



# **Draft Plan of Management and Masterplan**

for

## **FIVE DOCK PARK**



**October 2021**

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## **for The City of Canada Bay**

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CONTROLLED DOCUMENT  
“Draft Plan of Management and Masterplan for Five Dock Park”

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# 1 INTRODUCTION AND BACKGROUND – SETTING THE SCENE

## 1.1 Five Dock Park

Five Dock Park is located a short distance east of the Five Dock shopping centre. Bounded by Barnstaple Road, Ingham Avenue, First Avenue and Park Road the Park covers an area of approximately 8 hectares (Figure 1).

This historic park was reserved for public recreation in December 1885 with the Park's distinctive radial path pattern, central war memorial, and formal design first laid out in the 1920s. Today Five Dock Park offers a well-maintained and attractive open space of extensive mown grass, shaded tree-lined paths, groups of trees, and managed gardens beds offering a range of recreation opportunities.



Five Dock Park is a valuable and well-used green open space within the local area. It is a popular venue for sports, leisure and recreation activities, school use and social gatherings as well as periodically hosting organised and informal community events.

## 1.2 What is a Plan of Management?

A Plan of Management is a strategic document providing a planning and management framework for the future use, development and maintenance of areas of public open space in accordance with the Local Government Act 1993 and the Crown Lands Management Act 2016. Plans of Management are required for community and crown land owned and managed by Council.

A Plan of Management (PoM) sets out management objectives and performance targets for community land as well as providing management and use direction and actions. Community engagement in the preparation of the PoM is important and provides the evidence base on which needs can be identified and addressed as well as determining how a place is to be managed and its values demonstrated. Current uses and activities are identified and future uses and activities, including leases and licences are approved by a PoM.

The Plan of Management must include the following:



- The categorisation of the land.
- Objectives and performance targets of the plan with respect to the land.
- The means by which Council proposes to achieve its performance with respect to the plan's objectives and performance targets.
- The condition of the land and of any buildings improvements on the land.
- The use of the land and of any buildings or improvements as at the date of adoption.
- Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.
- Describe the scale and intensity of any such permitted use or development.

Community land must be categorised as one of the following:

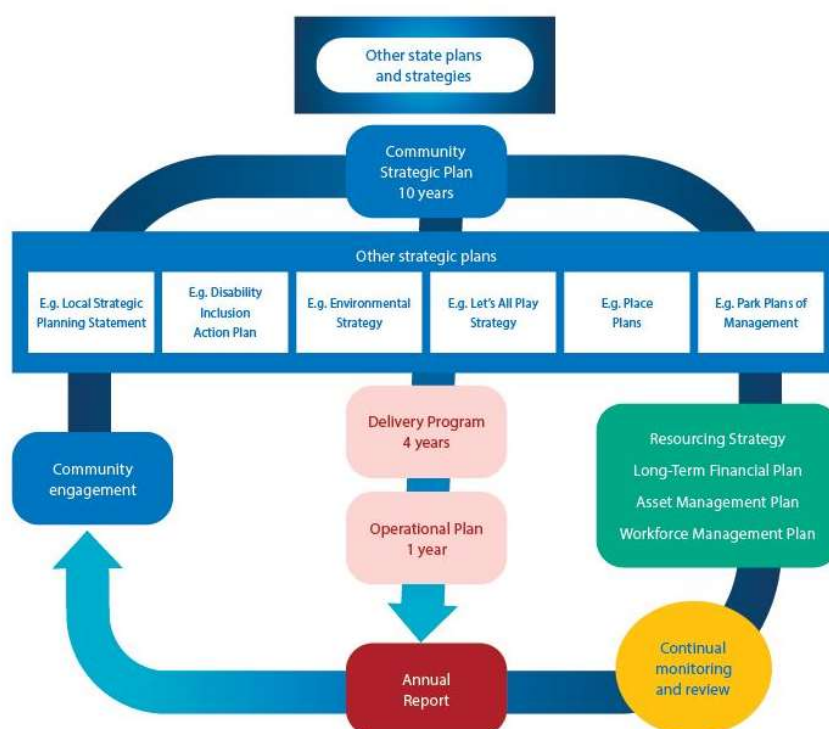
- A natural area.
- A sportsground.
- A park.
- An area of cultural significance.
- General community use.

### **1.3 Why Council Prepared this Plan of Management**

The current Plan of Management for Five Dock Park was adopted by the then Drummoyne Council in 1996. The City of Canada Bay was established after this date and took over this previous, earlier/existing, Plan.

A new Plan of Management is now required to provide updated management directions for Five Dock Park over the next 10 years. This Plan will reconfirm the values the community holds for the Park, address current recreational uses, demands and trends as well as demographic changes, anticipated future uses and other pressures on the site. It will consider the Park's heritage values, presentation and visual appeal, as well as leasehold or commercial activities and special events.

Council parklands service multiple community needs as demonstrated by the extensive list of outcomes in Your Future 2030, City of Canada Bay's Community Strategic Plan (CSP). The ongoing management of Five Dock Park is consistent with the CSP, promoting the shared vision of the community and Council. It also provides us with the evidence based needs on which to base the allocation of the required resources to translate our vision into action.



## 1.4 Land to Which this Plan Applies

This Plan of Management applies to the area described as Five Dock Park. The park was gazetted on 8th December 1885, a copy of the Park's original gazettal notice is provided at **Appendix A**.

### *Crown Reserves*

Council is the Crown Land Manager for the land covered by this Plan of Management comprising the following Crown Reserves (see *Figure 1*):

Reserve	Lot / DP	Location	Reserve Purpose
Crown Reserve 500100	Lots 1-3 of DP 717249	Bounded by Barnstaple Road, Ingham Avenue, First Avenue and Park Road	Public Recreation
Crown Reserve 1000269	Part of lot 3/717249	Bounded by Park Road	Baby Clinic







**Figure 2** Five Dock Park – current layout

Topographically Five Dock Park is a high point in the local area with a broad ridge running from



First Avenue in the south, through the circular rose garden, the central War Memorial and the oval, to Barnstaple Road in the north. The land falls gently away from this central axis to the east to Ingham Avenue, rising gently towards Barnstaple Road in the north east corner. The Five Dock Park Tennis Centre and the former bowling club sites in the north-east quadrant have been terraced in the slope to create level courts or greens. To the west, the land falls away from the central axis to Park Road via a series of banks and terraced areas.

The park, rhomboid in shape, bounded by roads on all sides, is neatly divided into segments by the path network which radiates from the centrally located war memorial. Most of these paths are lined with avenues of mature trees. The skate park and basketball half-court are located in the triangular piece of land formed by the paths from the south east corner on First Avenue and from opposite Howley Street, and by Ingham Avenue. The area is well treed with a mature grove of essentially native species located between the skate park and Ingham Avenue.



Working in a clockwise direction around the Park, the “Circular Rose Garden Terrace” is located in the triangular area of land defined by the paths from the site’s south-east and south-

west corners and by First Avenue. This area contains several garden areas and specimen trees in a large essentially level lawn area.

The Baby Health Centre is located immediately north of the Park’s main “formal” entrance, in the south-west corner, on the Park Road and First Avenue intersection. The building is dominated by a large Fig/Strangler Fig to the north.



The large area of land bounded by the paths from the south-west and north-west corners of the Park and by Park Road (“Grass Terrace 1” and “Grass Terrace 2”) is dissected by a path from Second Avenue winding to the grandstand, and further broken into smaller spaces by sloping banks and terraced grassed areas. The upper terraces, closest to the War Memorial and the oval contain two picnic areas, (“Picnic Area 1” and “Picnic Area 2”) and a wide grove of mature trees linking the Baby Health Centre and the grandstand. The disused Bocce rink is located in this area between the grandstand and the north-west corner of the park.



The area defined by the paths from the north-west and north-east park corners and by Barnstaple Road is the Park’s largest “zone” - containing the oval and the grandstand to the west (along the ridge), the Five Dock Park Tennis Centre and the former bowling club site to the east. There is a remnant of open lawn between the north-east corner and the former bowling club site (“Open Space 1”). Significant trees in this area include Fig trees and an Oak tree between the oval and the Tennis Centre and now disused bowling club. The Fig trees provide shade to the few picnic facilities adjacent to the Tennis Centre (“Picnic

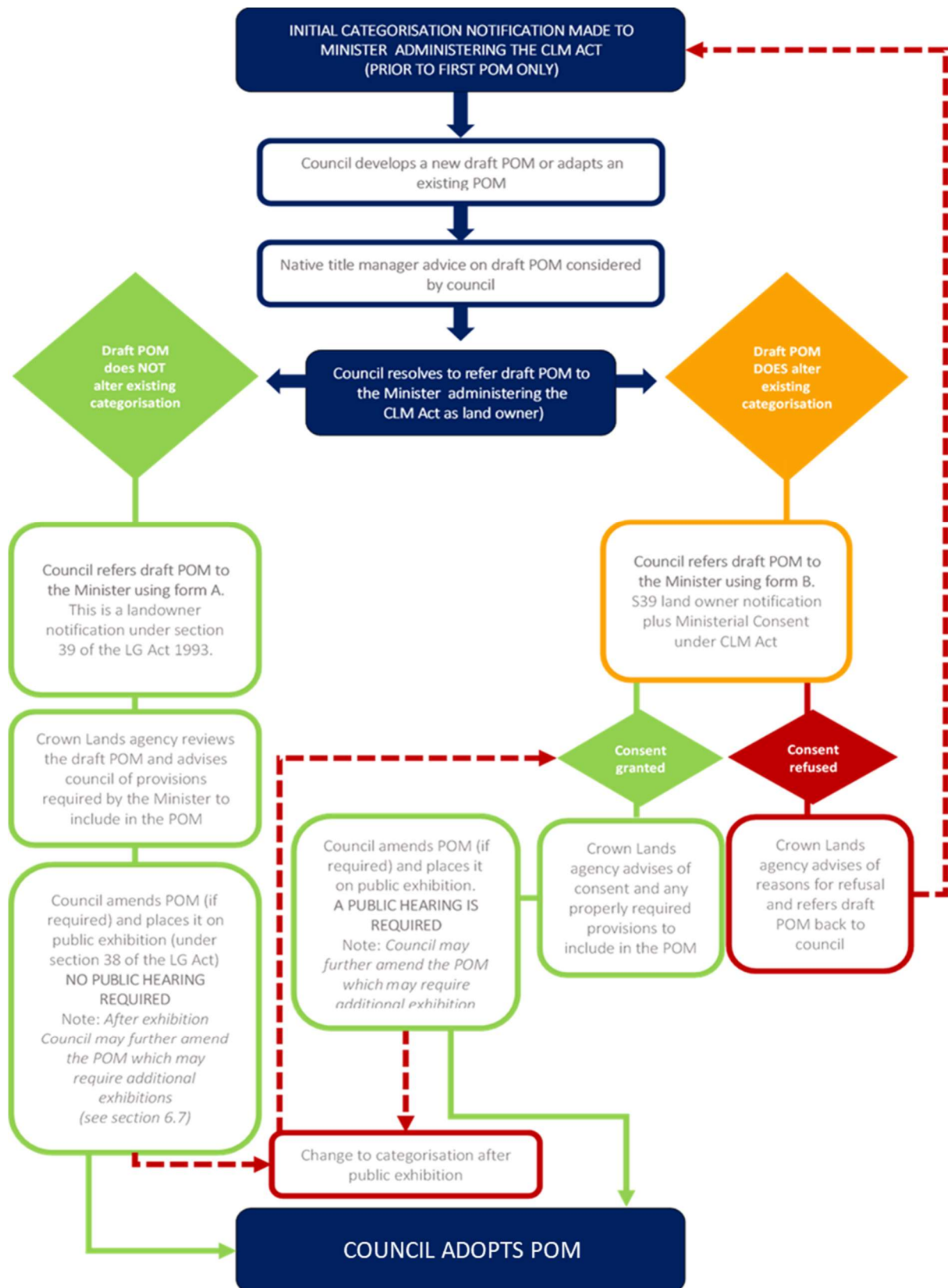
Area 3”). Mature palms line the park boundary from the former bowling club lease area to the northeast corner.

The remaining areas are triangular spaces created by the paths from the north-east corner and Noble Street and by Ingham Avenue; and the paths from Noble Street and Howley Street; and by Ingham Avenue to the east. The first, northern, area ("Open Space 2") is largely undeveloped with perimeter plantings only. The second, southern, area ("Open Space 3") contains the treed fenced off-leash dog park which has been expanded to include the open grassed area below (to the north-east and east). There is also a small triangular grassed area with scattered trees upslope of the dog park towards the War Memorial ("Open Space 4").



## 1.5 Preparing this Plan of Management

**Figure 3** outlines the plan of management preparation process.



## 1.6 Structure of this Plan of Management

This Plan of Management has been divided into eight sections as outlined below.

**Setting the Scene.** Describes plans of management; why and how they are prepared; and what land is included in this Plan of Management.

**Site Description.** Provides an introduction to Five Dock Park – its assets and facilities, usage and condition.

**Planning Context.** Describes the legislative requirements of a Plan of Management and linkages to or alignment with other key planning documents.

**Basis for Management (includes categorisation).** Identifies and evaluates the role of the site, its values, issues and opportunities. This section also identifies the appropriate community land categories to apply to the area, and also the broad objectives and directions for the Park's future management.

**Masterplan.** Provides an overview of this Plan of Management's broad management directions and key (high priority) actions, and the site's intended layout or configuration, for the Park's future use and development.

**Permitted Park Purposes, Uses and Intensity of Use.** Describes the purposes and uses to be permitted within the Park, the intensity of such uses, guidance in considering future possibly unforeseen uses or activities, and the scale and intensity of development within the Park.

**Management Actions.** Identifies a management framework, founded on specific management actions and guidelines or policies, to protect and enhance the park's values, enjoyment and efficient management. Priorities or timing, the level of resources required (where relevant), performance targets, and means of assessing achievement are included for each management action/guideline. This section also authorises leases, licences, permits, and other interests in the site in accordance with the *Local Government Act 1993*.

**Implementation.** Identifies an indicative program for the implementation of key management actions, as well as a review schedule for the Plan.

## 1.7 Compliance with Legislative Requirements

The *Local Government Act 1993* sets out a number of requirements or factors that must be included in, or addressed by, a plan of management for community land. This Plan of Management has been prepared in accordance and compliance with these requirements – as shown in Table 1.

**Table 1 Compliance with *Local Government Act 1993* Requirements**

<i>Local Government Act 1993</i> Requirement	Relevant Section(s) of this Plan
Description of the condition and uses of the land, and (any) buildings or improvements, as at the Plan of Management's date of adoption	Section 2 and <b>Appendix C</b>



Categorisation of community land	Section 4
Core objectives for management for the community land	Section 4
Purpose(s) for which the land, and any buildings or improvements, will be permitted to be used.	Section 6
Purpose(s) for which any further development of the land will be permitted (whether under lease or licence or otherwise).	Section 6
Description of the scale and intensity of any permitted uses or developments.	Section 6
Authorisation of leases, licences or other estates.	Section 7
Performance targets.	Section 7
Means of assessing the achievement of objectives and performance targets.	Section 7

This Plan of Management has also been prepared in recognition of, and to realise, the “principles of Crown land management” as set out in the *Crown Lands Management Act 2016*.

## 2. SITE DESCRIPTION

### 2.1 Accessing the Park

#### Roads and Parking

Bounded by roads on all sides, road traffic impacts on the ability of users to access the park. Ingham Avenue is the busiest of the four (carrying over 7,700 vehicles per day - 2017 data), followed by Barnstable Road and First Avenue (each carrying 4,000 vehicles per day), all of which carry through traffic. In addition, road traffic on Ingham Avenue requires a radar-activated speed advisory sign (northbound) to manage excessive speeds. Park Road, on the other hand, is a narrower lower-speed residential road.



A school zone operates on First Ave (plus south ends of Ingham Avenue and Park Road) in connection with Domremy College.

On-site parking (within the Park boundary) is limited to:

- a small parking area located on the western side of the now disused bowling greens and sited within the leased land (8 spaces) which is accessed via a driveway from Barnstable Road; and
- 90° parking bays located in Barnstable Road in front of the former bowling club site (29 bays, including a designated disabled parking bay), although just inside the Park boundary these “nose-in” bays effectively function as on-street parking.

Car parking is otherwise confined to on-street parking, as parallel parking in each of the adjoining streets. Mostly the on-street parking is untimed save for some limited no stopping zones (primarily for road safety and visibility reasons), a small 15 minute parking zone in front of the nursing home on Park Road and a school bus zone on First Avenue.



There appears to be sufficient parking for all but peak use occasions and special events. Parking congestion can occur in Park Road at the southern end, on First Avenue during school hours (and previously in the early evenings at the former bowling club, prior to this facility's closure).

#### Public Transport

The Park is accessible by public transport, with busses (2 routes) running along First Avenue adjacent to the area, with stops located at the Park's south-west corner (both sides of road, including bus shelters) and south-east corner (Park-side only).

Bus routes also touch the Park's north-eastern corner (2 routes) and south-eastern corner (1 route). In the north-east bus stops are located approximately 40 metres and 125 metres (walking distance) east of the Park in Barnstable Road, while in the south-east stops are located approximately 45 metres south in Ingham Avenue and 85 metres east in First Avenue.

## Bikes Paths/Access

Council's Bike Plan proposes a bike route running through Five Dock Park as part of the "Concord to the Bay Cycleway". The path is proposed to run from the corner of Barnstaple and Park Roads and travel south east round the back of the grandstand / amenities and proceed to the Memorial where it will turn east between the off leash area and skate park before exiting the park onto Ingham Avenue opposite Howley Street. With the recent upgrade of the playground and adjacent fitness equipment, this routing may have to be reviewed to ensure there is no adverse impact on safety and activities of all park users.

## Paths and Access

Park perimeter footpaths are only located on the First Avenue boundary, the southern end of Park Road and a short section on Ingham Avenue opposite Noble Street. The internal radiating path network connects the centrally located war memorial to the four corners of the park, and to Howley and Noble Streets (located off Ingham Avenue). An additional path connects Park Road to the grandstand.

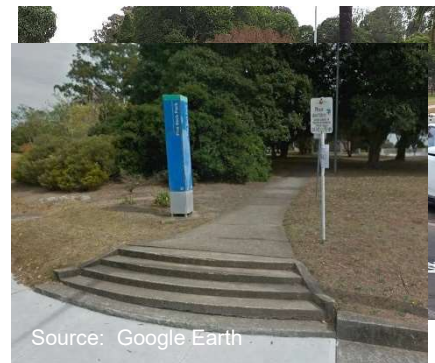


The park's major entry is located at the south west corner and is identified with a formal path entry, a large decorative stone-faced wall displaying the Park name (with associated hedge), and backed by formal rose gardens. At-grade paths, and a pram ramp crossing the south end of Park Road (via a refuge island), enable easy all-abilities access. However there are no crossing points provided to the south over First Avenue at this entry. A raised zebra pedestrian crossing, signposted and floodlit, is located midblock on First Avenue opposite the Domremy College. There are no other marked/signposted pedestrian crossings accessing the Park.

The entry point located at the south east corner is stepped (4 risers) from the road reserve and does not provide all abilities access to the park. At this point, pram ramps and a refuge island provide for people crossing the south end of Ingham Avenue however there are no crossing points provided to the south over First Avenue.



The entry point located at the north-west corner is stepped (3 risers) from the road reserve and also does not provide all abilities access to the park. There is evidence of bicycle and other traffic (including maintenance/contract staff) avoiding these steps in favour of a well-used worn path adjacent, pram ramps provide for people crossing the north end of Park Road however there are no crossing points provided to the north over Barnstaple Road.



The entry point located at the north east corner does provide all abilities access (path at a gentle grade), however, the path's end is hazardously aligned relative to the roundabout at the intersection of Barnstaple Road and Ingham Avenue. Pedestrian refuges are located to allow for connections across both Barnstaple Road and Ingham Avenue into the surrounding footpath network.



Pram ramps in the road kerbs (both sides) allow for Park access and road crossings at the end of the paths opposite Howley and Noble Streets on the Park's eastern side. The path end and ramp at Howley Street is "protected" by a signposted "No Parking" zone, however the Noble Street ramp and crossing point is not which sometimes creates poor visibility for crossing Ingham Avenue at this point due to the proximity of parked cars.

In the south-west pram ramps allow for people crossing Park Road, just south of Second Avenue, to move to and from the Park. This location has poor sight distances/visibility due to proximity of parked vehicles and the greater congestion/constriction in this area (including the Park's service vehicle entrance, which pedestrians and others sometimes also use), however Park Road is also a lower traffic speed area. A pram ramp was previously located opposite the nursing home nearby (to the north) in Park Road, however this has recently been removed – requiring nursing home residents and their visitors to cross both Second Avenue and Park Road to safely access the Park.

An isolated pram ramp, unconnected to the internal path network or any perimeter footpaths, is located in the Park's north-east opposite Betts Avenue.

Many of the pram ramps in the road kerbs surrounding the Park are an older narrow style and may be an impediment to easy access for elderly, less mobile or disabled users.

## 2.2 Moving Within the Park



The radial path network of concrete construction with generally gentle gradients. Most paths are approximately 1.3 metres wide (other than the wider ring path around the War Memorial) and were built as footpaths. Although not designed to contemporary all-abilities or wheelchair access standards, most of the paths would be suitable for all-abilities access (and the entire network would be suitable for assisted wheelchair access except for the entry points at the south east and north-west Park corners).

The paths provide access to, and between, the Park's main facilities and activity areas as well as allowing transit through the area. Several have "avenue plantings" of mostly older trees (Brushbox, Palms and Figs) which add considerably to their appeal. They are well used by people moving in and about the Park – accessing its attractions, facilities and activity nodes – as well as by people simply strolling or relaxing, walking for fitness or dog walkers (runners or joggers tend to favour the Park's grassed areas rather than the paths.) Pedestrians of all ages, from young school children to older people (including some using walking frames) are the main path users. However they are also used by mothers with prams, older people in mobility scooters, skaters, scooter riders and cyclists. The paths running diagonally between the Park's south-east and north-west corners appear to be the more frequently used by cyclists, possibly as a short-cut or local link through the Park.

