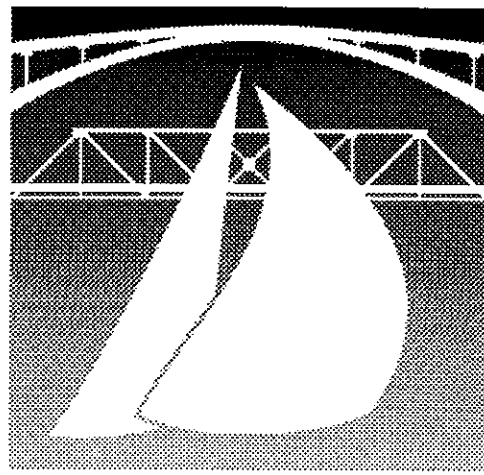


DRUMMOYNE
C O U N C I L



**FIVE DOCK
PARK**

PLAN OF MANAGEMENT

**ADOPTED BY COUNCIL
18 JUNE 1996**

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21st March 1996



1. INTRODUCTION

1.1 Background

The Local Government Act, 1993, requires Councils to produce plans of management for all areas of community land (ie Council owned land) by July 1996. Although there is no legal requirement, plans of management are also being prepared for areas of Crown land under Council's control.

The plan of management is an important document which provides clear guidelines for the short and long term management of all land owned by Council or under Council control and also provides for consistency in how all parks are managed.

Community consultation has shown that residents of the Drummoyne Council area value highly the provision of parks, foreshore walks, and the close proximity to water. Indeed these were often seen as major benefits of living in the area. The plan of management for Five Dock park is prepared with this in mind. The document sets clear objectives for the improvement and management of this significant area of open space taking into consideration the needs of park users and residents.

The plan of management provides a basis for determining priorities in work programming and budgeting. An annual review will assess implementation and performance of the plan, and a review after 5 years will allow policy and planning issues to be updated.

1.2 Council's Open Space Planning Policies

The Open Space Planning Policies adopted by Council in December 1994 which are relevant to this plan of management are as follows:

- To provide a wide range of quality open space, recreation and leisure experiences in order to meet the needs of a diverse community.
- To undertake an increased tree planting and landscaping program throughout the municipality, involving the community wherever possible.
- To use the principles contained in the Open Space Planning Policy Report in the planning and development of play facilities (**see Appendix 1**).



- To ensure that when planning and developing all open space sites, consideration is given to providing access for people with special needs, especially people with disabilities.
- To foster the linkage of open space areas throughout the municipality and surrounding areas, via walkways, cycle routes and directional signage.
- To progressively upgrade and increase picnic facilities throughout the district parks in the municipality.
- To provide new amenity blocks that are creative in design, sympathetic to surroundings, accessible, and close to picnic and play facilities.
- To ensure that community consultation is a key component of open space planning.

While the above policies set broad directions for the development and management of open space in the Drummoyne Council area, plans of management for specific parks, such as Five Dock Park, detail planning issues, management objectives, action priorities and performance measures.

1.3 Principles of Crown Land Management

This plan also takes into account the principles of Crown Land management as set out in the Crowns Lands Act, 1989, as the majority of the area subject to the plan of management is Crown Land.

The principles of Crown Land management are:

- To observe environmental protection principles in relation to the management and administration of Crown Land;
- To conserve, wherever possible, the natural resources of Crown land (including water, soil, flora, fauna and scenic quality);
- To encourage public use and enjoyment of appropriate Crown Land;
- To encourage multiple use of Crown Land, where appropriate;
- To use and manage Crown Land in such a way that both the land and its resources are sustained in perpetuity, where appropriate.
- To deal with Crown Land in the best interests of the State consistent with the above principles.



1.4 Community Consultation

The views of residents and park users are critical to the preparation of plans of management for open space. Public consultation ensures that major issues are identified and appropriate strategies put in place so that parks are developed to provide a range of recreational experiences for various age groups in a safe and pleasant environment.

Moreover, where residents have the opportunity to contribute to the planning process there is generally greater acceptance of the strategies proposed in the plan of management.

In September 1992, a parks user survey was undertaken of 142 households throughout the municipality to gauge residents' usage of parks, their perceptions of the positive and negative features of parks, and matters warranting improvement. The survey findings as well as information obtained in focus group interviews with residents during 1994 were taken into account in the preparation of plans of management for parks in the municipality.

