

— elkington park —



plan of
management



Adopted 19 October 2004



7-15 Wetherill Street
Leichhardt NSW 2040

**Elkington Park - Plan of Management and
Masterplan prepared on behalf of Leichhardt
Municipal Council
by :**



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EXECUTIVE SUMMARY

Elkington Park is one of Balmain's larger open space areas. The park is ideally situated to take advantage of the picture postcard views from the foreshore areas of Balmain. It is also a park of historical significance because of its relationship with Dawn Fraser Pool and its early 1900's planting and design.

This Amended Plan of Management for Elkington Park, Balmain addresses issues raised by Leichhardt Municipal Council's generic Plan of Management for community land and for foreshore parks and creek corridor sites. It also addresses issues raised by the local community and key stakeholders that were consulted during the preparation process of the original Plan of Management adopted in 1999.

The amended plan of management for Elkington Park was formally adopted by Leichhardt Council on the 19th October 2004. The amended plan included incorporating the Punch Street Road Reserve into Elkington Park.

In its consideration of the draft plan of management Council also resolved that detailed designs be prepared for the Punch Street road reserve prior to any works being undertaken that address safe pedestrian access between Fitzroy Avenue and the lower Fitzroy Avenue park area (adjoining Fitzroy Wharf), retaining walls, weed removal and re-vegetation, protection and incorporation of the historic sandstone carving and provision of passive recreational opportunities such as seating and viewing areas.



In addition Council also gave consideration to existing structures and landscaping improvements within the park. Council resolved that any additional picnic shelters proposed for the upper Fitzroy Avenue park area must be consistent in scale and style with the existing picnic shelter on the site. Landscaping along the fence in this area of the park is be limited to 'ground cover' and low shrubs to maintain water views for residents using the park.

Key issues that must be addressed for Elkington Park are the:

- Integration of Punch Street Reserve as an extension of the Elkington Park open space network.
- Treatment of its heritage items and protection of its existing landscape character, scenic quality and peacefulness.
- Implementation of strategies to deal with an increasing weed problem along the foreshore cliffs and reinstate where appropriate endemic vegetation.
- Improvement of the accessibility and safety of the park and its facilities to all users, regardless of their physical ability, age or gender.
- Upgrade of certain degraded facilities such as the existing toilet block.
- Guidance of development of new facilities to broaden the range of recreation opportunities within the park.



INTRODUCTION & BASIS FOR MANAGEMENT

1.1 Preamble

Elkington Park is one of Balmain's larger open space areas. The park is ideally situated to take advantage of the picture postcard views of Sydney Harbour from the foreshore areas of Balmain. It is also a park of historical significance.

The initial Plan of Management for Elkington Park was adopted by Council in 1999. That Plan was prepared to address issues raised by Leichhardt Municipal Council's Generic Plan of Management for community land and for foreshore parks and creek corridor sites, which includes Elkington Park. Specific issues that Plan of Management addressed are the treatment of its heritage items, the future activities that should be allowed in the park, and to establish clear directions for the future management and maintenance of the park. This will help to preserve and enhance the unique quality that it possesses. As with all plans of management, any policies developed should be implemented with a flexible approach and implementation time frame.

The Plan of Management for Elkington Park was amended in February 2004 primarily to formalise the addition of an adjoining parcel of land, as Council resolved at its meeting on 25 November, 2003. This land is proposed to be included in Elkington Park, as additional open space. The opportunity was also taken to review and update the 1999 Plan, especially in terms of community land legislation which came into force in 1998 and 1999, and also bearing in mind that the initial Plan of Management was for a five year period.

1.2 Background and Purpose of the Plan of Management

With the introduction of the Local Government Act 1993, the responsibility of managing land changed significantly, particularly in the manner in which Local Council's identify, classify and manage land that they own or control. The need to classify public land was a significant new requirement under the Act as is the need to prepare Plans of Management over community land prior to any change in the nature or use of that land. Amendments to the Local Government Act in 1998 and 1999 aimed to:

- Assist councils in the categorisation of community land and the management of that land.
- Promote the best management of environmentally sensitive land.
- Curb the inappropriate alienation of community land for essentially private purposes.
- Reinforce the public's right to participate in public land management.

This Plan of Management will provide the necessary framework for:

- Establishing the value of the park and its resources.
- Conserving and enhancing the park's attributes.
- Addressing issues of concern in terms of the use and development of the Park.
- The implementation of improvements over the short and long term.
- Ensuring consistency of management and maintenance.



Previously a generic Plan of Management was prepared for all of Council's community land. Council subsequently decided to prepare specific Plans of Management for a number of significant parks, including Elkington Park. As mentioned earlier, that Plan of Management was prepared and adopted by Council in August 1999. In November 2003, Council resolved to close the northern section of Punch Street and add this open space to the park. This has prompted a review and update of the Plan of Management in February 2004.

1.3 Goals for Managing Open Space

1.3.1 State government goals

The core objectives relating to management of community land categorised as 'park' and under the Local Government Act 1993 are:

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

The core objectives relating to management of community land categorised as 'area of cultural significance' under the Local Government Act 1993 are:

- To retain and enhance the Aboriginal, aesthetic, archaeological, historical, technical, research, social or cultural significance of the area for past, present and future generations by the active use of conservation methods.

The principles of Crown land management, as set out in Section 11 of the Crown Lands Act 1989) are to:

- Observe environmental protection principles in relation to the management and administration of Crown land.
- Conserve the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) where possible.
- Encourage the public use and enjoyment of appropriate Crown land.
- Encourage the multiple use of Crown land where appropriate.
- Use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate.
- Ensure Crown land is occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

1.3.2 Council goals

In 1996 Leichhardt Council completed a generic Plan of Management for community land which identified several key findings. The Leichhardt Community Land Plan of Management (1996) outlines Councils commitments for open space. They are as follows:

- Making open space more accessible through a policy of equity of access for all users, and through improvements in public transport links such as bike paths, ferries and pedestrian ways.
- Diversity and equity of recreational opportunities including provision of community gardens, permaculture, bush regeneration and civic squares.
- An even geographical distribution of community land.
- Provision of recreation opportunities



within walking distance (450-500m) of most residences.

- Ensurance that community lands meets the needs of youth.
- Maintenance of parks to a standard acceptable to the community.
- Linking of open space usage with arts and culture.
- Sustainable management and enhancement of natural features including the harbour foreshore, social and cultural values and views.

1.4 Council's Values of Foreshore Parks and Creek Corridors

The Leichhardt Municipal Council Plan of Management for Community Land (1996) p.A5 identifies values for its foreshore parks and creek corridors. These key values were formulated from extensive consultation with the community and are applicable to Elkington Park and aim at providing:

- Ease of access, particularly to water edges
- Diverse and versatile settings
- Diverse activities
- Diverse visitors and users
- Social interaction
- A sense of place and well being
- Improved environmental quality

1.5 A Vision for Elkington Park

Leichhardt Council has developed the following vision for its parks and other community land:

Community land in Leichhardt will become an integral part of daily life. Council and the community will industriously work together to form a series of linked open spaces which complement yet contrast the urban environment. These areas will be safe, stimulating and versatile places for self creativity and personal expression. They will provide a refuge as well as areas which give distinctive opportunities to socialise, renew and reflect on the cultural diversity of the community. (Manidis Roberts Consultants 1996)

This vision will form a basis for developing an action plan and strategy for Elkington Park.

Further suggestions to improve foreshore parks have included provision of better lighting, provision of drinking fountains, access to life buoys, provision of circular walking paths, more seating and benches, barbecue areas, bandstands, bins and ramp access. (Manidis Roberts Consultants 1996)

1.6 Desired Roles of Leichhardt's Foreshore Parks and Creek Corridors

The Plan of Management for Community Land (1996) p.D1 notes the desired roles for foreshore parks by the residents at that time within the Balmain area. These are ranked in priority order as follows:



-
- Aesthetic views - 89%
 - Contemplation space - 76%
 - Conserve natural area - 65%
 - Conserve cultural heritage - 47%
 - Access by transport - 47%
 - Active celebration of culture - 36%
 - Socialising - 35%
 - Youth Services - 24%

It is the intention of this Plan of Management to address these desired roles for foreshore parks and incorporate them within Elkington Park. Some development and modification of the existing services and facilities within Elkington Park may be required to achieve these objectives. It is believed that this can be done without a detrimental effect to present qualities of the park.

1.7 Desired Outcomes of this Plan

Expanding on the broad objectives, the Community Land Plan of Management (1996) p.A11 outlines statements of the desired outcomes for community land within the Leichhardt Municipal Council area. These desired outcomes are as follows:

- The community and Council work together and develop innovative and sustainable ways to manage and maintain community land.
- Decision making and day to day activities are led by the principles of ecologically sustainable development.
- Each parcel of community land offers a range of opportunities so that most outdoor recreational needs of the Leichhardt community are satisfied.

- Minority groups and genders are equally able to use and enjoy community land.
- Community land is linked together by networks which increase their value and use, and all residents are within 300 metres of some type of community land.
- Management of funding arrangements include direct Council funding, sponsorships and commercial activities which reflect and enhances the role and values of community land.
- Parks become an integral part of daily life.
- Community land is the main source of visual relief from urban development.

The Community Land Plan of Management (1996) p.A11 also outlines statements of the desired outcomes specifically for foreshore parks and creek corridor within the Leichhardt Municipal Council area. These desired outcomes are as follows:

- Foreshore parks and creek corridors significantly contribute to the quality of the natural environment.
- Active and passive recreation and tourism activities are the focus of foreshore parks and creek corridors.
- Park settings link with the natural and built setting of Leichhardt and neighbouring areas.

In addition, a desired outcome of this Amended Plan of Management is to increase the area of the park on the eastern side, and in doing so improve and facilitate pedestrian access and safety to the foreshore.



1.8 Community Consultation & Involvement

A significant component of any Plan of Management for community land is to involve the community and key stakeholders in any discussions regarding the use and future use of the park.

The consultation process for the Plan of Management adopted in 1999 comprised:

- A survey of local residents
- A survey of boat owners
- Interviews with key stakeholders
- Conducting community workshops

The preparation of this amended Plan of Management has not included a consultation process as it was not considered necessary for a proposed additional 0.06 hectares to the park, for passive recreation use.

1.8.1 Survey of local residents undertaken in 1999

The objectives of the survey that questioned local residents about Elkington Park were to:

- Gather information on the current use, qualities and opinions of Elkington Park
- Obtain views of the local community on planned improvements to Elkington Park
- Determine the direction of any park improvements and future recreational uses of Elkington Park, based on the community's comments

The survey methodology consisted of:

- A questionnaire delivered to 4,121 households in the suburbs of Balmain, Rozelle and Birchgrove
- The questionnaire returned to Council, either posted in a supplied reply paid envelope, hand delivered to Council's Administrative Centre, or by fax.
- A closing date of 26/2/99 which was extended to 3/3/99.
- A total of 630 completed questionnaires were received. This represents a response rate of 15%, considerably high for this type of survey.