The narrow paths are not suitable (or to the required standard) for shared use, by pedestrians and cyclists. They can also be difficult for prams and mobility scooters or wheelchairs, especially when



passing other users. However there appear to be few conflicts or collisions – possibly due to the good visibility and leisurely, low-speed, park setting.

The paths are mostly well maintained and in good condition. Some cracking and surface unevenness occurs where service (or other) vehicles cross over or drive along some sections of path.

In general the paths are well located to suit park user desire lines. It has been observed during site visits that access is gained via picnic area 1 from the war memorial to the path to the grandstand. Perhaps seen by some as a short cut to the western side of the park. There does not appear to be any other desire lines that are unserved by the path network.

## **2.3 Park Facilities**

### **Sports and Active Recreation and Leisure Facilities**

#### *Oval and Grandstand / Amenities*

The oval, and grandstand / amenities dominate the Park's north-west portion. The oval occupies the northern end of the higher central parts of the Park. It is a full/senior sized ground, used for cricket in summer (on a synthetic wicket) and both rugby league and AFL in winter (using offset field and goal post configurations). The oval is irrigated and well-maintained (mown once or twice a week in summer, and less regularly in winter). Council has recently installed upgraded floodlighting to improve its evening use, and to spread usage pressures more evenly across the oval. Five backed seats are spaced around the oval's southern boundary.

The grandstand / amenities includes the main (original) roofed seating area now comprising 8 rows of stepped concrete benches some (but not all) with wooden seats and the elevated safety-fenced viewing balcony in front, change rooms, small male and female public toilets, game-day canteen, storage, and utilities/services (including recycled water tanks and irrigation/pump equipment nearby to the south). The grandstand and associated facilities are locked and inaccessible when not being used by sporting groups or approved users except for the public toilets.



The public toilets are unlocked during daylight hours. These are the only public toilets available in the Park. The grandstand and associated amenities are in poor condition and Council has identified the need to review the design as part of an amenities upgrade.

#### *Playground*

The district level playground sits adjacent to the oval and picnic areas. The new playground provides the community with a new location in Five Dock Park to enjoy and embrace. It provides young children with new play opportunities that are not currently provided for, such as nature play and new types of equipment. The facility caters for children 4 years old and under, however it will also cater for older children up to 13 years of age.

The new playground adjoins a new outdoor fitness station which provides adults and elderly members of the community with new fitness opportunities. Bike racks will be provided to encourage arriving to the fitness station and/or playground via bicycle, further encouraging cycling and healthy lifestyle.



### *Skate Park*

Located in the Park's south-east quarter adjacent to Ingham Avenue, the Five Dock Skate Park is a district/regional level attraction and the only dedicated facility for skateboarding and related activities in the City of Canada Bay area. It is an outdoor sunken concrete style (as opposed to more recent ground-level or elevated skate facilities) featuring three bowls, a "snake run" and a half-pipe. The park is suitable for skateboards, BMX and scooters. Designed to cater for users of different abilities, the inner bowls are more suited to riders of intermediate to advanced skill levels – however outer parts of the facility are appropriate for less experienced or novice riders.

The skate park is freely available for use at all times, however the facility is not lit which limits its evening use. A bubbler and rubbish bins are located around the skate park and there is no seating in the area. From the south-west to north-east the skate park is fringed by mature trees, which provide some shade to its edges. The basketball half-court is located a short distance to the skate park's north-east.

The skate park is closely managed and well maintained by Council with only minor issues – such as water ponding in the bottom of some bowls or erosion and areas bare/compacted earth along some of the concrete margins. Not all edges of the larger bowls are fenced (the only perimeter fencing being in the north-east corner), with steep drops of over 2 metres in some places.

Council has developed a code of conduct for skate park users – to reduce the risk of injury to users, promote sharing of the area among riders of all-abilities, and minimise disturbance to other Park users and nearby residents. This code of conduct is available on-line but not displayed on-site at the park. The park is a designated, and signposted, alcohol free zone. It has been the source of relatively few incidents of anti-social behaviour or complaints from nearby residents (the skate park is located approximately 50 metres from residences on the opposite side of Ingham Avenue to the east, and partially screened by a band of mature trees).

### *Basketball Half Court*

A hard paved half-court with a single goal (backboard and hoop) is located to the north/north-east of the skate park and immediately south of the fenced dog park. The basketball half-court is terraced into a gentle slope, with adjacent mounding (to contain loose balls), and set among tall established Turpentine Ironbark trees which are protected under Council's Local Environment Plan 2013 (LEP). They provide abundant shade but limit grass growth. The half-court is not lit (and receives limited spill/peripheral lighting from the adjacent path), and there are two seats set very close to the court's northern end.



Despite being located just south of the radial path leading to Howley Street, the half-court is well-screened from most other parts of the Park and nearby residences. The site is part of the designated, and signposted, alcohol free zone which includes the skate park. The half-court has been the source of relatively few incidents of anti-social behaviour or complaints from nearby residents. The court and surrounds are a mixture of surface materials, with some unevenness at joints and edges. Overall the facility is in fair condition and in need of upgrade / improvement.

### *Fenced Off-leash Dog Park*

The Park's fenced off-leash dog park, located in the area's east, is set on a slight slope. The site was recently enlarged and encloses a large, divided area featuring several small to medium trees and a more open grassed area which is largely unshaded. The previous fenced area is encouraged (but not enforced) as being for small dogs.



### *Bocce Rinks*

Two disused concrete bocce rinks are located in the Park's far north-west corner, just north-west of the grandstand close to Park Road. They are set into the ground, with kerbed edges and no drainage, and previously lit by floodlighting (now switched off) alongside the western rink. They are poorly maintained (if at all). These rinks were established by Council with a local Bocce Club, who have since relocated to another site and the facility is now no longer used (for bocce, or apparently for other purposes). Two uncovered picnic tables (one located in the shade of a tree) are situated nearby.



### *Independent Active Recreation and Fitness*

Fitness equipment for informal use has recently been installed in the park adjacent to the new playground. People independently exercising within the Park can occasionally be seen using seats, fences and even trees to exercise while many others simply jog, run or cycle around and through the Park.



### *Personal Trainers*

Three registered personal trainers are, at present, approved to operate in Five Dock Park. Personal trainers are approved to operate on designated days, typically in the early mornings or late afternoons and early evenings. Group sizes are usually limited to a maximum of 10 people.

Council approves personal trainers to enable it to maintain an up-to-date registry of trainers using Council parks and facilities (and approve/manage the use of certain parks at specific times) and to help manage these activities and their impacts; as well as to ensure operators have appropriate insurance, professional qualifications and affiliations.

Within the Park the area around the Baby Health Centre and the "Circular Rose Garden Terrace" appear to be popular locations for personal training groups.



## **Passive Recreation and Leisure Facilities**

### *Paths for Walking and Cycling*



The radial network of all accessible concrete paths provides access to, and between, the Park's main facilities and activity areas as well as allowing transit through the area. They are well used by people moving in and about the Park – accessing its attractions, facilities and activity nodes – as well as by people simply strolling or relaxing, walking for fitness or dog walkers (runners or joggers tend to favour the Park's grassed areas rather than the paths.) Pedestrians of all ages, from young school children to older people (including some using walking frames) are the main path users. However they are also used

by mothers with prams, older people in mobility scooters, skaters, scooter riders and cyclists. The paths running diagonally between the Park's south-east and north-west corners appear to be the more frequently used by cyclists, possibly as a short-cut or local link through the Park.

The narrow paths are not suitable (or to the required standard) for shared use, by pedestrians and cyclists. They can also be difficult for prams and mobility scooters or wheelchairs, especially when passing other users. However there appear to be few conflicts or collisions – possibly due to the good visibility and leisurely, low-speed, park setting.

The paths are mostly well maintained and in good condition. Some cracking and surface unevenness occurs where service (or other) vehicles cross over or drive along some sections of path.

#### *Picnic Areas*

Three clusters of picnic facilities/furniture are located around the Park, with the main or larger area situated immediately west of the central War Memorial.

The main cluster of picnic facilities/furniture is set in a bowl-shaped depression surrounded by trees which opens to the west undulating/sloping down to the open terraced lawn area ("Grass Terrace 1") bordering Park Road. This area contains 2 uncovered brick electric (single) barbeque units (1 with a tap and dog bowl), 2 covered picnic table/seat sets, 2 open picnic table/seat sets, and garbage bins. This site is accessible from both the Brushbox lined south-western radial path (to the south) and Park Road path (to the north-west).



A smaller group of picnic facilities/furniture is located slightly (40-45 metres) to the north of the main grouping, on a grassed bench at the same level as the nearby oval, and south of the grandstand. This area offers a covered picnic table/seat set, an open picnic table/seat set (located in the shade of tree), an uncovered brick electric (single) barbeque unit, and garbage bins. This site is close to both the north-west radial path (to the east) and the Park Road path (to the west).

These picnic settings are older-style (log and plank) park furniture, but well maintained and serviceable. Neither are lit, with little with spill/peripheral lighting from the nearby paths. They are reasonably well shaded and spaced to give a degree of privacy, with the barbeque units positioned away from the picnic tables to prevent "monopolising". They are set among scattered/open trees in mown grass, with some areas of bare/compacted earth (usually in shaded spots or on slopes).

Limited picnic facilities – an uncovered brick electric (single) barbeque unit, seat, and garbage bin – are located off the north-eastern margin of the oval (close to the Five Dock Park Tennis Centre) under a large Fig tree. These facilities appear to be very little used – possibly mostly by the Tennis Centre and its patrons.



### *Passive Leisure and Recreation Areas/Facilities*

As a large attractive green open space the Park is enormously valuable for casual or independent passive leisure and recreation uses. Steady numbers of people can be seen enjoying all parts of the Park across almost all daylight hours, and beyond. These uses include casual walks or strolls, walking babies in prams or dogs on leads, sitting on picnic benches or backed seats (more popular among older visitors), sitting under shady trees or lying on the grass, talking with friends or family or in small groups, children playing or “burning off energy”, children learning to ride, “kick-about” and casual ball games, kite flying or Frisbee throwing, laying in the sun, reading or studying, listening to music, or simply relaxing and daydreaming.



The Park’s open lawns, trees (singly and in groves), paths, and gardens are the major assets and attractions or settings for these passive leisure and recreation uses. However these are also supported by more than 20 seats – most spaced along the radial paths, around the oval or at the various activity nodes (such as the fenced dog park or playground) – and a few picnic tables, bubblers and garbage bins. Other than 3 covered single picnic tables, there is no (built) sheltered space for casual leisure and relaxation provide in the Park at present. Similarly the Park does not have a focal point or central location where casual passive uses, and associated facilities, are clustered into a shared space offering a more communal or group setting for those seeking this experience.

## **Memorials**

### *Central War Memorial*

The larger central War Memorial is an elaborate brick rotunda or open pavilion with a red tiled-roof and an octagon shaped tablet at its heart, on which are inscribed the names of those honoured, surmounted by a light. The veterans listed participated in World War I, World War II and the Korean Campaign. The main structure is secured by metal grills in its large door way and window openings. A stepped ramp gives access to the memorial’s gates/doors from the west, off the wide concrete path that rings the memorial, but despite having handrails both sides the entrance is not all-abilities accessible. Within the encircling ring path the memorial is surrounded by a circular lawn area, inaccessible to the public, containing rosemary bushes and four juvenile pines plus three flagpoles south of the memorial’s entrance. An additional flagpole is located opposite the stepped ramp on the outside of the ring path.



The memorial rotunda essentially forms the central pivot in the Park’s radial path network, and in this location is passed by all people who traverse the Park. However it has also suffered vandalism attacks in the past (graffiti and break-ins) which led to the installation of the metal security grills. A ring of conifers, planted after WWII, occur on the outside of the wide path that encircles the memorial. Probably originally extending completely around the monument, these broad-spreading trees now only remain in a semi-circle to the memorial’s west. Although part of the “memorial zone”, several are suffering stress and in fair condition only (possibly showing signs of dieback) as well as being pruned for lighting infrastructure.

### *Whitford Memorial*



A second small memorial, known as Whitford Memorial, is located immediately south of the central War Memorial – in the “memorial zone” but outside of the path circling the larger memorial. It is a small brick structure with three steps leading to a mosaic tiled surface with the letters RAAF and the Airforce three ring symbol. A brass plaque at the rear (south) features the Air Force wings and wreath, with an inscription to the memory of RAAF Pilot James Richard Whitford who was killed on war service in Victoria in 1939. The memorial was funded and dedicated by citizens and friends, and was unveiled in 1941

by the then Mayor of Drummoyne.

This smaller memorial has been damaged, and requires repair (the bubblers are no longer functional and a step tread is broken), and is in only in fair condition – a fact which is highlighted by the condition of the nearby larger memorial.

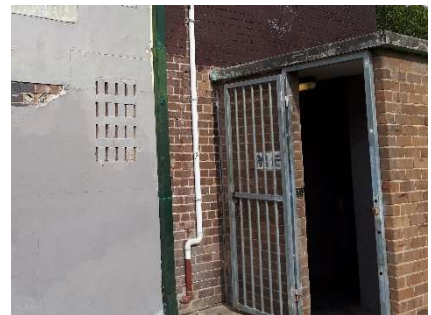
### History of the Park

A brief history of Five Dock Park is included at **Appendix B**.

### Other Park Facilities

#### *Toilets*

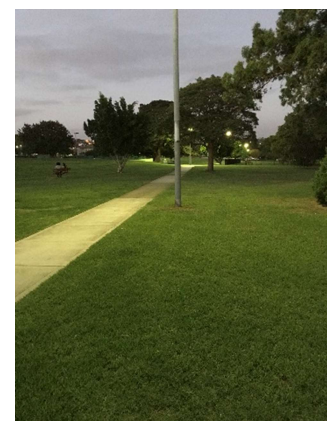
The only toilets available to the public in the Park are the separate male and female toilets located at the grandstand (one each side). These facilities are small, old, and in poor condition. They are not to all-abilities access or use standard, and present poorly. These units are unlocked during daylight hours (locked in winter between 4 and 6pm each day, and in summer between 6 and 8pm). They are the only public toilets available in the Park and are located within 150 metres of the main attractors to the park (skate park and off leash area).



#### *Lighting*

More than 20 light poles, topped by circular enclosed lights, are spaced along the Park’s 6 radial paths (including 4 lights spaced around the War Memorial at the centre of this network) and provide lighting along these routes of an evening/night. These paths are reasonably well lit, except those sections shaded by nearby trees – the radial path to Howley Street being the most dimly lit (due to mature trees either side of the path casting heavy shadows between the basketball half-court and the fenced dog park).

The Park Road path, in the Park’s west from opposite Second Avenue to the grandstand, does not have pathside lighting but relies on “area” lighting from 2 nearby light poles set in the adjoining grassy terraces (however mature trees adjacent to this path cast deep shadows over much of this route).



Area lighting is also provided across the “Circular Rose Garden Terrace” (2 light poles), at the north-east corner of the skate park (1 light pole, between the skate bowl and basketball half-court) and on the south side of “Picnic Area 3” off the ovals north-east margin (1 light pole). However all these lights only illuminate the immediate surrounds, and do not support evening/night use of the wider areas.



The path lights and area lights are the same style and age (and flattened ovoid luminaire centred on top of a tall pole) providing a consistent lighting style/appearance throughout the park that adds to the coherence of the area's landscape character.

Under eaves lighting is available at the Baby Health Centre, with two lights overlooking the adjacent small playground (though insufficient to use the playground safely at night) plus two security lights at the southern end of the building.

Floodlights service the oval and include four poles, each mounted by four lamps, two poles located on the western edge of the oval, offset but either side of the grandstand and two located on the eastern edge, offset but either side of the tennis court centre. Two floodlights are located on the western side of the nearby Bocce rink, but are not operational.

The tennis court centre is floodlit by four poles each mounted with two lamps.

Generally, the Park's facilities and activity zones (other than oval, where the floodlighting has recently been upgraded by Council, and the Tennis Centre and former bowling club lease areas) are not well lit by the path network lighting nor the area or other lighting. The fenced dog park, basketball half-court, small playground, and picnic areas (1 and 2) cannot be effectively used at night. The area light (1) and nearby path lights (4) around the skate park throw insufficient light to be able to use the skate bowl safely at night.

The path lights and area lights appear to be on different (automated) circuits, and turn on consecutively rather than concurrently.

### **Condition of Land and Facilities**

As part of the preparation of this Plan of Management, the condition of the built infrastructure, land and other facilities within the park has been assessed. Types of assets assessed include buildings, car park, sport infrastructure, footpaths, irrigation, lighting, park furniture (including signs, seats, tables, BBQs, water outlets, fences, bins, shelters and plaques) and other infrastructure such as walls and flagpoles.

A detailed Condition Assessment is included at **Appendix C**.

## **2.4 Park Landscape and Gardens**

The Park's attractive formal gardens and landscaped areas, single and grouped tree plantings, tree-lined radial paths, and open lawn areas – all arranged to a formal layout strongly reflecting the area's past – are key elements in shaping the Park's character and appearance. They underpin its appeal as a leisure and recreation attraction and are the foundation of its scenic value.

The Park contains a significant stand of Turpentine Ironbark trees which are zoned in Council's LEP as Environmental Conservation. This area contains Sydney Turpentine-Ironbark Forest (STIF) – endangered ecological community. The structure of the community was originally forest, however it now exists as remnant trees. Characteristic tree species in the STIF are *Syncarpia glomulifera*, *Eucalyptus resinifera*, *Eucalyptus paniculata*, *Angophora costata* and *Angophora floribunda*.

The Park also includes the following landscape and gardens:

- Ornamental Gardens and Hedges

- Tree-lined Paths
- Tree groves or *Greenweb*
- Boundary Tree Plantings
- Memorial Conifers
- Lawn Areas
- Cool Green Areas
- Streetscapes and Views

More detailed information on these landscape and gardens and their history is provided at **Appendix D**.

## 2.5 Park Uses and Activities

### General Use

As a large attractive green open space the Park is enormously valuable for organised sports, active recreation, and for casual or independent passive leisure and recreational uses. Steady numbers of people can be seen enjoying all parts of the Park across almost all daylight hours, and beyond.

On a casual basis, these uses include walks or strolls, walking babies in prams or dogs on leads, sitting on picnic benches or backed seats (more popular among older visitors), sitting under shady trees or lying on the grass, talking with friends or family or in small groups, children playing or “burning off energy”, children learning to ride, “kick-about” and casual ball games, kite flying or Frisbee throwing, laying in the sun, reading or studying, listening to music, or simply relaxing and daydreaming.

The paths provide access to, and between, the Park’s main facilities and activity areas as well as allowing transit through the area. The “avenue plantings” of mostly older trees adds considerably to their appeal. They are well used by people moving in and about the Park – accessing its attractions, facilities and activity nodes – as well as by people simply strolling or relaxing, walking for fitness or dog walkers (runners or joggers tend to favour the Park’s grassed areas rather than the paths.) Pedestrians of all ages, from young school children to older people (including some using walking frames) are the main path users. However they are also used by mothers with prams, older people in mobility scooters, skaters, scooter riders and cyclists. The paths running diagonally between the Park’s south-east and north-west corners appear to be the more frequently used by cyclists, possibly as a short-cut or local link through the Park.

People independently exercising within the Park can occasionally be seen using seats, fences and even trees as exercise while many others simply jog, run or cycle around and through the Park.

Council has identified Five Dock Park as a suitable location for wedding ceremonies and photography as well as organised/group “social recreation” uses, such as large family gatherings or school use. It is also identified as a suitable location for corporate hire, events and festivals. These larger organised activities periodically occur in the Park. These require bookings and Council approval (with specific requirements and conditions) – other than for family or social gatherings involving fewer than 80 people (unless these include a jumping castle).

However, the Park does not have a focal point or central location where casual passive uses, and associated facilities, are clustered into a shared space offering a more communal or group setting for those seeking this experience.

The following description provides more detail of park use by specific facilities and areas.

## Use of Land and Facilities

### *Oval and Grandstand / Amenities*

Sporting and other groups use the oval under licence on weekend and weekdays evenings via permit arrangements, with Council. In summer the oval is used for Cricket and in winter Australian Football and Rugby League.

Occasional approved users of the oval (and sometimes incorporating nearby “passive” use parts of the Park) include local schools – most usually Domremy College and Five Dock Public School – for activities such as school sport, school cross-country and casual use or field hire.



When not being used for team sport or other organised activities the oval is available for, and used by, other Park visitors. As the largest open level area in the Park it is a popular location for independent fitness training (jogging, exercise, etc.), informal recreation (walking, dog-walking, informal sport uses, casual ball games, kite flying, etc.), relaxation and socialising (typically on the seats and other facilities that ring the oval) as well as being a route for people transiting through/across the Park or going to/from the skate park in the area’s south-west.

Five Dock Park oval has in the past been the venue for annual events – such as “Carols in the Park” and occasional community events or other large organised gatherings. Council has also been approached for permission for larger events – featuring food stalls, music/entertainment, displays, amusements and rides – but these have not proceeded to-date. All these larger, organised, events are authorised by permit (with conditions as necessary) from Council.

As one of the Park’s highest points, offering views to the city skyline and Harbour Bridge, the oval is also the scene of large gatherings of Five Dock and surrounding residents to watch fireworks and other major events in the City or on the harbour. These independent or non-organised events may attract over a thousand people – notably to the New Year’s Eve fireworks.

### *Playground*

As highlighted earlier, a new playground has been installed and is proving to be popular with the local population.

### *Skate Park*

The skate park is freely available for use at all times except at night due to lack of adequate area lighting.

The skate park is very popular and frequently the main focus of recreational activity in the Park (outside of organised sport times). It well-used after school, on weekends and during holiday periods with school age children and young adults – mainly males – the principal users. A group of older skaters meet regularly on Sundays to use the facility, including cleaning the area in their activities.

