

# DRAFT PLAN OF MANAGEMENT + MASTER PLAN

PRATTEN PARK

MARCH 2021

Revision D



# DRAFT



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## FURTHER INFORMATION

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Front cover image: Thirning Villa  
Photography by Welsh + Major Architects.



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# Document Control

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DATE:	REVISION NO:	REVISION DETAILS:	APPROVED:
17/03/20	-	Draft Issue for Client Review	DW
10/07/20	A	Draft Issue	DW
27/11/20	B	Draft Issue for Public Exhibition	DW
27/01/21	C	Minor typos amended. Draft Issue for Public Exhibition	DW
11/03/21	D	Minor internal amendments - for Public Exhibition	VP



# Introduction + Executive Summary

*Inner West Council have produced a Plan of Management priority list identifying which open spaces within the Inner West LGA are in greatest need of review.*

*In 2019, Welsh + Major Architects were engaged by Inner West Council to develop Plans of Management and accompanying Master Plans for the seven top priority parks.*

*This document contains a Plan of Management and Master Plan for Pratten Park. Pratten Park is located in Ashfield, with entries via Arthur Street and Park Lane. Its boundaries are shared with residential properties along Alma Street and Rose Street. It consists of 8.15 acres (3.3 hectares), making it one of the larger parks within in the LGA.*

## Plan of Management

The Plan of Management [POM] is a guiding framework which directs the future vision, planning, management and use of the park. It will be used to inform the development of the park over the next ten years.

## Master Plan

The Master Plan is a design report outlining the actions required for improvement, intended to guide the physical upgrade of the site over the next ten years. It does this by suggesting how the strategies set out in the Plan of Management can be translated into site specific gestures for application to the park.

## How to Use This Document

Development of the POM and Master Plan involved some overlap of research and analysis. As such the POM and Master Plan were undertaken simultaneously, and are presented together within the same document.

The site has been considered and designed as a whole, but for ease and clarity within this document it has been presented as four zones.

Developing the Plan of Management and Master Plan involved the following processes:

- Policy review identifying the opportunities and constraints presented by national and local government initiatives.
- Demographic review identifying the local community profile.
- Review of site ownership and legal categorisation.
- Identification of applicable statutory conditions and legislation.
- Undertaking a detailed site analysis.
- Undertaking Community Engagement through drop in sessions and an online survey.
- Analysis of the outcomes of the Context Review, Site Analysis and Community Engagement Outcomes to develop Key Objectives and Strategies for management and action.
- Application of the physical strategies within the Draft Master Plan.

Key features of the Master Plan:

- 01 Gateway upgrades to Hugh Street entry.
- 02 Car parking and driveway improvements with potential permeable paving and landscaping.
- 03 Addition of new seating areas, park furniture and understorey planting.
- 04 Playground upgrades with connection to potential sensory / community garden.
- 05 Pratten Park Bowling club upgrades, including second storey addition.
- 06 New running / walking track around the perimeter of the oval.
- 07 Shared pedestrian area along A'beckett Ave entry with reduced areas of hardstand, permeable paving and increased planting.
- 08 New casual sports activity area with basketball hoop, table tennis tables, handball court markings and exercise equipment.
- 09 Thirning Villa and east turnstile house - heritage conservation and future use.
- 10 Removal of derelict toilet blocks.
- 11 Improved access throughout the park by the removal of unnecessary barriers and fencing.
- 12 Park lighting strategy, including general lighting and synthetic tennis court lighting.
- 13 Ongoing safety upgrades to existing cricket nets.
- 14 Restoration of existing bench seating.
- 15 New cohesive Signage strategy and removal of existing signage throughout.
- 16 Upgrades to existing storage area, including increasing the amount of storage available, new screening and planting.

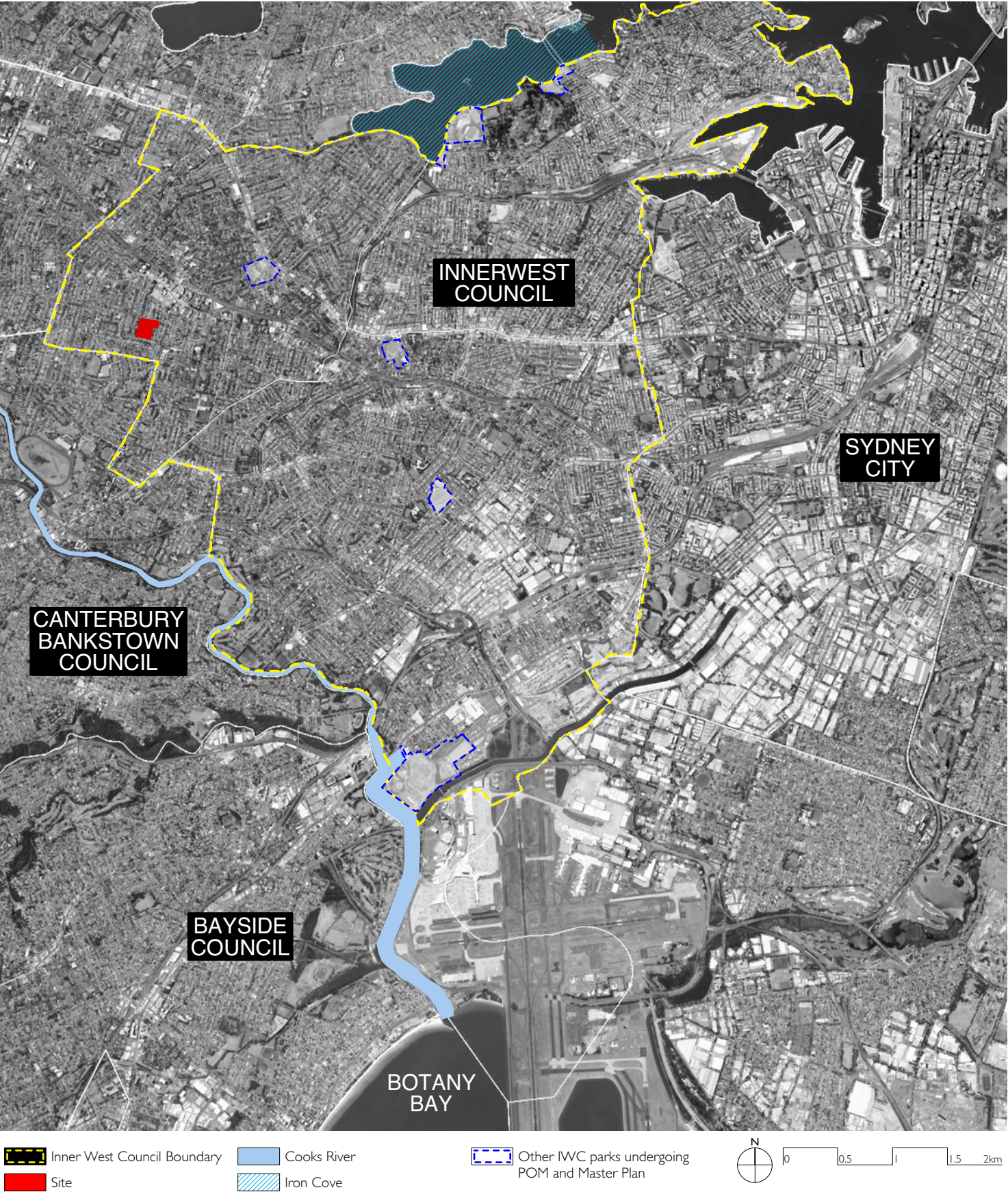








I.0 Context Overview





## REGIONAL CONTEXT

## Inner West Council

The Inner West Council area is located five kilometres west of the Sydney Central Business District (CBD)

The council area was established when the former councils of Ashfield, Leichhardt and Marrickville merged in May 2016.

Inner West Council has five wards: Ashfield (Djarrawunang/ Magpie), Balmain Baludarri/ Leather Jacket), Leichhardt (Gulgadya/ Grass Tree), Marrickville (Midjuburi/ Lillypilly), and Stanmore (Damun/ Port Jackson Fig).

