	Observations
			Remove the access point mid-way along the Parramatta Road boundary to prevent pedestrian movement through garden beds.	Low	TSO	Capital	Access point closed.	No pedestrian access through garden beds on Parramatta Road boundary.
Public access through the Precinct at night	Public access through the Precinct is restricted by fences and poor lighting. Precinct users need to feel safe when using the Precinct, especially at night.	Encourage safe public access through the Precinct for use at night.	Install lighting in appropriate locations, particularly along pathways.	Medium	CD TSO	Capital	Lighting installed.	Observations

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
Internal circulation	Internal pathways and pedestrian connections are lacking, except within Concord Oval. The bridge over the stormwater canal is wide enough for only one person to pass, and it is not accessible for cyclists, people with disabilities, and people using children's strollers.	Improve internal circulation for pedestrians and cyclists.	Liaise with Sydney Water to widen the bridge over the stormwater canal and construct accessible ramps on both sides of the bridge.	High	CD TSO	Capital	Agreement to widen bridge and construct access ramps.	Written agreement. Works completed.
			Construct a paved circuit path throughout the Precinct, including links between Parramatta Road and Gipps Street along the stormwater canal.	Medium	TSO	Capital	Paved circuit path completed. Increased pedestrian and cycle use within the Precinct.	Observations
			Upgrade paving of footpaths, proposed shared paths, maintenance roads, and carparks.	Ongoing	TSO	Operational	Paving works completed.	Asset maintenance reports
Vehicle access	Vehicle access is available to several vehicle parking areas in the Precinct from Gipps Street and Loftus Street.	Ensure safe vehicle access to the Precinct from adjoining streets.	Review retaining the entrance to the northern carpark adjacent to the stormwater canal. Review to include traffic counts.	Medium	TSO	Operational	Decision about retaining access made to reflect actual use.	Review completed.
			Widen the vehicle entry and separate it from the pedestrian footpath at the hockey field entrance off Gipps Street. Gates to be closed when hockey facilities not being used.	Medium	TSO	Capital	Vehicle entry widened. No pedestrian/ vehicle accidents resulting from ingress/ egress from hockey field.	Positive feedback from hockey field users.

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
			Provide entry signage and improved boom gates at the hockey field entrance.	Medium	TSO	Capital	Signage installed. Boom gates installed.	Positive feedback from hockey field users.
			Upgrade edging of the vehicle access road in Cintra Park Hockey Complex.	Low	TSO	Capital	Reduction in erosion on edge of vehicle access road.	Observations
			Improve and enhance vehicle entry to the northern and southern car parks from Loftus Street with signage.	Low	TSO	Capital	Signage installed.	Observations
Access to water recycling facilities	Surfaces surrounding the Sydney Water recycling facilities and gross pollutant trap are unsuitable for access for maintenance vehicles.	Improve access for maintenance vehicles to the water recycling facilities.	Pave the maintenance accessway from Gipps Street to the stormwater recycling facilities and gross pollutant trap.	Medium	TSO	Capital	Accessway paved. Reduction in erosion of vehicle access road.	Observations
Parking and traffic management	Parking and traffic before and after major events at Concord Oval impacts on local residents and the road network.	Manage traffic and parking impacts associated with major events at Concord Oval.	Prepare and implement an Event Traffic Management Plan (ETMP) to use as a framework for planning traffic, parking and transport arrangements for significant events at Concord Oval.	High	TSO	Operational	Event Traffic Management Plan completed.	Report to Council.
			Review all access points into the Precinct for the ETMP.	High	TSO	Operational	Review of access points completed.	Inclusion in ETMP

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
Security fencing	Fencing surrounds Concord Oval for security reasons and for collection of entry fees for sporting matches and events.	Balance the use of fencing for security purposes with public access.	Maintain and enhance where necessary the security fence around Concord Oval.	Ongoing	TSO	Capital	Secure perimeter fencing around Concord Oval.	Asset condition reports.
Vehicle parking	<p>Precinct users park on the grass in the northern carpark which damages the surface and it becomes muddy.</p> <p>The eastern end of the carpark is in poor condition, with drainage, levels and surfaces requiring upgrade.</p> <p>On-street parking is at a premium during events at Concord Oval. The carpark helps to limit carparking in local streets during events which attract large numbers of people, such as rugby union grand finals.</p>	<p>Create a flexible space in the northern carpark which accommodates parking and other activities.</p> <p>Improve the function of vehicle parking areas in the Precinct.</p>	<p>Extend/rationalise the northern carpark, including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> raising the level of the northern carpark with recycled road base to higher than the level of Gipps Street <input type="checkbox"/> installing stormwater drainage and kerb and gutter in the northern carpark. <input type="checkbox"/> sealing the northern carpark. <input type="checkbox"/> providing a grassed spillover area and soft drainage management and planting in the northern carpark adjacent to the stormwater canal. 	High	TSO	Capital	<p>Northern carpark extended/ rationalised.</p> <p>Improved drainage of northern carpark.</p> <p>Improved appearance of the northern carpark.</p>	Positive feedback from carpark users.
			Provide a small paved carpark in Cintra Park Hockey Complex next to the clubhouse for ground staff and officials and only.	Medium	TSO	Capital	Carpark provided.	Positive feedback from hockey field users.
			Maintain the southern asphalt carpark in good condition.	Ongoing	TSO	Capital	Improved condition of the southern carpark.	Observations. Asset condition reports.

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Wayfinding	Directions to facilities in the Precinct are not provided to Precinct users.	Improve wayfinding and entry identity.	Provide and upgrade park signage at Precinct entry points consistent with a site-specific signage suite.	Medium	TSO	Capital	Signage provided.	Observations.

5.2.3 Aesthetics

Table 5.2 Actions to address aesthetics issues

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
Appear-ance from Parramatta Road	Concord Oval is the visual and physical 'gateway' to the City of Canada Bay on Parramatta Road. Dense canopy and mound prevents sightlines from Parramatta Road into Cintra Park.	Improve the appearance of the Precinct as a gateway to the City of Canada Bay from Parramatta Road.	Upgrade the landscaped area at the corner of Parramatta Road and Loftus Street.	Medium	TSO	Capital	Entry garden upgraded.	Positive feedback from community.
			Prepare a landscape concept plan for ornamental planting to complement the 'Concord Oval' floral sign.	Medium	TSO	Capital	Landscape concept plan completed. Plan implemented.	Observations. Positive feedback from community.
		Improve the visual presentation of Concord Oval.	Plant denser vegetation on the mulched mound between Parramatta Road and Cintra Park hockey field, and in the swale for erosion control.	Medium	TSO	Capital	Increased vegetation density Parramatta Road - hockey field.	Observations
		Improve visibility of the Oval from Parramatta Road.	Prune and manage the row of mature trees outside the boundary on Parramatta Road.	Ongoing	TSO	Capital	Healthy and safe mature trees on the Parramatta Rd boundary.	Arborists reports.
		Enhance the 'Concord Oval' ornamental planting.						
		Provide a landscaped buffer between the hockey field and Parramatta Road.	Maintain sparse shrub planting along the Parramatta Road boundary to Concord Oval.	Ongoing	TSO	Capital	Shrubs along Parramatta Road allow glimpses to Concord Oval.	Observations

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
			Encourage appropriate sponsorship advertising and signage on Parramatta Road frontage consistent with Outdoor Advertising LEP and SEPP 64.	Ongoing	TSO	Operational	Appropriate sponsorship advertising on Parramatta Road frontage.	Reports to Council
Appearance from Gipps Street	The boundary of the Precinct fronting Gipps Street is aesthetically inconsistent.	Improve the entrance to the hockey field to make it more inviting.	Consider thinning the existing trees and shrubs on the Gipps Street frontage at the hockey field to ensure there is enough room for growth of remaining vegetation.	Low	TSO	Capital	Reduction in vegetation cover on the Gipps Street frontage at the hockey field.	Observations
Appearance from Loftus Street	The appearance of the Loftus Street boundary is characterised by buildings in poor condition, and inconsistent plantings. The poor condition of the concrete stairs and blockwork to the side of the western grandstand is unsightly.	Improve the Loftus Street frontage to make it more inviting.	Consider feature lighting of the Loftus Street frontage.	Low	TSO	Capital	Feature lighting installed with agreement of local residents.	Observations.
Amenities buildings	The amenities buildings in Concord Oval are utilitarian in appearance.	Improve the appearance of toilet buildings in Concord Oval.	Concrete-render or paint amenities buildings in Concord Oval.	Low	TSO	Capital	Improved appearance of amenities buildings.	Positive feedback from Oval users.

5.2.4 Maintenance

Table 5.3 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. Bins are stored in a carspace and on the carpark in front of the south-western toilet block.	Provide waste disposal facilities to minimise rubbish left in the Precinct by visitors. Ensure easy access of garbage trucks to service rubbish bins.	Prepare a strategy for on-site waste management, including recycling.	Medium	CS TSO	Capital	Reduction in waste left by users in the Precinct.	Positive comments by Precinct users and waste collectors.
			Trial larger waste bin systems in the Precinct to reduce impact on aesthetics, subject to investigation.	Medium	CS TSO	Capital	Trial completed.	Report on the trial.
			Provide for recycling of waste at Concord Oval.	Medium	CS TSO	Capital	Increase in volume of recyclable waste at Concord Oval.	Positive comments by Precinct users and waste collectors.
			Design a permanent layout for waste bins and screening in the south-western corner.	Low	TSO	Capital	Waste bins rationalised and screened. Garbage trucks can easily access rubbish bins.	Observations. Positive feedback from waste collectors.
			Provide bins near the eastern boundary.	Low	TSO	Capital	Bins placed on eastern boundary.	Observations
Turf maintenance	The turf on Concord Oval is maintained to a very high standard.	Continue maintenance of the turf on Concord Oval to a high standard.	Continue the high quality turf maintenance regime.	Ongoing	TSO	Operational	Turf quality meets needs of sporting groups.	Positive feedback from sporting groups.

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Maintenance equipment storage	Additional space is required for storage of maintenance equipment.	Provide additional space for maintenance of storage equipment.	Erect a new work shed.	Medium	TSO	Capital	New work shed in place.	Positive feedback from maintenance staff.
Building maintenance	Buildings in the Precinct require varying degrees of maintenance.	Maintain buildings in the Precinct to a high standard.	Repair and paint the western grandstand.	High	TSO	Capital	Improved condition of the western grandstand.	Asset condition reports
			Upgrade fixtures and fittings in the hockey clubhouse.	Medium	TSO	Capital Briars Hockey	Improvements to the hockey clubhouse and completed.	Positive feedback from Briars Hockey.
Staff amenities	Limited amenities are provided for maintenance staff in the Precinct.	Improve amenities for maintenance staff.	Consult with maintenance staff about improvements to staff amenities, and implement agreed improvements.	Medium	TSO	Capital	Improved staff amenities.	Positive feedback from maintenance staff.

5.2.5 Recreation

Table 5.4 Actions to address recreation issues

Issue	Background	Strategies	Actions	Priority	Respons- ibility	Budget source	Performance target	Means of assessment
Lighting of Concord Oval	<p>The playing surface of Concord Oval is not lit, limiting its use at night.</p> <p>Lighting of Concord Oval to 500 lux is proposed. This level of lighting satisfies requirements for training venues for the Asian Football Confederation (AFC) Asian Cup in 2015, for training for other field sports, and to assist in television broadcasting of rugby union on afternoons in winter.</p> <p>Lighting would comply with Australian standards for Professional Competition under the Professional Level of Play as per Australian Standard AS 2560.2.3.-2007.</p> <p>Lighting would use the latest best-practice technology available to minimise light spill to adjoining dwellings.</p> <p>Council will determine the extent of training lighting use based on consultations with sporting groups and the community.</p>	<p>Install lighting of Concord Oval suitable for night training.</p> <p>Minimise impacts of light glare on adjoining residents and businesses.</p>	Upgrade the existing 400 amp power supply to 600 amps 3 phase 415V to accommodate the proposed sports lighting system.	High	CD TSO	Government grants, sports clubs, Capital	Light towers removed.	Observations
			Install four 30.5 metre high light poles with 500 lux light fixtures fitted with glare control on each pole adjacent to Concord Oval in accordance in the general locations shown on the Masterplan.	Medium	CD TSO	Government grants, sports clubs, Capital	Lights installed.	Report to Council

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Event management	Local residents are concerned about increased traffic, parking, noise, anti-social behaviour, lighting and rubbish associated with sporting matches and events.	Minimise the impacts of 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.
			Enforce traffic and parking regulations before, during and after events.	High	TSO	Operational	Traffic and parking regulations are complied with.	Feedback from local residents. Reports from Law Enforcement Officers.
			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.
Player facilities at Concord Oval	Facilities for players at Concord Oval were built 25 years ago, with incremental upgrades since that time. The blacksteel aluminium goalposts which were erected for the 1987 Rugby World Cup have reached the end of their useful life.	Upgrade existing playing and training facilities Concord Oval consistent with standards for first-grade sporting teams. Provide additional playing and	Extend the West Harbour Rugby Union Club gym and install showers under the eastern grandstand according to the approved development application.	High	CD TSO	Government grants, sports clubs, Capital	Extensions completed.	Building certificate. Positive comments from rugby union.
			Refurbish toilets, dressing rooms, laundry, medical rooms and concourse areas.	High	TSO	User groups Capital	Refurbishment completed.	Positive comments from user groups.

Issue	Background	Strategies	Actions	Priority	Respons- ibility	Budget source	Performance target	Means of assessment
		training facilities at Concord Oval.	Install benches/seats for players at the side of Concord Oval.	High	TSO	Capital	Benches / seats installed.	Observations Positive feedback from user groups.
			Improve drainage of Concord Oval.	High	TSO	Capital	Reduce incidence of wet ground several days after rain.	Engineering assessment. Positive feedback from user groups.
			Continue upgrading of all dressing room and recovery facilities in the western grandstand. Ensure dressing rooms meet Asian Cup training requirements if required.	High	CD TSO	Federal Government grant, State government grant, sports clubs, Capital	New change and recovery facilities in the western grandstand.	Building certificate. Positive feedback from user groups.
			Provide new meeting and conference rooms in the western grandstand.	Medium	TSO	Capital User groups	New meeting and conference facilities in the western grandstand.	Building certificate. Positive feedback from user groups.
			Cover the players' race between the dressing rooms in the western grandstand and the field.	Low	TSO	Capital	Players' race covered.	Positive feedback from user groups.
			Consider any development application from Wests Tigers for redevelopment of the western grandstand.	Ongoing	TSO	Operational	Development application assessed consistent with legislation and	Development application assessment report.

Issue	Background	Strategies	Actions	Priority	Respons- ibility	Budget source	Performance target	Means of assessment
							Council plans and policies.	
			Maintain access by rugby union to change rooms and canteen in the western grandstand.	Ongoing	TSO	Operational	Access by rugby union to facilities in western grandstand.	Positive feedback from user groups.
			Upgrade the turf on Concord Oval as required.	Ongoing	TSO	Capital	First-class sporting turf.	Turf assessment. Positive feedback from user groups.
Spectator facilities at Concord Oval	Concord Oval can accommodate 20,000 spectators for first-class sporting matches. The condition of the grandstand is poor and requires refurbishment. The existing manual scoreboard is dated. The public address system is not fully effective.	Improve facilities for spectators at Concord Oval.	Install a multi-sport electronic scoreboard with sponsorship signage at the southern end of the Oval.	High	CD TSO	NSW Government grants, corporate sponsorship, sports clubs, Capital	Electronic scoreboard installed.	Observations
			Refurbish the public areas, particularly seating structures, of both grandstands.	High	CD TSO	NSW Government grants, corporate sponsorship, sports clubs, Capital	Refurbishment complete.	Positive feedback from patrons.
			Level the slope of the concourse on the eastern grandstand and replace the seats between the concourse and the field.	Medium	TSO	Capital	Seats replaced.	Positive feedback from patrons

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
			Upgrade the public address system at Concord Oval.	Medium	TSO	Capital	Public address system upgraded.	Acoustic report. Positive feedback from players and spectators.
			Upgrade / refurbish / expand public toilet facilities at Concord Oval.	Medium	CD TSO	NSW Government grants, sports clubs, Capital	Improved public toilet and change facilities at Concord Oval.	Positive feedback from players and spectators.
			Ensure public areas in both grandstands are free of vermin consistent with public health and safety standards.	Ongoing	TSO	Capital	Public areas in grandstands are free of vermin.	Pest reports.
Administration facilities at Concord Oval	West Harbour Rugby Union and Wests Tigers have their administrative headquarters at Concord Oval.	Improve administrative facilities at Concord Oval.	Maintain access by rugby union to offices in the western grandstand until rugby moves its offices to the eastern grandstand.	High	TSO	Operational	Short-term access of rugby union offices in the western grandstand.	Agreement between West Harbour Rugby Union and Wests Tigers.
			Install air conditioning in the rugby union offices.	High	TSO	Capital	Air conditioning installed.	Positive feedback from rugby union.
			Construct offices and meeting rooms under the eastern grandstand according to the approved development application.	High	TSO	Capital	Construction complete.	Building certificate

Issue	Background	Strategies	Actions	Priority	Respons- ibility	Budget source	Performance target	Means of assessment
			Improve the use and sightlines of storage areas under the eastern grandstand.	Medium	TSO	Operational	Increased use of storage sin eastern grandstand.	Observations
Broadcast facilities at Concord Oval	Television broadcasting facilities (commentary boxes, camera platforms, microwave satellite dishes) are poor.	Improve media broadcasting facilities at Concord Oval.	Renovate the commentary boxes on the upper level of the western grandstand.	High	TSO	Capital	Renovation of commentary boxes complete.	Positive feedback from broadcasters.
			Upgrade camera platforms and access to microwave satellite dishes.	High	TSO	Capital	Improved access to broadcast equipment.	Positive feedback from broadcasters
			Ensure an adequate broadcast vehicle parking area with a link to a power source.	Ongoing	TSO	Capital	Adequate parking and access to power for broadcast vehicles.	Positive feedback from broadcasters
Player facilities at Cintra Hockey Field	Extension of the clubhouse may involve addition of a second floor rather than increasing the footprint of the building.	Provide shelter for players and officials in wet weather.	Upgrade and enclose dugouts.	High	TSO	Capital	Dugouts upgraded.	Positive feedback from hockey field users.
			Improve lighting and security around the hockey clubhouse.	High	TSO	Capital	No incidences of security breaches.	Reports to Council and Police.
			Extend the hockey clubhouse to accommodate a hockey shop and a possible refit of the building.	Medium	TSO	Capital	Hockey clubhouse extended.	Building certificate. Positive feedback from hockey field users.