Skateboarders and BMX riders are the dominant users, with scooter riders also regular users (especially younger users accompanied by their parents), with less frequent use by in-line skaters or rollerbladers.

Many family groups use this facility with parents relaxing on the adjacent grassed areas providing supervision of their skaters. There is no seating in the area to facilitate this activity nor other facilities to provide for other activities for waiting parents.

The Skate Park occasionally hosts major events and competitions, attracting international competitors or participants. Commercially sponsored or organised events – such as the *Vans Park Series Oceania Continental Championships* and *Vans BMX Pro Cup, King of Concrete*, and *BMXPO Sydney* – have been held at the park (on a permit basis from Council). These can involve exclusive use of the skate park and surrounds for several days and usually include competitor facilities, food and merchandise, displays, entertainment, temporary stands/seating, and portable toilets. These ancillary activities can require the cordoning off the eastern end of the circular rose garden terrace. Most of these events are well-patronised and increase the skate park's profile and appeal. The venue continues to be a popular location for such events.

#### *Basketball Half Court*

The court receives intermittent to regular use, mainly after school and on weekends, for basketball activities (goal shooting, “one-on-one”, games) as well as for other small-scale ball games and skateboarding or scooter riding (as spillover from the adjacent skate park).

#### *Fenced Off-leash Dog Park*

The Park's fenced off-leash dog park, located in the area's east, is set on a slight slope. The site was recently enlarged and encloses a large, divided area featuring several small to medium trees and a more open grassed area which is largely unshaded. The previous fenced area is encouraged (but not enforced) as being for small dogs.



The dog park receives regular use and appears particularly popular in early mornings as well as late afternoons and early evenings – indicative of before and after work or school use. It is also very well used on most weekends. It is provided with a double gated (holding bay) entry, two seats, dog water point and waste bin (and a service access gate). Due to its high level of use the grass within the enclosure is heavily worn with large areas of bare compacted soil, especially in shaded areas beneath the trees. The park is not lit, with spill/peripheral lighting only from adjacent paths, but is nevertheless used at night by some dog owners.

The use of the whole park for off-leash dog activities appears to be uncontrolled. This may arise from the confused messages on Council's website and signage in the park about allowable use of the park in relation to off leash dogs.

Dog waste is not routinely collected by the relevant dog owner leaving a contaminant for others to manage.

#### *Bocce Rinks*

The original Bocce Club has relocated to another venue and so no formal use of this facility occurs. The adjacent picnic tables however are well used, probably due to their close proximity to parking in Park Road and the toilets in the grandstand.

#### *Picnic Areas*

Picnic Areas 1 and 2 receive regular but not excessive use for picnicking, socialising, gatherings of families or friends, and group leisure activities. The available capacity appears adequate – with no immediate demand/pressure for expansion or additional facilities. Most use occurs during weekends, especially in the warmer months. Despite the absence of lighting some picnickers use these facilities into the night (relying on torches or their mobile phones for lighting). The picnic furniture is also used at other times for casual passive uses - such as sitting, reading, socialising and relaxing.

The facilities at Picnic Area 3 appear to be only infrequently used – possibly mostly by the Tennis Centre and its patrons.

### *Memorials*

The central War Memorial is the scene of annual Anzac Day commemorations, organised by the Five Dock RSL (in co-operation with Council), which is usually attended by several hundred people. Other, smaller, commemorative events occur at the War Memorial at other times throughout the year. Otherwise the pavilion is closed to all access (locked screens) and little interaction with the facility is possible.

### *Circular Rose Garden Terrace*

Casual use of this area tends to be walking, jogging, flower viewing and photographing (rose gardens), picnicking on rugs, playing with off leash dogs, kite flying and kick a ball games. Personal trainers also use this area and the area around the Baby Health Centre for group training activities.

The terrace is well serviced by perimeter planting providing an amenable environment with a sense of enclosure and some separation from the adjacent traffic and streetscape for park users. The level ground is also favourable for the activities that take place.

The eastern portion of this terrace is cordoned off for the few skate events that occur at the skate park (refer section on the skate park above for details).

### *Grassed Terraces and Open Space Areas*

The Grassed Terraces tend to be used for transiting the park or as overflow areas to the Picnic Areas. Open Space areas tend to be used for active casual recreation such as kick a ball games and kite flying. All these areas have exposed boundaries to the street frontages which may inhibit more passive forms of recreation.

## **Leased Facilities**

### *Former Tigers Five Dock Bowling Club*

The former Tigers Five Dock Bowling Club was a popular and well patronised local community facility (for members and visitors) until its closure in late 2018. Activities at this site did not spill over onto other areas of the park. However, the eastern end of the former club building (the previous bistro area) overlooks Open Space area 2 and to a lesser degree area 3, with no tree planting between to provide privacy to users of these areas of the park. This open view may further inhibit use of these areas along with the reasons mentioned above.

The location of the lease area and building does not allow direct access from the war memorial (the centre of the path network) to Barnstaple Road (the eastern half) and Bennett and Betts Avenues (off streets). While this does not appear to be an issue it can be rectified if required with a path around the eastern side of the oval and a path linking the radial path to the north-east corner to opposite Betts Avenue (running to the east of the building) with requisite pram ramps at the kerb. Council is currently undertaking a market process with the intent of establishing a new lessee to re-open the premises.

### *Five Dock Park Tennis Centre*

It is leased to a private operator and functions as a commercial outdoor tennis centre, offering lessons and court hire. The activities of this facility do not spill over into the park.

### *Early Childhood Health Centre*

The “Baby Health Centre” (as it is more popularly known) is located within the separate Crown Reserve to the rest of the park. It is primarily used as a base for home visits by baby health service staff of NSW Health, and also holds “group sessions” at the centre at least once a week as well as occasionally serving clients at the centre on a “drop-in” or “by appointment” basis. The activities of this facility do not spill over into the park though patrons with young children tend to use the



adjacent playground during visits to the Baby Health Centre. The playground is accessed separately from the Baby Health Centre building.

## 2.6 Maintenance and Management

### Lawns and Plantings

Generally the park presents well with little litter or rubbish and little evidence of graffiti. Lawn areas are well maintained and mown regularly. The obvious exception is the grassed area beneath the trees in the enclosed dog park, worn by overuse and little rain.

Hedge plantings are regularly clipped.

Poor pruning practices in the past has seen the spread of Fusarium Wilt through much of the boundary Palm plantings. Many have been removed as a result and because of the presence of Fusarium Wilt these lost plantings cannot be replaced with the same species (*Phoenix*) nor with *Washingtonia* species of palms.

Hot temperatures and lack of rain has seen the Memorial Conifers placed under severe stress and appears to have resulted in the presence of Cypress Canker in some of these plantings. Additional specialist maintenance and management is required to improve the plantings health though there are no guarantees their condition can be reversed.

Many of the plantings, including hedges, rose gardens, palms and conifers require specialist or horticultural management to ensure they are retained in a healthy as well as an attractive condition for long term retention.

### Infrastructure

Paths appear not to be installed to allow vehicle crossing and there are occurrences where pavements have been cracked and or lifted by vehicle movements.

The skate park is regularly maintained by users of the facility. The steep sides of the bowls, however, restrict access by Council staff into the base of these bowls. Graffiti is combated with regular maintenance by Council staff. Maintenance of the skate parks is the responsibility of the City of Canada Bay in partnership with the users of the skate park facility.

The disused Bocce Rinks appear poorly maintained. This is compounded by the lack of drainage in the sunken courts leading to build up of debris (leaves and lawn clippings).

The picnic furniture is routinely painted.

The toilets are sometimes closed to access contrary to the nominated opening hours.

## 3. PLANNING AND MANAGEMENT CONTEXT

This section provides an overview of the legislation and planning framework, as well as existing City of Canada Bay plans, strategies and policies within which this plan of management has been developed.

### 3.1 Open Space and Recreation Context

**Appendix F** provides a Table containing a brief description of comparable parks located within 5 kilometres of Five Dock Park as well as a narrative on adjacent parks and their facilities.

### 3.2 Current and Future Demands

#### Current Demographics, Participation and Usage Pressures

As at the 2016 census the population of the entire City of Canada Bay area was approximately 89,000 people, and of these over 10,900 people lived in the Five Dock/Canada Bay area. Compared with the local government area as whole, in 2016, the Five Dock/Canada Bay area had:

- a markedly higher proportion of people in the younger, under 15 years, age groups (18.6% compared with 16.2%) as well as more people in the 40-to 44 and older, 65 years and over, age groups
- markedly fewer people in the 20 to 34 year age ranges;
- a markedly higher proportion of couple families with one or more children (35.6% compared with 31.2%) as well as a higher proportion of one-parent families and single person households;
- a lower proportion of couples without children;
- considerable growth in couples with children households, and extra 131 such households added between 2011 and 2016;
- a much larger proportion of people with Italian ancestry (25.0% compared to 14.8%), as well as more people with Australian ancestry;
- a smaller percentage of people with Chinese ancestry (8.4% compared to 16.9%), but with considerable growth in the local Chinese ancestry population between 2011 and 2016 of 220 persons;
- significantly lower residential densities, with a far higher percentage of detached dwellings (48.1% compared to 36.8%) and also more medium density dwellings (31.0% compared to 20.4%), but with medium density dwellings on the increase with 187 new medium density dwellings added between 2011 and 2016 (with a total 2016 stock of 4,330 dwellings).

Five Dock/Canada Bay's demographic and dwelling profile is indicative of an older, established, residential area that is undergoing a phase of urban renewal with an influx of younger to middle aged families and, to a degree, some urban redevelopment and increasing residential densities. The streets surrounding Five Dock Park show evidence of this change. Although still dominated by "bungalow style" brick housing, with small front gardens presenting to the street and slightly larger backyards, there a regular scattering of new homes (both single dwelling and duplexes) that typically have a much larger built footprint and less private open space. The result is both an

increasing local population and an increase in housing density with less available private open space for leisure and recreation (and exercising pets).

This scenario could be expected to place greater pressures on the attractive and easily accessible open spaces offered by Five Dock Park. However significant usage pressures or competition/conflicts – at least in terms of casual or passive leisure and recreation uses – are not yet evident within the Park. Crowding can occasionally be an issue with informal leisure or social/family groups, regularly gathering in other parts of the Park – but to-date crowding and over-use of the Park is not a serious issue. The skate park appears the most popular, constantly and consistently used attraction within the Park, but even here users only perceive crowding and conflict as an occasional problem (mainly between different skill groups).

Passive leisure and recreation demands on the Park will grow as the local population increases and access to private open space continues to diminish. A larger proportion of children or younger visitors, as well as young families, will place greater pressure on facilities such as the existing small playground and picnic area.

The oval is in regular use for a variety of sports and has multipurpose capability subject to the needs of local sporting clubs. There is growing demand for cricket practice/training, with the oval's capacity being limited due to use of the single centre-pitch only. There is some demand evident for cricket practice pitches, or nets, especially to accommodate the growing number of junior teams.

Tennis and lawn bowls are both high-participation local sports. The Five Dock Park Tennis Centre appears to be very well patronised. Prior to its October 2018 closure, the former Tigers Five Dock Bowling Club managed use of the site's two greens with, reportedly, no obvious capacity issues or usage pressures.

### **Population Projections and Future Usage Pressures**

The City of Canada Bay's population is predicted to grow between now and 2031 by approximately 20%, or around 1.6% (on average) annually. An extra 20-25,000 people predicted to be living in the area by 2031, with a projected total population of around 115,000 people (based on profile.id data). However this population growth is not spread evenly across the City.

In the Five Dock/Canada Bay area the population growth rate is predicted to be slightly lower than this City-wide forecast, with this area's population predicted to increase to 12,800 in 2026 (1,900 persons more than in 2016) and to 13,950 in 2031 (3,050 persons more than in 2016).

An extra 760 dwellings are expected to be added to the Five Dock/Canada Bay's housing stock between 2016 and 2026, plus a further 455 dwellings in the period 2026 to 2031. The current trend of increasing residential densities, and a reduction in private open space, across the suburb therefore appears set to continue which will place additional usage pressures on Five Dock Park as a major area of local accessible open space.

The growing local Five Dock/Canada Bay population will also see a change in age make-up over the coming years – in turn altering the usage pressure on, and demands for, different leisure and recreation facilities.

Between now and 2026 population growth will be greatest in the 15-19, 25-29, 50-54 and over 85 years age groups – with more than 150 extra people in each of these ranges (including more than 200 extra people over 85 years as the current, established, resident population further ages). Between 2026 and 2036 local population growth is predicted to be strongest in the 20-44 year age range (with over 1,100 new people) as well as in the 0-9 age range (with an additional 370 persons) – which is indicative of an influx of younger families into the area.



### 3.3 Legislative Requirements

Section 1.7 demonstrates the compliance with the requirements of the Local Government act 1993 and Crown Lands Management Act 2016. An in depth review of legislative requirements is included at **Appendix G**.

### 3.4 Local Planning Controls

#### City of Canada Bay Local Environmental Plan (LEP) 2013



Figure 4 - Zoning for Five Dock Park - City of Canada Bay LEP 2013

A plan of management's provisions must be consistent with the land uses and developments permissible for an area under a local environmental plan and other planning regulations.

The *City of Canada Bay Local Environmental Plan (LEP) 2013* is Council's key local land use planning document. It describes land use objectives as well as permitted and prohibited developments and uses for all parts of the local government area according to land use zones. The 2013 LEP covers Five Dock Park, with the majority of the area zoned RE1 Public Recreation with a small area containing Turpentine Ironbark trees zoned E2 Environmental Conservation.

The objectives of the RE1 Public Recreation zone are to:

- enable land 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.
- conserve public open space that enhances the scenic and environmental quality of Canada Bay.

The objectives of the E2 Environmental Conservation zone are to:

- protect, manage and restore area of high ecological, scientific, cultural or aesthetic values.
- prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Land uses within these zones are required to be consistent with the permitted and prohibited uses identified in Council's current Local Environmental Plan 2013 and any succeeding planning control.

The Five Dock Oval and Park is also listed as a heritage item in Schedule 5 - Environmental Heritage in the 2013 LEP – as a place/feature of local heritage significance (item I15). Listing as a heritage item imposes additional development consent requirements under the LEP for certain works, developments or actions.

### **City of Canada Bay Development Control Plan (DCP):**

The Park is subject to the *City of Canada Bay Development Control Plan (DCP)*. This more detailed planning document sets out standards and controls in relation to both development generally (for individual buildings to master-planned sites and subdivisions) as well as for specific types of building or development.

## **3.5 State-level Planning Documents**

### **State Environment Planning Policies**

State Environment Planning Policies (SEPPs) are environmental planning instruments that address specific planning issues or areas considered to be of state or regional planning significance, and are made by the State government. SEPPs can often remove planning decisions from local councils – in both in permitting or prohibiting certain types of development in an area regardless of local controls, providing over-arching planning directions or policies, or making the Planning Minister the consent authority for specific types of development.

The State government is progressively reviewing the SEPP program and current SEPPs.

No current SEPPS apply directly to the planning and management of Five Dock Park.

### **Greater Sydney Region Plan**

Five Dock Park falls within the Eastern City District of the *Greater Sydney Region Plan*. The plan provides a vision for Greater Sydney as a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City – as well as the aspiration for “a 30 minute city”.

The vision for the Eastern City District is that it becomes more innovative and globally competitive, securing a greater portion of knowledge-intensive jobs from the Asia Pacific Region. The intention is that the vision will improve the District’s lifestyle and environmental assets.

The vision is to be achieved in a number of ways, including the following elements relevant to Five Dock Park, by:

- *being innovative in providing recreational and open space areas, and increasing urban tree canopy;*
- *sustaining communities through vibrant public places, walking and cycling, and cultural, artistic and tourism assets;*
- *building effective responses to climate change and natural and urban hazards;*
- *aligning growth with infrastructure, including transport, social and green infrastructure, and delivering sustainable, smart and adaptable solutions; and*
- *transitioning to a low-carbon, high-efficiency District through precinct-scale initiatives.*

## **3.6 City of Canada Bay – Strategies, Plans and Policies**

Several adopted Council policies, plans or strategies as well as past reports provide planning and management directions relevant (directly or indirectly) for Five Dock Park – some are broad principles or directions, others are more specific recommendations. The main policies, plans and reports are:

- Your Future 2030 (Community Strategic Plan)
- Open Space and Recreation Strategy 2019
- Local Planning Strategy (LPS) 2010
- Section 94A Contributions Plan 2017
- Let’s Play: Providing Outdoor Playgrounds for Families in the City of Canada Bay 2008
- Pedestrian Access and Mobility Plan (PAMP) 2021
- Disability Inclusion Action Plan 2017-2021
- Positive Aging Strategy 2010
- Strategic Review of the Canada Bay Bike Plan 2014
- Five Dock Town Centre Urban Design Study, 2014
- Open Space Review Mowing Reduction and New Planting Recommendation 2007
- Community Safety and Crime Prevention Plan 2014-2018
- Dogs in Public Places Strategy 2019

**Appendix H** provides a summary of the content of all the above planning documents.





## 4. BASIS FOR MANAGEMENT

The future management, use and development of Five Dock Park is founded on and shaped by a number of considerations – including legislative requirements and existing planning or policy directions, Council's and the community's aspirations for the area, the Park's values, and the issues and pressures or threats to which the Park and its values are subject.

This section draws these considerations together to derive a “vision statement” for the Park, identify the categorisation (as required under the *Local Government Act 1993*) applicable to the Park and the consequent broad management directions as set by the legislation, and identify broad management objectives for the area. Together these form the basis for management of the Park, and have informed the development of Management Actions as described in the following Section 7.

### 4.1 Legislative and Policy Framework

This Plan of Management must comply with the provisions of the *Crown Land Management Act 2016*, *Local Government Act 1993*, *Crown Land Management Regulation 2018* and *Local Government (General) Regulation 2005* as well as the requirements of other applicable legislation and the current *Canada Bay Local Environmental Plan 2013* – as described in Sections 3.3, 3.4 and 3.5. It should also acknowledge the recommendations, directions and findings of existing City of Canada Bay (and State) planning documents, strategies and policies and directions – as described in Section 3.6.

### 4.2 Community Engagement

A range of community engagement measures were undertaken prior to preparation of this Draft Plan of Management. The aim of the community engagement process was to encourage and provide a range of opportunities for Park users, neighbours, stakeholders and the wider Five Dock and City of Canada Bay community to provide the ideas, inputs and opinions about Five Dock Park and its future use, development and management.

A *Community Engagement Report* was prepared to document the engagement process, detail who responded, identify the key themes identified, and describe the participants' inputs and engagement outcomes. Further details of this engagement process, and its findings, are provided at **Appendix I**.



A total of 202 individual “items” of input or feedback were received over the course of all engagement activities.

The key themes identified via this initial community engagement process are as follows.

- Five Dock Park is a highly valued asset within the community.

- The current mix of sports facilities and recreational facilities is popular.
- The use of the Park by dogs and their owners is extremely popular.
- The playground is not able to cater to a wide range of ages and is not necessarily best located for use by families with variously aged children. Note the playground has been upgraded since the community engagement was undertaken.
- There is support for the skate park as a world-renowned facility with considerable desire to upgrade the facility to cater for all ages and skill sets.
- Dissatisfaction with the current toilets (condition, location, opening times and accessibility).
- Improvements to pedestrian movement/crossing and traffic calming measures in the surrounding streets is desirable.
- A café was seen by many as a desirable addition to the Park.
- The Park is popular for walking and running, although some people feel night time use is compromised by lack of adequate lighting and a concern for safety/security.
- There is considerable demand for cricket nets and improved cricket facilities.
- More plantings, both trees and gardens, are seen as desirable.
- The existing lawn areas were seen as an important part of the Park's appeal and character.
- The ability and opportunity to hold outdoor events – such as festivals, markets and outdoor cinema – is seen as desirable.
- Improved lighting and safety/security measures are important to users.
- The central War Memorial is a facility that more Park users would like to interact with.
- New developments should be undertaken in a harmonious manner to respect and reflect the heritage character of the Park.
- People want the Park to be adequately funded and maintained.

Council also conducted community engagement into the issue of off-leash dog exercise areas, independent of Five Dock Park and this plan of management process, during October and November 2018 and again in May 2019. This issue generated a significant level of public interest. During both these consultations Council received considerable feedback regarding the existing fenced off-leash dog exercise area in Five Dock Park. Since the engagement process was undertaken, the off leash area has been significantly expanded.

### 4.3 Values

A number of core values have been identified for Five Dock Park. Values are what make a place important, they can be based on a site's inherent attributes (such biological or cultural heritage values) or be ascribed to a place through usage or as perceived/nominated by the community, or both.

A plan of management is a values-based document – meaning that management actions are shaped to reflect, maintain and enhance the values of a place. Values-based planning is seen as preferable, and more long-lasting and durable, than preparing plans of management that are focused on current management issues alone.

Most of Five Dock Park's values relate to its role as a popular outdoor recreation, leisure and sport venue as well as its appeal as an attractive open space in an otherwise urban environment.

The Park is highly valued as an appealing setting for a wide range of **informal leisure and recreation uses**. It is enjoyed for a diversity of informal or casual leisure and recreation activities (mainly by local and nearby residents) – including walking and strolling for pleasure, walking for fitness, pushing babies in prams, walking dogs on and off leads, , sitting on picnic benches or under shady trees, picnicking, socialising with friends or family, older people “getting out and about” on mobility scooters, running or jogging, independent exercise and fitness training, route (often younger users or family groups), children playing or “burning off energy” or learning to ride, “kick-about” and casual ball games, informal games/play, kite flying or Frisbee throwing, lying on the grass or in the sun, reading or studying, listening to music, or simply relaxing and daydreaming. The area's value and appeal for these uses is significantly enhanced by its attractive open managed parkland setting as well as the facilities provided in support of these independent or casual uses. The Park's ease of accessibility for most people, regardless of age or physical ability, supports and boosts its leisure and recreation appeal. For people living around the Park it is also a valuable supplement to their often, and increasingly, limited yard and private outdoor spaces.