A detailed report on the local residents survey including results is included in the Appendix.

1.8.2 Survey of boat owners

The objectives of the boat owners survey was to:

- Assess the level of use of the Fitzroy Avenue Jetty prior to its closure
- Assess the need and demand for a structure and associated facilities to replace the existing Jetty
- Obtain views of boat owners regarding issues or comments in relation to the foreshore and Elkington Park



The survey methodology consisted of:

- A questionnaire posted to 70 boat owners in March/ April 1998 (boat owners with moorings located between White Horse Point and Cove Street Wharf, Birchgrove). There was a very small response and consequently inconclusive results.
- A questionnaire redistributed to a total of 113 boat owners (including an additional 43 boat owners with moorings extending south from White Horse Point to Iron Cove Bridge).
- A total of 45 completed questionnaires were received, indicating a response rate of 40%.

Interestingly, 94% of the respondents were Leichhardt Council residents of which most live in Balmain.

A detailed report on the survey and results is included in the Appendix to this Amended Plan of Management.

1.8.3 Key stakeholders interviews

Some 10 interviews were held with representatives of key stakeholders including State Government Departments, community organisations and Council officers. Key stakeholders included:

- Waterways Authority
- Balmain Rowing Club
- Department of Land and Water Conservation (now Department of Lands)
- Charter Vessels Association
- Leichhardt Municipal Council



Figure 1.1 Site Context - Elkington Park is a prominent point and openspace area on the Balmain peninsula. It is easily recognised here from as far away as Crows Nest, near North Sydney



1.8.4 Community Workshops

Two community workshops were held. The first community workshop was held on 4 May, 1998. The second workshop was held on 19 April, 1999. The significant time delay was due to a delay in the project instigated by Council Officers due to other work priorities.

The purpose of the first community workshop was to discuss with the interested local community:

- The values, roles and outcomes of Leichhardt's foreshore parks
- The planning issues for Elkington Park
- The Park's opportunities and constraints

The purpose of the second community workshop was to:

- Provide an update on the project
- Provide feedback on the results of the Local Residents Survey and the Boat Owners Survey
- Present the draft Landscape Master Plan
- Inform the local community of the detail regarding the public exhibition process

Minutes of both community workshops are available from Council.



THE PARK CHARACTERISTICS

2.1 Site Location and Description

Elkington Park is located on the foreshore of Sydney Harbour at the confluence with Parramatta River, on the northern side of Balmain. The park is bounded by Glassop and White Streets to the south, Fitzroy Avenue to the east, and 500 metres of coastline that adjoins Sydney Harbour (Parramatta River) to the north.



Figure 2.1 Site Context - Aerial Photo Dec. 1997

An extent (330 metres) of this harbour edge still resembles the natural form of a foreshore cliff, while the middle 50 metres is covered by the Dawn Fraser pool structure. The 120 metres at the eastern end of the site, although probably originally a steep cliff, has been modified. This part of the foreshore now has a constructed sea wall and levelled fill area.

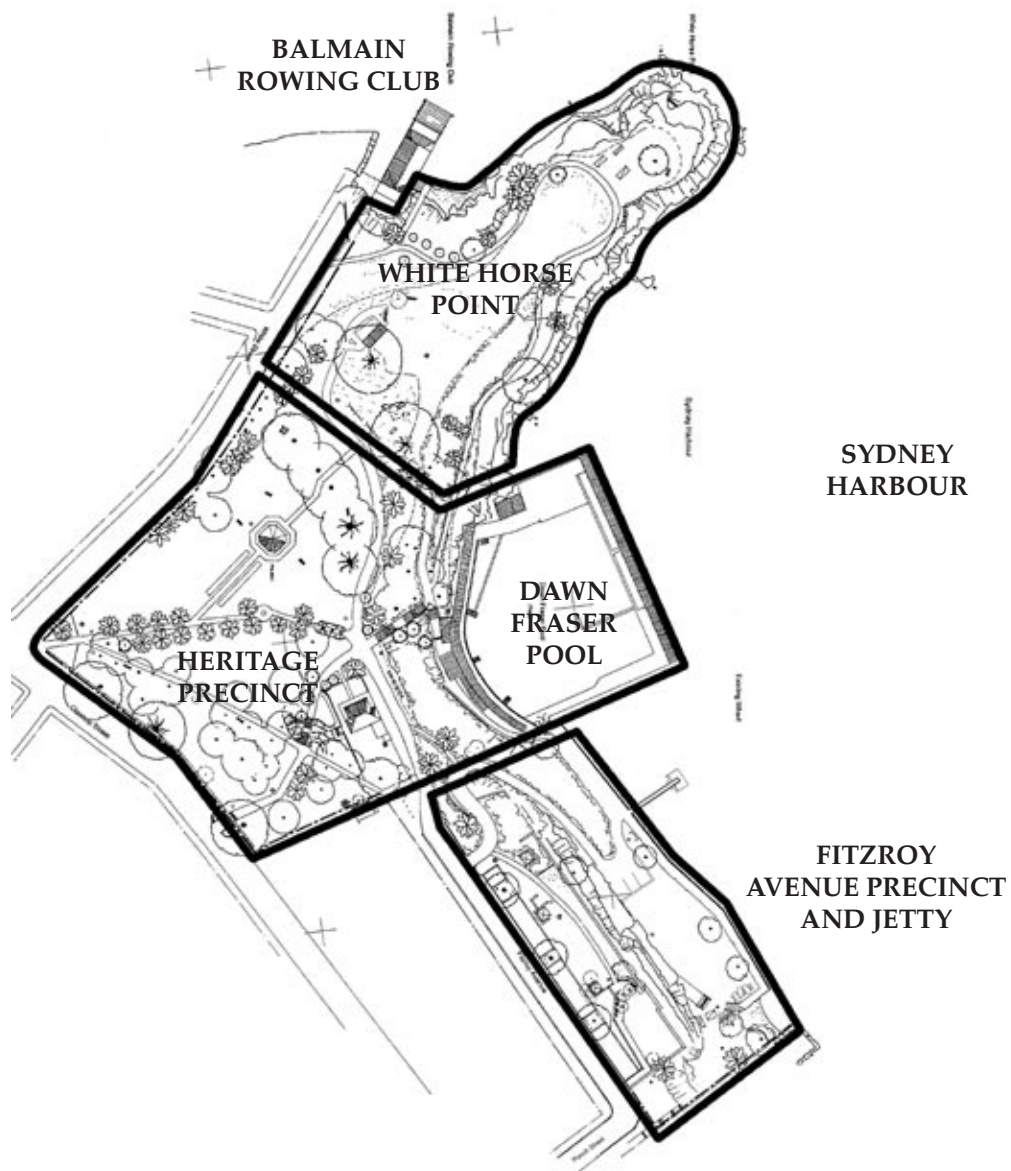


Figure 2.2 Existing park structure and landscape precincts



Elkington Park is approximately 30 600 square metres (3.0ha) in area. The park can be divided broadly into three basic areas:

- White Horse Point which is approximately 6300 square metres in area;
- The Fitzroy Ave Precinct which is an area adjacent to Fitzroy Ave on top of the cliff and an excavated flat area below Fitzroy Avenue incorporating Fitzroy Avenue Wharf. This precinct is approximately 7000 square metres in area;
- The Heritage Precinct that includes most of the park and its early planting. This area is 17 300 square metres in area.

The proposed addition to Elkington Park comprises of the existing Punch Street road reserve extending from the Fitzroy avenue/ Punch Street intersection down to the Parramatta River foreshore. This subject land (zoned as open space) is vegetated with exotic species. This area is approximately 0.06 hectares.

Figure 2.3 Dawn Fraser Pool and White Horse Point as it exists today



These areas do not include the Balmain Rowing Club at the northern end of the site, or the Dawn Fraser Pool in the centre of the site which extends into the harbour.

The park is in a highly visible location. It can be clearly seen from the harbour and many of the surrounding suburbs fronting the harbour. It is even easily distinguished from the distant ridge in the north-east where the Pacific Highway runs through the suburbs of Crows Nest and St Leonards.

White Horse Point can be considered as a part of Balmain's natural heritage. The cliff and the landform of the point are still in a reasonably natural state and have not been built out by development. This is rather rare in the Balmain locality, and therefore makes this park an important site.

Other parks in Balmain with similar size to Elkington include: Birchgrove Park and Mort Bay Park. Smaller open space examples are: Gladstone Park, Punch Park, Paringa Reserve, Macquarie Terrace, White Bay Park, Ewenton Park, Illoura Reserve, Thornton Park, Simmons Point Reserve, Ann Cashman Reserve and Long Nose Point Reserve.

Elkington Park's foreshore location in Balmain affords its users panoramic views across the harbour. This creates the perception that the park is larger than it really is and enables users to develop a visual connection with important local elements such as Cockatoo Island, Birkenhead Point and the Iron Cove Bridge.



2.2 Ownership and Zoning

Elkington Park is comprised of a number of portions of land, with differing ownership and legal status (refer to Table 2.1 and Figure 2.4).