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
			Replace synthetic turf in the next 10 years.	Low	TSO	Capital	Synthetic turf replaced.	Positive feedback from hockey field users
			Consider enhancing turf for an informal Minkey field east of the hockey field, subject to community consultation.	Low	TSO	Capital	Minkey field established with hockey club and resident support.	Feedback from hockey club and residents.
Spectator facilities at Cintra Hockey Field	There is limited shelter for spectators at the hockey field.	Provide shelter for spectators in wet weather.	Extend the grandstand seating to the southern end of the clubhouse.	High	TSO	Capital	Increase in sheltered area at the hockey field.	Building designs. Construction certificate.
			Extend the roof of the hockey clubhouse.	High	TSO	Capital	Increase in sheltered area at the hockey field.	Building designs. Construction certificate.
Informal recreation facilities	There are few recreation facilities in Concord Oval Precinct catering for informal recreation. No furniture is provided for informal recreation.	Provide opportunities for informal recreation in Concord Oval Precinct.	Consider natural play elements among trees on the Precinct boundaries.	Medium	TSO	Capital	Play elements provided.	Positive feedback from families.
			Provide fitness facilities as part of a fitness circuit in locations such as on the eastern boundary, and in the renovated northern carpark area.	Medium	TSO	Capital	Fitness facilities provided.	Positive feedback from Precinct users.
			Allow space in the southern carpark for a temporary barbecue for sporting events.	Low	TSO	Operational	Space for barbecue set aside.	Positive feedback from sporting user groups.

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Park furniture	Park furniture not related to sporting facilities is provided in the Precinct.	Provide a range of park furniture to enhance passive recreation opportunities and to contribute to the amenity and identity of the Precinct.	Prepare a park furniture strategy for the Precinct.	High	TSO	Capital	Park furniture strategy prepared.	Report to Council.
			Provide seating and picnic tables under the fig trees on the eastern boundary.	Medium	TSO	Capital	Seating and tables provided. Increased informal use of Concord Oval.	Positive feedback from Precinct users.
			Provide seating and passive recreation opportunities at the northern and southern ends of Concord Oval.	Medium	TSO	Capital	Seating provided. Increased informal use of Concord Oval.	Positive feedback from Precinct users.
Dog exercise	Exercising of dogs on the leash is permitted in Concord Oval Precinct. However, few dog waste bag dispensers or bins are provided.	Encourage dog owners to responsibly dispose of their dogs' waste.	Consider providing 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.
			Erect signs inside Concord Oval to advise that no exercising of dogs on the Oval is permitted.	Medium	TSO	Capital	No dogs on Concord Oval.	No complaints to Council about dog waste or conflicts with dogs on the oval.

5.2.6 Culture and wellbeing

Table 5.5 Actions to address culture and wellbeing issues

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Cultural events and activities	<p>Community consultation for Council's cultural plans showed there is a strong sporting and recreation culture in Concord. People have come together to celebrate sport on the site for over 100 years.</p> <p>The facilities at Concord Oval are conducive to hosting cultural events and activities.</p> <p>Concerns regarding 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 would be reduced by noise amelioration measures, traffic and parking management and planning including promotion of public transport, crowd control activities, and security upgrades.</p>	<p>Increase use of Concord Oval for cultural events.</p> <p>Integrate cultural features into the built environment of Concord Oval.</p> <p>Celebrate cultural achievement and sporting legacy.</p>	Consider opportunities to use the oval with buildings and seating as venues for musical and cultural events.	Medium	CD	Operational	Appropriate musical and cultural events held at Concord Oval.	Observations. Positive feedback from attendees, other Precinct users and residents.
Public and community art	There is no public or community art in the Concord Oval Precinct. Council wants to encourage community art in the Precinct.	Encourage public and community art projects in the Precinct.	Integrate public and community art elements into design and construction in the Concord Oval Precinct.	High	CD TSO	Government grants, Capital	Public and community arts projects complete.	Positive feedback from project participants and Precinct users.

5.2.7 Ecology

Table 5.6 Actions to address ecology issues

Issue	Background	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Stormwater management	<p>A stormwater harvesting tank fed from the eastern grandstand into a 4,000 litre tank is used to irrigate the oval.</p> <p>Stormwater infrastructure in the Precinct should be upgraded.</p> <p>Opportunities for stormwater harvesting will be continued.</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 from buildings and the landscape for use inside the Precinct consistent with Sydney Water's stormwater harvesting policy.</p> <p>Supplement water supplied from the storm-water harvesting tank to irrigate the Oval.</p>	Investigate the opportunity to harvest stormwater upstream of the Storm-water Quality Improvement Device (SQID), or to use stormwater treated by the SQID.	High	TSO	Operational	Increase in volume of harvested stormwater.	Volumetric measurement.
			Install a first-flush device to treat and distribute water to Concord Oval and St Lukes Oval.	High	TSO	Sydney Water	First flush device installed. Irrigation of Concord and St Lukes Ovals.	Reports to Council
			Install stormwater tanks under terraced seating in the eastern grandstand of Concord Oval for use in the toilets.	High	TSO	Capital	Stormwater tanks installed.	Observations.
			Install stormwater tanks within landscaped surrounds.	High	TSO	Capital	Stormwater tanks installed.	Observations.
			Install a water mining facility near the pump station to treat sewage to near drinking water standard to irrigate Concord Oval.	Medium	TSO	Capital	Water mining facility installed.	Observations.
			Implement other long-term water harvesting and recycling opportunities.	Ongoing	TSO	Capital	Water harvesting and recycling	Discussion paper.

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
							opportunities are identified.	
Drainage	Drainage is poor in some parts of the Precinct.	Implement 'soft' solutions to local drainage management.	Improve drainage on the eastern boundary.	Medium	TSO	Capital	Reduced incidence of wet ground a few days after rain.	Engineering reports.
			Improve drainage and management of the swale on the Gipps Street frontage.	Medium	TSO	Capital	Reduced incidence of wet ground a few days after rain.	Engineering reports.
			Supplement existing plantings at the entry to the hockey field.	Low	TSO	Capital	Increased planting at the entry to the hockey field while maintaining visibility at the hockey field entry.	Observations
Tree and vegetation health and management	An arboricultural assessment of vegetation in the Precinct (Urban Forestry Australia, 2011) made recommendations in terms of: <input type="checkbox"/> danger of falling limbs <input type="checkbox"/> removals and replacement of aging mature trees <input type="checkbox"/> retention <input type="checkbox"/> pruning <input type="checkbox"/> further inspections	Ensure safe and sustainable long-term management of trees in the Precinct. Replace canopy trees to ensure longevity of the tree canopy and to offer shade opportunities. Reduce	Undertake an aerial inspection of trees.	High	TSO	Capital	Aerial inspection completed.	Inspection report
			Test and remove dead wood and overhanging limbs from trees on the Loftus Street, Gipps Street and Parramatta Road frontages, the eastern boundary, and along the stormwater canal.	High	TSO	Capital	All dead wood and overhanging tree limbs are removed.	Arborists' report
			Consider an overall tree strategy to consider new tree plantings to define edges and boundaries,	High	CD TSO	Capital	Tree strategy completed.	Report submitted to Council.

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
	<p>based on usual life expectancy</p> <p><input type="checkbox"/> guidelines for structural root zones</p> <p><input type="checkbox"/> guidelines for optimal tree protection zones.</p>	compaction of tree roots and garden beds.	define street frontages, and provide shade.					
			Revegetate and plant new trees to the stormwater canal for improved amenity of the future shared path.	High	TSO	Capital	Vegetation along the path along the stormwater canal.	Observations
			Gradually plant canopy trees.	Medium	TSO	Capital	Canopy trees planted.	Observations.
			Plant groundcovers under the <i>Lophostemon confertus</i> trees on the Gipps Street boundary.	Medium	TSO	Capital	Groundcovers planted.	Observations.
			Maintain garden beds in the southern carpark to reduce compaction.	Medium	TSO	Capital	Reduction in soil compaction in garden beds in the southern carpark.	Horticultural assessment
			Address soil compaction issues under <i>Melaleuca quinquinervia</i> on the eastern boundary, with topping up of soil over roots where appropriate and adequate mulching.	Medium	TSO	Capital	Reduction in soil compaction on the eastern boundary.	Horticultural assessment
			Remove the Canary Island Date Palm and Camphor Laurel behind the eastern grandstand.	Low	TSO	Capital	Canary Island Date Palm and Camphor Laurel removed.	Observations
			Plant ground covers and mulch in planting areas south of the hockey field.	Low	TSO	Capital	Planting and mulching completed.	Horticultural assessment

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
			Undertake routine re-assessments of trees.	Ongoing	TSO	Capital	Tree health and condition is regularly assessed.	Arborists report
Flying foxes	The Grey-Headed Flying Fox, a vulnerable species under the <i>Threatened Species Conservation Act 1995</i> visits fig trees in the Precinct.	Manage activities of the Grey-Headed Flying Fox in the Precinct.	Liaise with the Office of Environment and Heritage to provide them with research data to assist with protection of the Grey-Headed Flying Fox, and management options for the Grey-headed Flying Fox in the Concord Oval Precinct.	High	TSO	Operational	Better understanding of management requirements for the Grey-Headed Flying Fox.	Correspondence with OEH.
			Monitor the numbers and activities of Grey-Headed Flying Foxes in the Precinct.	Ongoing	TSO	Operational	Data showing numbers and activities of Grey-Headed Flying Fox over time.	Survey data.
Micro bats	Small bats (micro bats) have been observed feeding on insects in the Hockey Complex.	Manage activities of micro bats in the Precinct.	Liaise with the Office of Environment and Heritage to advise them that micro bats have been observed in the Precinct, and to request advice on management options for micro bats in the Concord Oval Precinct.	High	TSO	Operational	OEH aware of micro bats in the Precinct. Better understanding of management requirements for micro bats.	Correspondence with OEH.

5.2.8 Social

Table 5.7 Actions to address social issues

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Community facilities	The Concord Oval Precinct is rarely used for community activities.	Encourage community use of appropriate facilities, buildings and spaces in Concord Oval Precinct.	Explore opportunities for community use of Concord Oval Precinct.	Ongoing	CS	Operational	Increased community use of Concord Oval Precinct.	Bookings.

5.2.9 Partnerships

Table 5.8 Actions to address partnerships issues

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
Development of Concord Oval	The proposed changes to the Concord Oval Precinct require partnerships and co-operation between government, sporting and user groups, and the community.	Foster partnerships between interested parties in the development of Concord Oval Precinct.	Work with interested parties to progress the development of Concord Oval.	Ongoing	CD TSO	Operational	Co-operation between interested parties in the development of Concord Oval.	Positive feedback from interested parties.
Engagement with community	Wests Tigers want to engage with the community in various ways, including: <ul style="list-style-type: none"> <input type="checkbox"/> Retail outlet selling Wests Tigers merchandise. <input type="checkbox"/> Medical clinic <input type="checkbox"/> Café <input type="checkbox"/> Museum <input type="checkbox"/> Help children with reading programs <input type="checkbox"/> Education, sport, health, fitness 	Facilitate engagement with the community by the Wests Tigers.	Consider proposals for community engagement.	Medium	PE TSO CD	Operational	Agreed proposals for community engagement.	Agreement between Wests Tigers and Council.
			Implement agreed proposals for community engagement.	Ongoing	PE TSO CD	Capital Wests Tigers Other sources	Increased community involvement with Concord Oval and user groups.	Positive feedback from community and user groups.

5.2.10 Heritage

Table 5.9 Actions to address heritage issues

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Indigenous culture	Information about indigenous culture in the area could be more effectively communicated to Precinct users.	Acknowledge indigenous inhabitants in appropriate ways.	Provide interpretive information about indigenous culture to Precinct users.	Medium	CD	Capital	Provision of information about indigenous culture.	Positive feedback from Precinct users.
		Communicate information about indigenous culture to Precinct users.	Consider dual naming of the Precinct.	Medium	CD	Operational	Decision about dual naming made.	Report to Council.
Memorial gates	<p>The Daniel Zoeller memorial gates require maintenance to improve their condition.</p> <p>There is an opportunity to increase the visibility of and to reinstate the original function of the gates.</p>	Retain the cultural significance of the Daniel Zoeller entry gates.	Maintain heritage gates.	High	TSO	Capital	Improved condition of heritage gates.	Asset management report.
			Move the turnstiles to reinstate the heritage gates as a pedestrian entrance.	Medium	TSO	Capital	Turnstiles relocated.	Observations
			Consider feature lighting of the heritage gates which would be visible from the street.	Low	TSO	Capital	Decision made about feature lighting of the gates.	Feedback from residents and the community.
			Ensure the gates are integrated and operational when any major new development of Concord Oval commences.	Ongoing	TSO	Operational	Gates considered in redevelopment proposals.	Development application documents

Issue	Background	Strategies	Actions	Priority	Respons-ibility	Budget source	Performance target	Means of assessment
Historical plaque	An historical plaque in the south-west corner commemorates the colonial history of the Precinct.	Retain and enhance the historical plaque in the south-west corner.	Consider the historical plaque in any improvements to the south-west garden.	Medium	CD TSO	Operational	Plaque retained and highlighted.	Observations
Archaeo-logical structures	The remains of previous structures at Concord Oval were found when excavations for construction of the current western grandstand took place.	Ensure that excavations for structures such as lighting towers do not damage archaeological structures.	Carry out preliminary excavations to test for the presence/absence of archaeological remains prior to any construction.	High	TSO	Capital	Presence/absence of archaeological remains is confirmed prior to any construction.	Testing report
			Refer any evidence of previous structures to an archaeologist.	High	TSO CD	Operational	Evidence of structures referred to an archaeologist.	Archaeology report
			Interpret archaeological remains if possible / appropriate.	High	TSO CD	Operational	Archaeo-logical remains are interpreted in an appropriate manner.	Input from cultural / archaeological expert.

5.2.11 Education

Table 5.10 Actions to address education issues

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Interpretive and educational opportunities	The Concord Oval Precinct has a rich and interesting history dating back to the early days of the Sydney colony (refer to Appendix B).	Interpret the rich and interesting history of the Concord Oval Precinct to Precinct users and the community.	Provide opportunities for historic and archaeological interpretation.	Medium	CD TSO	Capital	Means of appropriate historic and archaeological interpretation are in place. Positive feedback from interested people.	Observations. Correspondence to Council.

5.2.12 Management

Table 5.11 Actions to address management issues

Issue	Background	Strategies	Actions	Priority	Respons- -ibility	Budget source	Performance target	Means of assessment
Operational Plan of Management	In response to resident concerns about noise and other issues during and after sporting events, an Operational Plan of Management has been drafted for the 2012 season (refer to Appendix D). The Plan should be read with and be complementary to the limited alcohol licence (issued annually) and be attached to the West Harbour Rugby lease.	Minimise impacts of activities in the Precinct on local residents.	Review and update the Operational Plan of Management annually.	High Ongoing	TSO	Operational	Agreement between Council, sporting groups and residents.	No complaints from residents about sporting and other activities.
		Implement an agreed Operational Plan of Management.	Monitor anti-social behaviour after sporting matches.	Ongoing	CD	Operational	No incidents resulting in complaints from residents	Council and Police complaints register
			Consider security patrols if anti-social behaviour after matches does not improve.	Ongoing	CD	Operational	No anti-social behaviour after matches	Council and Police complaints register
Public purpose	The Public Purpose of Lot 7302 DP 1159824 is Public Pound, which reflects the historical use and is not the desired purpose of public recreation.	Ensure the Public Purpose of Crown reserves is consistent with the desired future use.	Approach the CLD to change the public purpose of Lot 7302 DP 1159824 from Public Pound to Public Recreation.	Low	TSO	Operational	Land reserved for public purpose of Public Pound' changed to 'Public Recreation'.	Advice in writing from CLD.
Ancillary commercial uses	Commercial uses which support the uses permitted in the Precinct will be considered.	Pursue opportunities to supplement funding of capital works and operational costs.	Investigate the financial feasibility of ancillary commercial uses such as medical support services, and food and beverage outlets.	Ongoing	TSO CD	Operational	Feasibility of commercial uses established.	Report to Council

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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 Concord 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

Introduction

Permissible uses and developments in the Concord Oval Precinct must be in accordance with relevant legislation, particularly:

- ☐ *State Environmental Planning Policy (Infrastructure) 2007.*
- ☐ *Crown Lands Act 1989.*
- ☐ categorisation of community land under the *Local Government Act 1993* and the *Local Government (General) Regulation 2005.*
- ☐ uses for which leases, licences and other estates may be granted on community under the *Local Government Act 1979.*
- ☐ zoning under the Canada Bay Local Environmental Plan.
- ☐ Commonwealth legislation.

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 Concord Oval Precinct is Crown land that is reserved for the public purpose of Public Recreation. The uses, activities, developments and agreements for its use are determined by what is acceptable under the public purpose. 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.

The Crown Lands Division has stated that the definition of each public purpose is to be determined in a Plan of Management. Public Recreation in Concord Oval Precinct is thus defined as 'active sporting, informal and passive recreational, social and cultural activities'.

Case law

Case law judgements influence the policy and practice of the Crown Lands Division, and the City of Canada Bay 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 Concord 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

Clause 49 of the *Environmental Planning and Assessment Regulation 2000* provides for the making of development applications by the owner of the land to which the development application applies, or by any other person with the written consent of the owner of the land. A development application made by a lessee of Crown land may only be made with written consent given by or on behalf of the Crown.

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.

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.

Commonwealth legislation

The *Federal Telecommunications Act 1997* provided for telecommunication facilities being permitted on community land without authorisation in a Plan of Management.

6.1.3 Permitted activities and developments

General

Activities that are permitted within the Concord 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 Division 12 of *SEPP (Infrastructure) 2007*, *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).