A particular value of the Park, in terms of independent recreation use, is as a destination for **skateboarding and related activities**. The Five Dock Park skate park is a valued attraction and destination for both local riders and users from across the City of Canada Bay area, as well as also regularly drawing riders from across the Sydney metropolitan area (and occasionally being used for state and national, and at times international, events). In concert with the basketball half court, the skate park provides a focused recreation space for **older children and youth** where they can meet and socialise in a distinct but safe environment.

The Park is valued as a venue and facilities for **organised sports**. The oval, and associated facilities, are an important component of Council's network of sportsgrounds that are available for club, school and other organised sporting uses, in both the summer and winter seasons. The oval is seen as a valuable open space for passive leisure and recreation activities when not used for organised sport. Casual Park users want this role/accessibility to continue. The tennis courts within the Five Dock Park Tennis Centre lease area are valued as among the relatively few locations for this sport/activity available in the Canada Bay area (albeit on a commercial basis). (Prior to its closure the two bowling greens in the former Tigers Five Dock Bowling Club lease area were similarly valued, as one of the few places in Canada Bay providing for this sport/activity.)

The Park is valued as a place for **socialising and informal gatherings**. This occurs across the Park – particularly in places such as the picnic areas, playground, fenced dog off leash area, and skate park – as well as at the Early Childhood Health Centre, the Tennis facility (and in the former bowling club, prior to this facility's closure).

The Park is highly valued for its **attractive setting and green open space** providing a well-managed classical “parkland” setting that offers an open, welcoming and low-risk environment. The Park's ornamental gardens, tree plantings/groves, perimeter heritage palms, extensive open lawn areas, ordered/legible and in places tree-lined path network, and attractive internal vistas are all important as aesthetic softening elements in an otherwise continuous urban landscape and as the setting for the Park's leisure, recreation, sporting and other uses.. The Park is valued as the “lungs” of Five Dock, providing a central area of attractive open parklands and quieter refuge

(especially of a weekday) within the urban fabric, as well as appealing internal views and an attractive streetscape. The War Memorial in the south-centre, and grandstand in the north-west, are prominent “landmarks” and features of interest within the Park.

The Park has important **public health and well-being** values. This via both its important leisure, recreation and sporting uses and its role as a social and community venue, as well as arising from operation of the Early Childhood Health Centre in the area’s south-west corner. This facility is particularly valued by expectant and new mothers across the Five Dock area and wider district.

The Park is valued as a venue for **community and special events** – from major community or cultural events, commemorations (such as Anzac Day) and approved corporate or commercial uses to major family and “life” celebrations such as weddings and large birthday gatherings.

The Park is recognised as a **heritage site** of local significance – based on the site’s early dedication and formal layout with notable “period qualities” dating from the 1920s and featuring radiating paths, the central War Memorial (added later), boundary trees plantings, geometric garden beds, extensive lawns, and specimen trees (large Figs and remnant native eucalypts).

The Park’s role as a **vantage point** is valued by many members of the local and wider Canada Bay community for the views available from the oval and northern parts of the site eastwards to the CBD skyline and Harbour Bridge, and the opportunity to view New Year’s Eve fireworks and other celebrations.

Table 11 lists the assessed level of significance for each of these key values identified for Five Dock Park.

**Table 2 Values Identified for Five Dock Park and their Level of Significance**

Value	Level of Significance				
	Local	District	Regional/ Metropolitan	State	National
Casual leisure and recreation uses		✓			
Skateboarding and related activities			✓		
Space for older children and young adults		✓			
Organised sports		✓			
Socialising and informal gatherings	✓				
Attractive setting and green open space		✓			
Public health and well-being		✓			
Community and special events		✓			
Heritage site	✓				



Vantage point		✓			
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## 4.4 Threats or Issues

Threats to the values, and uses, of the Park and current or foreseeable management issues also need to be considered in shaping a plan of management. This is to ensure that threats to values and other management issues are adequately addressed by the management objectives and actions prescribed by a plan.

Threats or issues for Five Dock Park have been identified from:

- discussions with Council staff;
- on-site inspections and assessments of the Park's threats and management issues;
- the outcomes of the community engagement measures (see **Appendix I**); and
- comparisons with similar parks in and around the City of Canada Bay.

As a well-managed and highly valued area of open space there are few critical threats facing Five Dock Park, its future management and enjoyment. The major threats, issues or management challenges include the following (excluding small-scale, site-specific or day-to-day operational matters) listed in Table 3.

**Table 3 Management Issues or Threats to Values**

Threats to Values, Issues, or Management Challenges
<b>Accessing the Park</b>
Ingham Avenue is a busy road, carrying over 7,700 vehicles per day (2017 data), and vehicle speeds on this road adjacent to the Park are a concern.
Ingham Avenue, Barnstaple Road and First Avenue all carry through traffic, and crossing these roads to access the Park can be difficult or hazardous at times. Safe crossing options are now limited.
On-street parking and congestion can be a problem, at times, along – the southern end of Park Road, the north side of First Avenue and previously along Barnstaple Road outside the former bowling club, prior to this facility's closure.
Some of the Park's main, corner, entry points do not provide for, and limit, all-abilities and bicycle access.
Many of the pram ramps in the road kerbs surrounding the Park are an older/narrow style, are poorly sited, or can be obstructed by parked vehicles – which may impede easy access for elderly, less mobile or disabled users.
There are no Park-side/perimeter footpaths alongside many of the roads adjoining the Park.
The roundabouts at Barnstaple Road/Ingham Avenue and of Ingham/First Avenues have a poor history for bicycle accidents.
<b>Park Facilities and Uses</b>
The grandstand / amenities is in poor condition, providing outdated and substandard facilities for sporting and park users and is not accessible for some.
There is unmet demand for cricket nets and improved cricket facilities.
The existing male and female toilets within the grandstand which service the park are small, old, in very poor condition, not all-abilities accessible, have limited opening times, and present poorly. They are a source of user dissatisfaction and complaints.
The skate park is an older design catering to a now limited range of riding styles, and more suited to riders of intermediate to advanced skill levels.
Popularity of the skate park can cause minor user/usage issues – mainly around the mix if activity styles and the varying capabilities/skills of riders.

<b>Threats to Values, Issues, or Management Challenges</b>
Minor maintenance and safety issues are on-going at the skate park – largely due to the popularity and level of use of this facility.
The skate park is poorly provided with supporting facilities – seating, shade, water, etc.
The basketball half court is only fair condition, not well presented and has on-going maintenance issues.
The two Bocce rinks in the Park's north-west corner are no longer used or required.
Paths should preferably be to contemporary all-abilities or wheelchair access standards, and suitable for shared use if possible/practical/safe.
The few picnic facilities north-east of the oval appear to receive very little use.
None of the Park's casual/independent use areas or facilities are lit – limiting their potential for use during dusk and early evenings.
There is no focal point or central location for passive leisure and recreation uses within the Park.
Use of the Park for community or cultural events, commemorations, major sporting events/competitions, corporate or commercial uses, and major family or social gatherings should consider and be balanced against amenity impacts or disturbance for surrounding residents.
The current close mesh screens inhibit access, visually and physically, to central War Memorial and prevent Park users from appreciating and understanding this structure. However limited passive surveillance of the War Memorial and past graffiti/vandalism problems have been an issue.
The Whitford Memorial is only in fair condition, has been damaged and requires repair.
Some sections of the path network are poorly lit.
Some people feel night time use of the Park is compromised by lack of adequate lighting and a concern for safety/security.
Maintenance of the views from the oval eastwards to the Sydney CBD skyline and Harbour Bridge (especially as a local vantage point for viewing New Year's Eve fireworks).
In recognition of the Park's heritage values new buildings and infrastructure should be undertaken in a harmonious manner to respect and possibly reflect the site's heritage character.
<b>Park Landscape and Gardens</b>
The Park's formal 1920s layout, radiating paths, boundary trees plantings, geometric garden beds, extensive lawns, and specimen trees are fundamental to its heritage value.
The extensive open lawn areas are an important part of the Park's character and leisure/recreation settings, and are highly valued by Park users, but require continued maintenance effort/inputs.
The Park's rose beds are popular attractions. However formal gardens, particularly rose gardens and hedges, are high maintenance and require skilled attention. Many of the garden areas show signs of insufficient maintenance – such as gaps in planting and the presence of weeds.
The perimeter heritage plantings of Canary Island Palms cannot be re-established due to the presence of the incurable palm disease Fusarium Wilt.
Inappropriately sited tall hedges can screen and compromise the opportunity to allow casual surveillance over a public area.
Several trees in the partially broken ring of mature conifers around the War Memorial appear in poor condition (suffering stress and showing obvious signs of dieback), and do not present this commemorative site well.
The community sees more plantings, both trees and gardens, as desirable - including preferences for native species and re-establishing the perimeter of trees around the Park's margins.
Lower-lying lawn areas along the Park's Ingham Avenue and Park Road margins can remain boggy for a time after heavy/prolonged rain.
<b>Leases and Licences</b>
The former Tigers Five Dock Bowling Club was a popular local community facility (for members and visitors), and valued by many users of the Park. Closure of the Club and the repurposing of this site (and lease) for other community uses will require accommodating future plans for this facility and will also need to be balanced with the appearance and enjoyment of the adjacent and wider Park areas as well as possible impacts on the surrounding neighbourhood.
The Five Dock Park Tennis Centre is one of the limited number of tennis facilities in Canada Bay. Continuation of the Centre's lease will need to be balanced with the appearance and enjoyment of the adjacent and wider Park areas and impacts on the surrounding neighbourhood.
There is very little room for additional development/facilities within the Five Dock Park Tennis Centre lease area.
There is no formal lease or licence in place in relation to occupation and use of the Council owned and managed building in the Park's south-west as an Early Childhood Health Centre.

Threats to Values, Issues, or Management Challenges
If/when no longer operating as a public health facility the building occupied by the Early Childhood Health Centre has potential for repurposing subject to liaison with Crown Lands re alignment with the reserve purpose.
Advertising along the Park-side of lease areas/facilities can detract from the appearance and enjoyment of nearby Park areas.
<b>Park Management</b>
People value the Park's high standard of presentation and maintenance, and want the Park to be adequately funded and maintained.
Future increases in usage levels will place extra demands on the Park's management and maintenance.
Signage within the Park (orientation, interpretive, advisory, etc.) is very limited.
A number of foreign services cut into, or through, the Park.

## 4.5 Park Vision

A “vision” for Five Dock Park has been developed to define a guiding purpose for the Park. The vision is aligned with the community’s vision, as defined in Council’s Community Strategic Plan (*Your Future 2030*), as well as key Council planning documents and feedback from the community engagement process.

The vision for Five Dock Park is:

*An attractive, well maintained and accessible park that accommodates both organised sporting and school uses at a district level and offers a diversity of informal leisure and recreation opportunities for passive and active users across a range of ages, for the residents of Five Dock and surrounding suburbs. The Park will be managed to recognise and protect its significant scenic, landscape and heritage values as a classic “parkland” setting of open lawns, trees and groves, and ornamental gardens. Its value as a green, peaceful, cool, connected, “user” friendly and safe place will be enhanced. The Park’s role as place of commemoration will continue to be celebrated. Its role as a place for community and social gatherings, ceremonies and functions as well as occasional special events will be supported.*

## 4.6 Categorisation of Land

The *Local Government Act 1993* requires that community land be categorised according to the five categories of sportsground, park, area of cultural significance, natural area (which has a further five sub-categories), or general community use. The *Crown Land Management Act 2016* provides that this same requirement also now applies to Crown reserves under the control of a “Council manager” – as is the case for Five Dock Park.

Guidelines for the categorisation of community land, including the attributes or values warranted for areas to be included in the various categories, are provided in the *Local Government (General) Regulation 2005* (sections 102 to 111).

The *Local Government Act 1993* also sets out management objectives for each of the above categories that provide broad directions to be pursued in the management of an area.

Considering the values, uses, type and level of development, and management of Five Dock Park this Plan of Management has identified the most appropriate/applicable categorisation for the area – as shown on Figure 4 – as being:

- “Park” across the greater majority of the Park – all of the southern half (or more) of the area and along the eastern side;
- “Sportsground” across the oval and adjacent areas in the Park’s north-east, and the Five Dock Park Tennis Centre lease area; and
- “General Community Use” over the former bowling club lease area and Early Childhood Health Centre site.

The rationale for this categorisation is outlined in Table 4.

Section 36 of the *Local Government Act 1993* prescribes the “core objectives for management” for each of the above land categories considered applicable to Five Dock Park – as listed in Table 4 – to provide objectives or broad directions for the management of these areas. Further detail on the Categorisation of Community Land – *Local Government Act 1993* and *Local Government (General) Regulation 2005* is available at **APPENDIX E**.





Figure 4 Categorisation of Five Dock Park

**Table 4 Rationale for Categorisation**

<b>Category (or Sub- category)</b>	<b>Guideline for Categorisation (Local Government (General) Regulation 2005)</b>	<b>Prescribed Core Objectives for Management</b>	<b>Applicability to Five Dock Park</b>
Sportsground	Land used (or proposed to be used) primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> <li>To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games; and</li> <li>To ensure that such activities are managed having regard to any adverse impact on nearby residences.</li> </ul>	Applicable to the oval and associated facilities/areas, and tennis courts/facilities (the Five Dock Park Tennis Centre lease area), as used for organised sports (including training) and outdoor games.
Park	Land that is (or is proposed to be) improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits	<ul style="list-style-type: none"> <li>To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities; and</li> <li>To provide for passive recreational activities or pastimes and for the casual playing of games; and</li> <li>To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</li> </ul>	Applicable to the majority of the Park – beyond those areas allocated for (or leased for) organised sports, and outside areas subject to leases that limit access for passive or active leisure and recreation uses by the wider public.
General Community Use	Land that is or may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not otherwise satisfy the guidelines for categorisation as a natural area, a sportsground, a park or an area of cultural significance.	<ul style="list-style-type: none"> <li>To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:               <ul style="list-style-type: none"> <li>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</li> <li>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</li> </ul> </li> </ul>	Applicable to: <ul style="list-style-type: none"> <li>the former bowling club lease area as a multipurpose facility delivering social, community and recreational activities and events, and</li> <li>the Early Childhood Health Centre site.</li> </ul>

## 4.7 Management Objectives

The following set of management objectives have been identified for Five Dock Park. They:

- elaborate and support the Park vision;
- are consistent with the core management objectives for the area's categorisation;
- provide broad statements of management intent and priority, to guide management actions as well as to assist in making management decisions when responding to unforeseen situations and challenges; and
- have been used to inform the Park's management strategies and actions (as detailed in Section 7) to work towards the Park visions, support the area's key values, and address issue and threats as identified in the preparation of this Plan of Management.

The management objectives for Five Dock Park are as follows.

- To manage the Park to a district-standard of facilities, maintenance and level-of-service offering high-quality experiences for users.
- To accommodate organised sporting and school use, casual/independent leisure and recreation activities, community or social activities and special events, other approved activities/uses, and appropriate use/development under lease or licence arrangements.
- To encourage, promote and facilitate organised and informal sporting activities and school use.
- To encourage, promote and facilitate a variety of active and passive recreational and leisure activities or pastimes, casual games, and relaxation along with cultural, social and educational use of the Park.
- To provide a venue for occasional community or special events (large and small, regular and one-off) and accommodate group, recreational, social/cultural, educational, or commercial special uses or activities – provided appropriate approvals have been obtained.
- To more effectively provide for access and use of the Park and its facilities by people of all ages, the elderly, mobility impaired or people with a disability (both individuals and groups).
- To maintain the Park's character and visual appeal as a classic "parkland" setting of open lawns, trees and groves, and ornamental gardens of considerable scenic and landscape appeal and as settings for the Park's use and enjoyment.
- To recognise and maintain the heritage values of the Park's formal layout and 1920s period park qualities.
- To address the impacts of climate change and reinforce the Park's role as a cool, green, refuge zone within the wider urban landscape.
- To promote access, and vegetation, connections into the surrounding residential areas, street plantings and open space network.
- To maintain the War Memorial, and central memorial zone, as a key part of the Park's identity.
- To foster wider understanding and appreciation of the Park's heritage and other values.
- To manage activities within the Park having regard to any adverse impact on nearby residences.

- To reduce direct and indirect impacts on the Park and its values from adjacent land uses, as well as to avoid adverse impacts on Park neighbours from on-Park activities.
- To approve and manage leases, licences, casual/permit activities or other interests in the site to provide for community enjoyment and health benefits, and meet the current and future needs of the local community and of the wider public, without impacting significantly on other values of the Park or the amenity of neighbours.
- To provide for visitor safety.
- To ensure future development within the Park is in keeping with the Park's management intent, character and values and is implemented without significant impact on the Park's values or the amenity of neighbours.
- To manage the Park in an effective, efficient and sustainable manner – minimising the consumption of energy and potable water, maximising opportunities to recycle waste and water, and applying minimum impact, sustainability and reversibility principles as far as practical and cost-effective in the area's management.

These management objectives form the basis of the Management Actions defined within Section 7 of this Plan.

## 5. MASTERPLAN

A Masterplan is to be read in conjunction with the Plan of Management. The Masterplan is the illustrative representation of the proposed construction and design outcomes. It highlights long-term planning aspirations and establishes best practice outcomes and a clear vision. It uses community goals and desires for the project, giving spatial organisation. The Master Plan is a concept plan and elements are subject to change to accommodate detailed design constraints and other unforeseen changes provided the overall objectives of the PoM remain unchanged.

The Masterplan for Five Dock Park (Figure 5) provides an overview of this Plan of Management's broad management directions and key (high priority) actions, and the site's intended layout or configuration, for the future use and development of the Park. The Masterplan's elements will be implemented over time and a separate *Implementation Plan* will be developed and will include a Schedule of Probable Costs and be integrated with the long term Financial Plan.

As the Masterplan depicts, the existing overall broad layout of the Park will be retained – in terms of the general location of facilities/developments, activity spaces and usage areas, heritage features, presentation and appearance, entry points and movement routes. This is also consistent with the categorisation of the area (as described in Section 4).

While retaining the Park's existing broad layout and functioning, this Plan of Management also allows for the following changes (beyond small scale, minor, or routine operational measures/works):

- some modified or additional facilities to be provided in the Park's east/south-east (in the dog park and skate park area), in the central west/south-west (in the picnic and Baby Health Centre area) and in the far north-west (in the Bocce rink area ) – as described in Section 7.5;
- enhancements to the Park's landscape (especially the area's tree cover) and gardens – as described in Section 7.6; and
- modifications to the buildings and grounds of the former Tigers Five Dock Bowling Club (within prescribed limits) to support the upgrading and re-use of this site for approved community purposes – as described in Section 7.7.
- modifications to / upgrade of the grandstand / amenities building to deliver an accessible facility consistent with the identified needs of all park users.





**Figure 6 Masterplan for Five Dock Park**

ID No.	Item
1	<b>Oval:</b> Continued use of oval and associated facilities for organised sports (including training and other ancillary purposes) at a district level and school use; on a booking basis; including evening use. Oval to be unfenced to be accessible open space for informal leisure, recreation and community uses (when not used for organised sport).
2	<b>Grandstand/Amenities:</b> New or substantially refurbished, to a similar footprint, style consistent with Park's heritage values, retain mature trees. Include public toilets (daylight hours), change facilities for male and female players and officials. Improve sight lines and connectivity and passive surveillance across the site.
3	<b>Larger improved, playground and adjoining outdoor fitness station:</b> New larger improved playground to service wider catchment and age/abilities range, consistent with Council's playground strategy. Include (at minimum) shade, seating, picnic tables and drinking water. Linked to nearby picnic area. Adjacent outdoor fitness station with all ages/abilities fitness equipment.
4	<b>Picnic area:</b> Expanded with additional picnic furniture/facilities, join to form a single enlarged picnic zone with enhanced landscape setting of scattered/open trees, amenity plantings and open grass. Facilities to accommodate all-abilities access and use. Link to adjacent proposed new larger playground and outdoor fitness station. Consider installation of lighting.
5	<b>Basketball court:</b> Investigate opportunities to upgrade (to single full-sized court or two 3on3 courts) and relocate away from E2 Environmental Conservation zoning.
6	<b>Passive use or community hub:</b> Shared central space/focal point for passive uses, leisure and socialising. Possible outdoor pavilion, "outdoor room" or sheltered seating with amenity plantings. Proximate to picnic zone and cool green zone.
7	<b>Cool green zone:</b> A zone for refuge during the hotter months. Combination of shelters, shade trees/plantings, moist plantings and possibly water gardens. Close to community hub and picnic area.
8	<b>Early Childhood Health Centre:</b> Continued occupancy and use, under lease or licence, of Council-owned building for purposes of operating an Early Childhood Health Centre or other community health facility. Possible internal refurbishment, but no increase in footprint. Long term potential to repurpose as a community use facility subject to liaison with Crown Lands re process to align with the reserve purpose.
9	<b>Former Tigers Five Dock Bowling Club:</b> Lease site for use/operation as a premises providing food and beverage offerings/facilities that services the local community across the day and evening and throughout the week. Approved modifications/upgrading to the existing building, facilities and grounds. Subject to terms/conditions to protect Park values, and minimise impacts and neighbour disturbance, while enabling options for upgrading/development and use.
10	<b>All open lawn areas and ornamental plantings:</b> Retain extensive open lawn areas and retain well managed gardens to reflect heritage character of Park while maintaining passive surveillance across the Park
11	<b>Five Dock Park Tennis Centre:</b> Continued lease for the purposes of a tennis and other court sporting or recreation activities – with terms/conditions to protect Park values while enabling options for future modifications.
12	<b>Cricket nets:</b> Provide twin cricket practice nets for organised cricket training and open/public use.
13	<b>Fenced off-leash dog park:</b> Retain, significantly expanded fenced off-leash dog park to provide improved access and facilities (seating, shelter/shade, water, litter bags and waste bins). Consider installation of lighting.
14	<b>Memorial zone:</b> Bounded by existing ring of conifers, manage as a commemorative/contemplative area and heritage element. Provide all-abilities access to war memorial to (if possible). Provide better visual access to war memorial interior, while improving surveillance of site. Repair Whitford Memorial. Improve care/management of failing conifers, or replace with suitable alternative species.
15	<b>Skate park:</b> Manage, maintain and promote skate park. Progressively upgrade and enlarge (no loss of existing trees or impact on E2 area) to increase range of activities, styles and user safety. Consider installation of lighting. Provide adjacent seating, tables, shelter and BBQ area. Regular risk assessments.
16	<b>Tree plantings / greenweb:</b> Conserve the Turpentine Ironbark trees as identified in the LEP. Retain and extend/reinforce existing tree cover to enhance recreation areas with amenity, shade and softening plantings while maintaining open parkland character and passive surveillance across Park. Link plantings to provide connectivity within Park and to surrounding areas.
17	<b>Formal First Avenue frontage:</b> Retain formal character and layout of First Avenue frontage, including formal ornamental gardens/hedges and tree plantings.
18	<b>Unused Bocce Courts -</b> Explore options to utilise or repurpose the unused Bocce Courts.