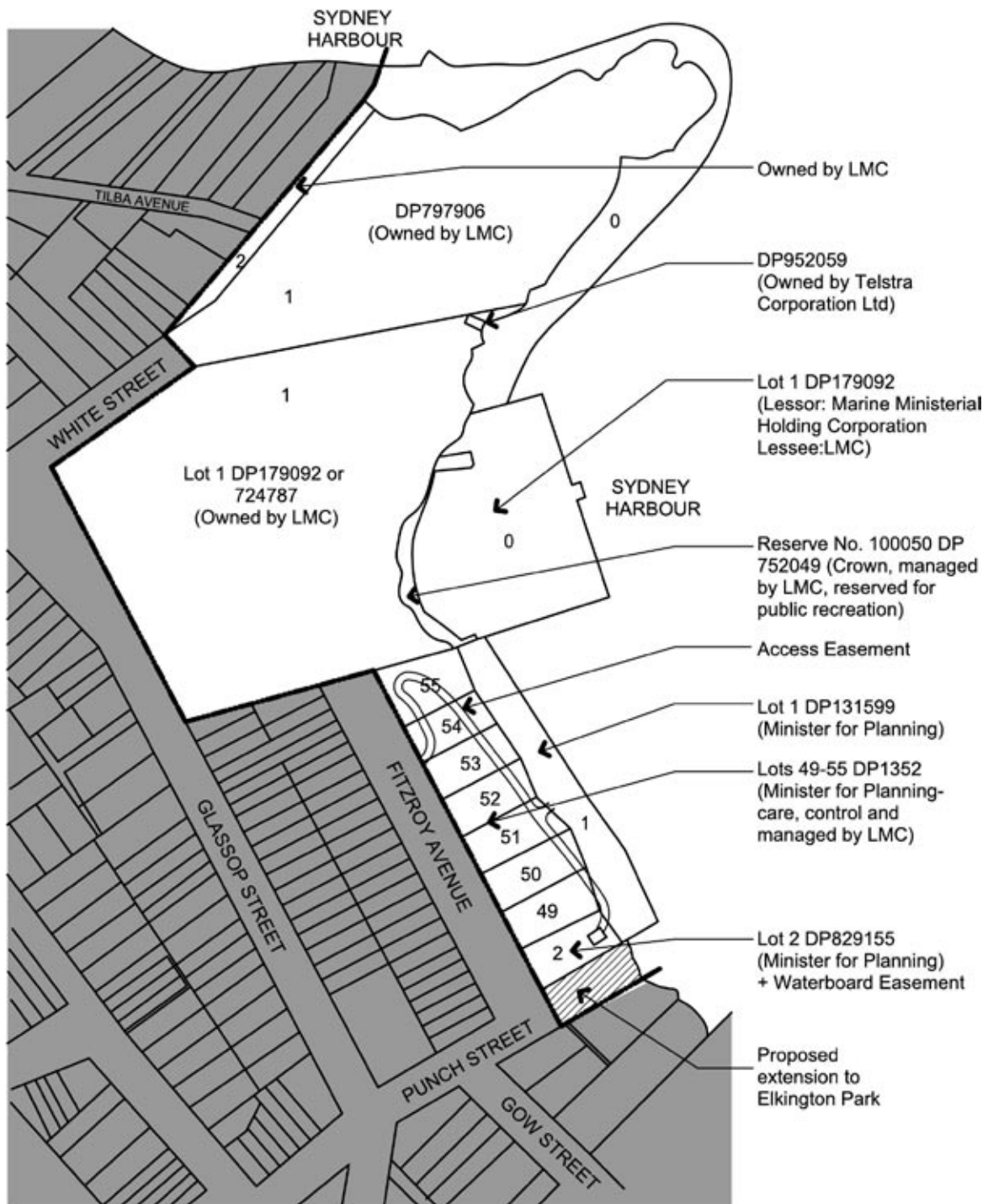
The additional area of land proposed for inclusion within the park boundary is the northern end of Punch Street, which is located to the east of the current park boundary.

Leichhardt Municipal Council is the roads authority. Once the part road has been formally closed, the new lot, being the former closed road, will vest in Council, and will be categorised as “community land”.

Under the Leichhardt Local Environmental Plan 2000, Elkington Park is zoned 6(a) Existing Open Space. Further information related to this zoning is outlined in Section 3.2 of this document.

Table 2.1 Elkington Park Land Ownership

DP	Lot No.	Ownership	Comments
797906	1 and 2	Leichhardt Municipal Council	
724787	1	Leichhardt Municipal Council	
752049		Crown land	(Reserve no. 100050- reserved for Public Recreation) — managed by Leichhardt Municipal Council
131599	1	Minister for Planning.	
1352	49-55	Minister for Planning	Care, control and management with Leichhardt Municipal Council for use as a park. This portion includes an access easement.
829155	2	Minister for Planning	This portion includes a Water Board easement.
952059	1	Telstra Corporation Ltd.	



Source:
Compiled from information supplied by NSW Dept of Lands 2004 & Land and Property Information Office
NSW 2004. This plan is provided for information only and should not form the basis for survey or legal use.

Figure 2.4 Elkington Park Land Ownership



2.3 Site History

2.3.1 Local lore

The Balmain area is said to have been a favourite fishing spot for aborigines. The shoreline would have been covered with cockles and mussels.[6 p14] There is no physical evidence remaining however, of aboriginal occupation of the park or immediate area. (Schwager Brooks and Partners 1993)

Local legend states that White Horse Point got its name after a prisoner from the jail on Cockatoo Island escaped and swam to the point. It was at this location where his female companion was waiting for him with a white horse which he used for his escape (allegedly to the New England area).

2.3.2 Land holdings

During the year 1800, 550 acres of land was granted to William Balmain. This area covered what is today the suburbs of Balmain and Rozelle. This grant was sold to William Gilchrist

Figure 2.5 Balmain in 1882
Source: Stephens and O'Neill 1983



in 1801 and subsequently lots within Balmain were auctioned off. The first release was noted as being at Peacock Point in 1836. (Mc Donald et al 1990) Although no direct evidence was found, it is likely that the area around Elkington Park would have been part of a release in 1852. It is likely that E.W. Cameron purchased land in the area at this time. A plan of Balmain from 1882 (fig. 2.5) shows an area of the site as Public Reserve. This plan does not however include White Horse Point or the area below Fitzroy Avenue within the Public Reserve boundary.

2.3.3 Historical structures

Elkington Park is a direct result of the request for a public swimming pool by local residents. In May 1880 four acres of land 'near White Horse Point' were purchased by the then Balmain Council from E.W. Cameron. During this time there was rapidly increasing popularity in recreational bathing and the Balmain area required suitable accommodation to construct a tidal bath. Other tidal baths in Sydney Harbour included Rushcutters Bay, The Domain and Lavender Bay. None of these baths now remain.

The tidal pool was originally named White Horse Baths, taking its name from the nearby point. This was renamed Elkington Park Baths in November 1883 after Mayor, Alderman Elkington who originally worked to secure the land from the Cameron Estate. In 1968 the pool was again renamed as The Dawn Fraser Pool, after the well known Australian Olympic and Commonwealth Games swimmer, a Balmain local and once a trainee at the pool. The park, however, has retained the current name Elkington Park.



Figure 2.6 The Caretakers Cottage, built in 1883, is an important part of the park's fabric and a key link to the pool.



Other historically significant structures still intact include a pool caretaker's cottage and a stairway leading from here to the pool. Both structures were constructed in 1883, are in good condition, with minimal modifications. The cottage is still the residence of the pool caretaker and it retains the visual relationship with the harbour and the pool. (Schwager Brooks and Partners 1993)

2.3.4 Former site uses

The area along Fitzroy Avenue was previously owned by the National Box Company. Operating since 1925, it incorporated the area below Fitzroy Avenue and Punch Street later to become part of Elkington Park. The company used the site as a place for timber milling and timber box construction. This industry, as with the coal and ship building industries once prevalent in the Balmain area, relied heavily on the waterfront location of Balmain for the transport of materials and products by ship. Anecdotal evidence suggests that The National Box Co. used a wharf facility in the day to day activities of the company which was located where the current Fitzroy Avenue Jetty stands.



Figure 2.7 Fitzroy Avenue Jetty - the jetty shown here was closed due to structural decay and safety concerns and replaced with a new floating pontoon in 2003

During the early 1970's The State Government purchased the site from the National Box Company. The site was in turn acquired by Leichhardt Council in 1982. In the 1980's redevelopment of the picnic area on the upper level of Fitzroy Avenue took place. A sandstone seawall and foreshore path were also installed as a result.

The jetty was closed in 1999 due to safety concerns and was subsequently demolished and replaced with a new floating pontoon in 2002 / 2003.

2.4 Physical Characteristics of the Park

2.4.1 Geology and soil

The geology of the site is comprised of Hawkesbury sandstone. This is characterised by rugged and steep hills with rocky outcrops, rocky benches and boulders. Most of these outcrops occur at White Horse Point where there is a significant fall to the water and small sand beaches. (Chapman and Murphy 1989)

The area below Fitzroy Avenue has been excavated considerably allowing the geological formation of the area to be easily observed.

The soil associated with the site geology would typically be a thin and porous sandy loam. It is likely to have low nutrient levels, be deficient in nitrogen and phosphorus and susceptible to erosion during storms. Superficial observation indicates the soil depth across the site varies. At the Point and along the areas of rock outcrop and cliff, the soil is absent or has a depth of less than 50mm. This depth increases further inland from the water.

Anecdotal evidence suggest that fly ash from the Balmain Power Station site was used as fill for Elkington Park, raising and leveling the ground



Figure 2.8 Phoenix canariensis avenue
in the centre of the park



and obliterating most, if not all, of the natural soil and vegetation. This would have then been covered with a layer of imported topsoil. This would account for the substantial tree growth that has occurred in the central sector of the site. Such tree growth would have been unlikely with the natural soils.

Erosion of the top soil is evident on the steeper slopes, particularly those that are not turfed.

2.4.2 Vegetation

The geology of the area means that the original vegetation community would have been a low and open Eucalypt forest. This plant community typically occurs on exposed crests and ridges, and would have consisted primarily of *Eucalyptus gummifera* (Red Bloodwood), *Eucalyptus haemostoma* (Scribbly Gum) and *Banksia serrata* (Old Man Banksia). (Chapman and Murphy 1989) Understorey plantings in the association would typically be from the proteaceae and leguminosae families, such as *Hakea* and *Grevillea* species. (Kartzoff, 1969)

Photographic records from the early 1900's show that most of the original vegetation had been completely cleared. (Schwager Brooks and Partners 1993) This is consistent with the anecdotal evidence of filling. The only remnant site vegetation is possibly a single Eucalypt on Fitzroy Avenue. The other site vegetation has been planted over several periods of the parks development. It is predominantly a landscape of trees and grass with limited shrubbery and floral embellishment.

The age and type of the early plantings in the park show the possible influence of two of Sydney's Royal Botanic Gardens Directors, Charles Moore (1848- 1896) and Joseph Maiden (1896 - 1947). The Avenue of *Phoenix canariensis* (Canary Island Date Palm) are typical of the plantings favoured by both Moore and then Maiden, while the planting of *Ficus macrophylla* (Moreton Bay Fig) are typical of what was planted widely throughout Sydney under Moore's direction, notably the 1887 planting in Centennial Park.(Hardyman 1988) Elkington Park was developed during this period and therefore was likely to be influenced by this trend in landscape design.

A photograph of the area from the 1930's shows the site with minimal or very small sized plantings. Since this time much of the vegetation has matured providing the park with areas of large and impressive trees. Since then other later plantings have also been installed and have since matured. These include *Platanus orientalis* (London Plane tree), *Lophostemon confertus* (Brush Box) and *Ficus microcarpa* (Hills Fig). While these provide amenity for the park, they do not entirely follow the original planting theme for the park.

It has also noted that the extension of Elkington Park along Fitzroy Avenue occurred as a result of developments over the last twenty years in an effort to 'green' the Leichhardt area. (Mc Donald et al 1990) A picnic ground and minor plantings have occurred in this area as late as the last 10 years.