In relation to Five Dock Park, in November 1995 residents living in close proximity to the park were "letterboxed" and a notice was placed in the Mayoral column of the District News inviting people to comment on current issues and how the park might be improved. Subsequently, 16 submissions were received, including one signed by 10 residents. On site interviews were conducted with 70 park users and 'snap shot' observations were carried out of park usage at different times during the week.

The major planning issues identified in the community consultation process are outlined in section 2 of the plan.

1.5 Description of the Park

Five Dock Park is approximately 8 hectares of Crown Land and is located just east of the main Five Dock shopping centre. In the Drummoyne Heritage Study (1986) the park is described as "the most impressive formally laid out, period park in the municipality dating from about the 1920s" (in fact the park was proclaimed a public park in December 1885). The study notes that "the park is generally flat with a designed layout of radiating paths centred on a brick War Memorial Pavilion. This structure is surrounded by a ring of Cypress trees. Other elements of the period park remaining include mature lines of Canary Island Palms, geometrically laid out rose gardens, fine lawns and specimen trees, particularly old figs. There also exists a few important, remnant native Eucalypts of considerable age".



Within the park there is a sports oval and grandstand, skateboard track and bowl (which are also popular with BMX riders), basketball half-court, two tennis courts, bocce court and children's play facilities. Five Dock Bowling club, which has two greens, is located in the park. There is also an Early Childhood Centre and interesting memorial pergola dating from the 1960s nearby. Barbecue and picnic facilities are located near Park Road.

The park commands a long view to the Harbour Bridge and to the fine two storey Victorian mansion (formerly Delapre) in Domremy College opposite.



Five Dock Park

2. PLANNING ISSUES

Interviews conducted with park users and comments in submissions from residents in the surrounding area generally reveal a high level of satisfaction with Five Dock Park and improvements made by Council in recent years. While there were a lot of suggestions as to further improvements which could be made to the park, there was no single issue or group of issues which took prominence.



Planning issues identified by residents, park users and Council staff have been assessed under the following headings.

2.1 Recreational Usage

The appeal of Five Dock Park lies in the range of recreational experiences that can be enjoyed in the park - from quiet relaxation around the formal gardens or BBQs, to the more active pursuits of tennis, soccer, skateboarding, BMX and basketball.

The user survey found that youth from as far afield as Penrith and Eastlakes use the **skateboard facilities**, not so much for skateboarding as BMX riding, taking advantage of the banks on the 'snaketrack' for jumps and other aerial manoeuvres. This has resulted in erosion of the top of the banks and in the middle of the snaketrack. The use of compacted dolerite (a product similar to clay) has lessened erosion to a degree, however this area is still a high maintenance site for Council. Further options to control erosion in this area need to be investigated.

While use of the 'bowl' by skateboard riders has declined in recent years, rollerblading and BMX riding have filled the void to a large extent. Along with the basketball half-court nearby, the facilities in this area of the park are popular with teenagers, and ongoing use of the facilities should be encouraged. However, the bowl is now over fifteen years old and its ongoing viability needs to be assessed. In the longer term, it may be prudent to fill in the bowl and replace it with a wooden half pipe similar to the facility at Hawthorne Parade, Ashfield and Bondi Beach.

The **play equipment** near the skateboard facility should be relocated to segregate teenagers from younger children, and more play equipment provided for older children, 5 - 10 years. It would be appropriate to locate any new equipment adjacent to the playground behind the Early Childhood Centre, which is proving to be very popular with young children since its installation in 1994. This area is fairly close to the picnic area which would allow parents to enjoy a BBQ while children play on the equipment nearby.

The **access road** into the park from Park Road needs upgrading. This is the main entry point to the park and is presently in a poor state of repair. Vehicles requiring access drive around the gate which was installed some years ago causing tracks and erosion to the grassed banks.

There were a number of requests for more **tables and seating** (with shade cover) in the park, with a suggestion that some seating be placed near Park Road adjacent to the Parkview Nursing Home so elderly residents could enjoy the park without having to walk too far for seating.



2.2 Landscaping

While it's important to retain the openness of sections of the park, there are opportunities for more planting in other areas - such as in the picnic area, around the grandstand, at the rear of the Early Childhood Centre, and in areas where seating is provided. Native garden beds could be extended to circle the skateboard area, ensuring that the area is not obscured from sight. Areas under trees which are bare of grass should be mulched and landscaped accordingly. Any planting initiatives must ensure that views of the city and Iron Cove are not impeded.

As noted earlier, the gardens in Five Dock Park are one its major attractions. The period characteristics of the park with its formal gardens beds, avenues of trees, war memorial etc make this park distinct from other parks in the municipality. It's important that the period character of sections of the park be retained and enhanced wherever possible.