Development on parks and other public reserves

Division 12 of the *SEPP (Infrastructure) 2007* provides for development which is:

- ☐ permitted without consent on a Crown reserve if the development is to implement an adopted Plan of Management for the land (Clause 65 (2) (d)).
- ☐ for certain purposes by or on behalf of Council without consent on a public reserve under the control of or vested in Council (Clause 65 (3)).
- ☐ exempt from planning consent if it is carried out by or on behalf of a public authority on a public reserve (Clause 66).

Permitted activities and developments

Examples of permitted activities and developments are in Table 6.1.

Table 6.1 Future use and development of Concord 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
Ceremonies Children's play Commercial activities Community use Community events Concerts (music, outdoor theatre) Corporate promotions Cycling Dog exercise (leashed) Environmental education Functions Habitat creation Informal ball games Markets Overflow parking during large scale sporting and local events Passive recreation Picnics Photography / filming Running Sporting activities Trailer parking Vehicle parking Walking Watercraft hire	Access for people with disabilities Amenities Ancillary purposes – medical support services, sport development 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 (mobile, temporary, permanent) 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	Refer to Masterplan. Monitor physical impacts on the Precinct.

	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	
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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.

Sale and consumption of alcohol

Sale and consumption of alcohol associated with sporting events in the Concord Oval Precinct has at times resulted in noise and anti-social behaviour which adversely affect local residents. As a result, an Operational Plan of Management (Appendix D) has been negotiated with local residents and sporting groups which use the Precinct, with involvement by the licensing police, to minimise such impacts on residents.

The sale of alcohol in the Concord Oval Precinct will be permitted consistent with the conditions of any current licence issued by the Casino Liquor and Gaming Control Authority, and the Operational Plan of Management for Concord Oval Precinct. Council intends to work with the Burwood Local Area Command to monitor and manage the sale and consumption of alcohol in the Precinct. If anti-social behaviour after licensed functions continues to occur, security patrols will be considered.

6.1.4 Scale and intensity of future uses and development

Future uses of Concord Oval

General

Concord 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 Concord 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.
- ☐ Landscape Masterplan for the Precinct (Section 5.1).
- ☐ carrying capacity of the parkland and its facilities.
- ☐ impact on adjoining residents.
- ☐ approved Development Applications.

Traffic and parking

The impact of traffic and parking on local residents as a result of organised sport or events proposed within the Concord Oval Precinct will be reduced by:

- ☐ noise amelioration measures.
- ☐ traffic and parking management strategies, including promotion of public transport, crowd control and dispersal planning, and security upgrades.

Any application to use facilities in the Precinct will be considered on merit and balanced against the need to maintain the amenity of adjoining residents.

Buildings and structures

Scale and intensity of development

The general scale and intensity of proposed buildings and other structures in the Concord Oval Precinct is shown on the Masterplan. This Plan of Management expressly authorises development of new buildings and redevelopment of existing buildings consistent with the scale and intensity of structures as shown on the Masterplan.

Any development or redevelopment must consider diversifying opportunities for additional sporting codes to use the Precinct.

The permissible height of buildings and structures associated with Concord Oval will be consistent with the oval being fit for purpose as a regional sporting venue and meeting the requirements of user groups. Specific guidelines for envelopes, heights and footprints of other buildings in the Precinct will be set out in the Canada Bay Local Environmental Plan and relevant Development Control Plans.

Concord Oval

This Plan of Management expressly authorises proposed improvements to spectator, player and administrative facilities and lighting.

Upgrading of sports lighting for training to a standard suitable for professional sport will be subject to a development application, requiring light spillage diagrams and details of mitigation measures on lamps. Uses of training lighting will be subject to this Plan of Management and consultation with user groups and the community.

Sections 139 and 140 of the *Heritage Act 1997* address the need for an excavation permit should any disturbance or excavation of land result in an archaeological relic being discovered, exposed, moved, damaged or destroyed.

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 Concord 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, licences and commercial uses

Leasing, licensing and commercial uses will be in accordance with the objectives and principles of Council's Community Strategic Plan.

Depending on the nature of the proposed lease, licence and commercial use, Council's Manager Property would develop specific objectives and requirements tailored to the proposal.

This Plan of Management particularly authorises leases, licences and commercial uses for the Concord Oval Precinct.

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

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

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 Concord Oval Precinct must be consistent with the definition of Public Recreation and Public Pound, 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 Crown Lands Division 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 Precinct for passive recreation, sport, and cultural and social activities, such as bicycle hire and mobile food / beverage vans, are authorised by this Plan.

Permissible activities generally include those permissible under Council ordinance, and those that do not interfere with the use and enjoyment of the Precinct by other 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 Precinct being used for these activities.

Temporary uses set out in the *Local Government Act 1993* and the *Local Government (General) Regulation 2005* are authorised by this Plan of Management.

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.

Seasonal sporting activities would be conducted according to an Operational Plan of Management, which would be agreed between Council, the sporting group(s) and local residents to minimise the impacts of sporting activities on local residents. The Operational Plan of Management would address issues such as security, public address systems and noise, alcohol sales and consumption, egress from the site, and a contact telephone number during sporting activities.

Approval of applications for limited licenses for provision and sale of alcohol by sporting groups, or any other user, will be subject to the terms of any management agreements with Council, this Plan of Management, the Operational Plan of Management, community consultation, and any other operational requirements that Council may require. Such licence applications will be made every year, and will be considered annually by Council.

In assessing the suitability of Concord Oval Precinct as a venue for particular performances and events, the City of Canada Bay 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. All proposed works are dependent on the availability of funding. Council has limited funds, and as such will rely on external grants and funding from key stakeholder groups currently utilising the Precinct. It is envisaged that this Plan of Management will be implemented progressively over a fifteen-year period as funds become available.

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 Delivery Plan, Operational Budget, and Capital Works Program. Funding is integral to implementing the Plan.

Funding arrangements for the Precinct 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 developer contributions for capital and non-recurrent works.

Funding for construction of new facilities is generally through the 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 City. Actions listed in the Action Plans have been prioritised, which will assist in preparing forward open space work programs and budgets. This Plan will therefore provide direction for future works in the Precinct.

Developer contributions

Council currently enters into planning agreements, or levies contributions or works in kind from developers, towards the cost of upgrading facilities to meet the needs of new development, where possible and appropriate. This mechanism will be used to assist in implementation.

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 improvements and ongoing management of the Precinct, such as planting and improvement of sporting facilities.

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
Commonwealth		
Sport Incentive Program	Australian Sports Foundation	Increasing opportunities for Australians to participate in sporting activities and/or excel in sports performance. Contributions can be made by local businesses and the community within a tax-effective scheme. Projects that may be eligible include facility development, facility feasibility studies, equipment, team travel, hosting a major sporting event, and sports development.
State		
Public Reserves Management Fund	Crown Lands Division	Assists Crown Reserve Trusts in the management, planning and development of Crown reserves.
Metropolitan Greenspace Program	Department of Planning and Infrastructure	Planning and improvement of regionally significant open space in Sydney.
Sport and Recreation Facility Grant Program	Communities NSW: Department of Sport and Recreation	Objectives of the program are to: <ul style="list-style-type: none"> <input type="checkbox"/> Increase regular and ongoing participation opportunities in sport, recreation or structured physical activity in a sustainable manner. <input type="checkbox"/> Improve access for people from groups that traditionally find it difficult to access sport. <input type="checkbox"/> Improve safety at sport and recreation facilities. <input type="checkbox"/> Develop environmentally sustainable sport and recreation facilities. <input type="checkbox"/> Assist people from identified groups that face barriers to participating in sport and recreation. NSW incorporated community based not-for-profit organisations and local government authorities may apply.
Sports Development Program	Communities NSW: Department of Sport and Recreation	The Sports Development Program is designed to assist eligible State sporting organisations and peak industry bodies to work in partnership with the State Government to develop their sport and recreation activities at all levels in NSW. The purpose of project-based grants within this program is to provide State sporting organisations with the opportunity to work in partnership with the department, local government and other relevant community organizations to address health, social and sport industry issues. Eligible State sporting organizations and peak industry bodies must be not-for-profit and incorporated, and be affiliated with a national sporting organisation recognised by the Australian Sports Commission.
International Sporting Events Program	Communities NSW: Department of Sport and Recreation	This program is designed to assist in attracting and supporting international sporting events in NSW in an effort to provide high level competition opportunities for NSW athletes, coaches, and officials. Organisations that can apply for grants are National and State sporting organisations, not for profit sporting and recreational organisations, other not for profit organisations, and event organisers with a contractual arrangement with a national or state sporting organisation.

Grant	Organisation	Purpose
NSW Environmental Trust	Office of Environment and Heritage	Grant programs include: <ul style="list-style-type: none"> <input type="checkbox"/> Urban sustainability program – protect and restore the urban environment. <input type="checkbox"/> Environmental restoration and rehabilitation program.
Heritage Grants Program	NSW Heritage Branch	Grants are available for: <ul style="list-style-type: none"> <input type="checkbox"/> Historical research and local archive projects. <input type="checkbox"/> Aboriginal heritage projects. <input type="checkbox"/> Works projects. <input type="checkbox"/> On-ground interpretation projects. <input type="checkbox"/> Conservation management documents. <input type="checkbox"/> Local government heritage management.

6.4 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*.

6.5 Implementation of this Plan of Management

Once Council adopts the Plan of Management and the Minister for 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.

6.6 Review of this Plan of Management

This Plan of Management is intended to be reviewed and updated within five years, ie. by 2016, with a major review by 2021. 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.

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Appendix A

Community information meeting / public hearing notes

COMMUNITY INFORMATION MEETING
Draft Concord Oval Precinct Plan of Management
and



PUBLIC HEARING
Proposed categorisation of community land in
Concord Oval Precinct

Wednesday 4 July 2012
7.30pm – 9.00pm

Concord Community Centre
1a Gipps Street
Concord



AGENDA

1 INTRODUCTIONS

2 DRAFT CONCORD OVAL PRECINCT PLAN OF MANAGEMENT AND MASTERPLAN

2.1.1 Presentation of landscape masterplan

2.2 Question and answer session

3 PUBLIC HEARING

3.1 Introduction

Purpose of the public hearing
Role of the independent chairperson
Making a submission

3.2 Requirements of the Local Government Act and Regulation

Classification and community land
Plans of Management for community land
Categorisation and re-categorisation of community land
Public hearing and public hearing report

3.3 Proposed categorisation of community land in Concord Oval Precinct

Background to proposed categorisation
Submissions about proposed categorisation

4 NEXT STEPS

5 THANKS AND CLOSE

Attendance

The meeting was attended by:

- ☐ seven (7) local residents
- ☐ Vince Conroy – City of Canada Bay Council
- ☐ Julie Marler – Phillips Marler
- ☐ Sandy Hoy – Parkland Environmental Planners

Comments and questions

Comment that implementation of the Plan of Management and Masterplan will benefit the people who use the Precinct for sport.

However, residents expressed concern that the proposals for the Precinct do not offer benefits for residents, who want a quality of life. Intensification of use of the Precinct resulting from the proposed improvements shown on the Masterplan will not benefit residents of Loftus Street and Burton Street, but will exacerbate adverse impacts already experienced in those streets, which include:

- ☐ dangerous driving and speeding in Loftus Street and Burton Street. The safety of children is a key concern. Traffic management and calming measures in Loftus Street and Burton Street are desired.
- ☐ lack of parking in local streets and people parking across driveways when matches are held at Concord Oval. Angle parking on the eastern side of Loftus Street was suggested.
- ☐ takeaway food rubbish left in Loftus Street on weekends.

Residents expressed frustration that their representations to several Council staff and Police about traffic and dangerous driving in Loftus Street and Burton Street have been ignored or not been adequately addressed. Traffic management measures have been recently constructed elsewhere in Concord, and residents questioned why Loftus Street is not a priority for such measures. Mr. Conroy suggested that a meeting be organised with residents, Council's Director of Technical Services and Operations and Transport Manager, and Burwood Police to discuss traffic issues. Residents were requested to advise what dates they are available for that meeting.

Residents are concerned about the proposed training lights at Concord Oval. If the lights are erected they feel they will need to install blackout shutters.

Other comments and questions raised at the meeting are listed below.

- ☐ Vandals enter the Precinct from entry points off Parramatta Road. The proposed cycle path through the centre of the Precinct along the stormwater canal will require lighting and security fencing to encourage use of the path. An increase in the number of people using this section of the precinct will

result in decreased vandalism, such as damage to the grandstands, because passive surveillance will be possible from increased use of this area.

- ❑ What is proposed in the triangle marked on the masterplan on the western side of the western grandstand? This is the area identified by Wests Tigers for possible extension of the western grandstand.
- ❑ Will a Development Application will be required for the Wests Tigers development? A Development Application would be required for any such development in the Precinct.
- ❑ Could an exhaust stack be built in the Precinct? There are no known proposals for exhaust stacks or other developments in the Precinct. Any proposals for such development would be notified to Council and the public and be subject to development assessment.

Appendix B

History of Concord Oval

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 traditionally lived in groups of 50 people and hunted animals, harvested plants and gathered raw materials in the bushland fringing the harbour foreshores.

The indigenous inhabitants of the area were the Wangal clan who lived in an area called Wanne stretching from Birchgrove almost to Parramatta. The river was a rich food source and fishing was an important communal activity. (City of Canada Bay, 2006)

First contact between the new settlers and the Wangal people came in February 1788. After white settlement in 1788, small pox and other respiratory diseases killed many Aborigines. Resistance to settlement by Aborigines was widespread and was displayed in Concord by an attack on a stockman's hut in May 1805. Although white occupation eroded native food sources, some Aborigines continued to live on the fringe of white society.

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 19th century. Documentary evidence of Aboriginal occupation of Canada Bay is not extensive but exists in the form of hand stencils in Chiswick and Abbotsford and "a number of open and sheltered middens near the harbour" (Kass 2010, p9).

Today people with Aboriginal and Torres Strait Islander heritage still live in Canada Bay (Kass 2010, p9).

Non-indigenous history

Historical events

The history of the Concord Oval Precinct and its context in Canada Bay is well documented in various books and reports (refer to reference list), and by memorial plaques and monuments. The Precinct has a rich history dating back to Sydney's colonial days as follows.

Table A.1 Events in the non-indigenous history of Concord Oval Precinct

Year	Event
1788	Governor Arthur Phillip's expedition explored the area now known as Canada Bay, describing the land as having "good grass and trees 'a considerable distance apart' with no undergrowth" (Kass 2010, p10), although some areas were mangrove and salt marsh swamp.
1791-1794	A rough bush track from Sydney to Parramatta, known as The Path, was cut through the bush. This track later became Parramatta Road (Kass 2010, p10). Governor Phillip selected a flat area of land along The Path at the half-way point between Sydney and Parramatta as the site for the Longbottom Stockade, an overnight detention centre for convicts. 'Longbottom' is a northern English word that means swampy or boggy

Year	Event
	<p>ground. At the head of Hen and Chicken Bay was a small freshwater stream and the whole area was swampy marshland. The creek drained to the north from a peneplain of shales and clays that overlaid the sandstone. The result was a large, shallow bay with muddy margins in which the Grey Mangrove grew. The Longbottom Stockade was situated on wooded land not far from the swampy head of the bay where where Concord Oval, St Luke's Park and Cintra Park are now located. The stockade housed convicts being transferred between Sydney and Parramatta in handcuffs, and some in leg irons, who were employed either on building the Parramatta Road or cutting and milling timber. The stockade buildings were located near where the western grandstand at Concord Oval is now located (Blaxall 2007, p.1).</p> <p>Lieutenant Governor Grose sent convicts from Parramatta to establish a timber yard at Longbottom. They built nine huts and cleared 24 hectares of timber. Eight hectares of land were sown with corn. The Longbottom area covered 379 hectares with the stockade occupying its south-western corner. The stockade, and government land surrounding it, eventually included a prison, police barracks, government farm and timber mill, agistment land for police horses and oxen, and a detention centre.</p>
1819	Longbottom Farm, an agricultural establishment similar to that at Grose Farm, was established there. It consisted of nearly 700 acres, some of which was valuable timber. It was cut and sawn on site and transferred to Sydney on boats travelling along the Parramatta River. As the land's timber was progressively cleared the cultivation expanded.
1820	Longbottom Stockade was now a permanent detention centre, with 110 poorly-supervised convicts carrying out various activities including repairing and maintaining Parramatta Road, cutting and working timber, burning charcoal, collecting and burning shells for lime, manufacturing bricks and quarrying stone (Kass 2010, p13). A watchhouse and lockup had been constructed and "three cottages, built on sandstone foundations, with brick walls eighteen inches thick" existed until at least 1933 (Shaw 1933, p15).
1828	Convict numbers at the stockade had reduced to six. The buildings were in a state of disrepair and the stockade was mainly used by road gangs working on Parramatta Road.
1837	A plan for the privately subdivided Village of Concord was laid out near Longbottom by surveyor Peter Lewis Bemis (Kass 2010, p18)
1838	Swampland in the area now known as St Luke's Park was being reclaimed by convicts for farmland and orchards (Kimble, 2008). The Longbottom Stockade was reduced to approximately 280 hectares when a section of the farm was sold off which became known as Burwood Park, even though it was not in the Municipality of Burwood.
c.1838	Longbottom Stockade was "turned into a mounted police barracks, and the paddocks were used for grazing the police horses" (Shaw 1933, p17).
1840-42	Longbottom took on a new role as a detention centre. In March 1840 58 French-Canadian political exiles from Lower Canada (now Quebec) were incarcerated in the detention centre due to its relative isolation. The rebels carried out the same work there as earlier convicts, including timber-getting. A year after the Canadians arrived at Longbottom they petitioned Governor Gipps to grant them a ticket-of-leave, which the Governor supported. The rebels were released in November 1842 and pardoned.
1843	<p>The area had become a major stopping place between Sydney and Parramatta with inns and hotels operating to service the needs of travellers (Kass 2010, p19-20).</p> <p>The Government Village of Longbottom was surveyed and laid out between Concord Village and Longbottom Stockade. The 1843 Plan of the Village of Longbottom (the area north of Parramatta Road to just beyond Crane Street) shows Longbottom Stockade huts sited on the north western area of Concord Oval, with the rest of the site nominated as 'Reserve for the Stockade'. These formal plans, including the "ramshackle" settlement that had occurred around the stockade and government farm, were laid before the NSW Executive Council.</p>
1844	Most of the French rebels returned to Canada after being granted pardons. After their release the Longbottom Stockade was mainly used as a lock-up for drunks picked up on the Parramatta Road, as the Stockade was falling into disrepair. The Stockade ceased its function when a new gaol was built south of Parramatta Road in Burwood.
Mid 1800s	The land was used as a lockup for convict road gangs, as a half-way point between Sydney