<b>Whole Park / Overall Actions (High Priority Actions/Items Only)</b>
<b>Overall/broad Park layout:</b> Retain Park's existing overall/broad layout – in terms of the general location of facilities/developments, activity spaces and usage areas, radial path network, heritage features, presentation and appearance, and entry points.
<b>Park purposes/use:</b> Manage Park for current purposes – organised sport, for school use, accessible open space for independent or informal leisure, recreation and social activities across age ranges, abilities and interests, and levels of exertion, and approved leases. Also provide for casual/occasional use for large social/family groups, weddings, personal trainers and other low-key commercial sports/ leisure/recreation/social/cultural activities, larger community and special events; corporate and commercial events, and commercial filming/photography – under approval/permit.
<b>Scale and intensity of developments:</b> Maintained as largely comparable to the current situation – in terms of the number, size and scale of buildings and other developments within the Park as well as the general extent of paved or “hardened” areas.
<b>Open parkland character and broad lawn areas:</b> Retain majority of Park's existing wide open lawn areas as attractive and usable open space for passive leisure and recreation, including oval when not used for organised sport.
<b>Perimeter tree planting:</b> Reinforce/re-establish perimeter tree plantings to the Park, to maintain/reinstate heritage design feature and significant element in Park's formal layout. Species selected for Fusarium resistance, and heritage and aesthetic appropriateness.
<b>Ornamental gardens/hedges:</b> Maintain/manage Park's gardens and hedges to provide amenity and features of interest, retain Park's heritage character, and provide attractive streetscapes and entry points. Consolidate/rationalisation for surveillance and ease of maintenance if/where required.
<b>Adjacent roads (Ingham Ave, Barnstaple Rd, First Ave and Park Rd):</b> Implement traffic calming measures and install appropriate pedestrian crossings.
<b>Park entrances:</b> Remodel main park entries and adjacent footpaths to allow all-abilities and safer access and improve presentation. Retain high standard decorative, and formal, Park entry at south-west corner.
<b>Bicycle access:</b> Options will be investigated for a cycle path through the park which doesn't adversely impact park user safety and activities.
<b>Internal tree-lined paths:</b> Maintain internal paths and surfaces to high standard, allow sharing with cyclists and mobility scooters, upgrade and add path lighting. Retain, supplement and extend semi-formal tree plantings along path network.
<b>Park furniture/facilities:</b> Upgrade existing park furniture/facilities (seating, benches, shelter, bubblers and water points, bins, etc.) and provide additional items as/where needed (and in a variety of settings and locations), to support casual passive leisure and recreation use.
<b>Lighting:</b> Maintain/upgrade “area” lighting across Park. Extra area lighting where/when necessary, in style consistent with Park's heritage character.
<b>All-abilities access:</b> Existing (and proposed) Park facilities, infrastructure, attractions and key activity areas to offer all-abilities access.
<b>Off-leash dogs:</b> Within enlarged fenced area only (13). Elsewhere dogs on leash only, other than at and within 10m of existing or proposed playgrounds (dogs prohibited), managed in accordance with companion animals legislation and Council's <i>Dogs in Public Places Strategy</i> .
<b>Views:</b> Maintain “long views” within/across Park's open areas, attractive streetscape views from outside Park, and views to City skyline.



## 6. Permitted Park Purposes/Uses and Intensity of Use

### 6.1 Permitted Park Purposes/Uses and Intensity of Use

The purposes for which Five Dock Park – including the land as well as existing and future buildings and improvements – will be permitted to be used (specified in accordance with Section 36(3A) of the *Local Government Act 1993*) are:

- recreation, leisure and other passive activities or pastimes and casual games;
- organised, and informal, sporting activities and games;
- cultural, social and educational pastimes and activities;
- health, physical, cultural, social and intellectual welfare or development of the community and community members;
- commemorations and community events;
- school use;
- local visual, amenity and climatic amelioration functions and benefits;
- permissible leases, licences or other estates to meet the current and future needs of the local community and wider public; and
- sustainable land management.

These permitted purposes are elaborated by the descriptive and “exemplar” activities or uses listed in Table 5.

Section 7.3 Uses, Activities and Enjoyment of the Park elaborates and provides more detailed management directions and actions in relation to these permitted uses and activities.

The Park’s intensity of use, multiplicity of activities/uses, and real or perceived crowding/congestion or competition for space may be greater than at present – but managed so as not to significantly compromise the Park’s role as a serviceable and well-maintained district level sportsground as well as its appeal as a passive leisure and recreation attraction.

In considering the appropriateness of a future, previously unforeseen, activity or use of the Park (of the land or buildings and improvements) Council will consider:

- compliance or consistency of the activity or use with the Park’s permitted purposes (as above, and in the Table 5 descriptions/examples);
- the Park’s management objectives (as described in Section 4)
- the management objectives for the relevant community land category(s) (as described in Section 4);
- the extent to which the activity or use will increase the Park’s intensity of use, congestion or competition for space, or “busyness”;
- permitted land uses under the current Canada Bay Local Environmental Plan (as described in Section 3);
- the respective Crown Reserves’ public purpose;
- relevant legislation, notably the *Local Government Act 1993* and *Crown Land Management Act 2016*;
- the conditions of any applicable approved (or permissible) lease, licence or estate (also see Section 7.7);
- known community values, views and objectives for the Park;
- likely impacts on the Park’s values and the experiences of other Park users, and any adverse impacts on nearby residences; and
- Council’s ability to effectively manage the proposed activity or use.

**Table 5 Permitted Purposes and Activities/Uses**

<b>Permitted Purposes</b>
Recreation, leisure and other passive activities or pastimes and casual games
Organised and informal sporting activities and games
Cultural, social and educational pastimes and activities
Health, physical, cultural, social and intellectual welfare or development of the community and community members
School use
Commemorations and community events
Local visual, amenity and climatic amelioration benefits
Permissible leases, licences or other estates to meet the current and future needs of the local community and wider public
Sustainable land management
<b>Activities/Uses ("exemplar" activities or uses)</b>
Artistic pursuits
BMX "freestyle" or stunt riding (in designated/approved areas)
Car/vehicle parking – along the Park's perimeter and other approved areas only
Child's play and playground use
Commercial (or large scale) filming and commercial photography (with approval where required)
Commercial tourism activities (with approval)
Commemorations and memorial services (with approval)
Community and special events (with approval in the Park's public areas, and subject to lease conditions in lease areas) – festivals, markets, exhibitions, ceremonies, concerts/performances and music, outdoor cinemas, fun days, fund-raising and charity events, etc.
Community health services – fixed or mobile
Community uses – including community, social or sporting clubs and activities (subject to leases, licences or other approvals as required)
Competitive sporting or recreation special or periodic events, including commercially
Corporate or promotional events (with approval)
Cycling, for leisure or active transport/transit, including mountain bikes and BMX riding (without constructed courses/circuits or obstacles)
Dog walking/exercising, on and off-leash (in designated/approved areas)
Drainage and stormwater management and works (including stormwater control and harvesting)
Emergency operations/responses
Environmental education and outdoor learning
Erosion control and remediation works
Fee collection
Family gatherings/celebrations
Grass, grounds and garden maintenance (including irrigation)
Landscaping and amenity works (installation and maintenance, including irrigation)
Maintenance of foreign services/utilities
Mobile vending (with approval) – refreshments, coffee carts, etc.
Native vegetation management and environmental protection activities
Native flora and fauna management
Nature appreciation/study
Organised group use (with approval) – community groups, religious organisations, etc.
Park management and operation activities
Passive leisure and recreation activities – walking/strolling, walking babies in prams, "kick-about" and casual ball games, informal games, children "burning off energy", kite flying or playing Frisbee, children learning to ride bicycles or similar, sitting, relaxing, laying in the sun/on the grass/in the shade, reading or studying, listening to music, daydreaming, and other informal/independent leisure and recreation activities, etc.
Personal training, fitness groups and other commercial fitness or well-being activities such as Tia chi (with approval)



Activities/Uses (“exemplar” activities or uses) (cont’d)
Picnicking and barbecues
Premises providing community focused food and beverage offerings/facilities, in both indoor or outdoor settings (subject to leases, licences or other approvals as required)
Premises providing outdoor (and indoor) recreation and leisure activities, from organised sports to passive leisure activities (subject to leases, licences or other approvals as required)
Protection or salvage of any uncovered/discovered cultural heritage material
Provision, upgrading and maintenance of essential services/utilities
Public gatherings (with approval)
Running and jogging
Sale of food and drink, light refreshments, etc. (mobile)
School use (with approval) – educational, sporting and leisure/recreation use
Skateboarding, riding scooters, in-line skating and similar “small wheel” activities
Sightseeing and scenic viewing
Site management, safety, enforcement and regulation activities
Socialising and social activities, groups and gatherings (independent/informal activities)
Sporting activities, including training, and competitions (with approval)
Storage areas/buildings and other facilities to support Park’s management
Sustainable land management activities/operations
Tree and vegetation management activities/works (including isolating hazardous trees)
Walking
Weddings and large family/social events (with approval)
Weed and pest animal control activities
Any other activities consistent with the categorisation of the land.

## 6.2 Scale and Intensity of Development

The scale and intensity of development within the Park will be managed so as not to significantly compromise the Park’s attractive open space and traditional/heritage character, its appeal as a passive leisure and recreation attraction, and its role as a serviceable and well-maintained district level sportsground.

During the life of this Plan:

- the extent of buildings and other developments within the Park will not will be significantly increased (by no more than 25% of the present, total, built area); and
- the extent of paved or “hardened” areas within the Park will not will be increased by more than double the present, total, paved/hardened area (to allow for the widening of selected paths if/when required, see Action M4, and expansion of the skate park, see Action PDFF11) (this excludes the possible conversion of one or both existing, now dis-used, bowling greens in the former bowling club lease area to a synthetic or hardened surface – see Action LL3).

While limiting the overall scale and intensity of buildings within the Park, this Plan also allows for the following new or modified built elements (fully or partially enclosed structures with a built “footprint” of over 9 square metres):

- possible extension, upgrading and other modifications to the former Tigers Five Dock Bowling Club, and surrounding grounds, within prescribed limits consistent with identified user needs;
- rebuilding, or redeveloping, the existing grandstand / amenities – to a similar size/capacity and built “envelope” as the existing facility, and not increasing the current built footprint by more than 30% (see Action PDFF4) consistent with identified user needs;
- a new “outdoor room” or sheltered seating community hub (see Action PDFF29).

## 7. MANAGEMENT ACTIONS

### 7.1 Guide to Management Action Tables

The following Management Action Tables present a range of actions – comprising both specific on-ground or tangible actions as well as policies and management directions or guidelines – that will guide management, use and development of Five Dock Park over the coming 5-10 years or possibly longer.

These management actions have been identified in response to the Park's values, the threats to these values and other management issues, known user and community values and views, the vision for the Park and the management objectives listed in Section 4.

The Management Action Tables present a range and varied scale of initiatives/actions proposed to be undertaken all of which require either recurrent Council commitment in the form of personnel and funding or one-off allocated funding for specific initiatives in the Plan of Management. Therefore implementation of the Plan will necessarily be staged over time.

Management Actions have been grouped into specific value or operational areas, as follows:

- accessing the Park;
- Park layout, permitted Park purposes, and uses;
- moving within and around the Park;
- Park developments, facilities and furniture;
- Park landscape;
- leases and licenses; and
- Park management and administration.

The Management Action Tables also include an indication of the “priority”, “order of resources” required, an action’s “performance target” or intended outcomes, and “means of assessment” or measuring the achievement of the performance target – for each management action – as a guide to the Plan’s implementation or operation, realisation and evaluation.

Many of the tangible works or actions proposed can be assessed by use of Council’s works and assets registers – shown as “CW&AR” in the following tables.

Resource requirements are generalised according to the following categories:

- negligible (or minor) – actions that are largely procedural or require minimal budget/resources inputs;
- low – actions that are routinely part of the Park’s management and can be met from normal Park or Council operational budgets;
- moderate – actions that will require special allocations in the Park’s or Council’s operational budgets, additional resourcing, may extend over a number of funding cycles, and/or require a level of capital works funding;
- high – actions that are significant projects, typically requiring sizeable capital works or other funding; and
- not applicable (n/a) – actions that are of a policy nature or guidelines, that do not have a resource requirement attached or where implementation/operational costs are part of other actions.

The identified priorities give an indication of both an action's relative importance, and the preferred timing of each action (noting that many actions will be "on-going" and will apply or continue throughout the Park's management and/or the life of this Plan) – as follows.

- High – Essential to achievement of the Park's management objectives, or where there is potential for the public to be exposed to an unacceptable level of risk, or there is potential for a serious threat to Park values or the environment and warranting funding consideration until achieved.
- Medium – These actions are desirable to enhance achievement of the Park's management objectives, or to address issues that meet a significant community need, or to improve management outcomes and ideally should be implemented within the life of this Plan.
- Low – These actions are useful for the overall management of the Park or address issues that have longer-term impacts (such as meeting less urgent community needs or improving inefficient services) and should be undertaken if resources permit.

It is anticipated that the Management Action tables will be used to develop a detailed Implementation Plan to inform future capital works and maintenance programs.

## 7.2 Accessing the Park

Action No.	Accessing the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Roads and Car parking					
A1	Continue to implement traffic calming measures along Ingham Avenue adjacent to the Park. Progressively install traffic calming measures on Barnstaple Road and First Avenue, and additional traffic slowing/calming measures along Park Road.	High	Moderate	Traffic calming measures installed.	Reduced traffic speeds, and volumes. CW&AR.
A2	Progressively install appropriate pedestrian crossings (such as marked “zebra” crossings, raised pedestrian crossings, pedestrian refuge islands, etc.) at suitable locations on all streets adjoining the Park (on Ingham Avenue, Barnstaple Road, First Avenue and Park Road). Priority locations are on Ingham Avenue at the end of the radial paths opposite Howley and Noble Streets.	High	Moderate	Pedestrian crossings installed.	Fewer pedestrian accidents/incidents. Positive user feedback. CW&AR.
A3	Provide safer/easier pedestrian crossing points (pram ramps, and refuges where required) where crossing options are now not provided for across Barnstaple Road at the Park’s north-west corner and across Ingham Avenue at the Park’s south-east corner. (Also see Actions A14 and A16)	Medium	Low/ Moderate	Pedestrian crossing provisions improved.	Positive user feedback. CW&AR.
A4	Periodically review the need for identified/demarcated (signposted, road marking, etc.) low-speed shared zones at: <ul style="list-style-type: none"><li>the intersection of Park Road and Second Avenue in the Park’s south-west; and</li><li>in First Ave, between Park Road and the existing Domremy College pedestrian crossing.</li></ul> Install low-speed shared zone(s) if warranted.	Medium	Low (for review) Moderate (for installation)	Traffic/pedestrian safety reviews completed. Low-speed shared zone(s) installed if warranted.	Review findings. CW&AR and positive user feedback - if installed.
A5	Signpost/mark on-street disabled parking bays near those path entry points providing direct access to the Park’s key attractions or activity areas.	Medium	Low	Disabled parking bays in place.	Positive user feedback. CW&AR.

Action No.	Accessing the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
A6	Signpost all Park path entry/exit points as “No Parking” zones (if parking would otherwise be permitted).	Low	Low	“No Parking” zones in place.	Positive user feedback. CW&AR.
A7	Provide an on-street “drop off” zone or pull-in bay (5 minute parking) at one or more path entry points proximate to the new playground, to enable convenient vehicle drop-off and pick-up for playground users.	Medium	Low	“Drop-off” zone in place.	Positive user feedback. CW&AR.
A8	Provide designated roadside parking, and/or pick-up and drop-off points, for “on-demand” transport services/ providers at key Park entry points or near high-use facilities – if warranted by demand.	Medium	Low	“On-demand” transport points in place.	Patronage levels and positive user feedback. CW&AR.
A9	Develop angled or 90° car parking along suitable parts of First Avenue, Park Road or Barnstaple Road flanking the Park to increase perimeter parking capacity – if/when warranted by usage levels, regular parking demand/congestion, and Park user requests/complaints. Traffic and pedestrian safety will be priority considerations in the siting of any additional (angled) roadside parking (as well as considering impacts on the Park’s “permeability”, visual character, usable greenspace and heritage values). As much as practicable of any such perimeter angled or 90° parking should be located within the adjacent road reserve to minimise incursion into the Park’s green/open space.	Medium	Moderate	Angled or 90° car parking installed (if/when required).	Positive user feedback and few parking capacity complaints. CW&AR.
A10	Provide additional car parking on the western side of the shared driveway/accessway along the western edge of the former bowling club lease area – if/when warranted by demand, regular parking congestion, and safety issues. Parking bays/areas will preferably use a porous paving/surfacing system (to stabilise the ground surface for vehicle loadings while enabling and protecting grass growth), be clearly delineated with barriers to prevent vehicle access to the adjacent grassed/planted areas, and screened by suitable landscape or amenity plantings.	Low	Moderate	Additional car parking installed (if/when required).	Positive user feedback and few parking capacity complaints. CW&AR.
A11	Continue to maintain the sealed driveway/accessway along the western edge of the former bowling club lease area to provide vehicle access to both this lease area and Five Dock Park Tennis Centre lease area (predominantly as a service access for these sites, for approved vehicles, or for drop-off and pick-up purposes).	Medium	Low/ Moderate	Driveway/ accessway maintained to acceptable standard.	Positive user feedback and few access complaints. CW&AR.



Action No.	Accessing the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Public Transport					
A12	Liaise with the State Transit Authority to relocate existing bus stops off the Park’s north-east and south-east corners closer to the Park where practical, and to include “Five Dock Park” naming as part of all signage for those bus stops adjacent or close to the Park.	Low	Negligible	Park named and signposted at nearby bus stops. Bus stops relocated closer to Park.	Observation. State Transit Authority published route/stop information.
Paths – Pedestrian and All-abilities Access Entry Points					
A13	Remodel the Park’s north-western entry (Barnstaple and Park Roads) and south-eastern entry (Ingham and First Avenues) to provide for all-abilities access and mobility scooters – as well as easier access for prams and bicycles (also see Action M5).	High	Moderate	Upgraded all-abilities entry points.	Accessibility audit and positive user feedback. CW&AR.
A14	Ensure all Park entry points, road crossings and links to surrounding footpaths have pram ramps or similar to enable use/access by mobility impaired visitors (wheelchair users, mobility scooters, elderly or disabled users, etc.) as well as people with prams, and bicycles (where permitted). Upgrade existing older-style, narrow, pram ramps – including those on the opposite sides of adjoining roads. (Also see Action A3)	Low	Low	Suitable pram ramps in place.	User feedback. CW&AR.
A15	Realign the end of the north-eastern radial path, at the Park’s north-east corner (Barnstaple Road and Ingham Avenue), if required – to more safely enter the roundabout and existing refuge crossings at this point (also see Actions A3 and A20).	Medium	Low	Safer road crossing and Park entry interface.	User feedback. CW&AR.
Bicycle Paths, Entry Points and Facilities					
A16	Improve safety for cyclists accessing (or riding past) the Park, at: <ul style="list-style-type: none"><li>the Barnstaple Road and Ingham Avenue roundabout at the Park’s north-east corner; and</li><li>the Ingham and First Avenues roundabout at the Park’s south-east corner (also see Action A3).</li></ul>	High	Moderate	Improved bicycle safety, and easier Park access for cyclists.	Fewer cyclist accidents/incidents. Positive user feedback. CW&AR.

Action No.	Accessing the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
A17	Provide bicycle racks/parking at key Park entry points, or at major destinations and high-use facilities within the Park including the new playground.	Medium	Low	Bicycle racks/parking in place and being used.	Observed usage levels and positive user feedback. CW&AR.
A18	Consider the development of a new shared path (walkers and cyclists) along the Park's boundaries – if warranted by demand or to improve cyclist safety. This path could be located part within the Park and part within the road reserve (and/or gently curve along the boundary). Ensure consistency with relevant Pedestrian Access and Mobility Plan (PAMP).	Low	Moderate	Shared path developed – if warranted.	Observed usage levels and positive user feedback. CW&AR.
<b>Park Entry Points and Signage</b>					
A19	Maintain the high standard decorative, and formal, Park entry – including the stone wall showcasing the Park's name and formal plantings (including the ornamental rose gardens) – in the south-west corner.	High	Low	High standard decorative formal Park entry.	Positive feedback from users and community.
A20	Upgrade the presentation and appearance, including improved or additional landscape/decorative plantings, of the Park's secondary entry points at the: <ul style="list-style-type: none"> <li>north-eastern corner, at Barnstaple Road and Ingham Avenue (also see Actions A15 and A16);</li> <li>south-eastern entry, at Ingham and First Avenues (also see Actions A13 and A16);</li> <li>north-western corner, at Barnstaple and Park Road (also see Action A13).</li> </ul> (Also see Action A22 re upgrading signage at Park entries.)	Medium	Low/ Moderate	Improved appearance, and functionality, of secondary entry points	Positive feedback from users and community.
A21	Install low-key landscape/decorative plantings at the Park's minor path entry points – opposite Howley and Noble Streets on the eastern boundary and on Park Road on the western side – as well as any future minor path entry points.	Low	Low	Improved appearance of minor entry points	Positive feedback from users and community.