However, given the large size of the park, there are options to develop different themes throughout the park. For example, a formal theme centered on the war memorial and rose gardens and a 'bush' area with dense planting of native trees in another area.

Landscape proposals for Five Dock Park are shown on the **concept plan** which is on display in the Drummoyne Library.

As with other parks, opportunities to involve the local community, including the nearby school, in tree planting projects should be encouraged. This strategy is generally successful in encouraging residents to care for and protect their local open space. Educating the community on the benefits of planting and the growing habits of proposed planting should also be undertaken as part of a landscape strategy for this area. A suggestion from one resident was the labelling of trees, shrubs and ground covers (similar to what is done in the botanical gardens) in public parks so people were made aware of the plant's characteristics.

Consideration should be given to the aesthetic appearance of equipment and structures (tables and chairs, picnic shelters, toilet blocks, rubbish bins, bubblers etc.), both existing and proposed, as this is a high profile park. The opportunity to co-ordinate furniture, signage and other structures with structures provided in other parks in the Drummoyne Council area should also be examined.



Given the period characteristics of Five Dock Park, it would be appropriate to install **signage** which provides historical information on the park which would be of interest to park users.

2.3 Access

The principle of ensuring access to public open space by people with disabilities has been adopted by the Council in its Open Space Planning Policies (refer page 3). Opportunities to provide circulation routes to facilitate easy movement for people with disabilities between car parking, walkways, picnic facilities, oval facilities and toilets should be identified and their feasibility examined. The upgrading and/or construction of new facilities should be undertaken with the needs of people with disabilities in mind.

2.4 Dogs

The problems of dogs defecating in parks, nuisance behaviour of dogs, and their owners not complying with leash laws are consistently raised as issues in discussions with residents.

Having said that, it must be recognised that dogs need access to public open space because of their popularity. (42% of households own a dog - Reark Research 1995). Dog owners are a substantial group of park users. Owning a dog encourages people to exercise and visit their local park; a positive feature of pet ownership for all members of the community.

It is clear that appropriate management practices need to be put in place to accommodate the needs of dog owners who use parks and walkways in the municipality. At the same time, the concerns of residents need to be addressed. A strategic approach which looks at a range of options such as education, on-leash and off-leash areas, park design and dog zones within parks needs to be developed, with regulatory enforcement used as a last resort. The latter is difficult to police and costly in terms of resources.

2.5 Maintenance

The implementation of effective and efficient management practices is important so that parks and park infrastructure are maintained in a safe condition for the enjoyment of park users. In this way the number of complaints and the potential for claims against Council are minimised.



2.6 Miscellaneous

Other issues identified by residents, park users and Council staff include:

- obstruction of lighting by large trees in sections of the park
- late night noise from occasional festivals and concerts
- graffiti on War Memorial, grandstand, and skateboard track and bowl
- inadequate number of bins in high use areas
- damaged seats in grandstand
- no shade cover over barbecues
- speeding traffic in streets facing the park (eg Ingham Avenue and Barnstaple Road)
- need for additional lighting
- dogs not on leads
- need to upgrade toilet facilities
- obstruction of views from inappropriate planting

Some of the above issues will be addressed as part of Council's ongoing maintenance and landscape program for the park. Matters relating to traffic will be referred to the Traffic Committee for consideration.

3. FIVE DOCK BOWLING CLUB

Five Dock Bowling Club has been using the park since the 1930's, however the club facility was not constructed until 1954, at which time Council entered into a twenty year lease agreement with the club.

Council entered into the second 20 year lease with the club in December 1975 for an area of 7013m. In 1986 a portion of the area leased (1619m) - effectively one bowling green - was surrendered (and developed by Council for two tennis courts).

The lease was due for renewal in December 1995. At its meeting in November 1995, Council resolved to extend lease conditions (excluding lease rental which was to be renegotiated) for a period of one year, and that a proposal for a lease for a period of a further 20 years, of Lot 1 (area 5394m) to Five Dock Bowling Club, be included in the Draft Plan of Management for Five Dock Park., allowing residents to comment on the proposal along with other matters discussed in the plan.



4. PLAN OF MANAGEMENT OBJECTIVES

The following section addresses the major planning issues raised in this report. A number of objectives and action strategies are proposed and appropriate performance information is provided.

Obviously, the implementation of key aspects of the plan of management hinge on finance being available, either from government funding, revenue raising or from Council's budget allocation.