Year	Event
	and Parramatta, and a centre for police horse training and agistment. At the entrance to the police paddocks stood an old and rundown building referred to as the 'round house' commonly reported to be haunted. It had iron-barred window openings to ensure convicts did not escape.
1845	Most lots in the Village of Longbottom were granted (Kass 2010, p19).
1855	Daniel Zoeller, later Mayor of Concord, arrived in Australia.
1864	Residents began campaigning to change the name Longbottom to Concord. They later become successful (Kass 2010, p20)
1883	Concord is proclaimed as a municipality. Daniel Zoeller is elected to Council and holds position of Alderman until 1908. During this time he was Mayor on three occasions.
1886	Longbottom Stockade was dedicated as recreational space and named St Lukes Park. 66 acres comprising St Luke's Park were dedicated for Public Recreation in the Government Gazette on 8 May 1886. The stockade was refurbished and rented to a horse trainer who trained horses on a track, which was later converted into a playing field and called St Luke's Oval (Kimble 2008). The oval became the home of Concord Rugby Club. The field was upgraded and enclosed, and was then known as St Luke's Oval. The adjoining street was called Stockade Street, which has since been changed to Loftus Street.
1889	Concord Municipal Council was appointed trustee of St Lukes Park on 18 January.
1895	The Western Suburbs District Cricket Club was established, playing at St Luke's Oval.
1900	Grade Rugby was begun in Sydney. The larger Burwood club merged with the smaller Concord club to form the new district club to be named Burwood, as it was the major party. However, Concord had the best ground, and because a team named Burwood could not play on a Concord ground, the club name was changed to Western Suburbs District Football Club. They used St Luke's Oval as their home ground for first grade rugby union.
1904	Western Suburbs Amateur Athletics Club formed, and used St Luke's Oval as their headquarters. The Western Suburbs District Rugby Union Football Club first leased the oval on a shared basis with other sporting bodies including cricket, football and hockey.
1908-09	Western Suburbs were a foundation club of the NSW Rugby Leagues, which began in 1908. Wests commenced using St Luke's Oval
1910	A grandstand had been built for the oval (Kimble 2008). Western Suburbs junior league was established. They continued playing at St Luke's/Concord Oval during the next seven decades.
1911	Alderman Daniel Zoeller, Alderman of Concord Municipality between 1883 (when Concord Council was incorporated) and 1908, passed away in Concord.
1913	Entry gates to St Lukes Park were built on the corner of Parramatta Road and Loftus Street at the then entrance to St Luke's Park on 31 December. The Zoeller Memorial Gates were dedicated and marked with plaques by the citizens of Concord to the memory of former Mayor Daniel Zoeller.
1920	Western Suburbs Rugby League Club moved to Pratten Park.
1928	Reclamation of swamp land began in Concord to create various parklands and playing areas for the public. The work included clearing of mangroves, draining of soil, construction of culverts and drainage systems, and filling with town waste and household rubbish (Shaw 1933, p63)
1920-30s	A Moreton Bay Fig was planted on Loftus Street near the current location of the entry gates. It is estimated to be planted in the 1920-30s (SHI 2890351).
1929	Western Suburbs District Rugby Union Football Club won the Shute Shield against Randwick, attracting a record attendance of 11,000 people (Kimble 2008).
1931-32	To celebrate Concord Council's Golden Jubilee and Wests' 1929 win, the Council upgraded

Year	Event
	<p>the St Luke's rugby oval with a new surface, training lights and grandstand (Kimble 2008). The oval was renamed Concord Oval but it remained a part of St Luke's Park. The entry gates were reconstructed and the redesigned park was officially opened by B.S.B. Stevens, the Premier of New South Wales in 1932.</p> <p>At this time all classes of sport, including cricket, rugby union and athletics, were being played at Concord Oval. The Western Suburbs District Cricket Club played first-grade cricket on Concord Oval, considering it equal to the Sydney Cricket Ground. The Concord Citizens Band also played there.</p> <p>Reclamation of swamp land had also taken place enlarging the area of St Luke's Park, and facilities for cricket, football, hockey and horse trotting were provided.</p>
1943	The aerial photograph of that year shows Concord Oval was connected to St Lukes Park.
1946	The open stormwater channel in the middle of the Precinct was constructed.
1950s	A significant Brushbox was thought to be planted on Loftus Street near the current location of the entry gates (SHI 2890351).
1951	Western Suburbs District Football Club was relegated so they played at Ashfield Park.
1962	Western Suburbs District Football Club moved back to Concord Oval to play.
1963	A pavilion at Concord Oval existed.
1964	<p>Use of the oval in winter season was by:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Western Suburbs Amateur Athletics Club Mon and Wed 6-7pm. <input type="checkbox"/> Western Suburbs Rugby Union Club Mon and Wed 7.30-9.30, Saturday afternoons and public holidays. <input type="checkbox"/> Western Suburbs Junior Rugby League Club Tues and Thurs 7.30-9.30pm, and Sundays
1965	<p>Concord Oval is used by groups including Western Suburbs Soccer Club, Western Suburbs Amateur Athletics Club, Western Suburbs Leagues Club, I Zingari (soccer), Burwood Depot Rugby League Club, local schools for athletics carnivals, by local community groups and staff social clubs, and for children's Christmas parties with a helicopter landing.</p> <p>Western Suburbs Amateur Athletics Club cease using the oval as they had since 1904, except for a period during the 1920s.</p> <p>Western Suburbs District Rugby Union Football Club were readmitted to the First Division rugby union competition for the 1966 season. In a joint venture with Western Suburbs Amateur Athletics Club the rugby club proposed in March a 10-year lease of Concord Oval to create a first class football field in winter and athletics ground in summer. Under the proposal no cricket was desired but schools would be welcome to use the oval.</p> <p>Council resolved to regrade the area between Concord Oval and Gipps Street for five basketball courts for the Concord Sports and Social Club at a cost of £280.</p>
1966	<p>Local sporting groups, school, community groups and corporate groups hire Concord Oval. Night training occurred.</p> <p>Council refused WSAAC permission to close off a small portion of the dressing room for storage.</p> <p>In March the WSJRLFC asked Council to consider building or allowing a 20' x 10' kiosk adjacent to the grandstand. Council refused the request.</p> <p>Existing dressing facilities under the grandstand to the west of the oval. Proposed improvements to dressing and toilet facilities. Water pressure at the grandstand was insufficient for amenities.</p> <p>Council advertised for tenders to use Concord Oval on Sundays from 1-6pm in the winter season in December.</p>
1967	The Sydney All Breeds Dog Training Club used the area between Gipps Street, the oval fence, Loftus Street and the stormwater canal.
1968	<p>The State soccer selection trials were held on 13-14 March.</p> <p>The 16th annual All-Schools Track and Field Championships were held at Concord Oval on 14 September. The championships were also held at Concord Oval in the following year.</p>
1969	<p>Concord Oval was the venue for the Australian Marching Girls Championships.</p> <p>The Girls Secondary Schools Sports Association used Concord Oval for their NSW athletics</p>

Year	Event
	<p>championships.</p> <p>On 22-23 March the Veteran Car Club of Australia (NSW) used the carpark as the starting point for their rally.</p> <p>I Zingari used the oval with a turf wicket for cricket.</p>
1971	The Australian College of Physical Education leased Concord Oval for athletics training.
1972	Western Suburbs Little Athletics Club was formed. The club requested to use Concord Oval on Sunday mornings, but Council refused the request because their policy was not to permit spectator sports on its grounds until after church hours on Sunday mornings. The club was granted permission to use Concord Oval on Saturday mornings instead. Concord Oval was also used for cricket (turf wicket) during the summer season.
1973	<p>Concord Oval facilities were in decline (Kimble 2008).</p> <p>WSLAC were using Concord Oval with a 380 metre circular track, two straight tracks, and separate long jump, shot put and discus areas.</p>
1974	On 20 December Council leased Concord Oval to Western Suburbs Ground Pty Ltd. The lessee was covenanted not to permit land to be used for anything but a sporting oval, with social and other activities permitted.
1975	On 1 April a lease between Concord Council and Western Suburbs Rugby Ground Pty Ltd began for use of the oval and some surrounding areas for 20 years, with the option to renew for a further 20 years. The lease was for the purposes of training for and playing rugby union by the Western Suburbs Rugby Union Club, managing and controlling sporting fixtures, catering, parking facilities, and coaching, social and other activities. The company agreed to continue to licence NSWRU the right to conduct rugby sporting fixtures on Concord Oval in accordance with the offer. With its own funds the rugby club reconfigured the ground as a fully drained and irrigated rugby field; and built a substantial grandstand on the western side of the Oval, a basketball court, and a pedestrian bridge into Cintra Park.
1970-80s	Gipps Street was constructed, which divided Concord Oval and Cintra Park from St Lukes Park.
1983	New South Wales Rugby Union (NSWRU) were searching for an oval on which they could play representative games. Western Suburbs Rugby Club put forward a proposal to the Sydney Rugby Union to upgrade Concord Oval and make it the home of NSW Rugby/The Waratahs (Kimble 2008).
1984	<p>Redevelopment of Concord Oval commenced.</p> <p>Longbottom Stockade foundations were uncovered during construction of the Western Grandstand. The local Historical Society surveyed the area before allowing construction to continue (Kimble 2008).</p>
Early-mid 1980s	Western Suburbs Little Athletics Club was displaced from Concord Oval to temporary inadequate facilities at St Luke's Oval.
1985	<p>A Development Application for the western grandstand was approved on 13 August. A condition of consent was the construction of the parking area at the corner of Loftus Street and Gipps Street. That carpark was also used for basketball.</p> <p>The wooden grandstands were demolished and were replaced by a world-class rugby stadium.</p> <p>An 84-space carpark was constructed in the south-western corner of Concord Oval, subject to an increase of a 7.5 metre landscape buffer on the south-western portion of the site. Concord Oval, with a capacity of 20,000 people, was opened.</p>
1986	<p>The Premier of NSW opened the new western grandstand on 23 March.</p> <p>On 16 May the 'Concord Oval Development Proposal', a 10-year plan prepared for Concord Oval, included the buildings which were the subject of a Development Application and the Land and Environment Court appeal.</p> <p>On 25 May Council resolved to accept an offer from the NSWRU to lease the parking area at the corner of Gipps Street and Loftus Street during the rugby season for 10 years for \$50,000.</p> <p>On 9 October WSRUC (Western Suburbs Rugby Ground Pty Ltd) entered into a licence agreement with NSWRU, which permitted NSWRU to conduct a certain number of rugby union fixtures on Concord Oval, with the club having the catering rights for the games. At</p>

Year	Event
	<p>the time of those negotiations Concord Municipal Council granted development consent to an application made on behalf of the NSWRU for the extension of the new grandstand on the western side of Concord Oval and for facilities under the new grandstand.</p> <p>NSWRU involvement at Concord Oval resulted in substantial development at the oval. West Harbour Rugby Union Club donated \$250,000 to the NSWRU for development of the ground, enabling the NSW government to grant a further \$1 million for development of the oval.</p> <p>During NSWRU's tenure at the Oval the name was changed to Waratah Rugby Park. In October a Development Application was submitted to Council for the eastern grandstand (112 metres x 30 metres) including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Construction of a spectator hill on the Parramatta Road side. <input type="checkbox"/> A toilet block between the eastern grandstand and the stormwater canal. <input type="checkbox"/> Roads, paths and fencing. <input type="checkbox"/> Memorial gates. <p>This development would bring the maximum ground capacity to 20,000 people: 4,000 spectators in the western stand, 5,300 in the eastern stand, and 10,700 for general ground admission.</p>
1986-87	Seven-a-side international rugby tournaments were held at Concord Oval.
1987	<p>The footbridge over Gipps Street between Concord Oval and St Lukes Park was constructed as a condition of consent for redevelopment of the grandstand. Concord Oval was now known as Waratah Stadium and was a world class rugby venue with a capacity of 20,000. Eight Rugby World Cup matches were held there, including the Australia vs France semi-final which is considered one of the Wallabies' great international games.</p> <p>In June the Western Suburbs Little Athletics Club was informed by the NSWRU that construction work in the summer of 1987-88 would mean that Little Athletics' use of Concord Oval would not be permitted. Little Athletics wanted to use St Luke's Oval instead. In July the NSWRU announced plans for stands on four sides of Concord Oval to seat 39,800 spectators.</p> <p>Concord Council placed a condition on development of Concord Oval that the Daniel Zoeller Memorial Gates were to be relocated from the corner of Parramatta Road and Loftus Street to their present position, and that the gates were to be completely restored and floodlit. The entry gates were relocated to Loftus Street due to the widening of Parramatta Road. The Department of Main Roads funded the relocation. The new location was incorporated into the redevelopment and the gates were rededicated to Daniel Zoeller in a rededication ceremony held on Saturday 22 August at 11am. Plaques commemorating the relocation of the gates were added. The metal gates are not original but are characteristic of the period of gateposts. The original plaques on the main gate posts are kept at the Concord Historical Society Museum (SHI 2890351).</p> <p>The NSWRU appealed to the Land and Environment Court against the deemed refusal by Concord Council to deal with the Development Application and Building Application lodged by WSDRUFC and NSWRU on 21 August 1987. The Development Application was for a members bar, food and drink serveries, a food preparation area, seating, and steps in the eastern grandstand, and extending tiered concrete seating from the current lowest position another 6 tiers towards the oval fencing. On 2 December Justice Hemmings dismissed the motion because owners' consent from Department of Lands had not been received. On 4 December the Department of Lands issued owners consent for lodgement of the Development Application for development of facilities in the eastern grandstand. Council applied to the Metropolitan Sewerage and Drainage Board (MWS+DB) for a 150mm sewer junction to be made available to the Board's sewer main in Gipps Street to take sewage discharge from the new eastern grandstand amenities.</p> <p>In 1 November Turkish International Day was celebrated at Concord Oval.</p>
1988	Major conflicts between Concord Council and NSWRU arose. As a result in May the Premier of NSW, Mr Nick Greiner, directed the Minister for Natural Resources, Mr. Ian Causley, to have the Department of Lands prepare a Plan of Management covering both

Year	Event
	<p>Concord Oval and the adjacent Crown lands of St Luke's Park and Cintra Park. The brief was later changed to emphasise management issues of Concord Oval rather than environmental and planning aspects of a Plan of Management.</p> <p>Transportation Environment Consultants prepared the Concord Oval Traffic Study for Concord Council. The study was prepared to measure the impacts of 20,000 people attending events at the oval. An additional 770 parking spaces were concluded to be needed for a crowd of 20,000 people.</p> <p>On 18 October 2UE applied to use Concord Oval for the John Laws Mongrel Dog Show, but the event was held elsewhere.</p> <p>The Internal Law Enforcement Olympics – NSW Branch requested to use the oval for rugby union in October.</p> <p>Sydney Football Stadium was built in Moore Park. It had a capacity of over 40,000 and later became the home ground for the Waratahs.</p>
1989	<p>At this time Concord Oval was considered NSW's and Australia's premier rugby ground. The NSWRU anticipated development of Concord Oval to accommodate 35,000-40,000 people with amenities within 10 years.</p> <p>The draft Concord Oval Management Review (Manidis Roberts Consultants, 1989) was released for public comment in March. The review recommended that:</p> <ul style="list-style-type: none"> • a Trust comprising representatives of Concord Council, rugby union interests and the Minister for Natural Resources should be formed to administer the part of St Luke's Park south of Gipps Street. • Income from use of the ground would be controlled by the Trust. • The extent of payments to Council would be limited to payment for use of parking attendants and use of public open space for parking, and funding to make improvements to public open space south of Gipps Street but not including Concord Oval. • A lease between the new Trust and the NSWRU to cover use of Concord Oval should be drawn up. Agreements for other groups to use the oval would be made between the Trust, NSWRU and other recreational users. • Crowds should be limited to 18,000 until facilities are upgraded to accommodate larger crowds. <p>In late April WSRUC was disappointed that Council wanted to cancel the club's lease and give the club notice to quit the ground because Concord Council were concerned about the inability of the NSWRU to pay outstanding lease fees.</p> <p>Rugby union Test matches scheduled for Concord Oval on 1 and 15 July were transferred to the Sydney Football Stadium.</p> <p>In August Western Suburbs Grounds Pty Ltd had not paid rent in accordance with the lease. From September to November Concord Council expressed concern about:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Environmental matters (traffic generation, noise, garbage). <input type="checkbox"/> Overflow car parking is restricting use of and damaging several playing fields. <input type="checkbox"/> Alienation of local sporting groups with a prior arrangement to share the oval are being denied access. <input type="checkbox"/> the ultimate scale of development is unknown but requires determination. <input type="checkbox"/> parking in adjacent local streets is creating traffic problems and promoting community animosity towards the development. <input type="checkbox"/> Use of land inside the oval for large tents without approval at the expense of internal parking <input type="checkbox"/> After-hours disturbances related to fixtures at the oval. <input type="checkbox"/> Impact on adjoining local government areas. <input type="checkbox"/> Inappropriate accounting procedures and delays in paying outstanding accounts. <input type="checkbox"/> Low income received from the property. <input type="checkbox"/> Poor communications between all parties. <input type="checkbox"/> Potential for other uses (weddings receptions, conferences) <input type="checkbox"/> Extra games played and increased spectator crowds in excess of the agreement.