2.4.3 Weeds

On the whole the site is generally well maintained, in good condition and weed free. There are isolated exceptions namely the cliff and steep slopes facing the Dawn Fraser Pool and the harbour, due to access difficulties for maintenance. Refer to the Appendix, for a full list of weeds presently found on the site.

In addition, some plant species that are not normally considered weeds have naturalised and spread through parts of the site. These include: *Pennisetum alopecuroides* (Fountain Grass) which has spread from the picnic area at Fitzroy Avenue, self sown *Phoenix canariensis* (Canary Island Date Palms) and *Olea africana* (Wild Olive) are growing in the cliff areas along White Horse Point.

2.4.4 Fauna

The long history of urban development within the suburb of Balmain has meant that there is limited wildlife within the area. The most common animals within the park would be domesticated cats and dogs; rodents; possums; fruit bats and small reptiles. The main fauna most readily evident within the park, and indeed an attraction for many users, are visiting native and introduced birds.

Limited bird surveys have been conducted at the park by a local resident, Lee White, between January and May 1997. The main birds observed were Indian and Noisy Mynahs, Pigeons, Rainbow Lorikeets, Currawongs, Kookaburras and Silver Gulls. Future planting should be undertaken with a view to improving habitat and attracting native birds.

2.4.5 Built forms

Elkington Park is a welcomed open space within a highly developed urban area. The surrounding area is predominantly terrace style housing with a high percentage of built form per lot. The park itself also contains some notable built forms. The main structures are:

- A brick and tile bandstand from the 1930's;
- A brick and slate caretakers residence built in 1883, which is still currently used as a residence for the pool caretaker;
- A steel and concrete pontoon built in 2003 by Leichhardt Council and
- The timber structure that is Dawn Fraser Pool originally constructed in 1881, then enlarged and redeveloped in 1902 and again in 1924. It is still in use as a public tidal swimming pool and for private functions during and outside normal swimming hours. It is also used as a training venue for water sports such as water polo.



Other lesser, but notable, developments on the site are the contemporary children's playground structures, skateboard ramp in the lower Fitzroy Avenue precinct and a sewer air vent behind the caretakers cottage near the boundary to the electricity substation in Fitzroy Avenue.

Dawn Fraser Pool is classified as having regional heritage significance in the Leichhardt Municipal Inventory of Heritage Items. It has

Figure 2.9 The 1930's Bandstand centrally located within the park is in good condition and frequently used for weddings and other small group activities. It is also one of the only covered shelters in the main park area





Figure 2.10 Passive recreation at White Horse Point, a common sight within Elkington Park



Figure 2.11 People lunching at White Horse Point, enjoying the open views and harbour foreshores. Cockatoo Island in the background is a reminder of the past uses around the area

also been the subject of a Heritage Conservation Plan prepared by Schwager Brooks and Partners in 1993. In summary the Pool has significant heritage value and should be conserved. However, it does require considerable funds to keep it in safe working order. The future role of the Pool needs to be clarified and a policy of how it is to be managed formed. Although integral to the Park and therefore this Plan of Management, detailed analysis has already been carried out in the Conservation Plan. Only general recommendations for integrating the pool and the park are made within this Plan.

2.5 Current activities within the Park

Elkington Park is considered the most frequently visited park on the Balmain peninsula with an estimated annual patronage ranging from 300 000 to 800 000. It is a popular venue for major community events as well as smaller social gatherings. Dawn Fraser Pool, has less visitations in comparison to the rest of the park. This has prompted the suggestion that the pool and park be managed as one resource to address overall recreational issues. (Schwager Brooks and Partners 1993) The long term function of both the pool and park should be considered together to allow for proper planning and management.

The following list of activities have been observed to occur within the park at various times of the day and are backed up by results from the local resident survey:

- Fishing
- Walking/exercise
- Dog walking
- Sitting; picnicking
- Informal ball games
- Children's play
- Swimming (at Dawn Fraser Pool).

Observational evidence suggests there is currently no great conflict between park users or between activities within the park. It is also considered possible to facilitate some other functions within the park without adversely affecting current uses.

Recreational boating has been raised as a future issue to be addressed in Elkington Park. Private boat moorings are already located around the park and the Balmain Rowing Club currently operates at the western end of the site. The existing and potential impacts of these activities have been considered in the management of the park. Dinghy storage at the eastern end of the site below Fitzroy Avenue on the Punch Street reserve, has been implemented since the original plan of management was adopted in 1999.

At present the safety of park users, particularly at night, is a concern. This problem stems from a lack of lighting and the inability for visual surveillance to all areas of the park by surrounding residents. Signage has now been erected at White Horse Point advising park users of potential risks.

2.6 Present Condition of the Site

Currently, Elkington Park receives a reasonable level of maintenance and is generally in good condition. Major weed infestation, however, is evident along most of the steep slopes and the foreshore areas. Limited development within the site has meant that the existing fabric and layout has not been greatly affected since its early development. As a result, the historical significance of the park has been retained. Future activities or developments for the park should consider this and likewise aim to be incorporated in ways that retain the existing qualities, layout and relationships between park elements and respect the original design intent.



The trees in Elkington Park are generally in good health. However, a significant fig tree has had to be removed in Early 2001, due to major failure caused by pests and disease. A replacement is planned for planting in mid 2004, subject to weather conditions. Some of the earlier fig plantings are producing adventitious roots and there are surface roots from many of the other trees. This factor has resulted in a turf maintenance problem. Deep shade and competition for nutrients and water between tree and grass roots has further caused bare patches under many trees.



Figure 2.12 Adventitious roots developing amongst some of the parks *Ficus macrophylla* (Morton Bay Figs). Deep shade and lack of moisture also means that turf is difficult to retain around the larger trees.



PLANNING ISSUES

3.1 Legislation

As Elkington Park comprises both Crown land and community land, the Plan of Management needs to comply with both the Crown Lands Act 1989 and the Local Government Act 1993.

3.1.1 Local Government Act

The Local Government Act 1993 provides Councils with a specific approach to the management of community land. Requirements of the Local Government Act 1993 are that community land:

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

The preparation and contents of this Plan of Management are in accordance with the requirements of the Local Government Act 1993 (including recent amendments).

The Local Government Act 1993 requires that a Plan of Management that applies to just one area of community land must specify:

Table 3.1 Requirements of the Local Government Act

Requirements of the Local Government Act	How this plan satisfies the Act
All community land must be categorised	Section 3.1.2
The Plan must contain core objectives for management of the land	Section 3.1.2
The Plan must describe the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Section 2.6
The Plan must specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Sections 4.1, 4.2
The Plan must specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Sections 4.1, 4.2
The Plan must describe the scale and intensity of any such permitted use or development.	Section 4.1.1
The Plan must include performance targets	Section 4.4
The Plan must contain a means for assessing achievement of objectives and performance targets	Section 4.4
Council must exhibit the draft Plan for 28 days and give at least 42 days for the making of submissions	
Any amendments to a draft Plan must be publicly exhibited in the same way, until the Council can adopt the draft Plan without further amendment	
A Council may only grant a lease, licence or other estate over community land if it is expressly authorised in a Plan of Management	Section 4.1.2

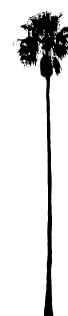




Figure 3.1 Elkington Park Open Space Categories

3.1.2 Categorisation

Under the Local Government Act 1993, all community land must be categorised into one of five categories. Council must then establish objectives for the land based on that categorisation.

Elkington Park has been categorised into two categories:

- A park, and
- An area of cultural significance

It is envisaged that the proposed addition to the park i.e. Punch Street reserve, will be categorised as “park”, as the area will be a passive area, primarily due to its topography.

Figure 3.1 displays the spatial extent of these categories.

The definition of and core objectives for land categorised as ‘park’ and ‘area of cultural significance’ is as follows.

Table 3.2 Open Space Category Objectives

Category	Definition	Core objectives
Park	The land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> • To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities. • To provide for passive recreational activities or pastimes and for the casual playing of games. • To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Area of cultural significance	The land is an area of Aboriginal, aesthetic, archaeological, historical, technical or research, or social significance.	<ul style="list-style-type: none"> • To retain and enhance the Aboriginal, aesthetic, archaeological, historical, technical, research, social or cultural significance of the area for past, present and future generations by the active use of conservation methods.

3.1.3 Crown Lands Act 1989

The Crown Lands Act 1989 governs the planning, management and use of Crown land, including reservation or dedication for a public purpose, and leasing and licensing. The Department of Lands, together with Reserve Trusts appointed by the Minister, is responsible for management of the Crown reserve system throughout NSW. The Department encourages the community to be either directly involved in, or contribute to, the planning and management of the system as trustees of reserved and dedicated land.

Elkington Park includes a small parcel of Crown land, and Leichhardt Council is manager of the Reserve Trust. Leichhardt Council has the ongoing responsibility to provide care, control and management of Crown land in the park in accordance with the Crown Lands Act 1989. The Crown Lands Act 1989 provides for the reservation and dedication of Crown land for a range of public purposes. As such, management of the park is administered under the provisions of the Crown Lands Act 1989 to ensure that Crown land is managed for the benefit of the people of New South Wales, and having regard for the principles of Crown land management.

When land is reserved or dedicated, management of the reserve is mostly undertaken either by:

- The Department of Lands
- A Reserve Trust; or
- Local Government Councils, by devolvement under the Local Government Act 1993.

Crown reserves are managed by local Councils through devolved management under the Local Government Act 1993 when a Reserve Trust has not been established and the reserve is within the definition of a public reserve.



Reserve Trusts are established under the Crown Lands Act 1989 as incorporated bodies, and are charged with the care, control and management of the reserve with regard to the public purpose of its reservation or dedication. The Reserve Trust for the park is as a corporate manager. The most common form of trust management is by local government Councils appointed as corporate Trust managers (75% of trusts, which does not include the devolved management by Councils under the Local Government Act 1993). Other corporate Trust managers (10% of Trusts) comprise various incorporated organisations and agencies, such as progress associations, scouts and guides associations.

Crown land must be used and managed in accordance with the principles of Crown land management (refer to Section 1.3.1). As Crown land within Elkington Park is reserved for the purpose of Public Recreation, the uses, activities, developments and agreements for its use are broadly guided by the definition of Public Recreation covered by this Plan of Management, in conjunction with the zoning and any conditions and provisions within Council's Local Environmental Plan. The permitted land uses are then more specifically defined by either a statutory mechanism (a Plan of Management), contractual agreement (lease or licence), or a combination of both.

In addition, case law judgements influence the policy and practice of the Department of Lands, and Leichhardt Council as the Reserve Trust's manager, to assist in defining acceptable uses and activities on public recreation reserves:

- Improvements and developments to land which is reserved or dedicated are confined to those which promote, or are ancillary to, the public purpose of the reservation.
- Land reserved or dedicated for public recreation must be open to the public

generally as a right. The public may only be restricted from access to parts of the reserve and buildings, if it is necessary for the public's enjoyment of the land to be excluded, eg. a workshop or equipment storage facilities.