The Inner West Council has a resident population of 192,000 people, and spans 36km<sup>2</sup> from the banks of Parramatta River at Birchgrove in the north east, to the Cooks River at Dulwich Hill in the south west

There are 269 parks and reserves including playgrounds and sports grounds in the Inner West Local Government Area (LGA).

## Existing Recreational Needs and Future Projections

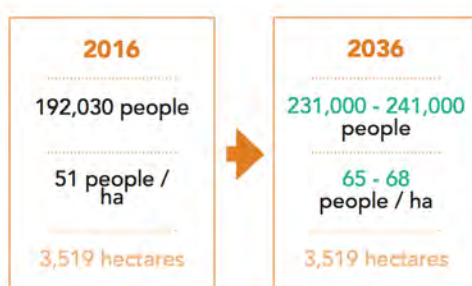
A Recreational needs study commissioned by Inner West Council in 2018 provided an analysis of the existing parklands within the LGA, including their current and predicted usage.

The community is expected to grow with an additional 49,000 residents projected by the year 2036. If new open space is not provided the amount of open space per person will decline from 13.3m<sup>2</sup> to 10.6m<sup>2</sup> per person within this timeframe.

Population growth will also result in additional pressure on current sporting and recreational facilities, and it is anticipated that additional facilities will be needed, and that current facilities will be required to intensify their usage to meet demand.

Based on industry benchmarks, by 2026 there will be a total gap of:

- 8 summer sporting grounds
- 8 winter sporting grounds
- 6 indoor (multipurpose) courts
- 14 outdoor (multipurpose) courts
- 1 indoor leisure centre (dry)
- 1 indoor leisure centre (aquatic)
- 1 skate park/facility.



## INNER WEST PARTICIPATION

Community engagement completed for this study investigated recreation participation in the Inner West. Local participation in recreation broadly corresponds to national and State participation trends - walking is the most popular activity at a local, State and national level.

Across the spectrum of recreation activities, people participated most often in "active recreation" activities, with 80% of survey respondents participating at least weekly.

This was followed by personal fitness with 66% of people participating at least weekly.

In total, 4.5% of people engaged did not participate regularly (at least weekly) in recreation (of any kind), and an additional 1.4% participated regularly in "passive recreation," but not any other kind of recreation.

Figure 4 shows the most popular recreation activities across all community engagement types.



Figure 4 - Most popular recreation activities identified through community engagement completed for the Inner West Recreation Needs Study (Source: Cred Consulting, 2018)

## POPULAR INNER WEST PLACES FOR RECREATION

The most popular recreation spaces in the Inner West identified through a range of consultation activities were:

- Footpaths, streets, and town centres
- Cycle paths
- Bay Run
- Cooks River foreshore path
- Leichhardt Park Aquatic Centre
- Annette Kellerman Aquatic Centre
- The GreenWay
- Steel Park
- Private gyms
- Hawthorne Canal/Richard Murden Reserve
- Enmore Park, and
- Ashfield Park.

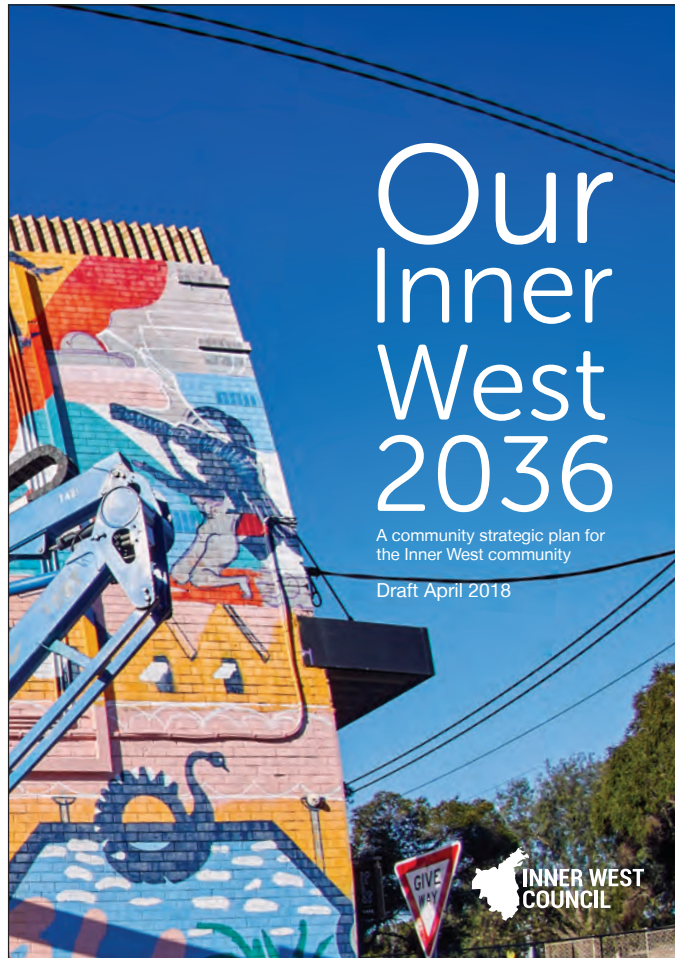
Key differences between different groups were that:

- Females used children's playgrounds, aquatic centres, and footpaths more often, while males used cycle paths, sporting fields and courts, and the Greenway more often than females.
- People who speak a language other than English at home used all facilities less regularly than the general community.

The most common types of facility that people visited for recreation in the Inner West were:



Figure 5 - Most common types of facility that people used for recreation in the Inner West identified through community engagement completed for the Inner West Recreation Needs Study (Source: Cred Consulting, 2018)



## REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

### Our Inner West 2036; A community strategic plan for the Inner West community

*Inner West Council, draft endorsed by council 06/2018*

This plan identifies the community's vision for the future, outlines long term goals, strategies to get there and how to measure progress towards that vision. It guides all of Council's plans, policies and budgets.

The strategic directions set out are:

- 1 - An ecologically Sustainable Inner West
- 2 - Unique, liveable, networked neighbourhoods
- 3 - Creative communities and a strong economy
- 4 - Caring, happy, healthy communities
- 5 - Progressive local leadership

Among the stated aims, those which apply directly to the regeneration of public parkland are to increase community satisfaction with: green infrastructure, the total area of habitat for wildlife managed under bush-care programs, protection of the natural environment, safety of public spaces, cycleways, maintaining footpaths, aquatic and recreation centres, availability of sporting grounds and facilities and walk-able open space. [Also aligns with State and District Plans]

### Other Documents Reviewed:

- Bike Plan 2010 - (former) Ashfield Council
- Ashfield LEP 2013
- Comprehensive Inner West DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill
- Ashfield Pedestrian Access & Mobility Plan - Prepared for (former) Ashfield Council by Calibre Consulting.
- (former) Ashfield Council - Street Tree Strategy 2015
- (former) Ashfield Council - Urban Planning Strategy 2010
- Inner West Council - Inclusion Action Plan

### Recreation Needs Study - A Healthier Inner West

*Cred Consulting for Inner West Council, published 10/ 2018*

Analysis of the current and projected recreation needs of the Inner West community, with a view to both maintaining and improving social and mental health as the population of the Inner West Council (IWC) area continues on its projected path of growth and change.

The study identified that the IWC area lacked sufficient public open space for the growing population. It outlines a strategic 'action' framework and explores how this framework could be applied.

The study identifies Pratten Park as a one of few district parks. It is the largest park within the south of Ashfield, and is utilised primarily for cricket, soccer, tennis and lawn bowls, as well as general recreation.

The study undertook extensive engagement with the community to determine both recreational participation within the inner west as well as comments and suggestions about the quality of public open space within the LGA. These findings in conjunction with community engagement carried out specifically for Pratten Park form a body of information about community needs and desires for public open space which have informed this Plan of Management and Master Plan.