Year	Event
	<p>Council resolved to reject the notion of taking away its longstanding care, control and management of Concord Oval. Council proposed that the Minister for Lands urge representatives of the NSWRU and WSRUC to meet with Council to draw up appropriate arrangements for a new lease. The Department of Lands would monitor negotiations and report to the Minister.</p> <p>In September Council resolved to establish a Working Party with three Councillors, Council's Engineer, one representative from the Department of Lands, two representatives from the NSWRU, and one representative from WSRUC to make recommendations about the future use of Concord Oval and surrounding parklands. Council wanted a lease to be entered into with the NSWRU, and activities confined to Concord Oval so further areas would not be alienated by rugby union at the expense of other sports. Key issues were lighting and implications for night use and parking. Once this issue was resolved negotiations could proceed.</p> <p>The second meeting of the Working Party was held on 30 November to discuss a 20-year lease with the NSWRU for Concord Oval. The lease would include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a non-exclusive lease with WSDRUFC for Cintra 1 and 2 with all development (grandstand, mounding, etc.) at no cost to Council which also allows Cintra Cricket Club and WSLAC to use the facilities in summer. <input type="checkbox"/> All existing users of Cintra 1 and 2 in winter being transferred to St Lukes 3 to be completed at cost (including the amenities building) to WSDRUFC and NSWRU. <p>Lease negotiations would be reported back to Council, and the Working Party would be disbanded upon a lease agreement being reached.</p> <p>Carols by Candlelight were held at the Oval in December.</p>
1990	<p>Council leased Concord Oval to NSW Rugby Union for a period of 40 years from 1 January. The lease provided for a maximum of 10 games a year with attendances between 10,000 and 18,000 people, for Western Suburbs Rugby Union to be a sub-lessee with guaranteed use rights, and that Council would provide off-street parking in Cintra Park and St Lukes 2 and 3 when the estimated crowd was over 10,000 people.</p> <p>NSWRU moved their office to the Oval and made it their administrative headquarters and training base.</p> <p>On 25 May heads of agreement for use of Concord Oval were signed between NSWRU and WSRUC.</p> <p>By July the NSWRU were in debt, putting the lease in doubt.</p> <p>WSLAC wanted to use Concord Oval for their centre championships during the day and for training at night in January-February.</p> <p>On 22 June Lots 11, 12 and 13 DP 719520 were resumed by the Roads and Traffic Authority for widening of State Highway No. 5 (Parramatta Road). Concord Council received \$8,200 plus an increment compensation for resumption of the three lots. Lot 14 DP 719520 had already been resumed by the Crown in the Government Gazette of 16 March 1986 by the Department of Main Roads for road widening. Compensation for this resumption was paid to the Department of Lands.</p> <p>An equestrian event 'Equinex 90' involving 100 horses was held at the oval from 26 September-2 October.</p>
1990-93	<p>A development schedule was prepared for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Offices and reception facilities <input type="checkbox"/> Improved amenities and extension to existing toilets <input type="checkbox"/> Field improvements <input type="checkbox"/> Lights for night fixtures <input type="checkbox"/> Signage facing the ground <input type="checkbox"/> Increasing the size of the northern and southern mounds <input type="checkbox"/> Development and maintenance of Cintra Park.
1991	<p>Development Application 10/91 for conversion of an area in the western grandstand to offices for administration of the ground and headquarters of the sport of rugby in NSW, and provision of two function rooms with a capacity of 150 persons, was approved by Council. A building application was received by Council from NSWRU in April for construction works under the eastern grandstand.</p>

Year	Event
	<p>Council applied to the Waste Management Authority of NSW in May to register Cintra Park as a 'landfill depot' for acceptance of Council hardfill waste.</p> <p>An exhibition of fireworks was held on 7 June for a crowd of 400-500 people.</p> <p>The Department of Conservation and Land Management provided \$20 million for construction of an amenities block and improvements at Cintra Park.</p> <p>Council refused a request from the NSWRU to place advertising banners on the Gipps Street footbridge for safety reasons.</p>
1992	<p>Council approved, subject to conditions, a Development Application 114/92 for the removal of corporate boxes in the western grandstand and replacement with bar and ancillary facilities; and for installation of toilets, a food kiosk and bar in the eastern grandstand.</p>
1994	<p>The Department of Lands proposed administration offices and a function centre in the western grandstand for NSWRU.</p> <p>Council approved a fireworks display at Concord Oval by the Rotary Club of Burwood in February.</p> <p>Concord Oval proposed to raise the existing levels at Cintra Park by 1.5 metres with 28,000m³ of fill over 3 to 4 years to upgrade the two playing fields and cricket pitch. The proposal included landscaping around the park on Parramatta Road and Gipps Street.</p> <p>Concord Oval hosted three of the four first-grade rugby league games held there as the Canterbury Bulldogs' second home ground during that season.</p> <p>NSWRU asked Council to amend the rental conditions in the lease.</p>
1995	<p>Sydney Olympic Football Club wanted to use Concord Oval for three soccer matches in the evenings, but this request was refused by Council because of resident complaints about traffic.</p> <p>State rugby matches were required to be played under lights, so the NSWRU moved these to the Sydney Football Stadium.</p> <p>Optus made enquiries to Council about locating a 25-metre high communications tower in the south-west corner of Concord Oval.</p>
1996	<p>A dispute over rent occurred between Concord Council and NSWRU.</p> <p>The Champions Challenge show jumping event was held on the oval on 3 November. Car parking was accommodated on Cintra Park.</p>
1997	<p>Baseball was played on the oval from November 1997-February 1998.</p> <p>NSWRU wanted to vary the rental and use provisions of their lease of Concord Oval because they considered Concord Oval was somewhat isolated, and increasing rugby attendances meant higher-capacity ovals were needed.</p> <p>NSWRU suggested uses of the Oval could include rugby league, soccer, baseball, athletics, equestrian, gridiron and concerts.</p> <p>In September NSWRU requested Council to permit four banks of standard television lights be erected at Concord Oval, Cintra Park be developed as a north-south football field, and the administration facility developed into a Centre of Excellence with improved offices, a gym, medical facilities, plunge pool, and conference facilities.</p>
1998	<p>Ten Metropolitan Cup rugby league games were played between March and September.</p> <p>Council proposed improvements to the Cintra Park playing field including irrigation, topdressing and turfing.</p>
1999	<p>Filming for a Coca Cola promotion occurred at the Oval.</p> <p>West Harbour Rugby Club wanted to hold an Anniversary Ball on the playing surface, which was rejected by Council.</p> <p>NSWRU considered moving their administration base to Sydney Football Stadium because Concord Oval had a small capacity and was in an unpopular location. Use of Concord Oval was restricted to NSW Waratahs training and club rugby.</p> <p>In August Council declined an offer from Sydney Olympic to use the oval for 15 home games on Sunday afternoons each year for five years because Council did not want to establish lights at Concord Oval.</p> <p>Concord Council gave WSDRUFC a sub-lease with the permission of NSWRU as lessees to use Concord Oval for home games for 1st to 4th grade, and for four Colts fixtures per year.</p>
2000	<p>The hockey site was officially opened on 29 April 2000.</p>

Year	Event
	<p>In May the site of the hockey field and amenities building was covered with compacted fill. Council had placed fill there over the past 5 to 6 years which was levelled for the hockey field.</p> <p>Construction of Cintra Park Hockey Park was completed in a collaboration between Briars Foundation and Concord Council. Briars had received a \$15,000 grant from the Department of Sport and Recreation Capital Assistance Program to construct a water-based multi-purpose hockey field. The water-based hockey field was constructed to International Federation of International Hockey (FIH) standards and was a training venue for hockey for the Sydney 2000 Olympics. The amenities building was constructed after the hockey field. The ground became the home ground of the Briars Hockey Club and is used all year round by players of all experience levels.</p> <p>Costs associated with construction of the Cintra Park hockey complex were synthetic surface (\$267,000), floodlighting (\$118,000), carpark and security lighting (\$43,000) and consultant project advice (\$22,500).</p> <p>The parking area was proposed as a contingency park-and-ride facility for the opening ceremony of the Pacific School Games at Sydney Olympic Park.</p> <p>Gipps Street was a section of the Sydney 2000 Olympics marathon route. SOCOG requested use of Waratah Stadium for the women's, men's and Paralympic marathons in September-October.</p> <p>NSW Rugby Union continued to lease Concord Oval.</p> <p>The City of Canada Bay was formed following an amalgamation of Concord and Drummoyne Municipal Councils</p>
2001	<p>Briars proposed to establish a junior grassed minky hockey playing field to the east of the main hockey field in April.</p> <p>In June the ARL sought consent to erect temporary lighting for night games, which Council rejected.</p>
2002	<p>In February the NSWRU wanted to hand back the NSWRU 40-year lease on Waratah Stadium to Canada Bay Council because it had outgrown Waratah Rugby Stadium for playing and training. Introduction of the Super 12 competition in 1995 and increasing professionalism of rugby had increased average crowds to 28,000. NSWRU had moved their offices to the Sydney Football Stadium, but continued to oversee maintenance and supervision with two staff, and to provide access to the field to local sporting and community organisations. NSWRU options for the site included a health and fitness centre, day care centre, community centre, sports facilities with lights, rezoning to commercial or residential use, or a satellite community club.</p> <p>On 19 March Council resolved to form a subcommittee to explore options and conduct negotiations in respect to future use of Concord Oval.</p>
2003	<p>Due to changing circumstances NSW Rugby advised Council it no longer wanted to be based at the Oval nor required use of the stadium and offices. NSW Rugby and Council agreed to a Deed Of Release to surrender the lease of Concord Oval, however Council would honour NSWRU's obligations to Western Suburbs Rugby Union Club.</p> <p>In October Council asked for expressions of interest to lease the whole or parts of the Concord Oval complex. Council advised the oval's extensive facilities were suitable for major ball sports, commercial offices, convention and function centre including commercial catering, farmers' and community markets, a location for film and television, field days and trade shows.</p> <p>The handback of the stadium and offices from NSW Rugby to Council was effective on 1 November. The name of the Oval was changed back to Concord Oval.</p>
2004	<p>Wests Tigers Rugby League Club began using the oval for training in November, and became full-time tenants of the facility for training and administration.</p>
2005	<p>Briars Sporting Club Limited enter into a Memorandum of Understanding with Council for use of the Cintra Park Hockey Complex in December. The club proposed to resurface the hockey pitch.</p>
2006	<p>Council received a Community Water Grant of \$45,455 + GST in June from the Commonwealth Department of Environment and Heritage for a water re-use project. Runoff irrigation water from the synthetic water-based hockey pitch would be stored and reused. A</p>

Year	Event
	tank, filtration and UV treatment system was installed to ensure the recycled water meets NSW Health requirements, and to save 4.5 million litres of water per year.
2007	<p>A 65 kilolitre water storage tank in Cintra Park hockey field was constructed in April. The new synthetic hockey surface was shedding. The material was collecting in dish drains leading to the stormwater system, and impacting on the soon-to-be completed water recycling system.</p> <p>The Cintra Park Water Recycling Project was completed in October. Operation and maintenance is carried out according to the Cintra Hockey Water Recycling System Management Plan: Operation and Maintenance Manual October 2007.</p> <p>Council called for tenders for design and construction of a new electronic scoreboard at a cost of \$120,000.</p>
2008	<p>On 10 January Group Colleges Australia / Australian Institute of Workplace Learning leased part of the grandstand for hospitality classes Monday-Friday 8am to 9pm. The lease was for three years with a two-year option.</p> <p>The NSWRU Grand Final was held on 20 September.</p>
2009	In June Evolution Systems and Training were using part of the grandstand for hospitality training.
2010	<p>The proposed West Metro, of which the northern alignment would have been constructed under the south-east corner of the Precinct, was cancelled by the NSW government on 21 February.</p> <p>A Stihl chainsaw demonstration and training was held at Concord Oval in April. Existing rugby facilities were at full capacity. A Development Application (63/2010) submitted by West Harbour Rugby Union Club for expansion of the gym in the eastern stand, relocation of administrative offices, new showers, hydrotherapy, and team meeting/education rooms was approved.</p> <p>City of Canada Bay commissions the first Plan of Management for the Concord Oval Precinct in November.</p> <p>In December Concord Oval was announced as a possible training venue for teams participating in the Asian Football Confederation (AFC) Asian Cup in 2015.</p>
2011	<p>In February the Minister for Lands, Tony Kelly, announced the LPMA would assist City of Canada Bay with \$30,000 for the preparation of the Plan of Management and Masterplan for Concord Oval Precinct.</p> <p>Concord Oval remains the home ground of West Harbour Rugby Football Club (previously called Western Suburbs District Rugby Union Football Club) and is the training and administration base for the Wests Tigers Rugby League Club. Cintra Park remains the home ground of the Briars Hockey Club.</p>

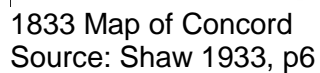
Sources: City of Canada Bay files; Concord Heritage Society; Shaw (1933), Coupe (1983), Karskens (1986), Blaxall (2007); Kass (2010); Kimble (2008); Wests Tigers Rugby League Club (2011), West Harbour Rugby Union Club (2011).

Maps, plans and aerial images

Parish Maps are © Crown Lands Division

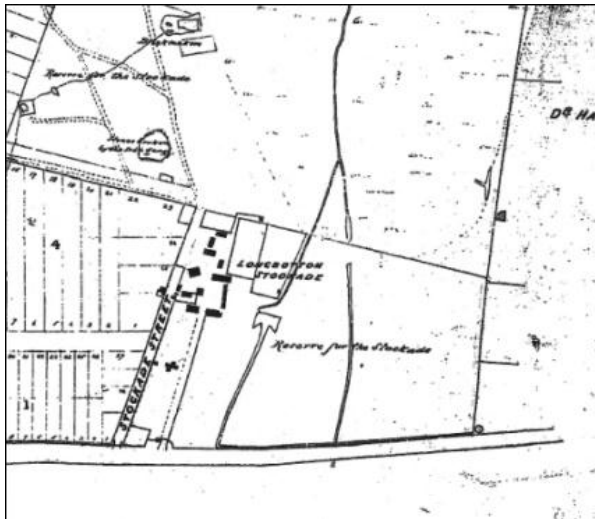
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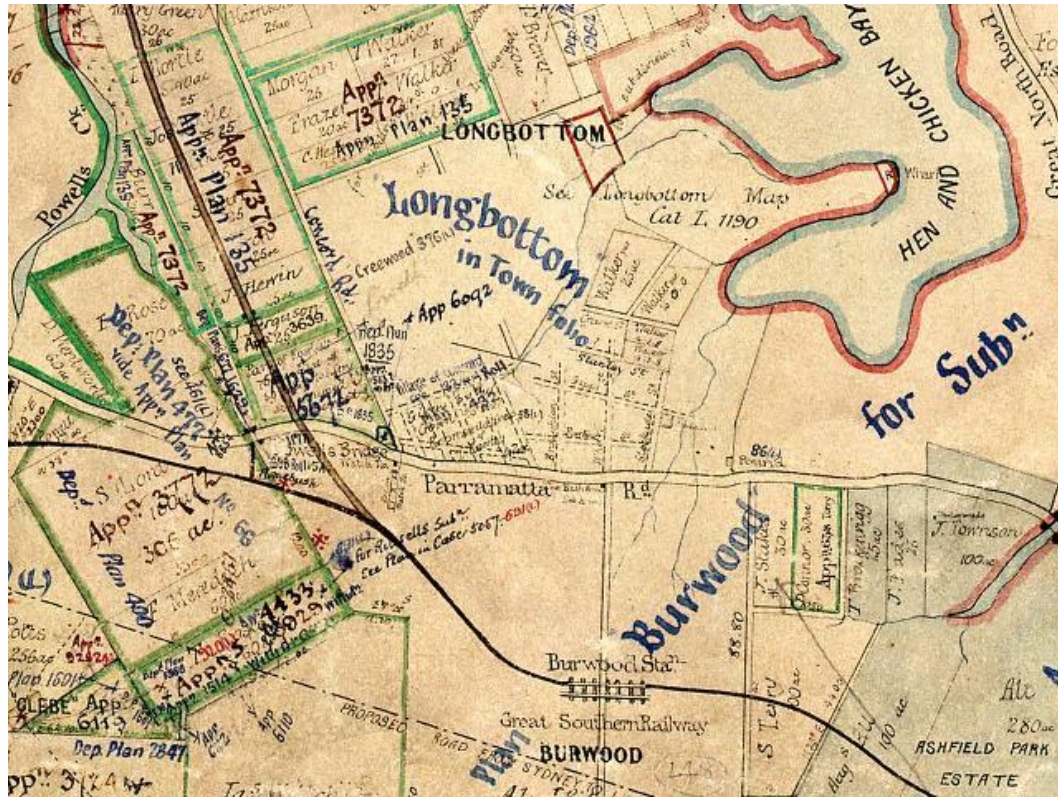