- Access as of right does not mean entirely free access. Reasonable entry fees and charges may be imposed, as well as other legal constraints to entry relating to health and safety, for example.
- Use of the reserve must be consistent with the public purpose for which the land is dedicated or reserved. This includes uses ancillary to or supportive of the purpose, such as a kiosk to support sporting activities on land dedicated for public recreation.
- A lease or licence must be consistent with the reason or purpose of the land's reservation or dedication.

A Plan of Management that satisfies the Local Government Act 1993 will also satisfy the Crown Lands Act 1989 if the following points are addressed:

- The Plan of Management and its outcomes must incorporate the principles for Crown land management (refer to in Section 1.3.1)
- Any proposed uses, developments and management practices must conform to the public purpose for the reserve.
- In addition to incorporating the requirements of Section 36 of the Local Government Act 1993, the Plan of Management must address any matters required by the Minister responsible for the Crown Lands Act 1989. No such requirements have been received from the Minister.
- Submissions regarding the draft Plan of Management will need to be referred to both the Minister responsible for the Crown Lands Act and Leichhardt Council for consideration prior to adoption.



3.1.4 Environmental Planning and Assessment Act, 1979

The Environmental Planning and Assessment Act 1979 forms the basis of statutory planning in New South Wales, including the preparation of Local Environmental Plans (LEPs) which regulate land use and development.

Leichhardt Council is the consent authority under the Leichhardt Local Environmental Plan 2000 (as amended) and the Environmental Planning and Assessment Act 1979 controls development and the use of land on parks and reserves in Leichhardt.

Elkington Park is subject to State Environmental Planning Policy No. 56 (SEPP 56) - Sydney Harbour Foreshores and Tributaries. The policy requires an evaluation of how proposed development may impact on the Harbour. Under its Sharing Sydney Harbour Strategy, the State Government has prepared a draft Plan to replace SEPP 56. This Plan is draft Sydney Regional Environmental Plan No. 32 (draft SREP 32) - Sydney Harbour Catchment. Draft SREP 32 identifies Elkington Park as part the Sydney Harbour Catchment and Foreshores and Waterways Area. Included in the draft Plan are a range of detailed environmental and design issues that development that is subject to the draft Plan is required to address.

3.1.5 NSW State Rivers and Foreshores Policy

As Elkington Park is bounded to the north by the Parramatta River, some State Government environmental legislation and policies apply.

The objectives of the State Rivers and Estuaries Policy are to manage the rivers and estuaries of NSW in ways which:

- Slow, halt or reverse the overall rate of degradation in their systems,
- Ensure the long-term sustainability of their essential biophysical functions, and
- Maintain the beneficial use of these resources.

These objectives will be achieved through application of the following management principles:

- Those uses of rivers and estuaries which are non-degrading should be encouraged.
- Non-sustainable resource uses which are not essential should be progressively phased out.
- Environmentally degrading processes and practices should be replaced with more efficient and less degrading alternatives.
- Environmentally degraded areas should be rehabilitated and their biophysical functions restored.
- Remnant areas of significant environmental values should be accorded special protection.
- An ethos for the sustainable management of river and estuarine resources should be encouraged in all agencies and individuals who own, manage or use these resources, and its practical application enabled.



3.2 Local Planning Context

The planning and management of open space in Leichhardt is influenced by a number of documents prepared by Leichhardt Council including:

- Management Plan and Strategic Plans
- Leichhardt Local Environmental Plan 2000
- Leichhardt Community Land Plan of Management (1996)
- Plans of Management for individual parks e.g. Leichhardt Park

3.2.1 Leichhardt Local Environment Plan 2000

The use and development of facilities within parks in Leichhardt are governed by the Leichhardt Local Environmental Plan 2000, under which parks in Leichhardt are zoned 6 (a)– Open Space.

The objectives of the Plan in relation to open space are as follows:

- (a) To incorporate the principles of ecologically sustainable development into the design of parcels of open space by optimizing the use and conservation of natural features and resources, and providing effective landscaping to improve air and water quality and to increase biodiversity, and
- (b) To maximise the provision of open space in order to provide a diverse range of settings and recreational opportunities to meet the needs of the community, and
- (c) To ensure the equitable distribution of, and access to, open space and recreation facilities, and
- (d) To retain, protect and promote public access to foreshore areas and provide links to existing open space, and
- (e) To ensure development is compatible with

an Parks Plans of Management, Landscape Plans and Bicycle Plan adopted by the Council, and

- (f) To conserve and enhance the ecological role of open space, including flora and fauna diversity (including the genetic, species and ecological and community diversity of flora and fauna), habitat corridors and the potential of open space to cleanse air, water and soils, and
- (g) To provide opportunities in open space for public art.

The Open Space Zone applies to open space used for both active and passive recreation in either private or public ownership. It includes land which is yet to be acquired by, or dedicated to, the Council, for public open space.

In relation to parks plans of management, nothing in the Plan prevents consent from being granted to development identified in a plan of management adopted by the Council under the Local Government Act 1993 in the Open Space Zone.

Table 3.3 Leichhardt LEP Zoning Requirements

Zone	Development allowed without development consent	Development allowed only with development consent	Prohibited
6	Development for the purpose of ancillary sporting structures, open space embellishment, playgrounds and recreation areas.	Clubs Community facilities Community gardens Jetties Kiosks Public amenities Public transport stops Recreation facilities Demolition Subdivision	Any development not included in the previous two columns.

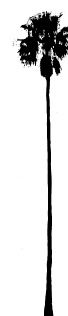




Figure 3.2 Fitzroy Avenue housing is representative of much of the Balmain peninsula

3.3 Landscape Character

Balmain's existing housing densities reflect those that prevailed in the late 1800's. Much of the residential development was concentrated around the wharfs and main roads. Today the focus for development has become the harbour foreshore.

The development and character of the Balmain peninsula has largely been shaped by past industrial activities in the area namely ship building. Warehouses, wharfs and docks were created for these industries and occupied many areas of the foreshore throughout the harbour at places like Cockatoo Island, Mort Dock, McMahon's Point and Garden Island. Since the Second World War most industrial sites have been abandoned many having been replaced by residential developments. The density of these developments has remained medium to high in line with existing densities.

Elkington Park has maintained a strong relationship with this local character. Its harbourside location and proximity to places

Figure 3.3 Random or avenue tree planting in lawn defines the landscape character of much of Elkington Park



such as Cockatoo Island make it central to preserving Balmain's cultural heritage.

White Horse Point is an exposed site that affords panoramic views across the harbour, west and to the north shore. In the 1930's this area was devoid of much vegetation and today retains much of this open and panoramic character.

Other areas are more protected while still affording wonderful framed vistas. Notably the lower area around the pool is often protected from southerly and westerly winds.

The dominant landscape character of the site at present consists of an expanse of lawn in which many trees are planted. Magnificent evergreen trees punctuate the space and there are only a few garden beds which contain shrubs and ground covers.

Different landscape zones exist within the site. These are best defined by the historical period in which they were developed and their location. Mature trees known to be in vogue during certain years are key elements for defining each zone. Three landscape styles can be identified as:

1) Historic period: pre 1930s (typified by palms and figs). This is the most significant and identifiable landscape character in the park. The use of *Phoenix canariensis* (Canary Island Date Palm) and *Ficus macrophylla* (Moreton Bay Fig) are very typical of civic space planting in the early part of this century. This site is a very intact example of this pre 1930s landscape style. This style is clearly defined in the central portion of the park.

2) Pre/Post War period: 1930s - 1960s (typified by Brush Boxes, Camphor Laurels)
This period's character is defined by randomly placed shade trees, typically broad leaf evergreen



trees set in lawn. The major tree species of this era on the site are *Lophostemon confertus* (Brush Box), *Platanus orientalis* (London Plane Tree), *Ficus microcarpa* (Hills Fig) and *Cinnamomum camphora* (Camphor Laurel). This is evident around most of the park perimeter, particularly along White Street.

3) Native period: 1970s - 1980s

The native period extends from the 1970s through the 1980s. It is often referred to as the “nuts and berries” or Sydney School era. The majority of the remaining trees and shrubs on the site were planted in this period or later. This style is most evident along the foreshore slopes and in the Fitzroy Ave area.

3.4 Recreation Opportunities and Constraints

Section 2.5 described the recreation activities observed in Elkington Park in 1999. The Local Residents Survey of park users at that time identified a wide range of activities enjoyed by park users in the park. It is anticipated that these activities have not changed considerably since 1999, with the exception of increased patronage of the Fitzroy Avenue jetty by recreational boats. The most popular activities of park users (in descending order) are:

- Walking (65% of park users),
- Sitting and relaxing (49%);
- Swimming in the Dawn Fraser Pool (32%);
- Picnicking (31%);
- Taking children to play (25%) and;
- Walking the dog (24%).

The park comprises a number of recreation settings for active and passive recreation. Most of these settings have issues that could be upgraded to improve the recreation experience for the park user and attract current non-users. The Local Residents Survey proposed a number of park improvements. Park users indicated that they would use the park more often than they do now if the improvements they supported were made. If improvements that non-park users supported were made, 63% of non-park users would use Elkington Park at least monthly.

Specific recreation opportunity concerns and issues are outlined in the following sections.

3.5 Key Issues Affecting the Park

As a result of the local resident and boat owners surveys, stakeholder interviews, site analysis and observation undertaken in 1999, many issues have been identified which need to be addressed within this Plan of Management.

3.5.1 General public park issues

Stemming from Council's generic Plan of Management, several key objectives need to be addressed within the management and improvement of Elkington Park. These include:

- Community land wherever possible should cater for a broad range of recreational opportunities;
- The park should be accessible to all users, including those with disabilities, and should facilitate access by as many modes of transport as possible;



-
- Council shall endeavour to provide increased facilities for youth;
 - Maintenance and any improvements must relate to the cultural and heritage setting of the Balmain area and the prominent foreshore position;
 - Council should promote use of the park for special events in a managed, equitable and sustainable way;
 - Provide opportunity and links with public and community art projects.