## OUR INNER WEST 2036 - COMMUNITY STRATEGIC PLAN

Outcomes	Strategies
<b>1.1 The people and infrastructure of Inner West contribute positively to the environment and tackling climate change</b>	<ol style="list-style-type: none"> <li>1. Provide the support needed for people to live sustainably</li> <li>2. Reduce urban heat and manage its impact</li> <li>3. Create spaces for growing food</li> <li>4. Develop planning controls to provide ecosystem services*</li> <li>5. Provide green infrastructure that supports increased ecosystem services*</li> </ol>
<b>1.2 Biodiversity is rich, with connected habitats for flora and fauna</b>	<ol style="list-style-type: none"> <li>1. Support people to connect with nature in Inner West</li> <li>2. Create new biodiversity corridors and an urban forest across Inner West</li> <li>3. Maintain and protect existing bushland sites for species richness and diversity</li> </ol>
<b>1.3 The community is water sensitive, with clean, swimmable waterways</b>	<ol style="list-style-type: none"> <li>1. Collaborate to make plans, designs and decisions that are water-sensitive</li> <li>2. Supply water from within Inner West catchments</li> </ol>
<b>1.4 Inner West is a zero emissions community that generates and owns clean energy</b>	<ol style="list-style-type: none"> <li>1. Support local adoption of clean renewable energy</li> <li>2. Develop a transport network that runs on clean renewable energy</li> </ol>
<b>1.5 Inner West is a zero waste community with an active share economy</b>	<ol style="list-style-type: none"> <li>1. Support people to avoid waste, and reuse, repair recycle and share</li> <li>2. Provide local reuse and recycling infrastructure</li> <li>3. Divert organic material from landfill</li> <li>4. Advocate for comprehensive Extended Producer Responsibility+</li> </ol>

Outcomes	Strategies
<b>2.1 Development is designed for sustainability and makes life better</b>	<ol style="list-style-type: none"> <li>1. Pursue integrated planning and urban design across public and private spaces to suit community needs</li> <li>2. Identify and pursue innovative and creative solutions to complex urban planning and transport issues</li> <li>3. Improve the quality, and investigate better access and use of existing community assets</li> <li>4. Develop planning controls that protect and support a sustainable environment and contribute to a zero emissions and zero waste community</li> </ol>
<b>2.2 The unique character and heritage of neighbourhoods is retained and enhanced</b>	<ol style="list-style-type: none"> <li>1. Provide clear and consistent planning frameworks and processes that respect heritage and the distinct characters of urban villages</li> <li>2. Manage change with respect for place, community history and heritage</li> </ol>
<b>2.3 Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings</b>	<ol style="list-style-type: none"> <li>1. Plan and deliver public spaces that fulfil and support diverse community needs and life</li> <li>2. Ensure private spaces and developments contribute positively to their surrounding public spaces</li> <li>3. Advocate for and develop planning controls that retain and protect existing public and open spaces</li> </ol>
<b>2.4 Everyone has a roof over their head and a suitable place to call home</b>	<ol style="list-style-type: none"> <li>1. Ensure the expansion of social, community and affordable housing, distributed across Inner West, facilitated through proactive policies</li> <li>2. Encourage diversity of housing type, tenure and price in new developments</li> <li>3. Assist people who are homeless or sleeping rough</li> </ol>
<b>2.5 Public transport is reliable, accessible, connected and enjoyable</b>	<ol style="list-style-type: none"> <li>1. Advocate for improved public transport services to, through and around Inner West</li> <li>2. Advocate for, and provide, transport infrastructure that aligns to population growth</li> </ol>
<b>2.6 People are walking, cycling and moving around Inner West with ease</b>	<ol style="list-style-type: none"> <li>1. Deliver integrated networks and infrastructure for transport and active travel</li> <li>2. Pursue innovation in planning and providing new transport options</li> <li>3. Ensure transport infrastructure is safe, connected and well-maintained</li> </ol>



## REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Outcomes	Strategies
<b>3.1 Creativity and culture are valued and celebrated</b>	<ol style="list-style-type: none"> <li>1. Grow Inner West's reputation as a leading creative and cultural hub, celebrating and supporting diverse creative industries and the arts</li> <li>2. Create opportunities for all members of the community to participate in arts and cultural activities</li> </ol>
<b>3.2 Inner West is the home of creative industries and services</b>	<ol style="list-style-type: none"> <li>1. Position Inner West as a place of excellence for creative industries and services and support them to thrive</li> <li>2. Facilitate links to programs and services to help businesses grow, innovate and improve their competitiveness</li> <li>3. Encourage the establishment of new enterprises in Inner West</li> <li>4. Facilitate the availability of affordable spaces for creative industries and services</li> </ol>
<b>3.3 The local economy is thriving</b>	<ol style="list-style-type: none"> <li>1. Support business and industry to be socially and environmentally responsible</li> <li>2. Strengthen economic viability and connections beyond Inner West</li> <li>3. Promote Inner West as a great place to live, work, visit and invest in</li> </ol>
<b>3.4 Employment is diverse and accessible</b>	<ol style="list-style-type: none"> <li>1. Support local job creation by protecting industrial and employment lands</li> <li>2. Encourage social enterprises and businesses to grow local employment</li> </ol>
<b>3.5 Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained</b>	<ol style="list-style-type: none"> <li>1. Promote unique, lively, safe and accessible urban hubs and main streets – day and night</li> <li>2. Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment</li> <li>3. Pursue a high standard of planning, urban design and development that supports urban centres</li> <li>4. Promote the diversity and quality of retail offerings and local products</li> </ol>

Outcomes	Strategies
<b>4.1 Everyone feels welcome and connected to the community</b>	<ol style="list-style-type: none"> <li>1. Foster inclusive communities where everyone can participate in community life</li> <li>2. Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity</li> <li>3. Empower and support vulnerable and disadvantaged community members to participate in community life</li> <li>4. Increase and promote awareness of the community's history and heritage</li> </ol>
<b>4.2 The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West</b>	<ol style="list-style-type: none"> <li>1. Celebrate Aboriginal and Torres Strait Islander cultures and history</li> <li>2. Promote Aboriginal and Torres Strait Islander arts and businesses</li> <li>3. Acknowledge and support the rights of the Aboriginal community to self determination</li> <li>4. Actively engage Aboriginal people in the development of programs, policies and strategies</li> </ol>
<b>4.3 The community is healthy and people have a sense of wellbeing</b>	<ol style="list-style-type: none"> <li>1. Provide the facilities, spaces and programs that support wellbeing and active and healthy communities</li> <li>2. Provide opportunities for people to participate in recreational activities they enjoy</li> </ol>
<b>4.4 People have access to the services and facilities they need at all stages of life</b>	<ol style="list-style-type: none"> <li>1. Plan and provide services and infrastructure for a changing and ageing population</li> <li>2. Ensure the community has access to a wide range of learning spaces, resources and activities</li> <li>3. Support children's education and care services to ensure a strong foundation for lifelong learning</li> </ol>

Outcomes	Strategies
<b>5.1 People are well informed and actively engaged in local decision making and problem-solving</b>	<ol style="list-style-type: none"> <li>1. Support local democracy through transparent communication and inclusive participatory community engagement</li> </ol>
<b>5.2 Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes</b>	<ol style="list-style-type: none"> <li>1. Support leadership and mentoring initiatives that build and strengthen the capacity of individuals, businesses and communities</li> <li>2. Support local capacity for advocacy</li> <li>3. Collaborate with partners to deliver positive outcomes for the community, economy and environment</li> </ol>
<b>5.3 Government makes responsible decisions to manage finite resources in the best interest of current and future communities</b>	<ol style="list-style-type: none"> <li>1. Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations</li> <li>2. Ensure responsible, sustainable, ethical and open local government</li> <li>3. Deliver innovation, excellence, efficiency and effectiveness and probity in Council processes and services</li> </ol>

EXISTING DOCUMENT REVIEW - RECREATIONAL NEEDS STUDY

Key Findings:

A number of findings about recreation within the Inner West are highlighted by the report. These include its benefits and its changing perception and role within society generally. These have assisted in providing a foundation for the strategies and objectives of this Plan of Management and Master Plan. A summary of the key findings includes;

- Participation in recreation brings significant health and social benefits to individuals, including mental health benefits and improved development outcomes for children and young people.
- Recreation provides benefits at the community level, supporting community cohesion and community development, and public health benefits.
- A majority of Australians participate in sport or other physical activities at least 3 times a week.
- Nationally, the most popular recreation activities include walking, fitness, swimming, cycling and running, and this is reflected by local participation trends in the Inner West.
- The major change in participation in recreation is a trend to more flexible and non-organised participation.
- Children have declining access to unsupervised participation in recreation activities, with Planet Ark estimating that only 35% of Australian children play outside every day, compared to 72% a generation ago.
- People with disability have lower levels of participation in recreation and are less likely to take part as a spectator.