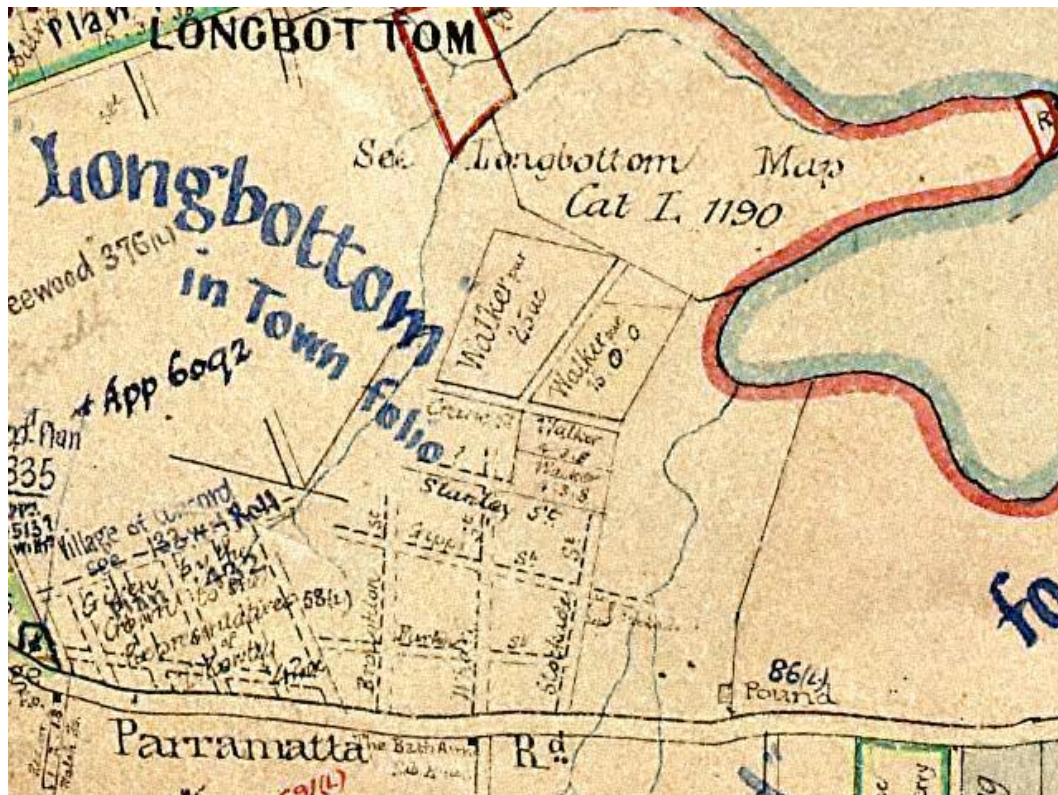
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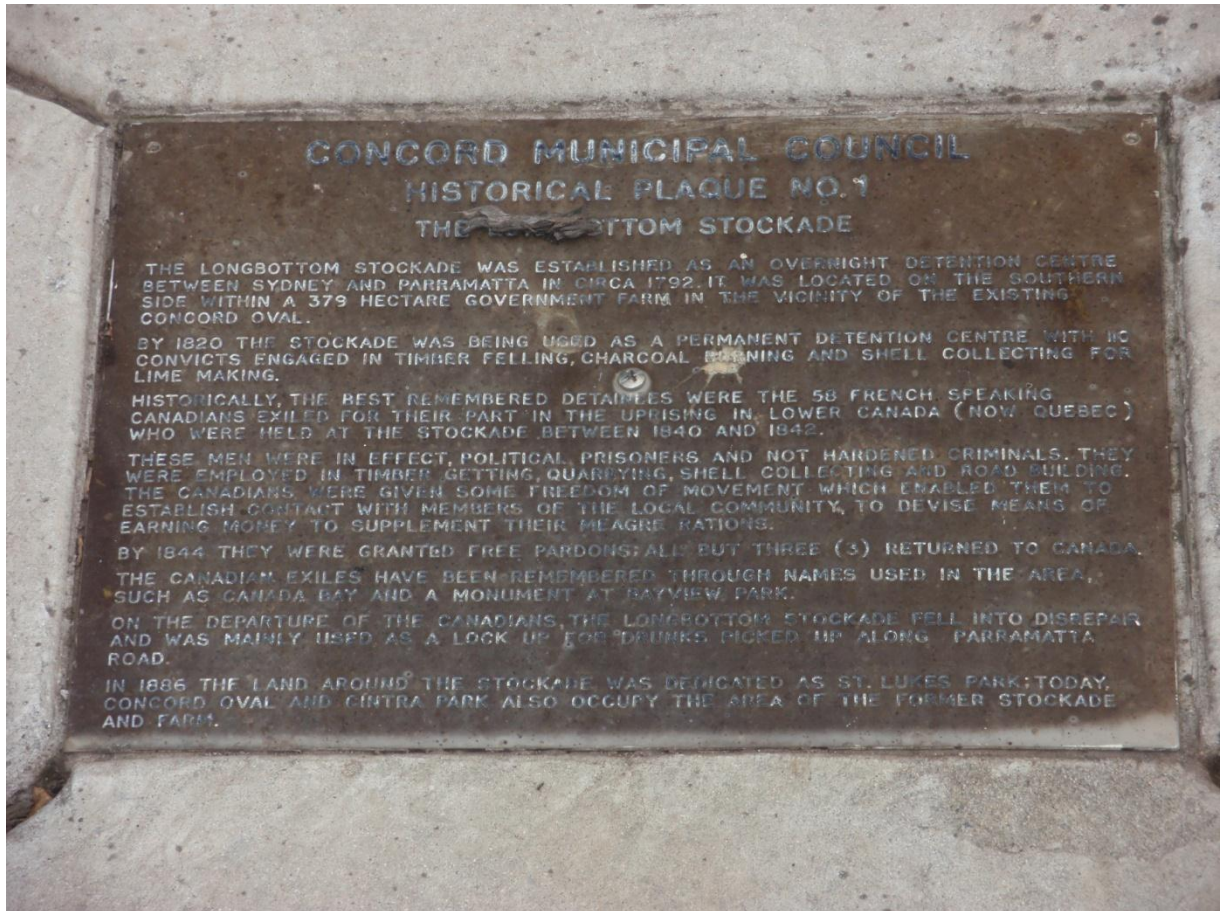
1843 Plan of the Village of Longbottom - State Records Map 3383
Source: Kass 2010, p20



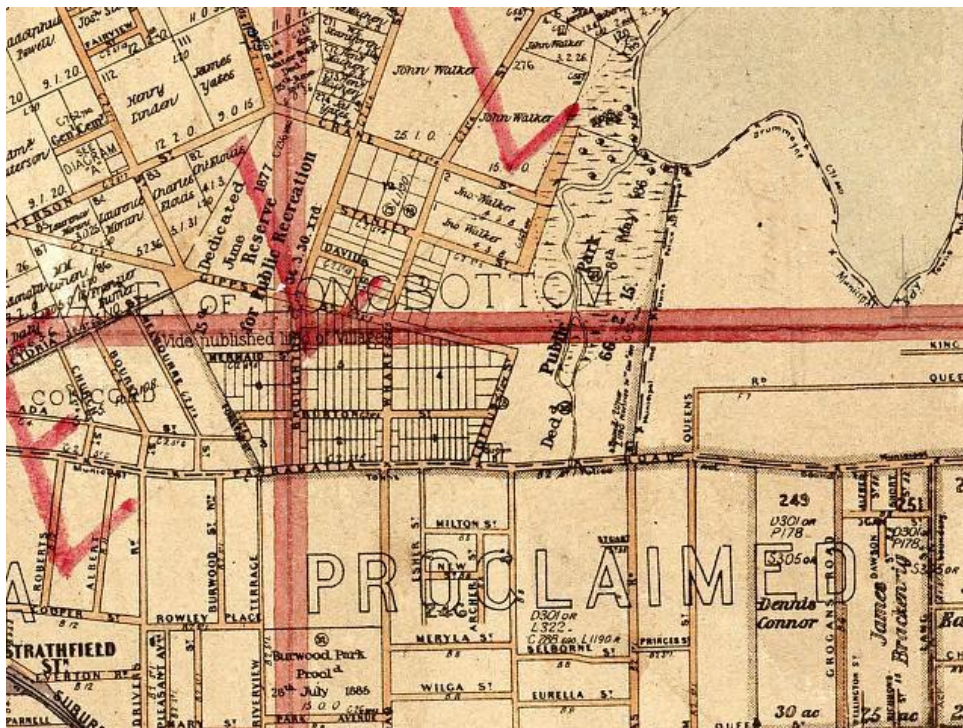
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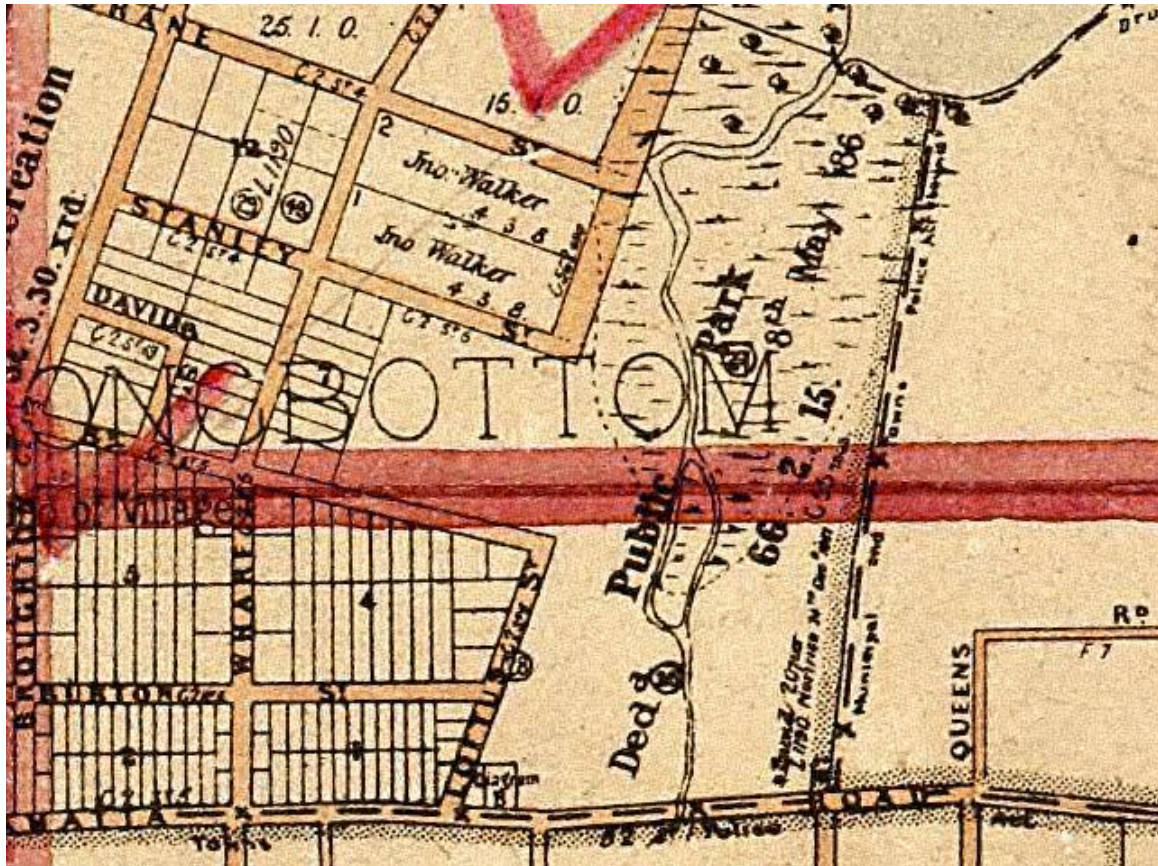
Parish Map of Concord, County Cumberland (date TBC between 1855 & 1884)
Source: Crown Lands Division



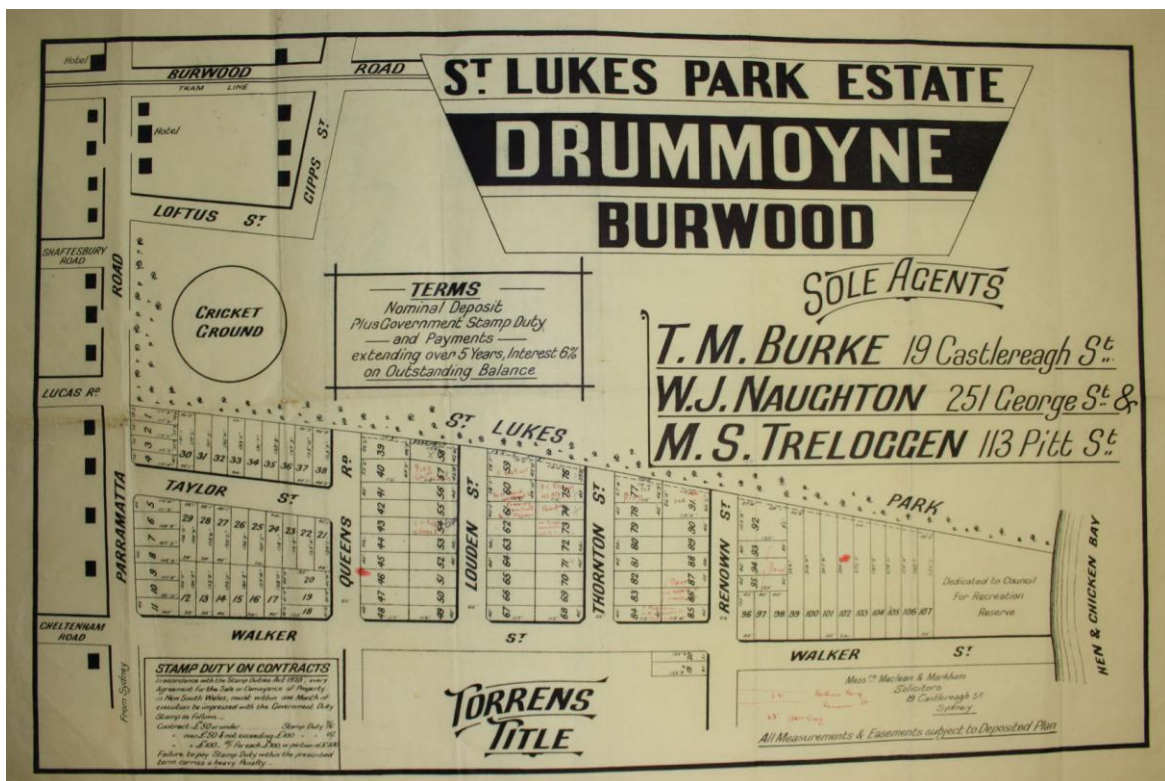
Plaque in the garden at corner of Parramatta Road and Loftus Street



(date: see zoomed crop below)



1915 Parish Map of Concord
Source: Crown Lands Division

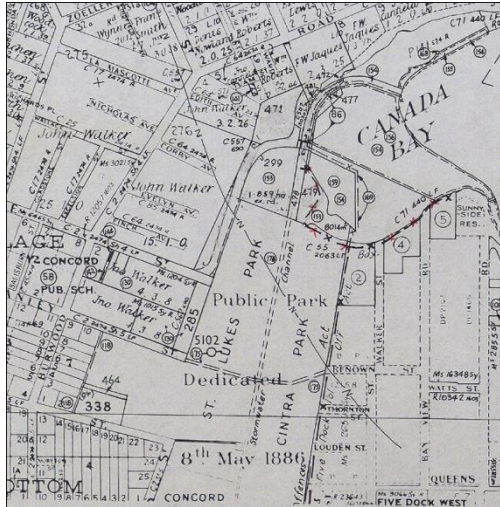




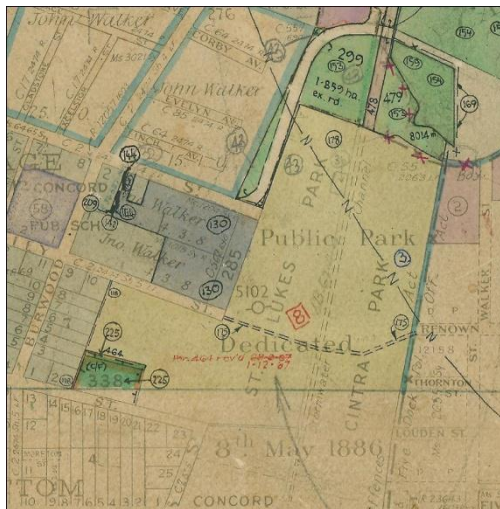
Post 1920s Land release plans
Source: City of Canada Bay



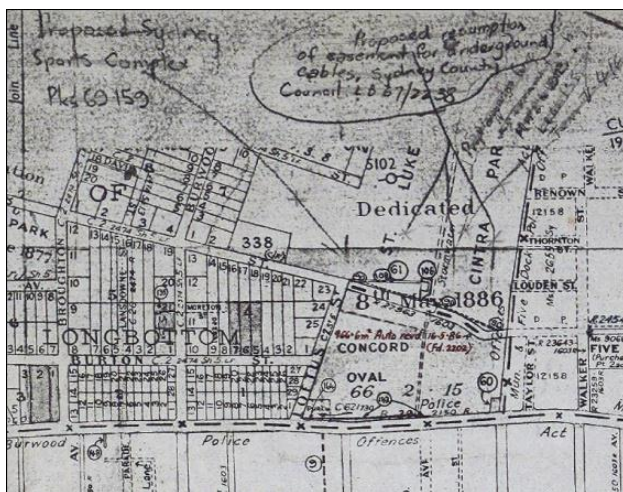
1943 Aerial Photograph of Concord
Source: Crown Lands Division © Sinclair Knight Merz 2007



1960s Map of Concord
Source: Crown Lands Division



1963 St. Luke's Park
Source: Crown Lands Division

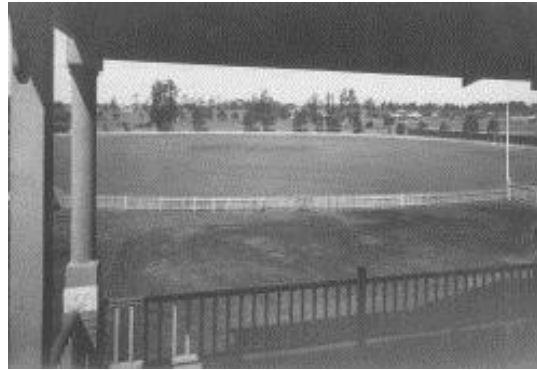


1980s Map of Concord (shows Gipps Street built through St. Luke's Park)
Source: Crown Lands Division

Images of Concord Oval



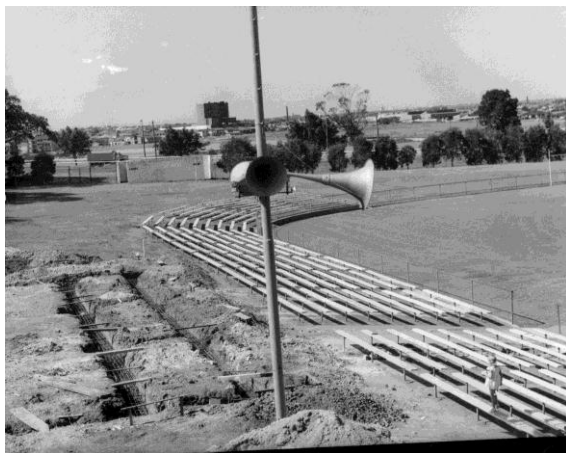
Date TBC
Grandstand built in 1932
Source: Kimble, 2008



Date TBC
Concord Oval & Grandstand built in 1932
Source: Kimble, 2008



Concord Oval c. 1984
Source: City of Canada Bay





Concord Oval 2008
Source: City of Canada Bay

Appendix C

Planning context

Introduction

This section describes the legislative and policy framework applying to the Concord Oval Precinct. Full versions of the legislation referred to below are found on-line at www.legislation.nsw.gov.au and www.austlii.edu.au. City of Canada Bay's website is www.canadabay.nsw.gov.au.