3.5.2 Maintenance & weed control

Although generally well maintained the park has some significant maintenance issues which need to be addressed. These are summarised below:

- The steep foreshore areas are extensively impacted by weeds. Unchecked this will develop into a serious problem affecting the overall appearance of the park and degrading the existing planting. A continuous program of weed removal and control should be implemented in all areas of the park.
- Deeply shaded areas beneath trees no longer support turf growth and have become compacted and unsightly. The areas should either be mulched, aerated, topdressed and returfed with shade tolerant grasses or planted with suitable shrub and groundcover species. An automatic irrigation system in some areas, would greatly assist the re-establishment of grass and improve tree health
- Poor edge definition between garden areas and turf has resulted in maintenance difficulties and escape of grasses into cliff areas. A consistent and wide mowing edge should be implement around all planted areas, or pedestrian pathways used to separate turf from planted beds.
- Bare and surface root areas, particularly under the large fig trees should be mulched

with a stable organic and weed free mulch. This will avoid damage to roots from mowing and provide an attractive and easily maintained surface around the base of the trees. It will also improve the health of the tree and conserve soil moisture. Interestingly, 88% of park users agreed with this initiative.

- It is also proposed to replace steep and difficult to maintain grassed embankments with planted beds.
- Due to a recent incident and subsequent Workcover NSW requirements, harness attachment poles and warning signs have been installed at White Horse Point to comply with Occupational Health and Safety legislation. As a result future weed removal and regeneration by maintenance staff, contractors and volunteers will need to adhere to Workcover requirements.

3.5.3 Dogs

Walking dogs is a popular activity (24% of park users) within the park and should continue to be encouraged. This activity has potential conflicts with other popular activities including strolling, sitting and relaxing, picnicking and taking children to play. Conflicts arise mainly due to owners not fulfilling their responsibilities under the Companion Animals Act 1998, particularly in relation to cleaning up after dogs and the use of leashes. The current arrangements shown in the following diagram are in place for companion animal access and use of Elkington Park. These arrangements are subject to annual reviews by Council.





Figure 3.4 Elkington Park
Companion Animal - access
and control provisions

3.5.4 Vehicular access & parking

The majority, (82%), of people visiting the park, do so by walking with 13% arriving by car. Although parking and vehicular access is a problem within the locality it is considered that sufficient carparking is provided in adjacent streets (particularly White Street & Fitzroy Ave) to cater for most times and general use. The provision of car parking within the park is considered undesirable, with the exception of service and disabled access to the Pool discussed below.

At present vehicular access exists to the lower portion of the Fitzroy Ave area via a single lane service road. This also serves as a walkway to this area and the jetty. Since adoption in 1999, Council has replaced the Fitzroy Avenue jetty with a floating pontoon/jetty. A formalized parking area has been implemented including disabled parking and access to both the pontoon and Dawn Fraser Pool. A turn around area

and lockable bollards should be employed to prevent unauthorised access past the bottom of the road. Occasional vehicular access will also need to be maintained to the Sydney Water facilities located in this area.

Congestion at the end of Fitzroy Ave and the delineation of the Park entry should be addressed. It is suggested that the terminus of Fitzroy Ave be formalised and designed to allow a car to turn around when the park gate is locked. The gate should be kept closed and used only for maintenance and emergency access and access by the caretaker to the cottage. All other vehicle movements should be excluded.

3.5.5 Pedestrian access and safety

The park presently has good access to most areas and facilities. The following issues of concern or improvement are raised.

- Certain areas around the cliff edges at the Point (and the Punch street road reserve parcel proposed for integration into the Park) are ill defined and pose a potential threat, particularly to small children and at night. Measures should be taken to provide a low key barrier or provide definition of these areas to warn pedestrians of danger. Fencing is considered inappropriate but a low stone wall combined with edging and low vegetation would help reduce the risk of injury while still allowing access to the cliff edge.
- Disabled access to the toilet block should also be upgraded by extending the existing path to it.
- Existing night time light levels are reasonably low and many areas are poorly lit and not readily viewed by surrounding residences. The overall lighting of the park should be improved with new elevated fittings placed



around the perimeter of the main park area and in the lower sections of the Fitzroy Ave area. The main pedestrian routes should also be lit with lower level bollard lights at regular spacing. All fittings should be of high quality, with directional adjustment and vandal resistant. Trenching to install such fittings must be done to minimise damage to tree roots and be supervised by a qualified arborist.

- Vagrancy is a minor concern within the park. Although apparently not posing a threat to park users it is a use of the facilities that should not be condoned by the Council and alternative arrangements should be made for individuals inhabiting the park on a semi-permanent basis.

3.5.6 Dawn Fraser Pool

At least 54% of park users use the pool more than once a year. 16% use the pool at least once a week. The pool is one of the last remaining tidal harbour pools in Sydney and is worthy of conservation. It also has an integral link with the park and its development over the years. During the process of compiling the original Plan of Management in 1999, the following issues were raised and should be addressed by Council:

- Upgrading procedures to inform people and function coordinators of the access requirements to the pool
- Monitoring and improving, where feasible the water quality within the pool

3.5.7 Youth facilities

The Council has a commitment to “ensure that community land meets the needs of youth”. Participants in the Local Resident Survey had divided opinions on improved facilities for youth. There was a higher level of support from non-park users.

Presently the only facility which actively addresses the needs of older children and teenagers is the skate ramp adjacent to the Fitzroy Ave jetty. This area is presently neglected and the skate ramp is unsafe to use, so there is little appeal for its use.

It is proposed to improve this area to facilitate greater use of the area by all users and provide a limited area for youth activities. This area is considered appropriate because of the minimal impact on surrounding residents and the amenity of other park areas.

Apart from generally upgrading the appearance and access to this area it is proposed to:

- Install a new skate board and roller blade ramp;
- Provide a limited informal hardcourt area with basket ball hoop
- Provide vandal resistant seating
- Provide a general purpose grass / picnic area
- Upgraded lighting to facilitate security and monitoring after hours

3.5.8 Children's playground

One of the most popular activities of park users is taking children to play (25%). The park has a dedicated children's playground located between the heritage precinct and the open grassed area of White Horse Point. The safety surface presently consists of mulch and the playground is located between large trees that provide shade in summer.

Some of the equipment is reasonably new and in good condition, however some is no longer working and would be considered unsafe by current standards. Several issues exist which if rectified would provide a vastly improved appearance, better safety and easier maintenance.



Figure 3.5. The lower area below Fitzroy Ave offers many opportunities to upgrade facilities for youth and provide disabled and service access to Dawn Fraser Pool and the jetty



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- The softfall surface should be brought up to current Australian standards
 - Exposed tree roots should be covered by softfall to prevent tripping and injury
 - The softfall should be contained by an edge or path to prevent escape of the softfall into surrounding areas
 - More seating should be provided for parents
 - Outdated or unsafe equipment should be replaced, and all other equipment checked and maintained to prevent injury or nuisance affects like squeaking swings
 - The existing pathway should be extended in this area to connect with the toilet block and provide an edge to the playground

Council has recently prepared a detailed design to replace and enlarge the existing playground. At the time of writing, the project is in the community consultation stage. This project is due for completion in 2004.

3.5.9 Historical and interpretive signage

As outlined earlier, White Horse Point is the main viewing area from the park towards the harbour and significant locations such as Cockatoo Island. In addition, the park has had a very interesting history. A sculptural element commemorating the previous aboriginal occupation and use of the area has recently been incorporated towards the end of the point.

The experience of park users could be embellished with the installation of further historical and informational signage interpreting details of the site and locations visible from such locations as White Horse Point. Some 65% of park users agree with installing historical and interpretive signage. The support for this proposal by non-park users was comparable.

3.5.10 Public art projects

Another of Council's commitments for open space is the linking of open space usage with arts and culture. Park users in the survey had divided opinions on public art projects which was comparable with non- park users. Public art projects could be incorporated into a number of facility improvements within the park such as the toilet block, children's playground, youth facilities, and historical and interpretive signage. It should not detract from the peaceful and scenic qualities of the park

3.6 Facilities and Park Management Issues

The Dawn Fraser Pool is managed under the Corporate Services Division of Council. The current management of the surrounding park lies with Council's Infrastructure and Service Delivery Division and has focused on achieving an acceptable standard of maintenance for the Park and not on strategic planning. This amended Plan of Management should address this issue and combined with the Masterplan set a direction for improvements and establishment of a more holistic approach to the long term management of the park.

The incorporation of community participation in the planning process is very important and the community will have an ongoing opportunity to be involved in the detail regarding the implementation of a number of the planned improvements, as funding becomes available.

3.6.1 The caretakers cottage

The existing Caretakers Cottage is a very complex issue to address. It maintains an important link with the parks heritage and the pool development. The provision of a live-in caretaker can have security benefits for all park users and especially for the safety of pool



goers. It is, however essentially a private use of a public asset. Community opinion in 1999 was divided upon the adaptive reuse of the facility for a more public use such as a cafe, restaurant or art gallery.

The recommendation of this Plan is to continue the existing use and occupation of the cottage for the short to medium term and undertake a more detailed feasibility study on alternative uses for the cottage. Any change to the use must address significant issues such as:

- The impact on parking and vehicular access on the park and surrounding residents.
- The financial cost of the conversion and return to council from the operation of any facility.
- The provision of maximum benefit to a wide range of park users.
- The hours and scope of operation and any lease conditions.
- The retention of heritage significance and link to the pool.

3.6.2 Fitzroy Avenue jetty

The Fitzroy Avenue Jetty was closed by Council as the structure was considered unsafe. Council resolved to undertake a needs study to ascertain whether there was community need and demand for a replacement structure. The needs study was undertaken as part of the process of preparing the original Plan of Management for Elkington Park. The methodology for assessing the need for such a facility included:

- A survey of local residents
- A survey of boat owners
- Interviews with key stakeholders such as Department of Lands, Charter Vessels Association and Waterways.

The Local Residents Survey found that a harbour jetty is not important to 63% of park users. In contrast, 60% of non-users agree with upgrading the jetty.

In light of the comments received from stakeholders and the objective of creating maximum recreational opportunities within the park and maintaining a transport link with the water it was recommended that some form of jetty be retained in the same location.

The Fitzroy Avenue jetty has since been replaced with a smaller floating pontoon arrangement, with at grade access facilitating disabled movements to and from the jetty and easy access for visitors to Dawn Fraser Pool. The jetty is designed to allow medium sized boats to load and unload at this facility.

3.6.3 Community and special events

A number of community events are held in the park such as the Back to Balmain festival. In addition, due to the expansion of the Sydney New Years Eve fireworks activities, the park is becoming an increasingly popular location to view the harbour fireworks and other harbour-based activities. A number of people also choose to hold functions in the park such as large picnics, birthday parties and weddings.

The park users surveyed had divided opinions on community and special events in the park.

It is recommended that Council develop a specific Event Management Policy document for open space areas, to address the specific issues associated with such events, especially;

- Parking & transport arrangements
- Toilet facilities
- Rubbish management & collection
- Safety and crowd control
- Food and catering



3.6.4 Toilet block

The existing toilet block adjacent to the children's playground is operational and reasonably sited to service the needs of the park users. Its facilities are, however, outdated and it is difficult to secure after hours. Up to 78% of park users surveyed in 1999, indicated they would agree with upgrading the toilet block.