Open Spaces:

The study indicates that the average amount of public open space across the LGA is 13.3m<sup>2</sup> per person. Ashfield has a below average provision of public space with 8.1m<sup>2</sup> per person. This is forecast to be reduced to 6.3m<sup>2</sup> per person by the year 2036 as populations increase.

Sporting Capacity:

The study identified Pratten Park oval as having an optimum capacity of 30 hours of use per week, which ensures a usable surface condition. The study suggests that the sporting ground is being used for 40 hours per week, indicating that it is operating beyond its optimal capacity.

Community Engagement:

The study undertook extensive engagement with the community to determine both recreational participation within the inner west as well as comments and suggestions about the quality of existing public spaces. Pratten Park was noted as having very good sporting facilities and a cooperative spirit towards the sharing of the parks assets, however it was noted that the Park is not big enough for the area and therefore very busy. It was also suggested that tennis court lighting could be improved to accommodate evening games.

Objectives:

The report found a number of opportunities for improving recreational spaces within the LGA through a needs and gaps analysis. These opportunities were grouped into broad themes. Key opportunities which relate to the scope of this Plan of Management have been summarised below.

NEED
Increased quality of open space to optimise use, address demand and meet higher and more diverse needs
Well maintained public toilets, water bubblers and bins in parks.
Picnic and BBQ facilities, seating and shade for informal social gatherings, as well as informal grassed passive recreation areas.
New facilities in parks including: table tennis tables; outdoor gyms including for seniors, and hard surfaces with shelter for tai chi.
Lighting and design of parks to increase feelings of safety
Improved lighting to support evening and night time use of sporting grounds and provide recreation opportunities after work hours
Improved waste management and maintenance in parks and sporting grounds.

OPPORTUNITIES
<ul style="list-style-type: none"><li>• Multi-use, flexible open space that is designed to support sharing and reduce conflict between users</li></ul>
<ul style="list-style-type: none"><li>• Extend the Inner West Public Toilet Strategy recommendation that all residents and visitors be within 400m of a public toilet that is open during daylight hours throughout the LGA.</li></ul>
<ul style="list-style-type: none"><li>• Provide space for social gatherings outside of the home.</li></ul>
<ul style="list-style-type: none"><li>• In particular local parks in high density areas to provide a variety of recreation opportunities for residents.</li></ul>
<ul style="list-style-type: none"><li>• Lighting in parks for informal night time use e.g. at outdoor gyms, dog parks, running paths, large flat areas for informal sport and other sporting facilities.</li></ul>
<ul style="list-style-type: none"><li>• Increased maintenance resourcing</li><li>• Consider ongoing maintenance costs at the design stage of new/upgraded open space</li><li>• Consultation with outdoors staff at the design stage to identify possible future maintenance issues, and</li><li>• Self-cleaning BBQs.</li></ul>

## REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Improved sporting ground playing surfaces through upgrades to drainage, turf, soil.	<ul style="list-style-type: none"> <li>Current allocation data (Winter 2018 season) indicates that some sporting grounds are over capacity, but there is potential to increase the carrying capacity of the sporting ground through surface improvements</li> </ul>
Improving sporting building infrastructure, amenities blocks to increase usability and support safety, and support the participation of women and people with disability in sport. Spectator infrastructure, courts surfaces, lighting, allocation and booking processes.	<ul style="list-style-type: none"> <li>Upgrade sporting grounds throughout the LGA.</li> </ul>
Signage and wayfinding on cycle routes. Safer shared paths, and/or separate bike/pedestrian paths.	<ul style="list-style-type: none"> <li>Review throughout the LGA.</li> </ul>
Cycling infrastructure including end of trip facilities and bike parking.	<ul style="list-style-type: none"> <li>Cycling infrastructure at connections to public transport and recreation facilities.</li> </ul>
Play spaces for older children / young people; Play opportunities for other age groups and abilities.	<ul style="list-style-type: none"> <li>Play for older children such as basket swings, trampolines, climbing walls, monkey bars, flying foxes</li> <li>Innovative play spaces such as nature play, and adventure/junk play.</li> <li>Include inclusive play equipment in all playgrounds, rather than only in some dedicated inclusive playgrounds.</li> <li>Innovative play spaces such as nature play, and adventure/junk play.</li> </ul>
Increased access to recreation opportunities for older people.	<ul style="list-style-type: none"> <li>Footpath improvements, bushcare programs,</li> <li>More affordable recreation opportunities for older people</li> <li>Support with transport to recreation opportunities.</li> </ul>
Informal, flexible and social recreation opportunities that cater to a time-poor population.	<ul style="list-style-type: none"> <li>Improved lighting on streets and in parks to enable night time use including for organised and informal activities</li> <li>Encourage recreation providers (e.g. sports clubs, fitness providers) to provide recreation opportunities in the evening eg social versions of sport</li> </ul>
Inclusive recreation opportunities for people with disability including organised sport.	<ul style="list-style-type: none"> <li>Prioritise accessibility in the upgrades of recreation facilities and parks, for example in new amenities buildings.</li> <li>Audit of Council's recreation facilities and parks and whether they are accessible.</li> </ul>
Inclusive recreation opportunities for people from the LGBTQI+ community	<ul style="list-style-type: none"> <li>Welcoming change and bathroom amenities for gender diverse people.</li> </ul>
Inclusive recreation opportunities for people from culturally and linguistically diverse backgrounds.	<ul style="list-style-type: none"> <li>Recreation opportunities located close to public transport and promoted in community languages</li> <li>Recreation programs targeting people from culturally and linguistically diverse backgrounds</li> <li>Recreation opportunities that reflect popular activities (e.g. informal sports, badminton, volleyball, table tennis, basketball, Tai Chi), and</li> <li>Working with sporting clubs to support inclusiveness and increased participation.</li> </ul>
New off leash dog parks, including dog swimming and water play; Ongoing provision and maintenance of existing dog off leash areas; Managing and preventing conflicts between users of parks, particularly children and dogs.	<ul style="list-style-type: none"> <li>Clarity in signage to enable regulation and enforcement.</li> <li>Design of parks and playgrounds to minimise conflict e.g. planting borders 10m from playgrounds to identify dog free areas.</li> <li>In particular there is need for an off-leash dog area in the former Ashfield Council ward, where there is currently no off-leash dog park.</li> </ul>