Codes used to define priorities in the following matrix:

ST	(SHORT TERM)	-	ACTION COMPLETED WITHIN 2 YEARS
MT	(MEDIUM TERM)	-	ACTION COMPLETED WITHIN 2-4 YEARS
O	(ONGOING)	-	ACTION IS CARRIED OUT ON A REGULAR BASIS FOR THE LIFE OF THIS PLAN OF MANAGEMENT.
C	(COMMENCED)	-	ACTION HAS COMMENCED

Note: Two other plans of management titled "Sportsgrounds", "Playgrounds", are relevant to Five Dock Park. These are available at Council and for reference in the libraries.



ISSUE: RECREATIONAL USAGE

Objective	Rationale	Action	Comments	Priority	Performance Information
<p>To provide opportunities for residents to participate in a range of recreational activities in a safe and pleasant environment.</p>	<p>Residents place high value on quality open space and access to a range of recreational experiences.</p>	<p>Compile usage data on sport and recreation activities and respond to changing needs as appropriate.</p> <p>Monitor usage of skateboard 'bowl' over next 12 months.</p>	<p>Activities include non structured:</p> <ul style="list-style-type: none"> • picnics • walking • enjoyment of the gardens • BMX • skate-boarding • use of play facilities • half court basketball etc. <p>And structured:</p> <ul style="list-style-type: none"> • cricket • soccer • rugby league 	<p>ST</p>	<p>Usage data compiled.</p> <p>Regular usage figures compiled.</p>
		<p>Examine feasibility of replacing skateboard 'bowl' with a wooden ramp. Factors to consider include cost, potential usage, location, aesthetics.</p>		<p>MT</p>	<p>Study completed. Ramp provided if deemed feasible.</p>
		<p>Improve maintenance of the area around the 'snake track' by more regular additions of compacted dolerite. Explore other options to reduce erosion in this area.</p>		<p>ST</p>	<p>Ground surface around track improved.</p> <p>Options to reduce maintenance investigated.</p>



ISSUE: RECREATIONAL USAGE

Objective	Rationale	Action	Comments	Priority	Performance Information
To provide playground facilities suitable for different age groups.		Provide additional play equipment for children 5-10 years, following consultation with park users. Consolidate play equipment in one area, near the picnic/BBQ facilities.	Guidelines for play facilities are shown in Appendix 1. Area for play equipment shown on concept plan.	MT	Equipment installed to satisfaction of park users.
To minimise real and perceived adverse impacts on neighbouring community caused by recreational use of the park.	To preserve the amenity of the surrounding neighbourhood.	Relocate swings away from skateboard facility.		ST	Play equipment complies with Australian Standard and Council guidelines.
		Identify potential impacts arising from any proposed facility improvements and/or recreational use of the park.		ST	List of potential impacts completed.
		Determine means of mitigating adverse impacts and implement appropriate measures.	For example: <ul style="list-style-type: none"> • appropriate hours of usage • location and design of facilities • litter • noise 	ST/MT	Implementation of mitigation measures.
		Ensure that residents are informed of any proposed developments eg. major landscape initiatives, and that public input is facilitated.		O	Residents are informed of proposed developments.



ISSUE: RECREATIONAL USAGE

Objective	Rationale	Action	Comments	Priority	Performance Information
To develop a strategic approach to resolving problems caused by dogs in public parks.	Dog owners are a significant group of park users and their needs have to be considered along with other park users.	Develop a policy which looks at a range of options to facilitate acceptable use of public parks by dogs.	Options might include: <ul style="list-style-type: none"> • education • dog zones in parks • on-leash off-leash areas etc. 	ST	Reduced complaints about dogs in public parks.
To allow for use of parks by people with disabilities.		Walkways linked with kerb ramps and car park, accessible picnic facilities and toilet facilities.		MT	Access improved.



ISSUE: LANDSCAPING

Objective	Rationale	Action	Comments	Priority	Performance Information
<p>To continue with landscaping improvements and develop landscape 'themes' in particular areas of the park.</p>	<p>To enhance the appeal of the park for residents and visitors. To provide more shade. To retain the uniqueness of Five Dock Park as a period park. To provide landscape variety throughout the park.</p>	<p>Undertake landscape work as per concept plan for the park.</p>	<p>Refer to concept plan on display in Drummoyne Library.</p>	<p>MT</p>	<p>Planting program implemented.</p>
		<p>Ensure that 'view corridors' of the city and Iron Cove are retained.</p>		<p>O</p>	<p>View corridors established to satisfaction of residents and park users.</p>
		<p>Involve the local community in tree planting initiatives where appropriate.</p>		<p>MT/O</p>	<p>Resident participation in planting programs.</p>
		<p>Implement an education program to inform the community of the benefits of tree planting and growth characteristics of species to be planted.</p>		<p>MT/O</p>	<p>Program implemented. Positive feedback from residents.</p>