Action No.	Accessing the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Entry Signs and Information					
A22	Upgrade signage at the Park entry points – providing Park name, orientation and facilities/opportunities, and ordinance/regulatory information – as consistent with Council’s signage style standards and appropriate to the level/standard of each Park entry. Ensure that signage at the south-western entrance does not detract from the aesthetic quality and formal presentation of this major entry point.	Medium	Low	Signage upgraded or installed. Improved information for Park users.	Positive feedback from users. CW&AR.
All-abilities Access					
A23	Ensure existing (and proposed) Park facilities, infrastructure, attractions and key activity areas offer all-abilities access – for access and/or use by people with physical disabilities or mobility challenges and the elderly – to the greatest extent possible.	High	Moderate	Improved all-abilities access.	Accessibility audits. Positive feedback from users. CW&AR.
Access Connections					
A24	Promote, including signposting as required, connections between the Park and The Bay Run to the east and south-east as well as west to the Five Dock shopping centre for: <ul style="list-style-type: none"><li>▪ pedestrians – using existing footpaths, where direct and suitable; and</li><li>▪ cyclists – using existing or proposed main or secondary bicycle routes.</li></ul>	Low	Low	Connections identified and promoted, signposting in place.	Observed usage. Positive feedback from users and community.

## 7.3 Uses, Activities and Enjoyment of the Park

Action No.	Uses, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Oval / Organised Sports Uses					
UAE1	Continue to use the oval and associated facilities as a venue for organised sports (including training and other ancillary purposes). Allocate and manage organised sporting use of this facility in accordance with Council’s Policy and sports field hire/booking system, and within the context of Council’s overall management of the demand for organised sports venues relative to sports field availability/suitability across the wider Canada Bay area.	High (on-going)	Negligible	Equitable (seasonal) access/use of the oval by a variety of sporting codes.	Compliance with <i>Sports Field Allocation Policy</i> . Recorded patterns of use, and demonstrably equitable access. User group satisfaction and feedback.
UAE2	Permit greater evening use of the oval and associated facilities for organised sports – as consistent with relevant Council policies, within acceptable impacts on the oval’s surface/condition, and considering any amenity impacts on neighbouring residents.	Medium (on-going)	Negligible	Optimised access/use of the oval for organised sports.	Compliance with <i>Sports Field Allocation Policy</i> . Recorded patterns of use. Neighbour feedback.
UAE3	Retain and encourage/permit use the oval as an accessible open space for informal leisure, recreation and community uses – including independent sport/games, training, school use, and community activities or events (with approval/permits where required) – when not allocated for organised sporting activities (including training) in accordance with Council’s policies and procedures (see Actions UAE1 and UAE2 above).	High (on-going)	n/a	Optimal access/use of the oval for informal leisure, recreation and community use (when not allocated to organised sports).	Observation. User feedback. Number of booked non-sporting uses of the oval per year.
Informal Leisure, Recreation and Community Uses					

Action No.	Uses, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
UAE4	Continue to use, and manage, the greater majority of the Park (other than the approved lease areas, see Section 7.7) as a freely accessible public open space for independent or informal leisure, recreation and other social/cultural activities as well as for community or school use and events (with approval/permits where required). Excluding the oval when allocated for approved organised sports, or school, uses.	High (on-going)	n/a	Maintenance of freely publicly accessible open space.	Observation. User feedback.
UAE5	As an overall proportion of the Park, no further alienation/loss of open space that is freely accessible for independent or informal leisure, recreation and other social/cultural uses will be permitted – although the location, configuration and use of public open space within the Park may vary from the current situation in accordance with other directions and actions set out in this Plan and if ancillary to the use prescribed by the categorisation.	High (on-going)	n/a	Maintenance of freely publicly accessible open space.	Observation. User feedback.
UAE6	The Park will continue to accommodate a diversity of independent or informal leisure, recreation and other social/cultural uses – across age ranges, facility provision, abilities and interests, levels of activity/exertion, and settings (grouped/communal or private) – that is comparable, or superior, to the uses now offered within the Park. However the location, configuration and how these uses are provided for may vary from the current situation in accordance with other directions and actions set out in this Plan.	High (on-going)	n/a	Range of independent/ informal leisure, recreation and other uses.	Observation. User feedback.



Action No.	Uses, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
UAE7	<p>Beyond the fenced off-leash dog park dogs will generally be permitted on-leash only within the publicly accessible parts of the Park with the exception of:</p> <ul style="list-style-type: none"> <li>the playground and within 10 metres of these facilities (dogs will be prohibited from these areas at all times); and</li> <li>the oval and surrounds when being used for approved sporting activities (including training) or other approved activities (such as school use).</li> </ul> <p>The management of dogs within the Park will be aligned with the directions and provisions of the City-wide <i>Dogs in Public Places Strategy</i> as well as with requirements of the <i>Companion Animals Act 1998</i> and <i>Companion Animals Regulation 2008</i> (which require the prohibition of dogs from within 10 metres of any children's play apparatus in public places, allow for the declaration of recreation areas where dogs are prohibited, allow for the declaration of off-leash areas, as well as other controls).</p>	High (on-going)	Negligible	Dogs in the Park effectively managed, consistent with legislation and Council guideline, for the enjoyment and safety of all users.	Observations and compliance/enforcement records. User satisfaction and number of complaints annually.
<b>School Uses</b>					
UAE8	Continue to accommodate school use of the Park. School use of the Park, both the oval and passive use areas, will be consistent with either Council's current policy.	High (on-going)	Negligible	Continued use of Park by schools.	Booking records for school use, and specific areas/facilities used.
<b>Large Social / Family Group Use</b>					
UAE9	Continue to accommodate casual use of the Park for large picnics, family, organisation, community group or other social (non-corporate) gatherings. Such large social/family group use will require a booking/approval when beyond certain size thresholds (as set by Council) or that involve setting up temporary structures (such as a jumping castle or marquee) and be subject to Council's current policy.	High (on-going)	Negligible	Continued use of Park for large social/family group use.	Booking records for of large social/family group use, and specific areas/facilities used.

Action No.	Uses, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
UAE10	The Park will continue to be a permissible location for weddings (including wedding photography) and other family ceremonies (such as naming or commitment ceremonies). Weddings and other family ceremonies, and photography, will require bookings/approval and be subject to Council's current policy.	High (on-going)	Negligible	Continued use of Park for weddings and other family ceremonies, and photography.	Booking records for of large social/family group use, and specific areas/facilities used.
<b>Community and Special Event Use</b>					
UAE11	Occasional use of the Park, or specific areas of the Park (including lease areas where appropriate/feasible), will be permitted for larger community or special events – such as festivals, markets, fairs, music/concerts, outdoor cinema, community celebrations or commemorations (such as Australia Day, or Anzac Day services), sport/recreation events (displays, events, competitions, “meets”, etc.), Christmas carols, fireworks, exhibitions, etc. All such larger community or special events will be subject to relevant Council policies and will require Council approval – which may include special conditions around traffic and parking, vehicle access, temporary structures, food and alcohol, noise control, waste management, on-site security and crowd safety, bonds, insurance, and other issues. In considering approvals, and conditions, for larger community or special events Council will have regard to the appropriateness of an event to the Park's values, purpose and setting; the timing and duration of an event and its “availability” to/for the wider community; potential impacts on the Park's values and other users; potential impacts on Park neighbours; and the capabilities/capacity of the organiser(s). Council may cap the number of major events that can take place within the Park, or within specific parts of the Park, within a specified period, or enforce “blackout periods” when events will not be approved, if warranted. Some larger community or special events may also warrant, or require, a Development Application.	High (on-going)	Negligible	Continued occasional use of the Park for larger community or special events. Park values unimpaired, and no significant impacts for other Park users or neighbours.	Booking/approval records for larger community or special events, and specific areas/facilities used. Feedback from attendees, and organiser feedback and satisfaction. Park user and neighbour feedback/complaints.

Action No.	Uses, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Corporate and Commercial Use					
UAE12	Continue to accommodate corporate hire, events and uses of the Park as guided by Council's current policy. Such corporate events and uses will require a booking/approval and may be subject to special requirements or conditions around minimising exclusive access/use, temporary structures, banners/signage and advertising, food and alcohol, noise and lighting control, waste management, bonds, insurance, and other issues. Approval will not be granted for commercial events that are solely commodity or product marketing, or advertising, oriented.	High (on-going)	Negligible	Continued appropriate corporate hire, events and uses of the Park. Park values unimpaired, and no significant impacts for other Park users or neighbours.	Booking records for corporate use, and specific areas/facilities used.
UAE13	Small-scale or low-key commercial uses that are consistent with the Park's sports, leisure, recreation and social/cultural purposes (and comply with the core objectives of the categorisation of the area of Park concerned, and do not involve the construction of a permanent building or structure) – such as personal trainers, “boot camps”, aerobics groups, yoga or Tai Chi classes, bicycle hire, small musical/vocal performances, etc. – will be permitted within the Park (or in specified areas) at Council's discretion under an appropriate licence or permit and in accordance with any applicable policies, guidelines and registration requirements.	High (on-going)	Negligible	Appropriate small-scale commercial uses operating in the Park, with approval. No significant impacts.	Approval records and observation. Participant, Park user and neighbour feedback.
UAE14	Mobile food, drink and refreshment sales vehicles (such as ice cream vans, “coffee carts”, etc.) will be permitted to service the Park, but must be approved under and operate in accordance with relevant Council policies.	Medium (on-going)	Negligible	Mobile food vending vehicles servicing the Park, operating in compliance with Council's policy.	Approval records and observation. Park user and neighbour feedback.

Action No.	Uses, Activities and Enjoyment of the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Commercial Filming and Photography Uses					
UAE15	Commercial/professional filming and photography will be permitted within the Park – as required by the <i>Filming Related Legislation Amendment Act 2008</i> – as guided by relevant Council policies and as consistent with Council's <i>Filming Conditions</i> (and the <i>Department of Local Government Filming Protocol 2009</i> ). Commercial/professional filming and photography will require a booking/approval and may be subject to special requirements or conditions around traffic and parking management, exclusive use, noise and other disruptions, safety, and other matters.	Medium (on-going)	Negligible	Appropriate commercial/professional filming and photography occurring in the Park, with approval. No significant impacts.	Approval records and observation. Applicant satisfaction and Park user feedback.
Monitoring and Managing Booked / Approved Uses					
UAE16	The frequency, scale and location of specially booked/approved uses (large social/family groups, weddings/family ceremonies and photography, community or special events, and commercial/professional filming or photography) within the Park will be monitored – and managed as necessary (including a limit on the number of events over a given period and/or in a specific area/facility) – to ensure these uses do not adversely impact the Park's values, unacceptably disadvantage other users, or cause unacceptable inconvenience/disturbance for neighbours.	High (on-going)	Negligible	No significant impacts on Park values, other users or neighbours.	Booking/approval records and observation. Park user and neighbour feedback/complaints.
Lease Area Uses					
UAE17	Refer to Section 7.7.				
Unused Facilities					
UAE18	Explore options to utilise or repurpose the unused Bocce Courts.	Medium	Low	Engagement with Bowling Club membership (to come) and relevant local groups	Investigations complete



## 7.4 Moving Within and Around the Park

Action No.	Moving Within and Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Path Network					
M1	Investigate options for a cycle path through the park linking with the “Concord to the Bay Cycleway” which doesn't adversely impact park user safety and activities.	Medium	Low	Options investigated.	Outcome determined for linking to “Concord to the Bay Cycleway”.
M2	Retain the existing radial path network as the main movement “spine” and a key element of the Park, and in recognition of its heritage value as a feature remaining from the Park’s early layout.	High (on-going)	Low	Layout and integrity of the heritage radial path network retained.	Observation
M3	Maintain all internal paths, and path surfaces, to a high standard suitable for: <ul style="list-style-type: none"><li>safe shared use by walkers and cyclists (where appropriate);</li><li>safe mobility scooter use, and</li><li>“assisted” wheelchair access use (or other standard as consistent with Council's <i>Disability Inclusion Action Plan 2017-2021</i>).</li></ul>	High (on-going)	Low	High standard path/path surfaces maintained.	Minimal incidence of user accidents or injuries. Park user feedback/complaints. CW&AR.
M4	Continue to repair/replace, or upgrade, damaged sections of internal paths at service vehicle crossing points or travel sections, and identify/notify designated service vehicle crossing or access points to Park maintenance staff, contractors and others with approved vehicle access (such as event organisers).	Medium (on-going)	Low	High standard path/path surfaces maintained.	Park user feedback/complaints. CW&AR.
M5	Progressively upgrade all, or selected, internal paths to a minimum width acceptable for low-speed shared use for walkers and cyclists. Upgraded/widened paths will be consistent with the Park’s heritage character, with works designed and constructed to avoid impacting established shade and amenity trees flanking some paths (also see	Medium	Moderate	Paths upgraded to shared use width.	Documented path widths. Increased pedestrian and bicycle traffic within and through the



Action No.	Moving Within and Around the Park - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
	Action PL10).				Park. CW&AR.
M6	Consider development of a new section of shared path connecting the existing north-eastern radial path and Barnstaple Road (opposite Betts Avenue), along the eastern margin of the former bowling club lease area.	Low	Moderate	Path constructed and in use.	Park user feedback. CW&AR.
M7	Maintain, and repair/replace as necessary, existing path lighting. Replacement path lighting should be in a style compatible with the Park's heritage character.	High (on-going)	Low	Existing path lighting maintained and effective.	Park user feedback/complaints. CW&AR.
M8	Install additional lighting where paths are poorly lit or as necessary to improve illumination and user safety along the radial and other paths (both existing and proposed). Additional lighting should be in a style compatible with existing path lighting and the Park's heritage character.	High	Low/Moderate	Additional path lighting installed and effective.	Park user feedback. CW&AR.

## 7.5 Park Facilities

Action No.	Park Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Oval, Grandstand and Associated Facilities					
PF1	Continue to maintain and manage the oval and associated facilities (oval surface, irrigation, player and spectator facilities, flood lighting and area lighting, etc.) as a district-level sporting facility.	High (on-going)	Moderate	Venue achieves and managed to district-level standards.	Maintenance records and CW&AR. Compliance with Council's <i>Recreation Facilities Strategy for the City of Canada Bay</i> .
PF2	Maintain and manage the oval's surface as well as ground closure and recovery. Mowing regimes for the oval will be consistent with Council's schedule and guidelines for grass length and sports field management.	High (on-going)	Low/ Moderate	Good quality oval surface, and greater ground serviceability and availability.	Maintenance records. Less cancellation of training and games due to poor playing surface. Sporting user groups feedback/complaints.
PF3	The oval will not be fenced or enclosed – so as to retain it as an accessible open space for informal leisure, recreation and community uses when not used for organised sport (see Action UAE4), maintain “flexibility” in the use of this part of the Park, and to maintain “long views” across the Park's northern half.	Medium	n/a	Oval remains unfenced.	Observation and CW&AR.

Action No.	Park Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PF4	<p>Redevelop a new (or substantially rebuild/refurbish the existing) grandstand / amenities to improve the standard of amenities, safety, connectivity and presentation of this facility. Such a new/refurbished facility will:</p> <ul style="list-style-type: none"> <li>▪ be of a similar built “envelope” to the existing facility, and not increase the current structural footprint by more than 30%;</li> <li>▪ be of a style and scale that is consistent with, and sympathetic to, the Park’s heritage character and formal layout;</li> <li>▪ provide public toilets (including accessible facilities, and a parent-friendly baby-change area), that will be available during daylight hours (or managed according to Council’s prevailing toilet access/locking regime);</li> <li>▪ include improved facilities for officials and for female players (including female-friendly change facilities);</li> <li>▪ include a lunch room for precinct maintenance staff, if space permits; and</li> <li>▪ involve close engagement with user groups to ensure identified needs are met as far as is practicable and affordable;</li> <li>▪ will be sited to retain the exiting mature trees in this area.</li> </ul>	High	High	New or refurbished grandstand available, with upgraded and additional facilities. Sympathetic to existing structure and Park’s heritage values.	CW&AR. Sporting user groups and Park user feedback.
PF5	Council may install protective measures – such as tree planting, safety nets or fencing – at locations where stray balls from sports or other Park uses persistently cause hazards for other Park uses/facilities, passersby, parked cars or neighbours. Preference will be given to low aesthetic impact measures (such as tree planting) or seasonal/temporary solutions.	Low	Low (Low/Moderate for built solutions)	Reduced inconvenience or safety issues.	Reduced complaints from other Park users, neighbours and passersby.

Action No.	Park Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment

#### Cricket Practice Nets

PF6	Develop twin cricket practice nets alongside the tennis centre facing onto the oval. The nets will be suitably designed and fenced. The nets will not be lockable, to cater for both organised/team training and casual use, and will not be lit. Minor earthworks may be required to level the site and surrounds suitable for safe/convenient use.	High	Moderate	Cricket practice nets installed and functional.	CW&AR. Sporting user groups feedback.
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#### Playground

PF7	Repair or replace elements of the playground as/when required, and continue maintenance of this facility in a safe and serviceable condition.	High	Low	Existing playground continues to be safe and serviceable.	User feedback. Periodic safety and maintenance inspections/records.
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#### Five Dock Skate Park

PF8	Continue to manage, maintain and promote the Five Dock Skate Park as a high standard regional/metropolitan level attraction. This will include continuing to make this facility available for major events and competitions, including commercial or sponsored events (also see Action UAE12).	High (on-going)	Moderate	Skate park continues to be a well-maintained and popular attraction.	User feedback. Observation. CW&AR.
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Action No.	Park Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PF9	<p>Progressively upgrade and enlarge the skate park to expand/improve the range of riding experiences and activities, user safety and presentation. Priority works will include:</p> <ul style="list-style-type: none"> <li>▪ extending the bowl's apron to harden or remediate existing eroded and bare/worn areas to better accommodate usage pressures and improve safety at the bowl edge;</li> <li>▪ adding additional elements to the park (such as "street elements" or other components) to diversify riding experiences and challenge;</li> <li>▪ providing discrete areas/features to better cater for beginner or novice riders (and/or for scooter riders if warranted); and</li> <li>▪ improved drainage measures to prevent ponding in the bottom of bowls.</li> </ul> <p>Users will be consulted in relation to the identification and design of any major changes to the skate park. (See Action PF41 re proposed lighting of the skate park.)</p>	High	Moderate	Skate park upgraded and enlarged. Skate park's appeal, activities and user safety enhanced.	User feedback. Asset/safety audits and observation. CW&AR.
PF10	Consider additional seating, park furniture and shelter at/around the skate park, to support its enjoyment and encourage additional family use. Some seating will be provided at safe/suitable positions around the bowl margin – to allow parents/carers to conveniently supervise younger riders and for other spectators. Position picnic and barbeque facilities in a visible (and preferably lit) location to allow for passive surveillance and deter anti-social behaviours.	Medium	Moderate	Park furniture and picnic facilities installed enhancing the skate park's appeal, and in use.	User feedback. Observation. CW&AR.
PF11	Retain areas of nearby lawn/open space around the skate park, chiefly to the bowl's south/south-west and north, to serve as set-up and support areas for major events and competitions.	Medium	n/a	Retention of the adequate lawn/open space for events and competitions.	Observation. Event/competition organiser satisfaction and feedback.
PF12	Consider the supply of accessible power to the skate park vicinity (in a safe and suitable format, such as bollards or access pits with removable distribution posts or others) to support use of this facility for major events and competitions.	Low	Moderate	On-site power available for major events and competitions.	Event/competition organiser satisfaction and feedback. CW&AR.

Action No.	Park Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PF13	A “code of conduct” for skate park users will displayed, in a user friendly format, on-site at the skate park (at one or more suitable positions) and through other media. Council will work with skate park users to develop this “code of conduct”, and encourage their active involvement in its observance.	Medium	Low	Code in place – ensuring awareness of, and to better promote, appropriate behavior by all skate park users.	User feedback. Number of user complaints and accident/incidents at skate park.
PF14	Undertake regular risk assessments at the skate park (as part of Council’s wider asset condition assessment and risk audits – or more frequently if warranted) especially in relation to fall/trip hazards around the site’s margins and the need for perimeter fencing, bowl surface condition/repair, water ponding, and furniture/facility serviceability.	High (on-going)	Low	Assessments undertaken, skate park safely “fit-for-purpose” (within inherent degrees of risk for skate park activities).	Assessment and audit reports. User feedback and number of accident/incidents at skate park.
<b>Outdoor Basketball Facilities</b>					
PF15	Reorient / upgrade / relocate the existing basketball half-court to enable increased participation / capacity in a location which minimises any impact on the E2 Environmental Conservation area in the south-eastern corner of the park. The court’s dimensions may be reduced to the minimum practical/acceptable in order avoid impacting existing mature trees in this area (no trees will be removed to permit the court’s development), creating a hazard for the adjacent skate park/users or people on the adjacent path, or requiring excessive excavation and retention works.	High	Moderate	Court, or half-court(s), installed or upgraded. Retention and upgrading of basketball facilities, to enhance this area as an active and youth-focused precinct within the park.	Observation. User feedback. CW&AR.