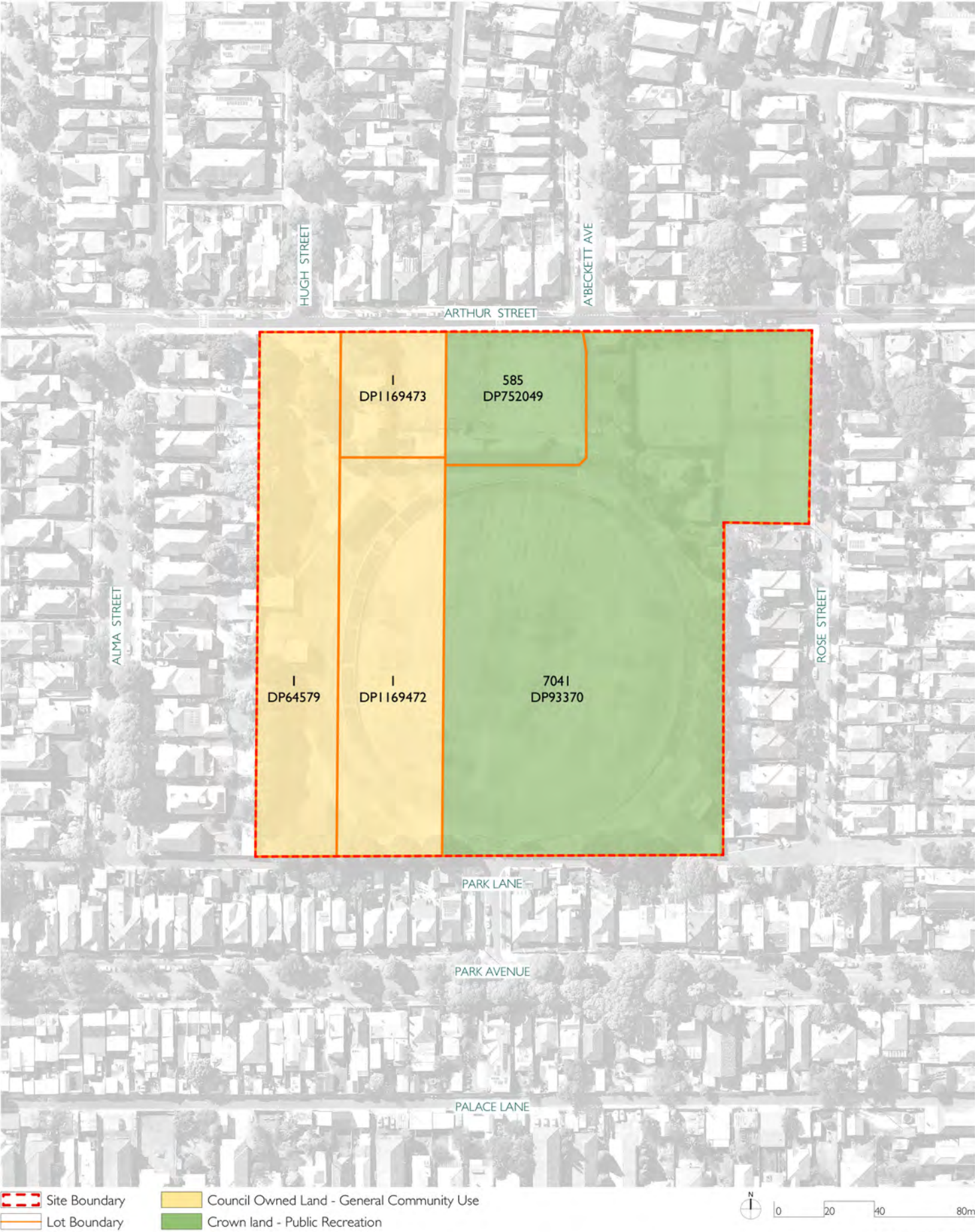
## 2.0 Categorisation + Ownership

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2.0 Categorisation + Ownership



### LAND TO WHICH THIS PLAN APPLIES

#### Community land - Local Government Act Requirements

Public land as defined under the *Local Government Act 1993*, must be classified as either community or operational land.

'Operational' land comprises land that serves a commercial or operational function (e.g. offices, works depot, car park, sewage pump station, etc.), or land that is being retained for commercial or strategic reasons. The range of controls that apply to Community land do not apply to the use and management of Operational land.

'Community' land is generally public park land set aside for community use. Development and use of this land is subject to strict controls set out in the Act such as Community land cannot be sold, or leased or licensed for more than 30 years. In addition to these controls, the Act requires Councils to have plans of management for all Community lands.

A plan of management places each piece of Community Land into one or more of five categories which impact on how they can be used. These are: Natural area; Sports ground; Park; Area of cultural significance; or General community use. Community Land is still subject to zoning controls and a plan of management operates as an additional control over that piece of land.

#### Crown Land Management Act 2016

Following a comprehensive review of legislative provisions and the management of Crown land the Crown Land Management Act 2016 (CLM Act) commenced on 1 July 2018 and the Crown Lands Act 1989 was repealed. The objectives of the CLM Act are:

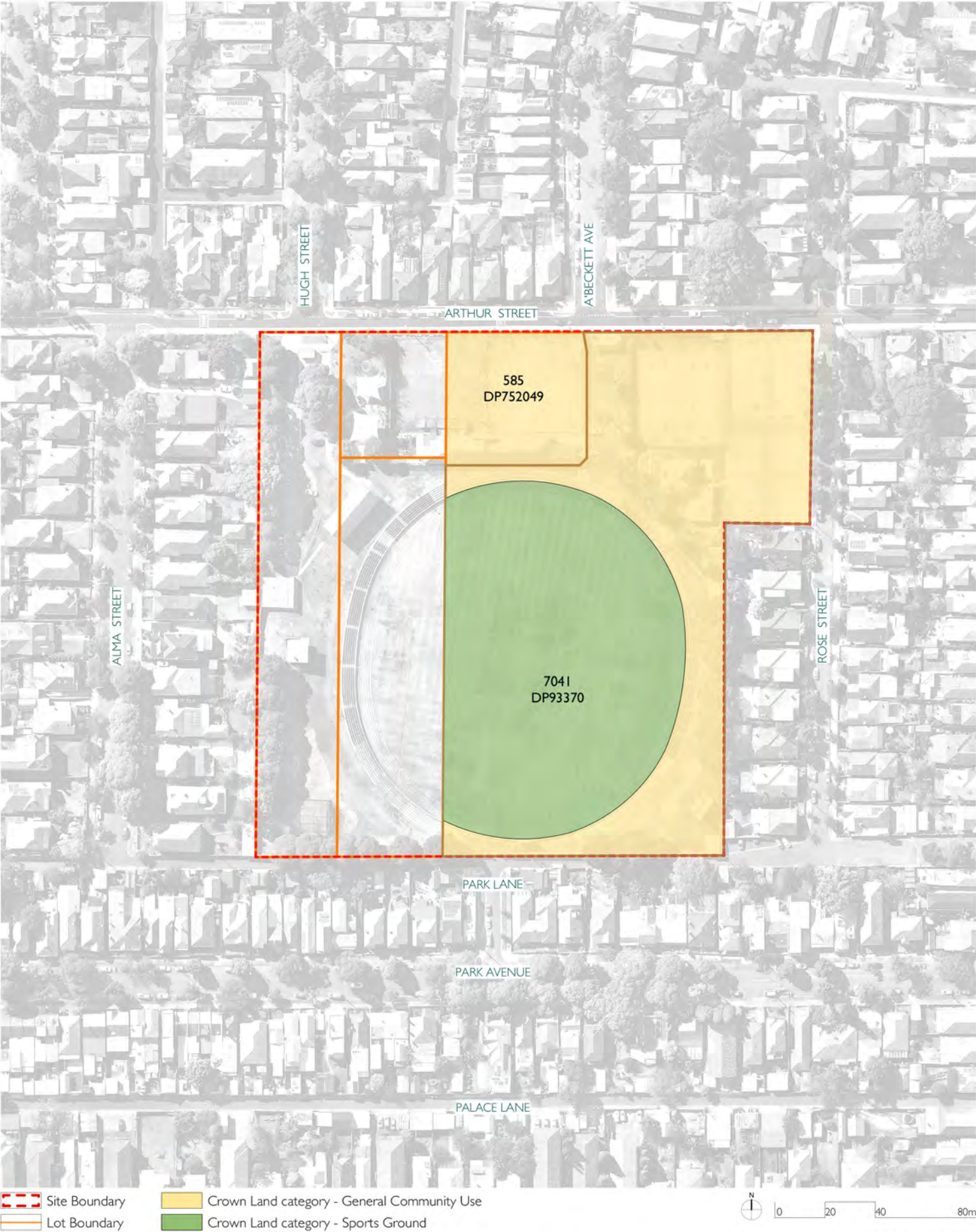
- To provide for the ownership, use and management of the Crown land of New South Wales, and
- To provide clarity concerning the law applicable to Crown land, and
- To require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land, and
- To provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of New South Wales, and
- To facilitate the use of Crown land by the Aboriginal people of New South Wales because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land, and
- To provide for the management of Crown land having regard to the principles of Crown land management.

The CLM act gives council the authority to manage Crown Land in the same way that it manages Public land, as defined under the *Local Government Act 1993*. The legislation requires council to firstly classify Crown land managed by Council as Community Land or Operational Land, and to then to nominate a single category for the land. The Plan of Management then provides the mechanism to place the Crown Land into multiple categories which are better suited to the current and future use of the land.