Legislation applying to Concord Oval Precinct

Crown Lands Act 1989

Introduction

As Concord 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 Crown Lands Division, 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 St Luke's Park (R500466) Reserve Trust as trustee of the Crown reserves. The Reserve Trust is responsible, under the oversight of the Minister, for the care, control and management of that reserve. The City of Canada Bay manages the affairs of the Reserve Trust 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 objects 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.
- ☐ CLD 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 Concord 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 CLD 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.

Objectives and principles for Crown land management

The objectives of the CLD regarding land management directly relate to the objects of the Crown Lands Act (Section 10) for Crown land, and the principles of Crown land management listed in Section 11 of the *Crown Lands Act 1989*.

The objects of the *Crown Lands Act 1989* are to ensure that Crown land is managed for the benefit of the people of New South Wales and in particular to provide for:

- ☐ a proper assessment of Crown land.
- ☐ the management of Crown land having regard to the principles of Crown land management.
- ☐ the proper development and conservation of Crown land having regard to those principles.
- ☐ the regulation of the conditions under which Crown land is permitted to be occupied, used, sold, leased, licensed or otherwise dealt with.
- ☐ the reservation or dedication of Crown land for public purposes and the management and use of the reserved or dedicated land.
- ☐ the collection, recording and dissemination of information in relation to Crown land.

The principles for Crown land management, and how this Plan is consistent with those principles, are outlined below.

Table B.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

Principle of Crown land management	How this Plan is consistent with the principles
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 sporting, recreational 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.

Local Government Act 1993

Requirements of a Plan of Management

1% of Concord Oval Precinct is owned by the City of Canada Bay. 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 B.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

Requirement of the Local Government Act	How this plan satisfies the Act
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 Concord Oval Precinct as Sportsground and General Community Use. Land owned by the Crown in Concord 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. The Public Purpose of the Crown land ultimately determines acceptable uses of the land. The General Community Use category that is proposed to apply to the community land in Concord Oval Precinct is consistent with the public purpose of Public Recreation of the adjoining Crown land.

Figure B.1 shows the proposed categorisation of community land in the Concord Oval Precinct.

Figure B.1 Categorisation of community land in the Concord Oval Precinct



The definition of and core objectives for the General Community Use category which is proposed to apply to the community land in the Concord Oval Precinct are in Table B.3.

Table B.3 Definitions of and core objectives for the Sportsground and General Community Use categories

Category	Definition	Core objectives
General community use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	<input type="checkbox"/> promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to: <ul style="list-style-type: none"> - public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public. - purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

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), deemed SEPPS (formerly Regional Environmental Plans), 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).

The Concord Oval Precinct is within the Sydney Harbour Catchment, but is not in the Sydney Harbour Foreshores and Waterways Area.

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 for land within the Sydney Harbour catchment.

Aims and objectives

The SREP (Sydney Harbour Catchment) 2005 controls planning and development in the Sydney Harbour catchment. The SREP 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.

Heritage Act 1977

The purpose of the NSW *Heritage Act 1977* (as amended) is to conserve the environmental heritage of the State. *Environmental heritage* is broadly defined under Section 4 of the *Heritage Act* as consisting of the following items:

*'those places, buildings, works, **relics**, moveable objects, and Precincts, of State or local heritage significance.'*

Amendments to the *Heritage Act* made in 2009 have changed the definition of an archaeological '*relic*' under the Act. A relic is now an archaeological deposit, resource or feature that has *heritage significance* at a local or State level. The definition is no longer based on age. An archaeological site is an area which contains one or more archaeological '*relics*'. This significance based approach to identifying '*relics*' is consistent with the way other heritage items such as buildings, works, Precincts or landscapes are identified and managed in NSW.

The guideline for Assessing Significance for Sites and Relics gives advice about how to assess the heritage significance of known and potential archaeological resources, features or deposits and determine whether they are '*relics*' as defined by the Act. The key issue is whether a deposit, artefact, object or material evidence that survives from the past is significant. If it is significant, it will need to be managed under the '*relics*' provisions of the *Heritage Act*.

Sections 139 and 140 of the *Heritage Act 1997* address the need for an excavation permit should any disturbance or excavation of land result in an archaeological relic being discovered, exposed, moved, damaged or destroyed.

Sydney Water Acts

Sydney Water does not own the land on which the stormwater channel is located, but does have an 'interest' in the land.

City of Canada Bay does not have jurisdiction regarding the control and management of portions of land occupied by Sydney Water Corporation. Council must confer with Sydney Water Corporation and comply with their principles, objectives, policies, directives and guidelines according to the following governing Acts:

- ❑ **Sydney Water Act 1994**, which recognises ownership of works by Sydney Water Corporation and its right to operate, repair, replace, maintain, remove, extend, expand, connect, disconnect, and improve its works (Section 37); and to enter and occupy land or a building for such purposes (Section 38).
- ❑ **Sydney Water Catchment Act 1998**. The stormwater channel will be managed according to the objective in Section 14 of the *Sydney Water Catchment Act 1998*, which in part states:
 - (a) to ensure that the catchment and the catchment infrastructure works are managed and protected so as to promote water quality, the protection of public health and public safety and the protection of the environment.
- ❑ **Sydney Water Corporations Act 2004**.

Council undertakes not to disturb the land in which Sydney Water Corporation has an interest without first referring to Sydney Water.

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.

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.

Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is a legal framework to protect and manage nationally and internationally important flora and fauna, ecological communities and heritage places that are defined in the Act as matters of national environmental significance.

The Grey-Headed Flying Fox is listed as a Vulnerable species under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Under this legislation any works and activities within the Concord Oval Precinct that have, may have or are likely to have a significant impact on matters of national significance are subject to strict controls. Any such works and activities require approval from the Federal Minister for the Environment, separate from and in addition to any State approvals required.

Threatened Species Conservation Act 1995

The *Threatened Species Conservation Act 1995* aims to protect all threatened plants and animals (with the exception of fish and marine plants) which are native to NSW. A key objective of the Act is to conserve biological diversity and promote ecologically sustainable development.

The Act provides for the identification, conservation and recovery of threatened and endangered species and their populations and ecological communities. Species can be listed in the Act as presumed extinct, endangered, or vulnerable. Populations and ecological communities can be listed as endangered.

The Grey-Headed Flying Fox (*Pteropus poliocephalus*) which uses the Concord Oval Precinct is listed as Vulnerable in the *Threatened Species Conservation Act 1995*.

The Act also aims to reduce the threats faced by threatened species. Key threatening processes relevant to Concord Oval Precinct which are listed under the *Threatened Species Conservation Act 1995* include:

- ☐ alteration to the natural flow regimes of rivers and streams and their floodplains and wetlands.
- ☐ clearing of native vegetation.

Under this Act, any developments need to consider impacts to threatened species and ecological communities. Assessment under Part 5 of the Act requires a seven-part test.

Threatened Species Priorities Action Statement

The NSW Threatened Species Priorities Action Statement (PAS) is a strategic approach to threatened species recovery (DECC, 2007). A key reason for preparing the PAS was the NSW Government's recognition that a new approach to managing threats to native plants and animals was required. As the number of species listed under the Threatened Species Conservation Act increased, an alternative to individual species recovery plans was

necessary to readily identify actions for all threatened species. As such the NSW government removed the mandatory requirement to prepare a recovery plan for each individual species or a threat abatement plan for each threat, instead requiring a more strategic, landscape based approach that integrates species recovery with threat abatement.

The PAS is based on 36 integrated recovery and threat abatement and recovery strategies. Several actions may be listed under each strategy. Detailed actions set out what is required to secure recovery of threatened species. Each action is assigned a priority (high, medium and low) according to their relative importance for recovery or threat abatement for each species and key threatening process. Where feasible, actions are assigned to the broad geographic area where they are best placed to occur, such as a catchment management area or local government area.

A long term goal of the PAS is to identify key locations for each threatened species. Actions can then be applied to each location to manage and abate a specific threat operating at a particular site (DECC, 2007).

29 priority actions to help recover the Grey-headed Flying Fox in NSW have been identified by the Office of Environment and Heritage.

Flying Fox Camp Management Policy

The Flying Fox Camp Management Policy (DECCW, 2007) outlines strategies to manage camps of the Grey-headed Flying Fox in NSW.

Other relevant legislation

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

Table B.4 Other relevant legislation

Issue	Legislation	Responsible agency
Air, water and noise pollution	<i>Protection of the Environment Operations Act 1997</i>	Office of Environment and Heritage City of Canada Bay
Waste disposal	<i>Waste Minimisation Act 1995</i>	Office of Environment and Heritage

State government policies and initiatives

State planning context

NSW State Plan

The proposals for Concord Oval Precinct directly support many of the key priorities and targets outlined in the NSW State Plan (2006), in particular the following:

Better transport and liveable cities

- ☐ Grow cities and centres as functional and attractive places to live, work and visit.
- ☐ Increase walking and cycling.

Healthy communities

- ☐ Promote healthy lifestyles.

Stronger communities

- ☐ Promote our parks.
- ☐ Increase participation in recreational and sporting activities.
- ☐ Increase participation in the arts and cultural activity.

A key priority (E8) of the NSW State Plan for 'Environment and Living' is:

'More people using parks, sporting and recreation facilities, and participating in the arts and cultural activity'.

The Department of Arts, Sport and Recreation is responsible for meeting targets for this priority, including to increase:

- ☐ the number of visits to State government parks and reserves by 20% by 2016.
- ☐ the number of people participating in sporting activities and physical exercise by 10% by 2016.

New directions that the State Government will consider to achieve the above targets include promoting the Healthy Parks / Healthy People program, and developing a more strategic approach with local government to improve their sporting and recreational facilities.

Another relevant target in the State Plan (R4) is:

'Increase participation and integration in community activities.'

This target includes increasing the proportion of the community involved in volunteering, group sports and recreation activity by 10% by 2016, and to halve existing gaps in participation rates for key groups.

Game Plan 2012

Game Plan 2012 (NSW Sport and Recreation Advisory Council and NSW Sport and Recreation, 2006) is being updated by NSW Sport and Recreation. It sets out guidelines for the sport and recreation industry in addressing priority issues until 2012. The Plan is based on the principle that physical activity builds stronger communities, and that social relationships and support lead to increased levels of physical activity. The government's aim is to encourage increased participation of players and volunteers. The number of adults and children participating in sport and physical activity in NSW is expected to increase at the rate of 1% per year. Relationships with and collaboration between participants, service providers, facility providers, funders and advocates are necessary to ensure the benefits of physical activity are realised.

Challenges facing the sport and recreation industry in meeting the stated aims primarily relate to participation, funding, facilities, and volunteers. The approach to address these challenges is 'community-centred' – by recognising the strength of social relationships and community engagement – to build the social capital of NSW.

Four key focus areas in Game Plan 2012 which underpin the vision of “shaping our community for a sustainable future” are:

- ☐ active community. The objective is to make it easier and affordable for people of all ages to be physically active and involved in their communities. The success measure is a one percent increase per annum in physical activity across all ages, gender, disability and culturally diverse groups.
- ☐ new vision for volunteers. The objective is to increase the number of qualified, confident volunteers – referees, technical officials, coaches and administrators - who feel valued and supported and want to remain in the industry. The success measure is a 1% increase per annum in the number of volunteers working in sport and recreation.
- ☐ innovative funding. The objective is to provide sustainable funding from government and non-government sources. The success measure is increased per capita amount of funding from government (all levels) and non-government sources.
- ☐ fresh approach to facilities. The objective is to increase the availability of usable open space and ensure facilities are of a quality standard to meet community expectations. The success measures are a two percent increase in access to usable open space; quality assurance framework with standards for new sports facilities (especially multi-use facilities) is accepted and implemented by sport organisations; and a feasibility study completed for a multi-sport facilities model.

Specific strategies following on from these key focus areas relate to:

- ☐ providing quality, multi-purpose and safe facilities.
- ☐ increasing opportunities for available land for open space through creative means.
- ☐ joint use of facilities through partnerships.

Active Living

The Premier's Council for Active Living (PCAL) aims to build and strengthen the physical and social environments in which communities engage in active living. Goals of the PCAL are to:

- ☐ facilitate and encourage active living through supportive policy, legislative, physical and social environments.
- ☐ support leaders in the public, private and non-government sectors to make decisions that facilitate and encourage active living.
- ☐ build sustainable partnerships across the public, private and non-government sectors for policies, programs and products which facilitate and encourage active living.

Proposed changes to the Concord Oval Precinct will also achieve many of the key principles outlined in the Active Living Statement prepared by the Premier's Council on Active Living (PCAL):

- ☐ **Walkability and Connectivity** – improve safe and easy active travel connections to local destinations.

- ☐ **Active Travel Alternatives** – promote public transport use, cycling and walking to help reduce car dependency.
- ☐ **Legibility** – make walking and cycling routes easier to find through signposting, direct walking/cycling routes and provision of public transport information.
- ☐ **Quality Public Domain** – provide well-located and designed open space, with facilities for all community members.

Healthy Urban Design

Proposals for Concord Oval Precinct support many of the key objectives enumerated in NSW Health's Healthy Urban Design Checklist, including:

Physical activity

- ☐ (PA1) Encourage incidental physical activity.
- ☐ (PA2) Promote opportunities for walking, cycling, and other forms of active transport.
- ☐ (PA3) Promote access to usable and quality public open spaces and recreational facilities.

Transport and connectivity

- ☐ (TC1) Improve public transport services
- ☐ (TC2) Reduce car dependency and encourage active transport.

Crime and safety

- ☐ (CS1) Consider crime prevention and sense of security.

Public open space

- ☐ (PS1) Provide access to green space and natural areas.
- ☐ (PS2) Ensure that public open spaces are safe, healthy, accessible, attractive and easy to maintain.
- ☐ (PS3) Promote quality streetscapes that encourage activity.
- ☐ (PS4) Engender a sense of cultural identity, sense of place and incorporate public art.
- ☐ (PS5) Address the preservation and enhancement of places of natural, historic and cultural significance.

Social Infrastructure

- ☐ (SI1) Provide access to a range of facilities to attract and support a diverse population.
- ☐ (SI2) Respond to existing (as well as projected) community needs and current gaps in facilities and/or services.
- ☐ (SI3) Provide for early delivery of social infrastructure.
- ☐ (SI4) Promote an integrated approach to social infrastructure planning.
- ☐ (SI5) Maximise efficiencies in social infrastructure planning and provision.

Social Cohesion

- ☐ (SC1) Provide environments that will encourage social interaction and connection amongst people.
- ☐ (SC2) Promote a sense of community and attachment to place.
- ☐ (SC3) Encourage local involvement in planning and community life.
- ☐ (SC4) Minimise social disadvantage and promote equitable access to resources.
- ☐ (SC5) Avoid community severance, division or dislocation.

Environmental Health

- ☐ (EH1) Contribute to enhancing air quality.
- ☐ (EH2) Contribute to enhancing water quality, safety and supply.
- ☐ (EH4) Consider the potential for hazards (both natural and man-made) and address their mitigation.

Healthy Parks Healthy People

Healthy Parks Healthy People is an initiative developed in Victoria which has been adopted in NSW by the Sydney Parks Group comprising government departments (Departments of Planning, Health, Tourism Sport and Recreation, and Environment, Climate Change and Water) and managers of key open spaces (including the Botanic Gardens Trust, Centennial Parklands, and Sydney Harbour Federation Trust).

Healthy Parks Healthy People aims to encourage increased visitation to parks and gardens by highlighting and promoting the mental and physical benefits of spending time in parks.

Metropolitan planning context

Metropolitan Plan for Sydney 2036

Strategic Direction H: 'Achieving Equity, Liveability and Social Inclusion' of the Metropolitan Plan for Sydney 2036 (NSW Government, 2010) recognises open space, parks and playing fields provide important, accessible public places for people to exercise, relax, socialise and engage in a wide variety of sporting, leisure and social situations. It is considered critical to adapt these areas as Sydney's population changes so that neighbourhoods remain attractive and accessible.

Strategic Direction H aims to plan for well-located, quality parks, playing fields, open and public space as set out below.

Table B.5 Objectives and actions of the Sydney Metropolitan Plan for open space

Objectives		Actions	
H1	Ensure equity, liveability and social inclusion are integrated into plan making and planning decision-making	H1.1	Incorporate equity, liveability and social inclusion as a strategic direction in Subregional Strategies to ensure they can be implemented at the local level and in Council LEPs. Ensure local open space provision is adequate, accessible and appropriate, with good access to regional open space.

Objectives		Actions	
H2	Ensure appropriate social infrastructure and services are located near transport, jobs and housing	H2.1	Plan and co-ordinate the effective and timely provision of social infrastructure and services.
		H2.3	Local government to undertake open space planning processes in accordance with updated Recreation and Open Space Planning Guidelines for Local Government, to deliver parks, playing fields and public spaces that suit new multiple uses.
		H2.4	Provide and enhance regional open space in the Sydney region.
H3	Provide healthy, safe and inclusive places based on active transport.	H3.1	Design and plan to ensure appropriate social or healthy, safe, accessible and inclusive places.
H4	Continue to identify, enliven and protect places of special cultural, social and community value.	H4.1	Identify heritage landscapes in Sydney and develop appropriate responses to plan for their protection and interpretation in the preparation of Subregional Strategies and LEPs.
		H4.4	Strengthen cultural and related activities through identification and protection of appropriate venues, places and clusters.

Walking tracks

The State Government has acknowledged the importance of an integrated network of trails connecting public open spaces in Sydney (Hassell, 2005). The Concord Oval Precinct is linked via St Lukes and Cintra Parks with the indicative Sydney Harbour and Parramatta River Foreshores Trail within the Sydney Metropolitan Trails Framework. The Parramatta River Walk was launched in 2011.

The updated trails framework (Clouston Associates, 2010) does not propose any additional initiatives for walking trails in the vicinity of the Concord Oval Precinct.

Inner West planning context

Inner West Subregional Strategy

The Draft Inner West Subregional Strategy (NSW Government, July 2008) recognises Burwood as the subregion's Strategic Centre, and Parramatta Road as a key transport and 'enterprise' corridor.

The network of parks, public places and urban civic spaces in the Inner West subregion play a major role in meeting the recreational, cultural and entertainment needs of the population. Concord Oval is recognised as a sub-regionally significant parkland.