Action No.	Park Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Fenced off-leash Dog Park					
PF16	A “code of conduct” for users of the off-leash dog park (along with the regulations regarding dog/pet owner responsibilities in public areas) will be displayed, in a user friendly format, on-site and through other media. Dog owners will be encouraged to self-regulate their activities and assist in promoting observance of the code of conduct. (Also see Action PMA15)	Medium	Low	Code in place – ensuring awareness of, and better promote, appropriate behavior by all dog park users.	User feedback. Number of user complaints and accident/incidents at dog park.
Picnic Areas					
PF17	Retain and maintain the two western picnic areas (west of the War Memorial and south of the grandstand / amenities – as shown on the Masterplan, see Figure 5). These passive use areas will be expanded with additional picnic furniture/facilities and an enhanced landscape setting of scattered/open trees, amenity plantings and open grass.	High	Moderate	Single attractive open layout picnic area in the Park’s west, connected to surrounding passive attractions and activity areas.	Observation. User feedback and usage levels. CW&AR.
PF18	Provide one or more wheelchair accessible/usable picnic tables, and one wheelchair accessible/usable barbeque, in the main (western) picnic area, including short sections of sealed all-abilities paths to access these facilities.	High	Low	Wheelchair accessible facilities in place and in use.	Observation and CW&AR.
PF19	Remove the few isolated (and little-used) picnic facilities off the north-east side of the oval (near the Five Dock Park Tennis Centre), or relocate to elsewhere in the Park and reinstate this area as lawn and/or landscape plantings with seating.	Low	Low	Picnic facilities removed or relocated and site reinstated.	Observation. CW&AR.
PF20	Consider the provision of limited picnic and barbeque facilities at/around the skate park.	See action PFDF13 above.			

Action No.	Park Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Passive Leisure and Recreation Facilities and Areas					
PF21	Maintain, and repair/replace as required, the park furniture and facilities supporting the Park’s casual passive leisure and recreation use – such seating, benches, small shelter, bubblers, rubbish bins, etc. Provide additional low-key casual passive leisure/recreation furniture and facilities at appropriate sites as/when warranted – including provision in a variety of settings and locations throughout the Park to support differing types of use and experiences (e.g. solitude or quieter areas and clustered low-key facilities, shaded and open sunny sites, sheltered and open seating, etc.).	High	Low	Adequate number and location of park furniture and passive use facilities – and maintained in a safe, serviceable and attractive condition.	Number, standard and location of park furniture and passive use facilities. Park user feedback. CW&AR.
PF22	Provide a shared central space or focal point for casual passive uses, leisure and socialising in a communal or group setting – such as an outdoor pavilion, an “outdoor room” (part covered and part open), or central seating hub (part sheltered, part open) and including appropriate landscaping/amenity plantings. Serving as a possible local community “hub”, this space could also be available for booking for group use. Located in proximity to the proposed cool green zone – as shown on the Masterplan (see Figure 6). Such a facility would require detailed design, with community/user input.	High	Moderate	Focal point facility for casual passive uses, leisure and socialising developed and in use.	Usage levels. User satisfaction and feedback. CW&AR.
Memorials					
PF23	Manage the central War Memorial and surrounding “memorial zone” (defined by the ring of lights and memorial conifers that encircle the space centered on the memorial – as shown on the Masterplan, (see Figure 6) as a commemorative and contemplative area, as well as a key heritage element, with minimal intrusive developments and recreation/leisure activities (other than movement/transit via the radial paths and quieter/low-key passive uses).	High (on-going)	Negligible	“Memorial zone” remains a low-key less developed heritage “core” of the Park.	Observation. CW&AR. Park usage patterns and user feedback.

Action No.	Park Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PF24	Continue to liaise and collaborate with Five Dock RSL in relation to maintenance, management and presentation of the central War Memorial and “memorial zone” (including holding Anzac Day ceremonies and other commemorations at the central War Memorial – also see Action UAE12).	High (on-going)	Negligible	Effective collaborate with and involvement of Five Dock RSL in managing the War Memorial.	Five Dock RSL and Park user feedback.
PF25	Improve surveillance of the War Memorial to assist in the prevention of vandalism and damage, including improved visibility and opportunities for passive surveillance (also see Actions PL15 and PL16) and the possible installation of closed circuit television or other security/surveillance measures if warranted.	Medium	Low/ Moderate	Improved visibility, surveillance and security at War Memorial.	Reduced incidences of vandalism or damage.
PF26	Investigate all-abilities access to the War Memorial and interior (for controlled or “commemorative” access only), and provide if feasible without adversely impacting the memorial’s appearance, function and heritage value.	High	Low/ Moderate	Assessment complete, and all-abilities access to/into War Memorial available.	Five Dock RSL and user feedback. CW&AR.
PF27	Replace the current close/small mesh screening to the War Memorial with a more sympathetic and “open” screening/protective barrier, to allow greater visibility of the memorial’s interior (and to help make its function more obvious) while still providing effective entry and vandalism control.	Low	Moderate	Improve presentation and greater visibility of the War Memorial, with effective protection.	Park user feedback. No increase in incidences of vandalism or forced entry.
PF28	Undertake repair and maintenance of the “Whitford Memorial”.	High	Low	Improved presentation and condition of memorial.	Observation.
PF29	Liaise and collaborate with the descendants of James Whitford, and the Five Dock RSL, in relation to the management and upkeep of the “Whitford Memorial” – including investigating possible relocation of the memorial closer to, or as part of, the central War Memorial.	Low	Low (liaison) Moderate	Agreement regarding the memorial’s management	Stakeholder feedback and outcomes.

Action No.	Park Facilities - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
			(relocation)	and location.	
<b>Other Park Facilities</b>					
PF30	Until the proposed redevelopment or refurbishment of the grandstand / amenities and the toilets included as part of this site, Council will improve management, maintenance and presentation of the existing male and female toilets that are part of the current grandstand. These toilets will be available during daylight hours (or managed according to Council's prevailing toilet access/locking regime).	High	Low/ Moderate	Improved maintenance and presentation of the grandstand's existing public toilets.	User feedback and reduced number of complaints.
<b>Lighting</b>					
PF31	Maintain, and repair/replace as necessary, existing area lighting where now in place across the Park. Replacement area lighting should be in a style compatible with the Park's heritage character.	High (on-going)	Low	Existing area lighting maintained and effective.	Park user feedback/complaints. CW&AR.
PF32	Install lighting to enable dusk/evening use of the following facilities or activity areas: <ul style="list-style-type: none"> <li>the skate park;</li> <li>the existing, or enlarge/upgraded, fenced off-leash dog park;</li> <li>the main (western) picnic area, or part thereof; and;</li> <li>the existing or upgraded basketball facilities (if usage levels warrant).</li> </ul> Directional glare-shielded lights or similar (to reduce light "spill" and disturbance of nearby residents), with timed cut-off (to ensure Council determined lighting times are observed), will be used.	Medium	Moderate	Lighting installed and facility's/area's usable periods and appeal extended, with minimal impacts on neighbours.	User and neighbor our feedback. Observation. CW&AR.
PF33	Install additional area lighting where and when necessary, as the Park's usage patterns and activity areas change and evolve. Additional lighting should be in a style compatible with existing area lighting and the Park's heritage character. Additional area lighting will be carefully sited so as not to compromise enjoyment of the Park for viewing Harbour/City fireworks on New Year's Eve and other celebrations.	Medium	Low/ Moderate	Additional area lighting installed and effective.	Park user feedback. CW&AR.



## 7.6 Park Landscape

Action No.	Park Landscape - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Lawn Areas					
PL1	Retain the majority of the Park’s existing broad lawn areas (other than those locations where additional facilities or uses are approved elsewhere in this Plan and consistent with the Masterplan, (see Figure 6) as attractive and usable open areas that provide the underpinning setting and appeal for the area’s passive leisure and recreation uses. This includes retaining the oval as accessible open (grassed) space for informal leisure, recreation and community uses when not used for organised sport.	High (on-going)	n/a	Extensive open lawn areas retained as an important part of the Park’s character and leisure/recreation value and uses.	Observation. Park user feedback.
PL2	Maintain the Park’s broad lawn areas, as guided by Council’s schedule and practices/guidelines for grass management in high use passive parklands – including mowing regimes (summer and winter), irrigation, fertilising, aerating, seeding/oversowing and weed control – to ensure that all lawn areas are maintained to a district facility standard in terms of usability and appearance.	High (on-going)	Low/ Moderate	High standard and useable lawn areas maintained.	Grounds maintenance records and observation. Park user feedback/complaints.
PL3	Difficult locations for lawn maintenance, notably heavily shaded and/or compacted areas under trees/groves, may be addressed by alternative landscaping measures – such as mulching and/or dense groundcover or lower shrub plantings – while still retaining the Park’s overall “open parkland” character.	Medium	Low/ Moderate	Reduced extent of bare, compacted or unappealing grounds.	Observation. Park user feedback/complaints.



Action No.	Park Landscape - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment

#### Boundary Tree Plantings

PL4	<p>Reinforce/re-establish perimeter tree plantings to the Park – to maintain/reinstate this heritage design feature and significant element in the Park’s formal layout. Replanting the perimeter with Canary Island Palms (<i>Phoenix canariensis</i>), or any <i>Phoenix</i> or <i>Washingtonia</i> palm species, is not feasible due to presence of the Fusarium pathogen. Therefore replacement or new formal statement/heritage plantings along the Park’s margins will preferably use:</p> <ul style="list-style-type: none"> <li>▪ a suitable palm species comparable in habit and appearance to Canary Island Palms (ensuring it is a non-weed species); or</li> <li>▪ clear-stemmed “specimen” or “statement” native trees.</li> </ul> <p>Species will be selected for aesthetic and heritage reasons as well as for biodiversity and adaptation to climate change. Views to and from the Park (see Actions 18 and 20 below), and maintaining passive surveillance from surrounding streets and residences (see Action 19 below), will also be considered in reinforcing/re-establishing these perimeter tree plantings. Boundary tree plantings along the oval’s northern edge, along Barnstaple Road, will allow sufficient safe “run-off” areas for sporting activities.</p>	High	Moderate	Perimeter tree plantings supplemented/ re-established using appropriate species and layout. Park’s heritage and e aesthetic values enhanced.	Grounds maintenance records and observation. Park user and neighbour feedback.
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#### Ornamental Gardens/Hedges and Amenity Plantings

Action No.	Park Landscape - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PL5	Retain the formal character and layout of the Park's frontage to First Avenue – from, and including, the Park's formal south-western entry (see Action A19) eastwards to the south-eastern radial path and existing tree grove, and north to the "memorial zone" – with formal ornamental gardens/hedges and tree plantings (as shown on the Masterplan, see Figure 6). The landscape design of this area supports the Park's heritage values and layout and will complement the adjacent Domremy College heritage buildings.	High (on-going)	Low/ Moderate	Formal character and layout of Park's First Avenue frontage retained.	Observation and grounds maintenance records. Park user and neighbour feedback.
PL6	Maintain/manage the Park's gardens and hedges to retain the Park's heritage character, screen or soften (less attractive) built features or car parking, and provide an attractive streetscape and Park entries – while ensuring user safety and within the constraints of manageability/sustainability. Some consolidation or rationalisation of gardens and hedges may be undertaken – into a number of "display" areas, in historically accurate locations and styles as far as possible, or longer-term replacement with species requiring less maintenance.	High (on-going)	Low/ Moderate	Attractive, well-presented and well-maintained gardens and hedges continue to be a feature of the Park.	Park user feedback. Grounds maintenance records and observation.
PL7	Gardens/hedges, especially those along the Park boundary, will be managed to allow general passive surveillance (maintaining open views between 1 and 2.5 metres in height) where practicable. This may include selective pruning or progressive replacement plantings where necessary.	Moderate (on-going)	Low	Acceptable passive surveillance maintained along Park boundary and around key activity spaces.	Periodic safety inspections. Grounds maintenance records and observation. Park user feedback.
PL8	Enhance existing and proposed passive recreation and leisure areas with appropriate amenity, shade and "softening" plantings – while also considering open access and views, as well as visibility and passive	Medium	Low/ Moderate	Improved site amenity and presentation of	Park user feedback. Observation and grounds

Action No.	Park Landscape - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
	surveillance or user safety requirements (see Actions PL17 and PL20 below).			key passive use areas.	maintenance records.
PL9	Ensure adequate resources and maintenance/management efforts are expended on the Park's ornamental gardens/hedges and amenity plantings.	High (on-going)	Low/Moderate	Attractive, well-presented and well-maintained gardens and hedges continue to be Park feature.	Grounds maintenance records. Park user feedback.

#### Tree-lined Paths

PL10	<p>Retain, supplement and extend semi-formal advanced tree plantings along the existing (and future) path network. Including:</p> <ul style="list-style-type: none"> <li>extending tree plantings along radial paths where gaps occur, notably in the Park's north-east;</li> <li>planting for succession replacement of aging specimens (many of which pre-date WWII);</li> <li>balancing the use of indigenous species (to enhance biodiversity and wildlife linkage/habitat values, but with careful species selection to ensure Park user safety), with exotic/introduced species to complement the Park's heritage character and deciduous tree species to provide winter solar access;</li> <li>enhancing the tree-lined path network to provide "vegetation links" to the adjacent residential street to enhance local "greenweb" connections; and</li> <li>selection of species that will tolerate predicted climate changes.</li> </ul>	High	Low/Moderate	Semi-formal tree plantings along the path network retained, enhanced and extended.	Grounds maintenance records and observation. Park user feedback.
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#### Tree Cover/Greenweb/Biodiversity

PL11	Ensure that all developments and activities do not impact on the Environmental Conservation (E2) zone containing Sydney Turpentine-Ironbark Forest (STIF) – endangered ecological community.	High	Low	Discourage active use of the area	Observation and grounds maintenance records.
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Action No.	Park Landscape - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PL12	<p>Retain and extend/reinforce the Park’s existing tree cover to provide shade, amenity, climatic amelioration, birdlife/wildlife connections and micro-habitat, and greater local tree canopy cover. Priority areas for additional or reinforcement tree planting will be the existing informal treed “band”/corridor in the Parks’ west (from First Avenue to Barnstable Road, through the picnic area), along the radial path network (see Action PL10 above), and within existing smaller open/sparse tree groves/islands – as shown on the Masterplan (see Figure 5). Undertaking additional or reinforcement tree planting will also consider/address:</p> <ul style="list-style-type: none"><li>▪ retaining a predominately “open parkland” character across most of the area, by avoiding understorey plantings and view obstruction, as consistent with the Park’s heritage values/character (also see Action PL3);</li><li>▪ providing for the succession replacement of aging specimens (many of which pre-date WWII);</li><li>▪ increasing the tree “canopy cover” of the wider Five Dock area (consistent with programs such as the Five Million Trees (5MT) initiative), and enhancing or establishing “vegetation links” to the adjacent residential street to improve local “greenweb” connections;</li><li>▪ balancing the use of indigenous species (to enhance biodiversity and wildlife linkage/habitat values, but with careful species selection to ensure Park user safety), with exotic/introduced species to complement the Park’s heritage character and deciduous tree species to provide winter solar access; and</li><li>▪ favouring species that will tolerate predicted climate changes.</li></ul>	High	Moderate	Park’s tree cover retained, enhanced and extended while maintaining the site’s predominately “open parkland” character.	Observation and grounds maintenance records. Park user feedback.
PL12 (cont’d)					
“Cool Green Zone”					

Action No.	Park Landscape - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PL13	<p>Establish a “cool green zone” to provide a refuge for Park users and local residents during the hotter months of the year (and during heat waves or climatic extremes). This cool zone may be a combination of, mainly, planted/vegetation elements as well as built/shade components and possibly water elements. It could use various techniques to provide a cool environment during the hotter parts of the year, including:</p> <ul style="list-style-type: none"> <li>▪ shade giving elements, such as mature trees and built shelters;</li> <li>▪ moist plantings and water gardens;</li> <li>▪ directional funneling of available winds/breezes through plantings to reduce temperatures at a microclimate level; and</li> </ul> <p>The “cool green zone” could be located in proximity to the proposed outdoor pavilion or passive uses focal point – as shown on the Masterplan (see Figure 6) – and assist in enhancing the Park’s tree cover. Such an attraction would require careful design, preferably with community/user input.</p>	High	Moderate	Focal point for passive uses, leisure and socialising during hotter months developed, effective and in use.	Usage levels. User satisfaction and feedback. CW&AR.
<b>Stormwater Harvesting and Re-use</b>					
PL13	Continue to use reclaimed water for irrigation of the oval and surrounds.	High (on-going)	Low	Continued use of reclaimed water for oval irrigation.	Grounds maintenance records.
PL14	<p>If required, install passive systems for rainwater/stormwater harvesting and re-use for irrigation/landscape purposes at suitable sites within the Park, including possible rain gardens:</p> <ul style="list-style-type: none"> <li>▪ along the eastern/lower Park margin, along Ingham Avenue, to treat this occasional stormwater ponding/boggy area; and</li> <li>▪ along the north-western/western Park margin, along Park Road.</li> </ul> <p>Perimeter rain garden plantings should ensure open views and passive surveillance is retained (also see Action PL7 above).</p>	Medium	Low/ Moderate	Rain gardens or other install passive stormwater harvesting systems in place.	Grounds maintenance records. CW&AR.
<b>Memorial Conifers</b>					

Action No.	Park Landscape - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PL15	Retain the commemorative/ornamental plantings in the “memorial zone” focused on the central War Memorial – comprising the broken outer ring of 8 mature conifers and new plantings of 4 pines adjacent to the memorial. Improve care and management of the outer ring of mature conifers to enhance their health and appearance and the site’s overall presentation.	High	Low	Improved health and appearance of memorial plantings.	Observation and grounds maintenance records. War Memorial, and Park, user feedback.
PL16	If the existing outer ring of conifers cannot be managed to an acceptance standard (of health and presentation), then progressively replace them with appropriate alternative species that reflect the heritage character of the Park and the memorial purpose of this space, and are more tolerant to the environmental conditions. Replanting of this ring of memorial trees should also be spaced to allow for “opening” views to the War Memorial to assist in site security. Liaise with Five Dock RSL in the selection and layout of suitable alternative tree or other plantings.	Medium	Low	Improved appearance of memorial plantings and enhanced site visibility/ security.	Grounds maintenance records. War Memorial, and Park, user feedback.
<b>Views</b>					
PL17	Maintain the existing appearance and character of the Park as a large unobstructed open space, offering “long” internal views and highly visible grassed and landscaped areas in an otherwise built-up urban environment (also see Action PL1 above and Section 6).	High (on-going)	Negligible	Open character, long views and unobstructed nature, of most parts of the Park retained.	Observation. Park user feedback.
PL18	Views into the Park from surrounding roads and residential areas, and the Park’s streetscape, will continue to be maintained to present the overall site as an attractive open, green, landscaped space within the local urban environment (also see Action PL6 above).	High (on-going)	Low	Park maintained as an attractive high amenity space and streetscape.	Neighbour and Park user feedback. Observation.



Action No.	Park Landscape - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PL19	Consider screening plantings along the south-eastern facade of the former bowling club building, to “soften” or break-up this large built element when viewed from within nearby areas of the Park and from along Ingham Avenue. Plantings should not unduly obstruct views across the Park from existing (or future) approved buildings within this	Medium	Low	Building facade screened. “softened” or broken-up.	Observation and grounds maintenance records. Park user and neighbor
PL20	Avoid tall hedges, screening garden beds or dense shrub/tree plantings that may unduly screen areas of the Park to passive surveillance (from surrounding streets and residential areas, or to/from high use areas of the Park). Avoid the creation of “hidden” or perceived/potentially “risky” areas with the Park, and observe the principles of “crime prevention through environmental design”, but balanced with desirability of providing individual/personal or discrete usage areas as well as screening and/or separating facilities or usage zones within the Park. (Also see Action PL7 above)	Medium (on-going)	Negligible	Acceptable levels of visibility and passive surveillance.	Observation. Park user feedback/complaints. Number of incidences of personal safety issues or anti-social activity.
PL21	Retain the Park’s function and appeal as a district high/vantage point, including as a community venue offering views to the City skyline and Harbour Bridge. Ensure that major tree plantings and other Park developments do not obstruct or unduly limit these views. (Also see Action LL3)	Medium (on-going)	Negligible	Park’s role and value as a vantage/high point retained.	Park user feedback. Observation.

## 7.7 Leases and Licenses

Action No.	Leases and Licenses - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LL1	In deciding whether to grant a lease, licence, deed of agreement, or other permit or hire arrangements Council will consider whether the proposed use or activity: <ul style="list-style-type: none"> <li>is consistent with the provisions of the <i>Local Government Act</i></li> </ul>	High (on-going)	n/a	Lease, licence, deed of agreement, or	Periodic audit of lease, licence, deed of agreement, or

Action No.	Leases and Licenses - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
	<p>1993 and <i>Crown Lands Management Act 2016</i> and associated regulations;</p> <ul style="list-style-type: none"> <li>is consistent with the principles of Crown land management;</li> <li>is consistent with the objectives, directions and provisions of this plan of management;</li> <li>is consistent with the categorisation of the area in which the proposed use/activity will occur;</li> <li>is consistent with Council's applicable policies and guidelines;</li> <li>place excessive demands on Council's Park management or administrative capacity.</li> <li>a lease, licence for a term greater than 5 years may only be granted by tender, unless granted to a non-profit organisation (section 46A(3) of the LG Act). Council must give public notice of the proposal and if an objection is received, the Minister for Local Government's consent is required to grant the lease, licence, or other estate. The Minister for Local Government's consent is also required when the term exceeds 21 years, and leases or licences cannot be granted for terms over 30 years (section 47(5) and 47(8AA) of the LG Act).</li> </ul>			other permit or hire arrangements are fully evaluated prior to issue or approval.	other permit or hire arrangements for compliance with assessment procedures and permissibility.