It is recommended that the existing toilet block be demolished and a new facility built in roughly the same position while accommodating an extension of the path to enclose the playground and provide disabled access to the toilet and the grassed area of the point. Special care must be taken during the design and construction of the path and the toilet block to avoid damage to the existing tree and its rootzone. A qualified arborist shall be employed to comment on and monitor all such work.

3.6.5 Dinghy storage

In the preparation of the initial Plan of Management, several dinghies were stored haphazardly on the small beach at the end of the Punch Street road reserve. Although this area was technically outside the limits of Elkington Park it did affect the use and quality of the area. It was recommended to address this issue by conducting studies and a detailed design of a lockable rack storage system, possibly as part of the construction of a fence or screen at the rear of the youth facilities. A small fee may need to be charged for the use of the storage. This work may also provide opportunity to upgrade viewing and access to rock carvings in the vicinity of this area.

Subsequently, Council has implemented an improved dinghy storage system. This system may need to be reviewed with the proposed addition of the Punch street road reserve to the park, with potential improved pedestrian access to the foreshore.

3.6.6 Heritage preservation

The heritage significance of parks, just like built elements, must be preserved. This generally involves the investigation and identification of all elements within a park to determine what is culturally significant. The heritage value can then be assessed and important historical components preserved. This information also holds importance as an educational tool for future generations.

As noted Elkington Park's heritage value is well recognized in its historic structures and period plantings. Any changes or restoration undertaken within the park, particularly within the heritage precinct, must be carried out with due regard to heritage principles. Additional succession plantings in the heritage precinct should reflect the evident themes and avoid diluting the character with unsuitable plants and treatments. The existing pathways are also a reminder of the way park development was undertaken in the early part of this century and should be retained.

3.6.7 Park furniture & signage

Park furniture and placement is often a very important component of how a park is used and perceived. Generally the existing furniture is satisfactory, however any upgrading and placement should follow the design and implementation of a coordinated language of seats, lighting, signage and rubbish receptacles.

The design should consider a municipality wide strategy to provide a consistency between all parks in the area and specifically address:

- Safety and durability;
- The character and scenic qualities of the park;
- Sustainable initiatives such as recycling stations and waste minimisation;



-
- Placement to avoid maintenance problems, for example bins placed close to vehicle access points, and seats placed within hard wearing and even surrounds;
 - Use by all, including disabled and elderly, for example benches should have arm rests and a back rest. Ideally seats should not be located in grassed areas, or if they are, they should be surrounded by a small area of paving to aid in turf maintenance.

3.6.8 Punch Street road reserve proposal

Council resolved in November 2003 to close approximately 85% of the width of that part of Punch Street, Balmain, between Fitzroy Avenue and the Parramatta River, and add this land parcel to Elkington Park. The proposal is to also leave open as public road about 2.3 metres on the eastern side to allow pedestrian access to 5 Punch Street, Balmain and to the foreshore. Council also resolved to classify that part of the road sought to be closed as “community land” for the purposes of Part 2 of the Local Government Act 1993.

It is proposed to prepare a detailed design that will address issues such as improved pedestrian access to the foreshore, integration with the Fitzroy Avenue terrace, weed removal and bush regeneration.



POLICY IMPLEMENTATION AND PERFORMANCE

4.1 Policy and Implementation

4.1.1 Permitted future uses and developments

The purposes for which community land, and any such buildings or improvements on the land, will be permitted to be used or developed in future, whether by lease, licence or otherwise, are:

- Activities and developments permitted under the Leichhardt Local Environmental Plan.
- Purposes consistent with the core objectives for the relevant category of community land under the Local Government Act 1993.
- Purposes which meet the requirements of the Crown Lands Act 1989 and Sections 46 and 47 of the Local Government Act 1993 in terms of leases and licences.

Any commercial uses must support or complement the activities permitted above. Any proposal for commercial sale of food and drinks must comply with the Department of Lands' Food and Beverage Policy.

Exclusive use of any area of Crown or community land is not desirable, as the park should be available for use by anyone in the community. An exception is a use where the exclusion of the public is desirable for security and public safety, such as for a works depot or materials storage area.

The scale and intensity of any permitted use must be related to the carrying capacity of the park and Council's park management policies.

All proposed development and building works consistent with the values, desired outcomes, strategies and actions in this Plan of Management (excluding activities permitted within the park without development consent) would be subject to the development and building application process consistent with the Environmental Planning and Assessment Act 1979 and the Leichhardt Local Environmental Plan. This Plan of Management would form an important part of the required Development and Building Applications for the proposed works.

4.1.2 Authorisation of leases, licences and other estates

What are leases, licences and other estates?

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

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

The definition of “estate”, under Section 21 of the Interpretation Act 1987, includes other rights over land, such as easements, including



“interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity”.

Existing leases, licences and other estates

There are no existing leases and licences that have been granted by Leichhardt Council over Elkington Park, as advised by Council’s Property Section.

Authorisation of future leases and licences

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

- The objectives of this Plan of Management (Section 1.2)
- Relevant legislation (Section 3)
- The zoning under the Leichhardt Local Environmental Plan (Section 3.2)
- The principles of Crown land management (Section 1.3.1) for Crown land
- The core objectives for management of community land (Section 3.1.1)
- Community values of Elkington Park (Section 1.4)
- The future role of Elkington Park (Section)
- Community objectives for Elkington Park (Section 1.7)
- Case law judgements for the use of Crown land (Section 4)
- Guidelines for the future development and use of community land (Section 4)
- Additional guidelines for assessing future uses and developments (Section 4).

Consent must be obtained from the Minister for Lands before any long term licence on Crown land is granted. A temporary licence can be granted only for the purposes prescribed under the Crown Lands Regulation 1990, which includes activities such as grazing, advertising, camping, catering, hiring of equipment, entertainment,

equestrian events, exhibition functions, markets, meetings, sales, shows, sporting activities and stabling of horses. A temporary licence does not require the Minister's consent, but can only be granted for a maximum period of one year.

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

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

Occupation of community land

Occupation of community land by leases, licences and other estates that apply to Elkington Park are set out in Sections 46 and 47 of the Local Government Act 1993. In respect of community land in general, a lease, licence or other estate may only be granted within Elkington Park for:

- Provision of public utilities and works associated with or ancillary to public utilities.
- A purpose expressly authorised in this Plan of Management, for purposes including:
- The provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to public recreation;



the physical, cultural, social and intellectual welfare of development of persons (these purposes include, but are not limited to, maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day care centres, restaurants or refreshment kiosks); and the provision of public roads.

- Purposes which are consistent with the core objectives for the category of the land.
- For short-term casual purposes, including the playing of a musical instrument or singing for a fee or reward, engaging in a trade or business, delivering a public address, commercial photographic sessions, picnics and private celebrations such as weddings and family gatherings, filming for cinema or television, and the agistment of stock. However, the use or occupation of community land for these short-term casual purposes is permitted only if the activity does not involve erecting a permanent building or structure.
- For the purpose of providing underground pipes, conduits or other connections to connect premises adjoining the community land to a Council facility or other public utility provider located on the land.

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

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

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

Access licences over community land

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

The provisions of Leichhardt Council's Access Policy would also need to be considered when assessing proposals for transport access to community land.

Granting of leases, licences and other estates by tender

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



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

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

Sub-lease of land in Elkington Park

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

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

Occupation of Elkington Park other than by lease or licence

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

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

However, exclusive occupation or use of part of Elkington Park is permitted:

- If the exclusive occupation or use was lawfully in existence or lawfully undertaken immediately before 8 December 1998.

4.2 Guidelines for assessing proposed uses under lease or licence

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

- Whether the use/activity is in the public interest.
- Whether the use/activity would not cause any significant detrimental impact on the park or on the local community.
- The impact of the lease/licence on the public/private space of the parks.
- The impact on maintaining the parks as one cohesive open space.
- Compatibility with zoning and other Council requirements.
- Provision of benefits and services or facilities for the users of the land.
- Responsibility of the lessee/licensee for ensuring the area is maintained to a standard which is acceptable to Council.
- The need to define the times the land or facility will be available for use by the lessee/licensee.
- Any fixed or temporary outdoor lighting of areas to be allowed only between the hours identified in the lease/licence.
- Further considerations that may affect leases and licences are:
 - Fees can be charged as part of a lease or licence and can be commercially based.
 - The lessee or licensee should take out public risk insurance and produce notices of the policy as required on renewal.
 - Use of the premises by the lessee or licensee is restricted to only those activities authorized in the lease or licence.
 - Any alteration, transfer or sub-letting etc should not be permitted without Council's consent.
 - Ownership of improvements should be dealt with in the lease or licence.
 - A lease (5 years or more) should be registered on the land title.
 - A licence can be terminated by either party.

Council must register leases and licences on Crown land with the Department of Lands.



4.3 Master Plan

The master plan (Figure 4.1) and Action Plan are a culmination of Council's goals for management, a reflection of community desires and respond to the identified access, maintenance and facility issues expressed in Section 4.

The master plan relates the proposed management initiatives and improvements to the site and graphically illustrates the broad arrangement and extent of physical elements.

This document represents Elkington Park in an illustrative plan view. It graphically and conceptually illustrates the nature of the existing park, locates proposed park facilities and improvements reflected in the action plan and outlines recommendations to reach future goals and objectives.