Lot/DP	Name & Location	Current Management & Agreements Recommendations	Ownership & Classification	Area (approximate)
Lot 1 DP64579	Pratten Park 40 Arthur Street, Ashfield Includes Amenities Block, Ticket Storage (western), Commentary box and kiosk.	Inner West Council	Inner West Council Community REI	6750m <sup>2</sup>
Lot 1 DPI 169472	Pratten Park 40 Arthur Street, Ashfield Includes Grandstand	Inner West Council	Inner West Council Community REI	6660m <sup>2</sup>
Lot 1 DPI 169473	Pratten Park 40/40A Arthur Street, Ashfield Includes part of Bowling Club	Inner West Council Pratten Park Bowling Club leased out by Inner West Council to Pratten Park Community Sports Bowling Club	Inner West Council Community REI	2100m <sup>2</sup>
Lot 585 DP752049	Pratten Park Bowling Club 40A Arthur Street, Ashfield	Inner West Council Pratten Park Bowling Club leased out by Inner West Council to Pratten Park Community Sports Bowling Club	Crown Land	2950m <sup>2</sup>
Lot 7041 DP93370	Pratten Park 40 Arthur Street, Ashfield Includes Thirning Villa, Tennis Clubhouse, Ticket Change & Entry Gates, Scoreboard, Amenities, Maintenance shed.	Inner West Council Thirning Villa (downstairs) leased out by Inner West Council to Pratten Park Ashfield and District Historical Society Turnstiles leased out by Inner West Council to Summer Hill Cricket Club Tennis Courts, clubhouse and rear storage leased out to Western Suburbs Lawn Tennis Association Ltd 2 x artists in residence licenced to use Thirning Villa (upstairs and downstairs)	Crown Land	22885m <sup>2</sup>



2.0 Categorisation + Ownership





**CROWN LAND CATEGORISATION****Crown Land Reserves**

Crown Land Reserves are owned by the State of New South Wales (NSW) and managed by Councils on behalf of the NSW Government for the benefit of the general public.

Crown Land Reserves managed by Council have been set aside for a particular public purpose. Where local councils are the land manager of Crown Reserves they are to be managed as if they are 'public land' under the Local Government Act 1993. Crown reserves which are classified public land require a Plan of Management.

The Crown Land within Pratten Park is divided into the categories listed within the table below. The land which each category specifically applies to is demonstrated by the map opposite.

**Management Principles**

The principles of Crown land management are:

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

**Native Title on Crown Land**

On Crown land native title rights and interests must be considered unless:

- native title has been extinguished; or
- native title has been surrendered; or
- determined by a court to no longer exist.

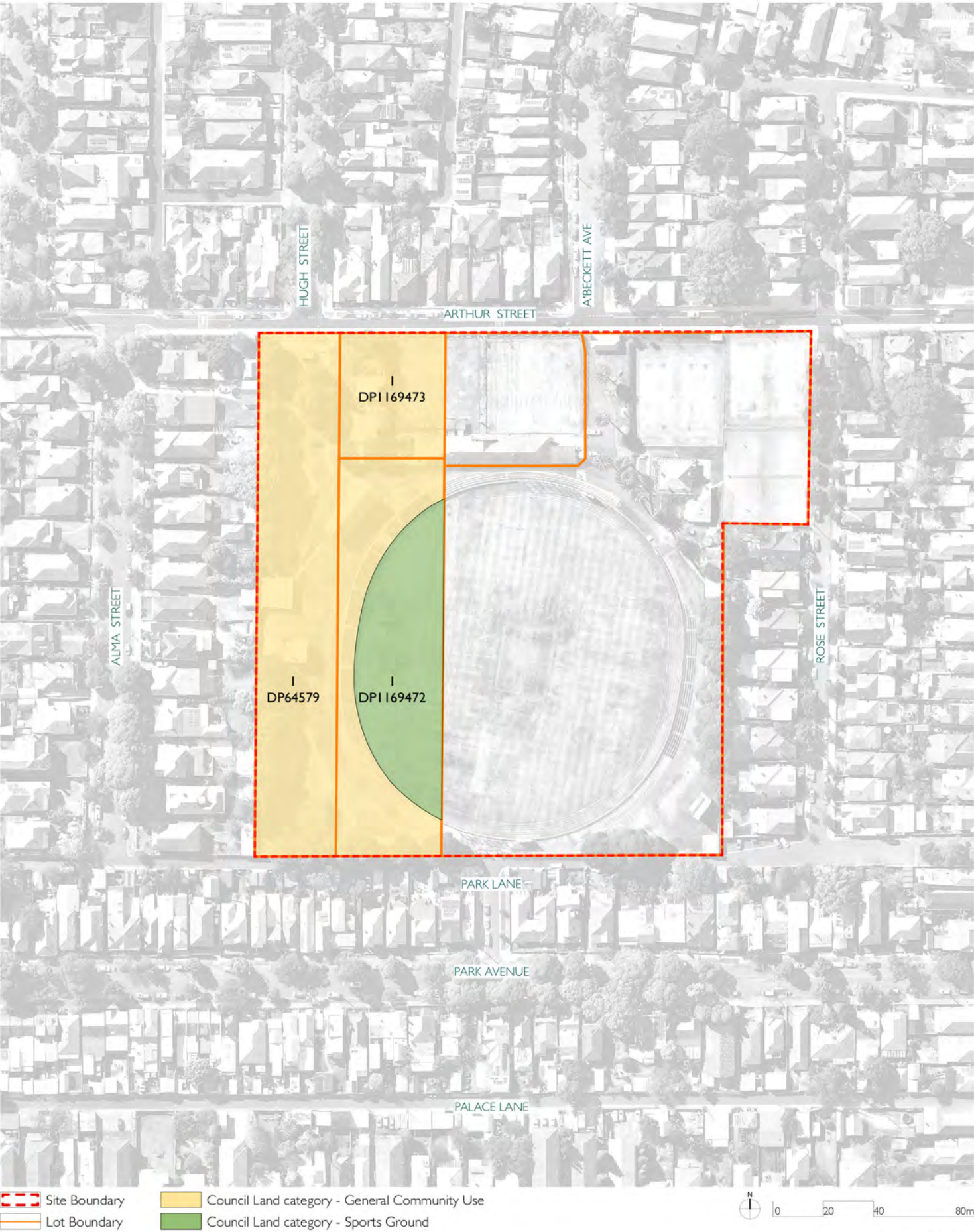
Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbecues,
- the construction of extensions to existing buildings,
- the construction of new roads or tracks,
- installation of infrastructure such as powerlines, sewerage pipes, etc,
- the creation of an easement
- the issue of a lease or licence,
- the undertaking of major earthworks.

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the Native Title Act 1993 (Cwlth) Where it is proposed to construct or establish a public work on reserved or dedicated Crown land, where native title is not extinguished, prior to approval Council will notify and give an opportunity to comment any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the Native Title Act 1993.

Category (Crown land)	Core objectives (as defined by the Local Government Act 1993)
SPORTS GROUND	The core objectives for management of community land categorised as a sportsground are— (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.
GENERAL COMMUNITY USE	The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public— (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

2.0 Categorisation + Ownership



## COUNCIL LAND CATEGORISATION

## Community land - Local Government Act Requirements

The council owned land which falls within Pratten Park is classified as Community land. Community land is generally public park land set aside for community use. Development and use of this land is subject to strict controls set out in the Act such as Community land cannot be sold, or leased or licensed for more than 30 years. In addition to these controls, the Act requires councils to have plans of management for all Community lands.

A plan of management places Community Land into categories which impact how they can be used. Community Land is still subject to zoning controls and a plan of management operates as an additional control over that piece of land.

The Community land within Pratten Park falls into the categories listed in the table below.