A key focus of the draft Subregional Strategy is to continue to improve access to quality leisure spaces to meet the growing needs of the population and to enhance the cultural life of the region. The subregional strategy points out a lack of undeveloped land for future open space, so existing open space must be refurbished and access to those sites improved to address increasing recreation needs. Council's role in meeting relevant objectives of the Strategy in relation to Parks, Public Places and Culture include those set out below.

Table B.6 Objectives for Parks, Public Places and Culture in Inner West Sub-region

Objectives		Actions			
F1	Increase access to quality parks and public places	F1.2	Improve the quality of regional open space.	F1.2.1	The NSW Government to work with local government to identify opportunities to enhance regional open space, including improving the carrying capacity of existing sporting fields.
		F1.3	Improve access to waterways and links between bushland, parks and centres.	F1.3.1	Local councils to work in partnership with DECCW and RTA to explore opportunities to improve access to waterways and links between bushland, parks and centres.
F3	Improve Sydney's major sporting and cultural event facilities	F3.1	Improve Sydney's major sporting and cultural event facilities.	-	-

Plans for Parramatta Road

Several plans to upgrade Parramatta Road in the vicinity of Concord Oval have been put forward in recent years, including by the former Inner Metropolitan Regional Organisation of Councils.

The most recent plan to revitalise Parramatta Road, over a period of 25 years, was proposed by the National Roads and Motorists Association (NRMA) in February 2011. This proposal would involve construction of the M4 East Tunnel from Concord to the Sydney CBD, reduced traffic lanes, light rail, cycleways and pedestrian pathways, and landscaping on Parramatta Road to the city.

Local planning context

Planning framework

The City of Canada Bay'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.

Strategic planning

FuturesPlan20

FuturesPlan20 is a long term strategic plan that articulates the community's vision for the City of Canada Bay through directions which are 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.

The relationship between FuturesPlan20 and the Local Planning Strategy (refer below) in relation to sport, recreation and community spaces is shown below.

Table B.7 Council objectives for sport, recreation and community spaces

FuturesPlan 20		Local Planning Strategy Objectives
3.2	"There are places for me to participate in sport and other outdoor recreation"	Respond to future recreation needs.
3.3	"I feel safe and comfortable using community spaces"	Promote walking and cycling for local trips.

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. Planned capital works in the Draft FuturesPlan20 2010-2013 Delivery Plan incorporating the 2011-12 Budget and Operating Plan include renewal of the goal posts at Concord Oval.

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.

The forecast population increase in Canada Bay of 33% between 2006 and 2031 (Department of Planning, 2005) will mean increasing demand for sports grounds and facilities at both suburban and elite levels, as recognised in the Local Planning Strategy. Also

demand is expected to increase for informal use of sports grounds by local residents for a range of activities such as jogging, walking, dog exercise and casual play.

Local planning instruments

Zoning and development controls

Concord 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 3.8.

Table B.8 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 Purpose of Public Recreation applying to Crown land in the Concord Oval Precinct.

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

Heritage requirements

The Canada Bay LEP 2008 sets out requirements for conservation of the environmental heritage of Canada Bay, in terms of requirements for development consent, consideration of effect on heritage significance, heritage impact assessment, and development in places of Aboriginal heritage significance and on archaeological sites, and conservation incentives.

Section 94A Contributions Plan

The Section 94A Levy Contributions Plan (Lindsay Taylor Lawyers, 2008) sets out capital works for public facilities on which developer contributions will be spent. These works in the Concord Oval Precinct are:

- ☐ floodlighting, planting, and synthetic surface at Cintra Park hockey field – medium priority over 2 years.
- ☐ a lift in the Concord Oval grandstand – medium priority over 3 years.
- ☐ landscaping at Concord Oval – low priority over 4 years.

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 public 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 Concord Oval Precinct. The Generic Plan of Management categorises the Crown and community land in the Concord Oval Precinct as Sportsground and General Community Use.

Accessibility Action Plan

Council's Accessibility Action Plan for parks, open space and facilities (City of Canada Bay, 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.

However no specific actions relating to accessibility in the Concord Oval Precinct are listed in the Accessibility Action Plan.

Recreation Plan

Supply of and demand for sporting fields

The Canada Bay Recreation Plan (Recreation Planning Associates, 2007) states that Concord Oval Precinct is one of 17 sportsground complexes in the City of Canada Bay, and it comprises part of the 32 hectares of regional sports grounds in the City (City of Canada Bay, 2010).

The Open Space and Recreational Needs Analysis (2008) recognises that Concord Oval is one of 7.5 rugby union fields in the City, and that the Cintra Park hockey field is the only hockey field in Canada Bay.

Relevant issues identified in the Recreation Plan are that:

- ☐ the provision of sportsground space at 1.2 hectares per 1,000 people is comparable to the 1.21 hectares per thousand specified in the traditional standard.
- ☐ sporting organisations identify a perception of a lack of sporting and recreation facilities in Canada Bay.
- ☐ many sportsgrounds have lower than optimal carrying capacities due to poor quality turf and insufficient floodlighting.
- ☐ some sports organisations rated the quality of grounds (and associated facilities such as amenities, spectator facilities, kiosks) in the 'poor' to 'adequate' range.
- ☐ sports organisations are seeking improvements to sports turf quality, improved floodlighting, better amenities maintenance and more spectator seating.
- ☐ demand pressures are particularly critical for active sports open space, particularly quantity of space as well as facility suitability, quality and maintenance.

At a regional level the Draft Southern Sydney Regional Organisation of Councils (SSROC) sporting fields report (HM Leisure Pty Ltd and Recreation Planning Associates, 2008) concluded that there is:

- ☐ a surplus of or sufficient fields for summer sports (baseball, cricket, softball, touch) across the region.

- ❑ sufficient fields in the region to meet most of the demand of current winter sports (Australian Rules, winter baseball, hockey, rugby league, rugby union, touch football), but at the expense of quality playing surfaces and latent demand. While Canada Bay has a relatively slightly higher provision of sportsfields and courts compared to the Southern Sydney region as a whole, most grounds in the city are being used at or above their capacity in the winter season.

The SSROC report assumes current sporting participation rates will continue into the future to 2031, and there will be a steady increase in demand for new facilities or higher capacity facilities (e.g. synthetic) in the north-east region of SSROC in which Canada Bay is located.

Direction and objectives for recreation in Canada Bay

The Recreation Plan 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 3.9.

Table B.9 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"> ❑ Enhanced understanding of recreation and leisure needs. ❑ Improved planning of the open space system. ❑ Effective park management planning.
Protecting natural and cultural heritage	<ul style="list-style-type: none"> ❑ High and increasing levels of biodiversity. ❑ Effective environmental education and interpretation. ❑ Effective protection and interpretation of cultural heritage resources.
Managing landscape and visual amenity	<ul style="list-style-type: none"> ❑ High quality urban landscapes and scenic qualities.
Providing facilities for recreation and leisure activity	<ul style="list-style-type: none"> ❑ An adequate and well-distributed open space system. ❑ Sufficient facilities for outdoor sports. ❑ Sufficient and well-distributed age-appropriate play environments. ❑ Sufficient and well-distributed facilities and activities for outdoor passive and informal recreation. ❑ Access to local environments 'supportive' of physical recreation activities. ❑ Adequate and appropriate access to natural areas. ❑ Sufficient and well-distributed library and cultural facilities and services.
Promoting recreation and leisure activity	<ul style="list-style-type: none"> ❑ Exciting and diverse range of events and programs in parks. ❑ Adequate access to parks and open spaces. ❑ Adequate information and promotion of open space activities, opportunities. ❑ High visitor perceptions of safety in parks and open spaces.
Managing open space resources (land, facilities, funds, people)	<ul style="list-style-type: none"> ❑ Adoption and implementation of best practice asset maintenance, refurbishment and disposal processes. ❑ Effective partnerships with government agencies. ❑ Effective partnerships with sport. ❑ Effective partnerships with community. ❑ Optimal use of resources.

Bike Plan

Concord Oval Precinct is a part of the proposed extensive bicycle network in Canada Bay.

The on-road regional bike link along Gipps Road is proposed and costed in the Bike Plan.

A bike path is proposed through the Concord Oval Precinct between Gipps Street and Parramatta Road on the eastern side of the stormwater channel.

Cultural Plan and Public Art Strategy

Council's Cultural Plan 2008-2013 promotes an understanding of local culture and provides a strategic approach to cultural development, cultural infrastructure, and creative industries.

The Cultural Plan recognises that open space delivers many opportunities for cultural and community activities. It identifies initiatives for:

- ☐ public art installations and cultural programs.
- ☐ cultural projects to interpret environmental issues and educate the community.
- ☐ expanding the capacity of outdoor venues to accommodate a range of cultural events.
- ☐ leveraging the use of sports infrastructure for multi-purpose and cultural activities and cultural and creative performance spaces.
- ☐ informing visitors to sporting spaces and infrastructure about the cultural activities and opportunities across the city.

The Public Art Strategy 2008-2013 is linked to the Cultural Plan. It recognises that sport has played and plays an important role in the heritage and culture of Canada Bay.

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. No play facilities are proposed in the Strategy for the Concord Oval Precinct.

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.

Appendix D

Operations Plan of Management



CONCORD
OVAL

OPERATIONS PLAN OF MANAGEMENT

WEST HARBOUR RUGBY CLUB

Date of Adoption: 29 March 2012

Effective Date: 29 March 2012

Concord Oval Operations Plan of Management

Introduction

The following Operations Management of Plan (OPoM) is to be implemented for all match fixtures that will occur from the start of the 2012 season. West Harbour Rugby Union Football Club (WHR) is committed to ensuring that this plan is implemented.

1. General Match Information

As a guide WHR home matches played at Concord Oval in 2012 will be scheduled in accordance with the listing appended at the back of this document.

In general four (4) grade matches are played on these days. All match times and Gate Opening/Closing times are detailed below as a guide.

Schedule of kick off times and gate times

- 4th Grade - 10.55am
- 3rd Grade - 12.10pm
- 2nd Grade - 1.25pm
- 1st Grade - 3.00pm
- Gates Open- 10:00am
- Gates Close- 7:00pm.

Club social functions

From time to time club social functions will be held after matches. For the 2012 season a maximum of **5 functions** are envisaged. All functions will cease no later than 11:30pm. WHR will notify the Council when these functions are scheduled to ensure this information is made available on Councils website.

2. Grandstand mounted lighting

Existing Lighting

Depending on the level of natural light available on match day lighting will be switched on as required.

3. Ground management and adjacent street security

WHR officials will be deployed at the conclusion of each match day to monitor the egress of patrons in the surrounding streets ensuring that patrons keep the noise to a minimum and do not loiter after the match. The WHR officials will monitor surrounding streets for up to one (1) hour after fulltime. This is ample time for all patrons to leave the venue and vacate the local streets.

When social functions are held monitoring will also be undertaken for up to one (1) hour after the closing of the function.

WHR officials will only monitor the following streets:-

- Loftus Street
- Burton Street
- Parramatta Road
- Gipps Street

Police

Please note that Police levels are determined by the NSW Police Service on a needs basis and are subject to their own assessment. The contact number at Burwood Local Area Command is 9745 8499, should this be required.

4. Provision and management of Alcohol

Liquor Licensing conditions

All persons entering Concord Oval are advised that:-

Owner: Community Development
Last Revised: 29/03/2012

Page 2 of 6

Concord Oval Operations Plan of Management

- They are entering licensed premises
- Intoxicated persons will not be permitted to enter
- Persons in possession of liquor will not be permitted to enter
- Intoxicated person will be removed from the premises
- It is an offence for minors to purchase and consume liquor
- It is an offence to purchase liquor for (or supply liquor to) minors
- Persons supplying liquor to minors will be reported to the Police and penalties apply under the Liquor Act, 1982.
- No alcoholic beverages are to be removed from the ground.

Liquor outlets

The provision of alcohol for all WHR home matches at Concord Oval is as follows:-

Public Areas

Alcoholic products are served in the following types of containers from all public bars:-

- Full Strength Beer – 375ml cans
- Light Beer – 375ml cans
- Pre-mixed drinks – 375ml cans
- Wines – 285ml plastic cups

The following conditions will be in place at all public bars:

- A maximum of four (4) beers, or two (2) premixed spirits / wines can be purchased at any one time from any public bar outlet within Concord Oval.

Corporate Facilities

Alcoholic products are served in the following types of containers:-

- Premier Beer – 375ml bottles
- All other Beer – 375ml cans
- Pre-mixed drinks – 375ml cans
- Wine – 740ml bottles poured into plastic cups

Where alcohol is served in glass bottles, alcohol can only be removed from the facilities if the contents are poured into a plastic cup.

Operating Times

Liquor outlets will open no earlier than 11:00am.

All corporate facilities will cease operation no later than 30 minutes after the conclusion of the main game.

Public bars will cease service of alcohol no later than 90 minutes after the conclusion of the main game.

The Canteen public bar hours will only be extended if a club social function is scheduled for the night. In this case the service of alcohol will cease no later than 10:30 PM.

Management of patrons removing alcohol

It is a liquor licensing condition that no alcoholic beverages are to be removed from the ground by patrons attending matches at Concord Oval.

Bins are provided at all exit points so that patrons can dispose of their alcoholic beverages prior to them departing the ground. Any patron seen trying to depart with an alcoholic beverage will be asked to dispose of it in the bins provided.

5. Cleaning operations

Owner: Community Development
Last Revised: 29/03/2012

Page 3 of 6

Concord Oval Operations Plan of Management

External Cleaning

WHR will remove rubbish from the Loftus Street footpath area at the conclusion of each match day. Council will continue to monitor the cleanliness of surrounding streets as part of the ongoing evaluation process of this operation. Council will undertake street cleaning adjacent to Concord Oval each Monday.

Internal Cleaning

As part of the cleaning strategy for Concord Oval garbage bins are strategically located around the ground for patrons to dispose of their rubbish during the match. In addition bins are also located at the egress points around the ground to ensure rubbish is deposited as patrons exit the ground.

6. Ground Announcements

As a courtesy the ground announcer will provide an announcement at the conclusion of each match reminding patrons to minimise noise when exiting the premises. As part of this announcement patrons will be advised to be mindful of residents in the surrounding streets when leaving the venue.

The following announcement will be made after each match:

When departing Concord Oval please be mindful of residents in neighbouring streets.

7. Match Day Hotline

A complaints hotline will be introduced on game days. This will provide residents with a contact for any problems that they experience that are the result of matches played at Concord Oval.

The hotline will operate from gate opening through until 7pm. This time will be extended to 12 midnight on function nights.

This hotline will be staffed by WHR Club management who can be in direct contact with the police so that reported issues can be actioned in a timely manner.

A complaints register will also be kept with all reported incidents received that will include the date, time and contact details of the complainant. This will be reviewed regularly to ensure that all issues were addressed with any unresolved issues addressed soon thereafter. It will be used at the end of season review.

The Match Day Hotline and Council Customer Service numbers will be distributed to the residents in the surrounding street of Concord Oval at the beginning of each season.

The Match Day Hotline and Council Customer Service numbers are as follows:

- Match Day Hotline – 0407 256 459.
- Council Customer Service - 9911 6555.

8. Parking

Enforcement of on-street parking will be undertaken by Council. Council Law Enforcement Officers - 9911 6555.

9. Review Process

At the conclusion of each season the OPoM will be reviewed following consultation with WHR, persons making a complaint to the hotline and community representatives. An annual statement including details of this consultation along with any recommended changes to be submitted to the Council General Manager. Any changes to the OPoM must be in place prior to the commencement of the next season.

OPoM is available on request by calling 9911 6555 or can be downloaded from the Council website.

Concord Oval Operations Plan of Management

General Manager: Mr Gary Sawyer

Date: 27.3.12.

West Harbour Rugby
ClubBen Hall
Secretary

27/3/12

Appendix

- a) 2012 Liquor licence
- b) Schedule of 2012 season match fixtures

APPENDIX B

WEST HARBOUR RFC – 2012 SEASON CONCORD OVAL MATCH FIXTURES

1	Saturday, 14 April 2012	SRU Round 1 V's Sydney University
2	Saturday, 21 April 2012	SRU Round 2 V's Southern Districts
3	Saturday, 28 April 2012	SRU Round 3 V's Northern Suburbs
4	Saturday, 5 May 2012	SRU Round 4 V's Penrith
5	Saturday, 12 May 2012	SRU Round 5 V's Warringah
6	Saturday, 19 May 2012	SRU Round 6 V's Eastern Suburbs
7	Saturday, 26 May 2012	SRU Round 7 V's Eastwood
8	Saturday, 2 June 2012	SRU Round 8 V's Parramatta
	Saturday, 9 June 2012	SRU - Sydney V's Country
9	Saturday, 16 June 2012	SRU Round 9 V's Gordon
10	Saturday, 23 June 2012	SRU Round 10 V's Manly
11	Saturday, 30 June 2012	SRU Round 11 V's Randwick
	Saturday, 7 July 2012	SRU - Wet Weather
12	Saturday, 14 July 2012	SRU Round 12
13	Saturday, 21 July 2012	SRU Round 13
14	Saturday, 28 July 2012	SRU Round 14
15	Saturday, 4 August 2012	SRU Round 15 Colts
	Saturday, 4 August 2012	SRU Round 15 Grade split 1
16	Saturday, 11 August 2012	SRU Round 15 Grade Split 2
	Saturday, 11 August 2012	SRU Round 16 Colts
	Saturday, 18 August 2012	SRU Colts Finals Week 1
	Saturday, 18 August 2012	SRU Round 16

SRU FINALS SERIES

Saturday, 25 August 2012	SRU Grade Finals Week 1
Saturday, 25 August 2012	SRU Colts Finals Week 2
Saturday, 1 September 2012	SRU Grade Finals Week 2
Saturday, 1 September 2012	SRU Colts Finals Week 3
Saturday, 8 September 2012	SRU Colts Grand Finals
Saturday, 8 September 2012	SRU Grade Finals Week 3
Saturday, 15 September 2012	SRU Grade Grand Finals

Note: The Grade Grand Finals on Saturday 8 September has been approved by Council. The staging of any other Finals will require a separate application to Council. SRU have not offered out any Finals series games at this stage.