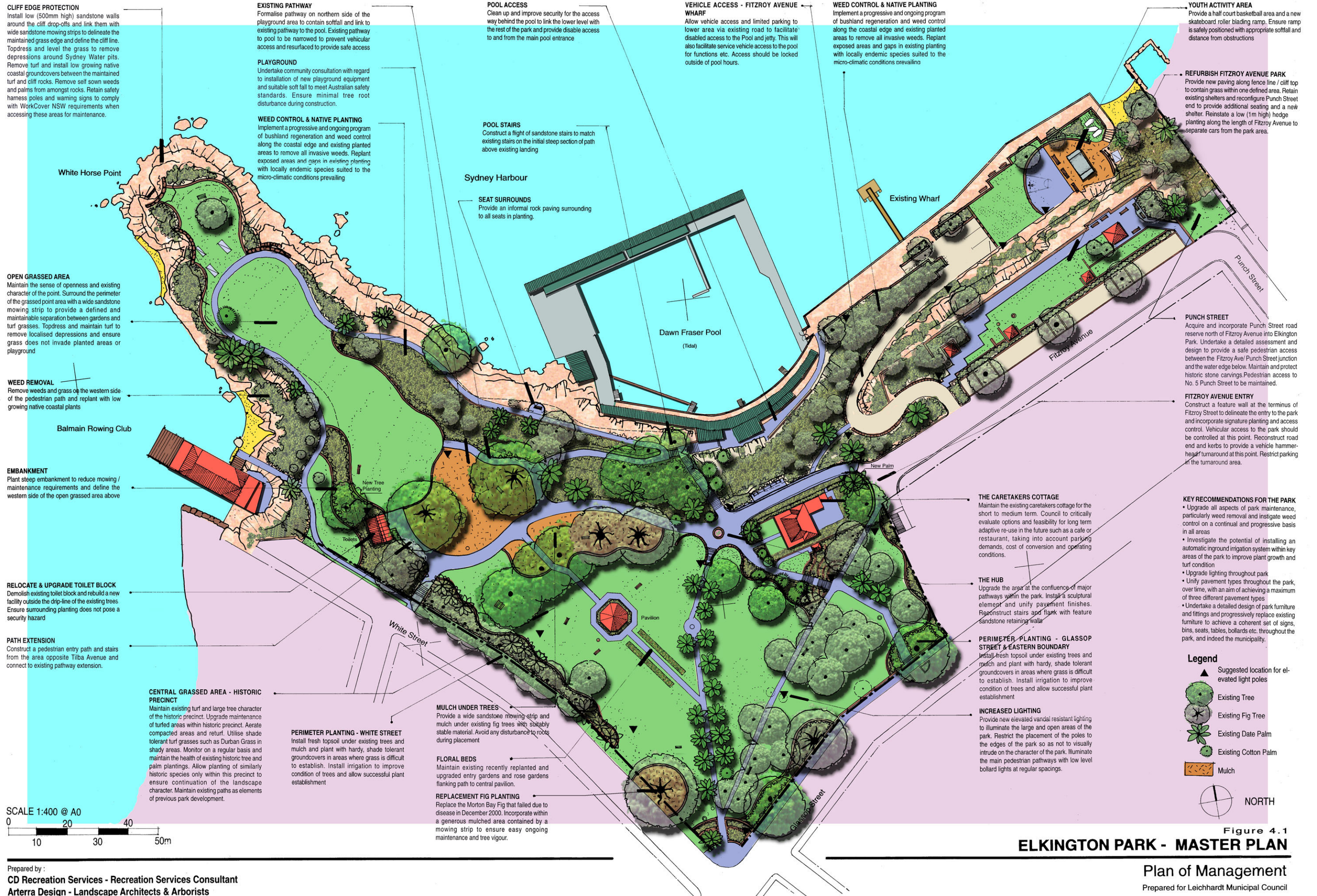
The landscape master plan sets the framework from which detailed design and documentation drawings will be developed later.

4.4 Action Plan

The Action Plan provides the written framework for action over the next 5 years. To maximise the effectiveness of the actions and meet the management objectives for the park the plan should be monitored yearly by Council to assess implementation progress and update strategies as required.

The policies established in this plan provide a framework for management consistent with the likely availability of resources and anticipated community needs.

The priorities outlined in the action plan are subject to the availability of staff and other resources and may require some flexibility.



The action statements are prioritised and details are as follows:

ST (Short Term)

-Action completed within 2 years

MT (Medium Term)

-Action completed within 2-4 years

LT (Long Term)

-Action commenced after 4 years *

O (Ongoing)

-Action carried out on an ongoing basis for the life of this plan of management

Note *

This plan of management has been prepared for a five year period and it is intended that the action plan will be updated every year, subject to available resources.



4.4.1 Maintenance

Objective : To improve existing condition and determine a maintenance schedule which meets park users expectations and is realistic within resources.

<i>Action</i>	<i>Resource</i>	<i>Priority</i>	<i>Performance Indicator</i>
Mulch under trees where indicated on masterplan	\$13,800	ST	Mulch installed as per plan
Implementation of a weed control program on foreshore cliffs and subsequent planting of locally indigenous plants	\$17,250-23,000 pa	ST / O	Reduction of weeds present and increase in endemic vegetation where appropriate
Creation of planting areas under trees and in areas of steep embankments	\$ 51,750	ST / O	Installed and maintained. No damage to existing trees
Wide mowing strip installed between all areas of turf and planting	\$ 34,500-46,000	ST / MT	Edge installed, improved maintenance and appearance
Automatic irrigation installed to critical areas, particularly in dry shade areas under trees	\$ 23,000-34,500	ST / MT	Improved plant and turf growth
Aerate compacted areas and topdress turf areas to remove depressions and improve turf condition. Returf shaded areas with shade tolerant grass such as Durban Grass	\$ 13,800-17,250	ST	No depressions and improved turf appearance
Begin succession planting of heritage species within central precinct	\$ 5,750-11,500	MT	Heritage species planted and growing successfully
Dog mess cleanup policed, "doggy doo" bins provided at main entries to park and "Off leash Area" removed because of proximity to playground. Alternative area Off Leash Area allocated by Council	\$ 2,300-5,750 Regular Ranger inspections	ST / O	Dog mess problem reduced, dog walked on leash

4.4.2 Park Entry, Character and Appearance

Objective : To create a sense of entry and a distinctive character to the park that respects its heritage significance, scenic views and peaceful quality.

<i>Action</i>	<i>Resource</i>	<i>Priority</i>	<i>Performance Indicator</i>
Upgrade the sense of entry and park identity at the two main entry points - the end of Fitzroy Ave and the corner of Glassop and White Streets	\$57,500-80,500	MT	Entry features installed as designed and approved
Develop and implement a co-ordinated signage and furniture plan for the park	\$40,250-46,000 pa	MT / O	Plan developed and furniture installed. Community acceptance and use
Reinforce heritage precinct with succession planting of similar or same species	Refer Maintenance	LT	Character retained
Refurbish Upper Fitzroy Ave Area to improve maintenance and use	\$ 34.500-46,000	MT	Increased use and appearance improved
Upgrade area adjacent to pool stairway and Caretakers Cottage as the park "hub", including recommendations contained in Masterplan. Incorporate element of public art and interpretive signage	\$46,000-69,000	MT	Increased use and appearance improved



4.4.3 Accessibility and Safety

Objective : To provide safe and secure access to all facilities within the park and cater for all abilities, genders and age groups.

<i>Action</i>	<i>Resource</i>	<i>Priority</i>	<i>Performance Indicator</i>
Install planting of native coastal species along cliff drop-offs at White Horse Point	\$10,000-15,000	MT	Safety increased
Construct extension of path to toilet block and link with entry from opposite Tilba Ave	\$9,200-17,250	MT	Increased use and appearance improved
Develop and implement a co-ordinated pavement strategy and heirarchy for the park. To be implemented overtime, ensuring all new and replacement pavement matches existing surfaces and park character	\$ 11,500-17,250pa	ST/O	Maximum of 3 pavement types used within park that respond to maximum accessibility, safety and durability
Formalise pathway on the northern side of playground and narrow existing path leading to pool from this area to prevent vehicular access	\$ 5,750-11,500	ST	Paths installed
Clean up and improve security and access behind pool	\$5750	ST	Access and security improved, use increased
Install hardstand around seats when in grass or mulched areas	\$ 1150/seat	ST / O	Access and maintenance improved
Monitor and control vehicular access to the park	Regular Council Ranger inspection	ST / O	Unauthorised cars kept out of park

4.4.4 Facility Development

Objective: To provide a range of recreational opportunities for park users and support facilities to maximise their recreational value and continued use

<i>Action</i>	<i>Resource</i>	<i>Priority</i>	<i>Performance Indicator</i>
Generally upgrade and refurbish the Lower Fitzroy Ave park area and design and develop a youth related facility including a new skate ramp informal hardcourt , and seating	\$207,000-287,500	LT	Installed as designed and approved by community. Used by youth with minimal vandalism
Demolish and rebuild a high quality toilet block adjacent to playground facility	\$92,00-138,000	MT	Character retained, toilet block built, no damage to trees.
Feasibility study undertaken on the adaptive reuse of Caretakers Cottage, including community consultation	\$ 34,500-46,000	MT	Direction for facility obtained & public feedback received
Upgrade playground softfall and equipment inline with current Australian standards	\$ 17,250-23,000	ST	New equipment installed safety improved
Maintain Dawn Fraser Pool in line with Conservation Plan and explore avenues for increasing use and revenue generation	Refer Conservation Plan	O	Greater use of pool facilities and increased Council revenue
Provision of power to Bandstand and promotion of use for organised events that will contribute to park use and visitor enjoyment	Unknown	LT	Greater use of bandstand facilities and increased Council revenue
Prepare detailed design and specifications for the acquired Punch Street road reserve to address safe pedestrian access to waters edge, native plant regeneration, better connection with the Fitzroy Ave park area and removal of invasive weeds	\$8,000-15,000	ST	Acceptable design completed and approved by Council for tender and/ or construction
Implementation of above road closure and access construction	\$200,000	MT	Construction complete

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APPENDICES

A **TREE SCHEDULE - ELKINGTON PARK**
Cnr Glassop and White Streets Balmain

Botanical Name	Common Name
Acacia sp.	Wattle
Celtis sp.	
Cinnamomum camphora	Camphor Laurel
Eucalyptus botryoides	Bangalay
Ficus macrophylla	Moreton Bay Fig
Ficus microcarpa	Hills Fig
Ficus rubiginosa	Port Jackson Fig
Jacaranda mimosaeifolia	Jacaranda
Lophostemon confertus	Brush Box
Plumeria sp.	Frangipani
Podocarpus elata	Illawarra Pine
Phoenix canariensis	Canary Island Palm
Platanus orientalis	London Plane
Schinus areira	Peppercorn
Washingtonia filifera	American Cotton Palm

B WEED SCHEDULE - ELKINGTON PARK

Cnr Glassop and White Streets Balmain

Botanical Name	Common Name
Ageratian adenophora	Crofton Weed
Anagallis foemina	Blue pimpernel
Bambusa sp.	Bamboo
Brassica campestris	Wild Turnip
Bidens pilosa	Cobbler's Peg
Cassia bicapularis	Cassia
Cestrum parqui	Green Cestrum
Erigeron bonariensis	Flax-leaf fleabane
*Harpephyllum caffrum	Kaffir Plum
Ipomea indica	Morning Glory
Lantana camara	Lantana
Ligustrum lucidum	Large-Leafed Privet
Nephrolepis cordifolia	Fish-Bone Fern
*Pennisetum alopecuroides	Fountain Grass
*Pennisetum clandestinum	Kikuyu
Plantago lanceolata	Ribwort
Portulaca oleracea	Pigweed
Ricinus communis	Castor-Oil Plant
Rumex sagittatus	Turkey Rhubarb
Senecio linearifolius	Fireweed
Solanum nigrum	Black Nightshade
Olea africana	Wild Olive

plants with a * indicate species that have self sown in undesirable locations



**C LOCAL RESIDENT AND BOAT OWNERS
SURVEYS / SUMMARY REPORTS -
ELKINGTON PARK**