## Management Principles

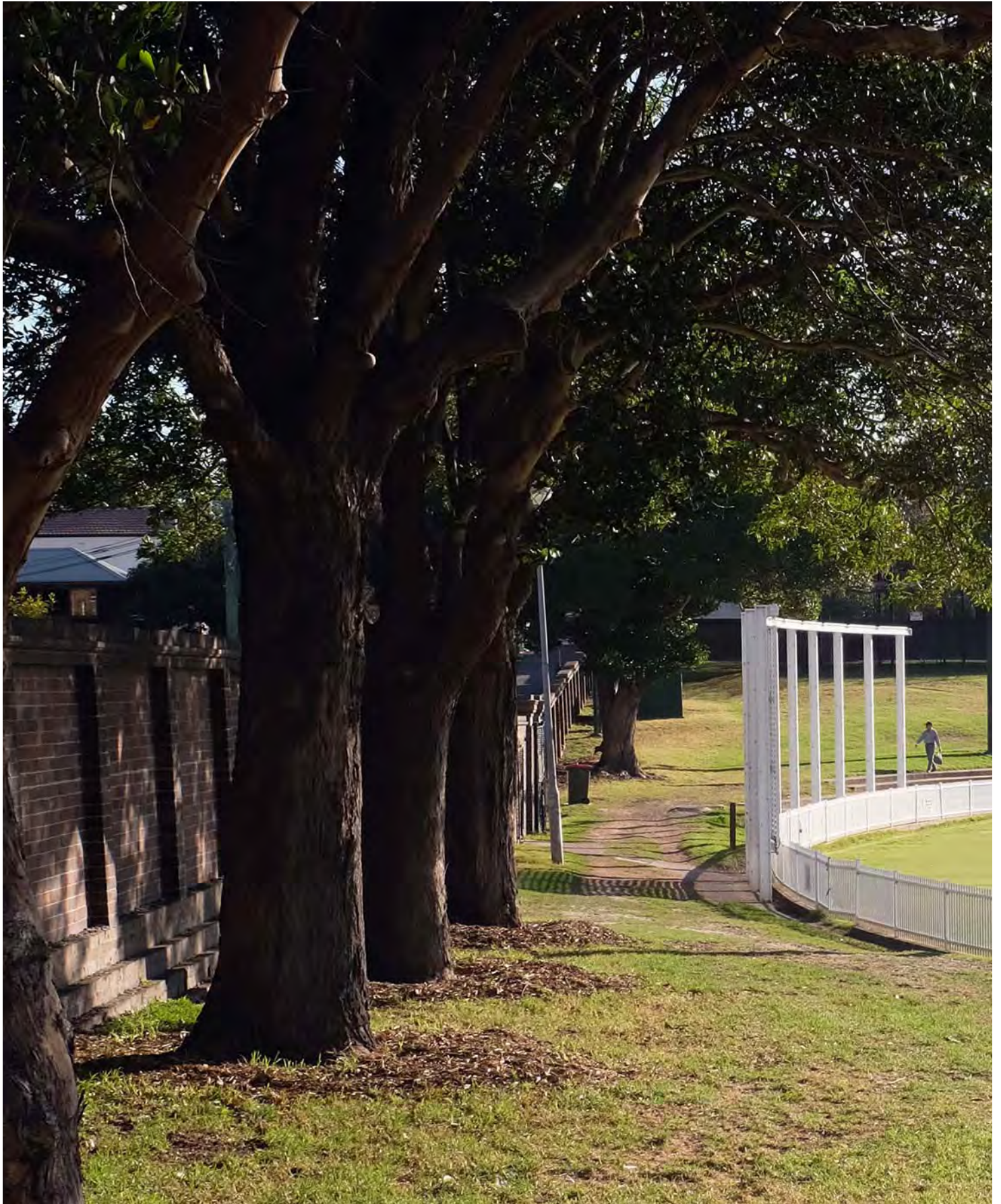
The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and

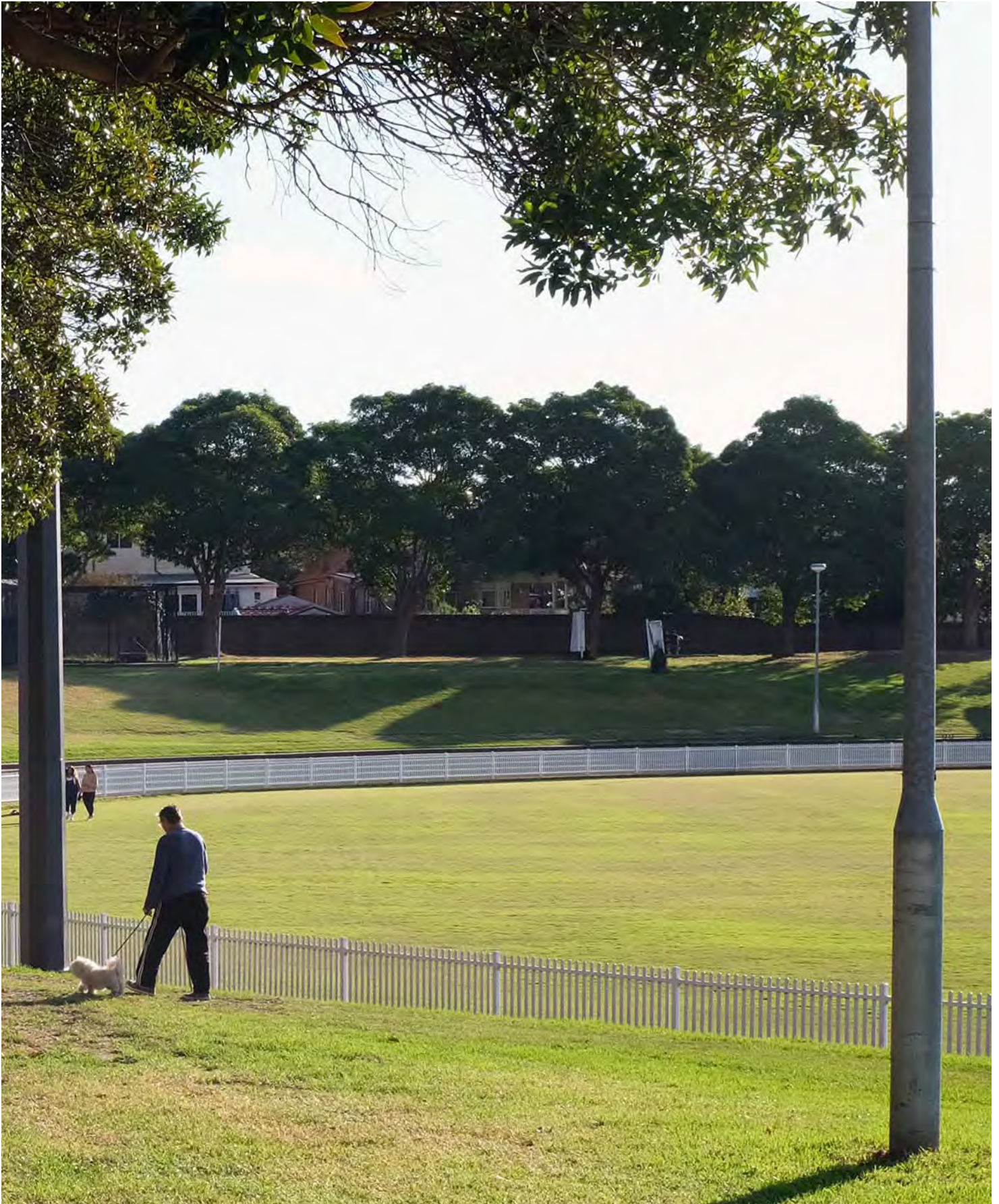
(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Category (Council land)	Core objectives (as defined by the Local Government Act 1993)
SPORTS GROUND	The core objectives for management of community land categorised as a sportsground are— (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.
GENERAL COMMUNITY USE	The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public— (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).











## 3.0 Leases + Licences

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### An Overview

The Local Government Act allows Council to grant leases, licences or other estates over all or part of Community Land.

Leases and licences are a method of formalising the use of land and facilities. Leases or licences can be held by groups such as community groups, sporting clubs and schools, and by commercial organisations or individuals providing facilities and/ or services.

Where exclusive control of all or part of an area or facility is proposed or desirable, a lease is appropriate. There are also other factors which may influence the granting of a lease. These include the level or scale of investment, the necessity for security measures and the relationship between the activity on the land and the activity of the controller of the land.

The activities undertaken by a leaseholder should be compatible with any zoning or Council requirements and provide benefits and services or facilities for the users of the land. Terms and conditions of a lease should reflect the interest of the Council, protect the public and ensure proper management and maintenance.

Where short term, intermittent or non-exclusive occupation or control of all or part of an area or facility is proposed, a licence may be used. Providing there are no conflicts of interest, several licences may apply concurrently.

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 with regard to the following:

The Lessee/Licensee is responsible for ensuring the area is maintained to a standard which is acceptable to Council.