<b>Barnstaple Road Lease Area (former Tigers Five Dock Bowling Club Site)</b>					
LL2	This Plan of Management expressly authorises the lease of the area off Barnstaple Road (previously leased to the former Tigers Five Dock Bowling Club and comprising the former club building, ancillary facilities and outdoor areas) for the purposes of operating a premises providing food and beverage offerings/facilities that service the local community across the day and evening and throughout the week. To this end Council may negotiate a new lease over this area, and future lease extensions/renewal or new leases, with an appropriate operator or organisation.	High (on-going)	Low (in terms of Council resources)	Operation of a food and beverage, community, sporting, and recreation/leisure facility	An operational and economically sustainable, food and beverage, community, sporting, and recreation/leisure facility, with viable patronage and community support. Lease in place and adhered to.
LL3	The terms and conditions of any lease of the Barnstaple Road lease area (the former Tigers Five Dock Bowling Club site) will ensure the	High	n/a	Lease	Monitored

Action No.	Leases and Licenses - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LL3 (cont'd)	<p>operation of a community focused food and beverage premises (across both the indoor and outdoor areas) - aimed at the provision of a vibrant premises offering a mix of activities in a socially welcoming setting that appeals as a community hub where people can meet, gather and be involved in a range of activities. The lease terms and conditions will ensure that use of this site is compatible and in harmony with, and does not significantly detract from, the appearance and enjoyment of the adjacent and wider Park areas or have unacceptable impacts on the surrounding neighbourhood. Any lease for this site will:</p> <ul style="list-style-type: none"> <li>describe permitted use(s) and activities on the site (consistent with this Plan's directions and compliant within the site's zoning) – permitted uses will include food and beverage offerings/facilities, registered club and activities ranging from organised sports to passive recreation and leisure uses;</li> <li>permit hours to be consistent with relevant development consent.</li> <li>permit refurbishment / redevelopment or additions of the existing building on the proviso that it does not adversely impact the amenity of the surrounding open space and obstruct the views to the City skyline or Harbour Bridge from the oval or other Park areas.</li> <li>permit outdoor seating (including associated with the food and beverage offering), and improved or additional outbuildings appropriate to the site's use;</li> <li>permit possible conversion of the bowling green(s) to a synthetic surface (to offer greater resilience and flexibility for other uses, or enabling other outdoor recreation uses);</li> <li>permit improved lighting of external activity areas, but with measures to reduce light "spill" and disturbance to nearby residents;</li> <li>specify the type, number, timing and frequency of any special, or outdoor, "events" held on the site (including events that may include adjacent Park areas if approved) (also see Action UAE12);</li> <li>set out required maintenance standards and responsibilities, especially for external or other areas obvious from the Park and adjacent streets; and</li> <li>prescribe acceptable advertising, and other signage, visible from</li> </ul>	(on-going)		arrangements and operations do not significantly detract from Park values/uses and neighbourhood amenity.	compliance with lease conditions. Neighbour and Park user feedback or complaints. Observation.

Action No.	Leases and Licenses - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
	within the Park.				
<b>Five Dock Park Tennis Centre Lease Site</b>					
LL4	This Plan of Management expressly authorises the continued lease of the area of the Park, now leased to the Five Dock Park Tennis Centre, for the purposes of a tennis and other court sporting or recreation activities. To this end Council may negotiate a renewed or extended lease with the Five Dock Park Tennis Centre, or with an alternative lessee/operator.	High (on-going)	Low (in terms of Council resources)	Continued operation of tennis (or sport/recreation) courts.	Operational tennis (or sport/recreation) courts, with viable with viable patronage and community support. Current lease in place.
LL5	The terms and conditions of any future lease of the Five Dock Park Tennis Centre site will ensure that on-going operation of tennis (or other sport/recreation) courts on this site – including as a commercial operation – is compatible and in harmony with, and does not significantly detract from, the appearance and enjoyment of the adjacent and wider Park areas or have unacceptable impacts on the surrounding neighbourhood. Any renewed or future lease for this site will: <ul style="list-style-type: none"> <li>▪ prescribe time limits for the facility's operation/use;</li> <li>▪ permit improved or additional outbuildings or ancillary structures appropriate to the site's use;</li> <li>▪ permit improved lighting to both courts, but with measures to reduce light "spill" and disturbance to nearby residents; and</li> <li>▪ prescribe acceptable advertising, and other signage, visible form within the Park.</li> </ul>	High (on-going)	n/a	Tennis (or sport/recreation) courts lease arrangements do not significantly detract from Park values/uses and neighbourhood amenity.	Monitored compliance with lease conditions. Neighbour and Park user feedback or complaints. Observation.
<b>Five Dock Early Childhood Health Centre</b>					
LL6	This Plan of Management expressly authorises occupancy and use, under a leasing or licencing arrangement, of the Council-owned building in the Park's south-west corner (Crown Reserve R1000269) to the NSW Department of Health (Sydney Local Health District) for the purposes of operating an Early Childhood Health Centre or other community health facility. To this end Council will negotiate a suitable lease or licence arrangement to formalise occupation and use of this building by the NSW Department of Health (Sydney Local Health District).	High (on-going)	Low (in terms of Council resources)	Lease/licence in place, and continued operation of an early childhood (or other community) health facility.	Operational early childhood (or other community) health facility. Appropriate lease/licence agreed and in place.

Action No.	Leases and Licenses - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
LL7	The existing Council-owned building will not be enlarged, however interior refurbishment and/or improvements as well as possible internal reconfiguration to improve the Centre's functionality (both as determined in consultation with the Department of Health, Sydney Local Health District) may be undertaken. Council will continue to maintain the building's exterior brick façade, and surrounding gardens, to complement/reflect the Park's heritage character (also see Action PL6).	Medium	Moderate (if/when internal works required)	Building fit-for-purpose as an early childhood (or other community) health facility, and in keeping with the Park's heritage character.	CW&AR. Feedback from Department of Health (Sydney Local Health District) and patrons. Observation. Park user feedback.
LL8	The lease or licence arrangement for occupation and use of this Council-owned building as an early childhood (or other community) health facility, will: <ul style="list-style-type: none"> <li>▪ permit the Department of Health (Sydney Local Health District) to expand and/or diversify the Centre's early childhood, mothers and infant, or other community health functions and services (including possible evening services);</li> <li>▪ prescribe time limits for the facility's operation/use;</li> <li>▪ prescribe acceptable external signage, and any advertising, visible from within the Park on adjoining roads.</li> </ul>	High (on-going)	n/a	Early Childhood or community health centre lease/licence arrangements do not significantly detract from Park values/uses and neighbourhood amenity.	Monitored compliance with lease/licence conditions. Neighbour and Park user feedback or complaints. Observation.
LL9	Regularly liaise with the Department of Health (Sydney Local Health District) regarding possible relocation of the Early Childhood Health Centre function to another location outside the Park, to allow for repurposing of the building to better support use and enjoyment of the wider Park. Potential to repurpose and/or redevelop the building as: <ul style="list-style-type: none"> <li>▪ a community use facility – as a possible “attraction and activity space” for surrounding residents, including being linked to and supporting a possible “cool green zone” and the proposed nearby outdoor pavilion or passive use hub; or</li> <li>▪ other passive leisure/recreation or community purposes.</li> </ul>	Low	Negligible (liaison) High (if/when re-purposed)	Building re-purposed for an appropriate community use, with Department of Health concurrence.	Department of Health agreement to relocation. Alternative leisure/recreation or community facility and use developed and well-patronised. Park user feedback.

Action No.	Leases and Licenses - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Organised Sport, School and Event Use Approvals					
LL10	This Plan of Management expressly authorises Council to grant or enter into a lease, licence, deed of agreement, or other permit or hire arrangements for the seasonal, regular, periodic or once-off use of specific areas of the Park – principally the oval, and other areas of the Park as required – by organised sporting clubs/groups, schools, community groups and not-for-profit organisations. Such arrangements will be in accordance with Council’s current policies.	High (on-going)	Low	Approved and managed use of the Park by organised sporting clubs/groups, schools, community groups and not-for-profit organisations.	Booking/approval records for approved uses, activities and events. User group, organiser and attendee satisfaction and feedback. Park user and neighbour feedback/complaints.
Temporary Licences, Permits and Hire Approvals					
LL11	This Plan of Management expressly authorises the granting of – temporary licences (up to 12 months duration), once-off or set (short) duration activity or event permits, or short-term/casual hire arrangements and other estates/approvals (excluding leases) – for appropriate social, recreational, community, educational, scientific or park management events and activities. This includes (among others): <ul style="list-style-type: none"><li>▪ large family or social events (see Action UAE10);</li><li>▪ weddings (see Action UAE11);</li><li>▪ corporate hiring or events (see Action UAE13);</li><li>▪ small-scale or low-key commercial activities (see Actions UAE14 and UAE15); and</li><li>▪ commercial filming and photography (see Action UAE16).</li></ul> Such arrangements will be in accordance with Council’s current policy and may include appropriate fees, bonds and other conditions as deemed necessary by Council.	High (on-going)	Low	Approved and managed use of the Park for by short-term, casual or once-off “under permit” activities.	Booking/approval records. User and attendee satisfaction and feedback. Park user and neighbour feedback/complaints.

## 7.8 Park Management and Administration

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
Management and Maintenance					
PMA1	Maintain the status-quo of Park management – with Five Dock Park remaining under the day-to-day care, control and management of the City of Canada Bay (as the “council manager” of an area of dedicated or reserved Crown land – in accordance with the <i>Crown Land Management Act 2016</i> ).	High (on-going)	n/a	Park continues to be managed and maintained by Council.	Council's annual Operating Plan, Budget and staff allocations.
PMA2	Ensure that adequate Council staff resources, especially on-ground park/facility maintenance and management resources, are dedicated to provide for the Park’s upkeep in a safe, usable and attractive condition. Maintenance and management may be undertaken on a contract basis where this is efficient, cost-effective and delivers outcomes that meet Council’s specified standards (and the requirements of this Plan of Management).	High (on-going)	Moderate	Continued provision of adequate Park maintenance and management capacity. Park maintained and managed in a safe, usable and attractive condition.	Number of staff (and contracts) allocated to Park, and changes over time. Council's annual Operating Plan and Budget.
PMA3	All visitor facilities and infrastructure within the Park will be maintained in a safe, serviceable and presentable condition through a programmed system of monitoring, maintenance and replacement – supported by responsive and opportunistic maintenance works, as required. (Also see Section 7.5 Park Developments, Facilities and Furniture)	High (on-going)	Low/ Moderate	Facilities safe, available, fit for purpose and presentable.	Maintenance records, and regular inspections/audits. Council assets condition register. Park user feedback and satisfaction, and number of complaints annually.



Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA4	Rationalise and upgrade the existing management vehicle access off Park Road – including re-routing and separating or screening this access from adjacent/nearby facilities and activity areas, improved surfacing (preferably using a porous paving/surfacing system), signposting as “service vehicle access only”, and protection of the adjacent mature fig tree. A second, alternative, management vehicle access point will be established elsewhere in the Park – if feasible.	Low	Low/ Moderate	Safe, serviceable and presentable management vehicle access.	CW&AR and observation. Second management vehicle access point developed.
Planning and Development Approvals					
PMA5	All major new works, developments or larger maintenance projects undertaken on the Park, and likely to entail significant environmental (including heritage) impacts, will be subject to appropriate impact assessment or approval procedures, and development consents obtained where required, with opportunities for community input as necessary.	Medium (on-going)	Low	Ensure environmental assessment and development approval procedures followed where required.	Major developments or maintenance projects assessed as per Council's EAM. Development approvals obtained where required.
PMA6	Some larger community or special events may also warrant or require development approval (see Action UAE12).	(see Action UAE12)			
Signage, Information and Promotion					
PMA7	Maintain, and improve (in terms of standard, position, messaging and consistency) as required, the Park’s on-site signage – including Park name, orientation/way-finding (including direction/distance to key facilities and activities), facilities and activity opportunities, and ordinance/regulatory information (including clear information regarding the regulations and restrictions around dogs in public places). Signage styles will be consistent with Council’s signage style standards. Preference for simple signs, incorporating pictograms, to be accessible to users from culturally and linguistically diverse backgrounds. (Also see Actions A19 and A22)	Medium	Low	Signage improved. Improved information for Park users.	Positive feedback from users. Observation and CW&AR.

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA8	Ensure up-to-date information regarding the Park is available on Council's website, along with other promotional and pre-visit information as/when required – to provide intending visitors with easy access to the latest information concerning the Park.	Low	Low	Improved online and promotional information for Park users.	Positive feedback from users.
PMA9	Install on-site interpretive signage regarding the Park's history, and heritage value and features.	Low	Low	Increased user appreciation and understanding of Park's heritage.	Interpretive signs in place. User feedback.
<b>Monitoring</b>					
PMA10	Undertake periodic monitoring and assessment of the usage levels and capacity of the oval and associated sport facilities, and other major Park facilities (notably the skate park and fenced off-leash dog park) – to inform the Park's management and assist Council's wider sports, recreation, leisure and open space planning, provision and management.	Medium	Low	Regular usage and capacity monitoring or assessments completed.	Booking records, and specific areas or facilities used. Monitoring or assessment reports/data.
PMA11	Undertake periodic inspections and monitoring of lessees, and licensees, within the Park to ensure terms and conditions of approvals are being met.	High	Low	Inspections completed. Compliance with terms and conditions of approved leases and licences.	Inspections/audit and monitoring reports. Incidence of compliance (and non-compliance) with lease and licence conditions.
<b>Safety and Security</b>					
PMA12	Ensure that Crime Prevention Through Environmental Design (CPTED) principles are considered in the planning, siting and design and management of Park facilities and usage areas.	High (on-going)	Negligible	Increased security levels, and reduced occurrence of anti-social behaviours and	Number of reported/recorded incidents annually. Park user feedback.

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
				incidents.	
PMA13	Ensure there is adequate management and emergency vehicular access to and within the Park. (Also see Action PMA4 above and Action M3)	High	Low	Effective management and emergency vehicle access.	Feedback from on-ground staff/contractors and emergency services.
PMA14	Monitor large informal community/social gatherings in the Park – notably crowds watching the New Year's Eve or other fireworks displays over the City and Harbour – to assess the need for any special management measures, or intervention, by Council to provide for visitor safety (including crowd safety/security measures such as guided by <i>Hostile Vehicle Guidelines for Crowded Places – A Guide for Owners, Operators and Designers</i> and <i>Australia's Strategy for Protecting Crowded Places from Terrorism</i> , or similar guidelines), protect the Park's values, or reduce unacceptable inconvenience/disturbance for Park neighbours.	High	Low	Acceptable levels of safety and security for large informal gatherings, and protection of Park values and local amenity.	Risks assessed, and any appropriate actions implemented
PMA15	Continue Ranger/enforcement patrols within the Park to provide for contact with Park users as well as to deter anti-social behaviour and security issues (including enforcement of regulations regarding dogs in public areas and off-leash dog restrictions).	High (on-going)	Low	User safety and enjoyment. Improved compliance with Park use regulations.	Number and frequency of Ranger/enforcement patrols. Number of enforcement actions annually.
PMA16	Promptly manage graffiti incidents within the Park in accordance with Council's <i>Graffiti Vandalism Management Strategy</i> .	Medium (on-going)	Low	Reduced incidence of graffiti vandalism.	Number of graffiti remediation works needed annually.
PMA17	Periodically undertake a hazardous tree assessment, by a suitably qualified arborist, across all areas of the Park - and carry out necessary actions to isolate, or make safe, any hazardous trees.	High (on-going)	Moderate	Safety inspections undertaken, and tree hazard issues addressed.	Inspection findings. Grounds maintenance records and observation.

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA18	Encourage Park users and neighbours to report incidents of anti-social behaviour and security concerns to Council (or Police).	Medium (on-going)	Low	Reduced incidence of anti-social behaviour or safety/security issues.	Number of reported/recorded anti-social behaviour incidents.
<b>Park Neighbours</b>					
PMA19	Promote awareness among local residents regarding use of the Park for large events. Provide Council contact numbers to report noise, parking infringements, litter or for other complaints.	Medium	Low	Neighbours adequately informed re major Park usage/events.	Reduced number of neighbour complaints to Council, per year.
<b>Sustainability</b>					
PMA20	Consider Ecologically Sustainable Development (ESD) principles in the Park's on-going management and future developments – and apply where feasible and efficient.	Medium (on-going)	Negligible	Improved sustainability performance.	Observed extent of application, and achievement, of ESD principles.
PMA21	Continue to operate/maintain a waste management system at the Park to encourage and promote waste minimisation and recycling by users. Provide recycling bins/station at selected sites.	Medium	Low	Reduced waste outputs and increased recycling in all aspects of Park use and management.	Recycling facilities upgraded. Percentage reduction in waste volumes, and increase in recycling volumes.
PMA22	Include waste minimisation and recycling requirements as part of future leases/licences, and as part of the permits/approvals for major events.	Medium (on-going)	Negligible	Reduced waste outputs and increased recycling in all aspects of Park use and management.	Measured/reported waste volumes reduced, and recycling volumes increased.

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA23	Periodically review/audit the Park's energy and water consumption, and identify actions to reduce usage. (Also see Actions PL13 and PL14)	Medium	Low	Cost and resource savings realised.	Reviews/audits completed. Actions and improvements undertaken.
PMA24	Manage fertiliser, herbicide, pesticide and other chemical use – on the Park's oval, lawns, gardens/hedges and elsewhere – as consistent with accepted health and environmental standards and to minimise run-off into local waterways.	Medium (on-going)	Low	Responsible chemical use.	Monitored levels of chemical use, and compliance with best-practice standards.
PMA25	Expand native landscapes/plantings within the Park, including the reintroduction of endemic species.	Medium	Low	Increased use of native and endemic plant species.	Extent of re-establishment of endemic species, and use of native species.
<b>Revenue and Funding</b>					
PMA27	Regularly pursue grant and external funding assistance in areas relevant to the Park's values and management (such as grants under the current Five Million Trees (5MT) initiative).	High (on-going)	Negligible	Securing additional funds for the Park's upkeep, management and improvement.	Amount of grant and external funding secured annually.

#### Foreign Services and Utilities

Action No.	Park Management and Administration - Actions	Implementation			
		Priority	Resource Estimation	Performance Target	Means of Assessment
PMA28	Liaise with utility providers and foreign service operators with infrastructure through or within the Park, to establish effective and on-going communication protocols and procedures regarding their management requirements/operations and measures to reduce impacts on the Park and its values – especially in relation to service access and maintenance operations, vegetation clearing, visual impacts and visitor safety. Prioritise discussions/negotiations with Sydney Water and Jemena.	Low	Negligible	Minimal impacts on Park by utilities and foreign services.	Utility and foreign service management agreements in place, effective, and adhered to.
PMA29	Grant easements through the Park for stormwater management and other public utilities (to the extent permitted by the <i>Local Government Act 1993</i> ) with conditions as required to ensure the protection of Park assets, values and uses.	Medium (on-going)	Negligible	Provision for essential public utilities while protecting Park assets, values and uses	Number of new easements granted.
PMA30	Oppose the creation of any additional (foreign) services or utility installations, or easements, through the Park – unless there is an advantage for the Park and its management, or an overriding community benefit.	Medium (on-going)	Negligible	No new utilities or foreign services installation or easements.	Incidence of new utilities or foreign services.
<b>Culture and Heritage</b>					
PMA31	Aboriginal associations and any new Aboriginal Heritage Informational Management System (AHIMS) data to be added as an addendum and relevant actions included in reviews of the PoM.	High (on-going)	Negligible	Updates incorporated within one month of notification	Aboriginal associations and heritage considered in management decisions.

## 8. FUNDING AND IMPLEMENTATION

### 8.1 Funding

This Plan of Management contains a substantial list of management actions. Some of these are management guidelines, providing policies or directions to guide future decision-making for the Park's management.

However many are physical actions that will require the commitment of Council funds or resources – such as staff time – to implement. Council does not have the capacity to undertake all of these, more resource-intensive, management actions immediately.

Management and development of Five Dock Park will ultimately be reliant on, and largely determined by, the funding and resources available to Council.

As such the Park's management actions must be assessed against the other priorities of Council, and budget allocations assigned as part of Council's wider rolling Council Delivery Program and shorter-term annual Operational Plans, annual budget cycles and business planning for Council's various units.

In view of these financial realities/constraints a priority has been assigned to each Management Action – as shown in the Management Action Tables in Section 7 – to reflect their relative importance and implementation timing in order to achieve the Plan's objectives (but also noting that actions which are of a more management guideline, policy or direction-setting character may not require the direct allocation of resources).

In terms of the resourcing and timing of management, the assigned priorities can be described as follows.

- High – Considered “essential” or “highly desirable”, and will be considered in Council's funding processes annually until they can be resourced, then included in the Management Plan and business plan of the relevant unit within Council each year until completed.
- Medium – Considered “desirable”, and should be implemented within the life of this Plan and will be reviewed by the responsible unit within Council each year as to their current relevance/importance and consideration for resourcing and/or placement on relevant work plans.
- Low – Considered “useful” or longer-term actions, and should be undertaken if resources permit but may not be allocated appropriate resources until formally reviewed or until resources are available for such actions and relevant units within Council should consider including these actions in their respective work plans each year.

Actions can be single once-off tasks or, as for many actions, “ongoing” – where the action in question will require funding throughout the Park's management and/or the life of this Plan.

A separate Implementation Plan will be developed including an Opinion of Probable Costs and will be used to inform the development of the forward Capital Works Program.

Council may also seek Grant funding from appropriate State or Commonwealth grant programs to support the implementation of items from the Plan.

## **8.2 Evaluation, Reporting and Review**

### **8.2.1 Evaluation and Reporting**

The objectives, actions and performance measures outlined in this Plan of Management provide a basis for qualitative reporting on performance of Council in managing Five Dock Park and progress in implementing the Plan.

Council may also choose to audit and report on the implementation of this Plan of Management as part of its established reporting practices.

### **8.2.2 Review**

Typically a Plan of Management will remain relevant and have a time horizon of approximately ten years. However, management strategies and actions can be reviewed and updated prior to this “use-by” date if required.

The Implementation Plan and its ongoing relevance will be reviewed annually as part of Council’s internal and external reporting processes.

Consideration of the need for a major review and update of this Plan of Management should occur ten years from the date of adoption of the Plan, if not carried out prior.