ISSUE: SIGNAGE

Objective	Rationale	Action	Comments	Priority	Performance Information
To provide signage that is clear and informative.		Identify signage which needs upgrading. Identify areas where additional signage is required. Replace existing signage and install new signage as required consistent with Council's predominant style.	Signage may be directional or interpretative eg. historical, flora and fauna.	ST	Areas requiring signage identified and listed. New signage installed. Positive feedback from park users.



ISSUE: FACILITIES

Objective	Rationale	Action	Comments	Priority	Performance Information
To provide a range of facilities which meet the needs of park users.	To improve/maintain the amenity of the park for park users.	Update inventory of existing facilities in Five Dock Park.	Facilities may include: <ul style="list-style-type: none"> • toilets • change rooms • seating • lights • bubblers • fencing • picnic shelters • BBQs 	ST	Inventory complete.
To provide facilities which are well sited, functional and visually attractive.		Determine whether current facilities meet user needs via user surveys and site observations.	Additional seating is required in sections of the park. Shade cover required over BBQs and seating.	ST	Study complete.
		Upgrade or build new facilities as required and within budget constraints.		MT	Facilities which meet user needs are upgraded or installed.
		Consult with community and user groups on proposal for any significant works.		O	Community satisfied with consultation process and outcomes.



ISSUE: FACILITIES

Objective	Rationale	Action	Comments	Priority	Performance Information
To provide facilities which meet the needs of users with a disability, as deemed appropriate.	So that people with disabilities can enjoy the opportunities the park affords.	Consult with the Drummoyne Access Committee on user needs at times when facility improvements or park developments are planned, and at all stages during their development.		O	Increased usage of park by people with a disability.



ISSUE: MAINTENANCE

Objective	Rationale	Action	Comments	Priority	Performance Information
<p>To implement effective and efficient management practices so that Five Dock Park, is maintained to a high and safe standard.</p>	<p>So that users enjoy parks which are well maintained and aesthetically pleasing.</p> <p>So that risks to park users and potential for claims against Council are minimised</p>	<p>Review current maintenance strategy for parks and facilities.</p>	<p>Maintenance programs relate to:</p> <ul style="list-style-type: none"> • structures and equipment • plants/garden beds • ground surfaces • pathways • other facilities 	<p>C/O</p>	<p>Review complete.</p>
		<p>Prepare comprehensive maintenance programs for all components requiring maintenance work.</p>		<p>O</p>	<p>Maintenance program complete.</p>
		<p>Carry out regular maintenance inspections.</p>		<p>O</p>	<p>Regular inspections carried out.</p>
		<p>Undertake maintenance on a regular cycle and emergency repairs as required.</p>		<p>O</p>	<p>Maintenance implemented to agreed schedule and within budget.</p>



ISSUE: ACCESS

Objective		Action	Comments	Priority	Performance Information
<p>To provide safe and convenient access to and within the park.</p>		<p>Identify areas where access is currently difficult or limited.</p>	<p>For example Park Road entry.</p>	<p>ST</p>	<p>Study completed.</p>
		<p>Investigate opportunities to improve access for park users.</p>	<p>Consult with Council's Access Committee, park staff, park users. Ensure access complies with AS1428.</p>	<p>ST</p>	<p>Investigations completed.</p>
		<p>Undertake work as appropriate.</p>		<p>MT</p>	<p>Work completed to satisfaction of park users.</p>



Appendix 1.

APPENDIX 1.

The following **principles** should guide the provision of play facilities in the Drummoyne Council area.

1. That they be concentrated in district parks.
2. That they cater for different age groups.
3. That various parks offer different but challenging and safe play experiences.
4. That sites for play equipment should be no smaller than 0.5 hectares.
5. That play equipment should be part of a multiple use site, with a kick around area, seating and shade.
6. That good visual access is provided between play equipment and sitting areas to allow adult supervision and child security.
7. That accessible play equipment be provided for people with disabilities where deemed practicable.



Appendix 2.

APPENDIX 2 - ACKNOWLEDGMENTS

REFERENCES

Council would like to acknowledge the assistance of North Sydney Council and their Plans of Management in the compilation of this document.