There is a need to define the times the land or facility will be available for use by the Lessee/Licensee, the impact of the lease/licence on the public/private space use of the Parks, the impact on maintaining the Parks as one cohesive open space.

The Plan of Management for Pratten Park allows for the provision of leases and licences in accordance with the *Local Government Act 1993*, *Crown Lands Management Act 2016*, *Crown Lands Management Regulations 2018* and any subsequent legislation. Future leases and licences will be allowable for uses consistent with this Plan of Management, the Ashfield Local Environment Plan or Inner West Council Local Environment Plan (pending adoption) and any other applicable legislation. Any licences for biodiversity works are permitted.

Any leases, licences on crown land (a use agreement) on Crown land may impact native title rights and interests. Any use agreement issued on Crown land must be issued in accordance with the future act provisions of the Native Title Act 1993 and in accordance with Part 8 of the Crown Land Management Act 2016 unless native title is extinguished. For Crown land which is not excluded land this will require written advice of one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

### What are Leases and Licences?

A lease is a contract between the land owner, and another entity granting to that entity an exclusive right to occupy, use or control an area for a specified time.

A licence allows multiple non – exclusive use of an area. Short term licences and bookings may be used to allow the best overall use of an area.

Council's leasing and licensing is governed by its Land and Property Policy.

### Authorisation of Leases and Licences

The Local Government Act 1993 (Act) requires a lease or licence of community land must be authorised by a Plan of Management (PoM). The lease or licence must be for a purpose consistent with core objectives of its categorisation and zoning of the land. In addition, leases and licences of Crown land must be consistent with the dedication or reservation.

The maximum period for a lease or licence is 21 years if granted by Council or 30 years if granted by Council with the consent of the Minister for Local Government.

Leases and licences for the use of an area of land need to be permissible under this PoM, the LG Act, the Local Government Regulations 2005, Crown Lands Management Act 2016 (CLMA), Crown Lands Management Regulations 2017, Ashfield Local Environment Plan 2011 and any subsequent LEP adopted by Inner West Council, and pursuant to a development consent if required.

Any proposed lease or licence for more than 5 years must be by tender unless it is to a non-profit organisation.

Any proposed lease, licence other than short term or casual public notice must be given and be in accordance with section 47 of the Act.

Any leases, licences on Crown land (a use agreement) on Crown land may impact native title rights and interests.

Any use agreement issued on Crown land must be issued in accordance with the future act provisions of the Native Title Act 1993 and in accordance with Part 8 of the Crown Land Management Act 2016 unless native title is extinguished. For Crown land which is not excluded land this will require written advice of one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

This PoM expressly authorises Inner West Council as land manager of Pratten Park (D500002 & D1038528) to grant leases and licences for the purposes and uses which are identified or consistent with those in Table 1.01 and Table 1.02. The leases and licences permitted on this land align with original gazetted purpose of "Public Recreation".



## CURRENT LEASES + LICENCES

## Current Leases and Licences

Other Agreement

## Future Leases and Licences

This Plan of Management expressly authorises Inner West Council to grant leases and licences of Pratten Park for the purposes and uses which are identified or consistent with those in the following tables:

## Long Term Use for Up to 30 Years:

Type of arrangement/ categorisation and facilities	Purpose for which licencing/ leasing will be granted
Licence: Sports Grounds	Organised sport including but not limited to soccer, rugby, AFL, cricket, oz tag
Licence: Sports Grounds	School and community group recreation and education use
Licence: General Community Use Building	Recreational purposes including basketball, netball fitness classes, purpose of filming. Management of indoor gym.
Licence: General Community Use Building	Outdoor café/ kiosk seating and tables.
Licence: General Community Use grandstand and Associated Buildings	Café/kiosk Organised sport and associated uses
Licence: General Community Use Building	Artist in residence, creative or social enterprise
Lease: General Community Use Building	Café/ kiosk
Licence: General Community Use	School and community group recreation and education use
Lease: General Community Use Building	Bowling club and associated uses including but not limited to restaurant and bar and the purpose of selling alcohol. Sporting club and associated uses including but not limited to filming, training, storage.
Lease: General Community Use Land	Recreational purposes including but not limited to management of outdoor bowling greens / multiuse courts
Licence/ Deed: General Community Use Land	Community garden and associated uses including minimal storage, compost facilities, worm farms.

## Short Term Leases

Type of arrangement/ categorisation and facilities	Purpose for which licencing/ leasing will be granted
Licence: Sports Ground	-Seasonal licences -Sporting fixtures and events -Uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events - commercial fitness trainers
Licence: Sports Ground	School and community group recreation and education use
Licence: General Community Use	School and community group recreation and education use
Licence: General Community Use Land	-commercial fitness trainers -casual hire of courts
Easement: General Community Use	- short term access for the maintenance of adjoining walls/ structures where no other alternative is available.
Licence: General Community Use Sports Ground	-fairs, markets, auctions and similar events -engaging in trade or business -delivering a public address -public performances -picnics and private - celebrations such as weddings and family gatherings -conducting a commercial photography session -filming including film / television -community events and festivals - Outdoor Cinema -playing a musical instrument or singing for fee or reward -advertising - catering - community, training or education - environmental protection, conservation or restoration or environmental studies - exhibitions - functions - hiring of equipment - meetings - site investigations - sporting and organised recreational activities -storage - emergency purposes including training





## 4.0 Statutory Conditions + Legislation

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### STATUTORY CONDITIONS + LEGISLATION

#### Zoning + Classification

LEP : REI 'Public recreation'

#### Land Category / Core Objective Council Owned Land

This Plan of Management categorises the community land as follows:

Council Owned Land - Community land - General community use

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and;
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

#### Other Relevant Legislation

- Native title Act 1993 (cwlth)
- Companion Animals Act.
- Disability Discrimination Act.
- Environmental Planning and Assessment Act 1979.
- National Construction Code 2019.
- National Parks and Wildlife Act 1974.
- State Environmental Planning Policy (infrastructure) 2007.
- Work, Health and Safety Act.
- Biodiversity Conservation Act 2016.
- Vegetation SEPP.
- Dividing Fences Act

4.0 Statutory Conditions + Legislation





**CONDITION OF LAND + STRUCTURE**

	Use of land or structure (on adoption of the PoM)	Condition of the land or structure (on adoption of the PoM)	Future Condition (Targeted following adoption of the PoM)
01	West Turnstile House (Storage)	Very Poor	Remove
02	West Turnstile House (Ticket Box)	Very Poor	Remove
03	Playground	Good	Good - Maintain + Upgrade
04	Western Driveway	Very Poor	Good - Replace
05	Grandstand	Good	Good - Maintain
06	Bowling Green West	Poor	Good - Alternative use proposed
07	Bowling Green East	Good	Good - Maintain
08	Bowling Club	Acceptable	Good - Upgrade
09	Eastern Driveway	Poor	Good - Upgrade
10	East Turnstile House	Poor	Good - Maintain
11	Thirning Villa	Good	Good - Maintain
12	Tennis Clubhouse	Good	Good - Maintain
13	Tennis Courts - Grass	Good	Good - Maintain
14	Tennis Courts - Synthetic	Good	Good - Maintain
15	Thirning Villa Sheds	Very Poor	Good - Restore / Upgrade
16	Pratten Park Amenities 'Ladies'	Very Poor	Remove
17	Pratten Park Amenities 'Gents'	Very Poor	Remove
18	Scoreboard	Good	Good - Maintain
19	Pratten Park 'Groundsmans Shed'	Very Poor	Good - Upgrade
20	Cricket Nets	Good	Good - Maintain + Upgrade
21	Canteen	Fair	Fair
22	Amenities Block / Changerooms	Good	Good - Maintain
23	Sporting ground	Good	Good - Maintain
24	Sporting ground Seating	Very Poor	Good - Maintain





## 5.0 Master Plan Strategies

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# 5.0 Master Plan Strategies

## OVERVIEW

The key objectives outline a broad vision for the future of Pratten Park. They have been derived from the opportunities and constraints outlined in the Site Analysis and Community Engagement Outcomes. They have also been informed through a precedent study of successful local, national and international parkland projects.

Key strategies offer practical measures for how these objectives can be implemented within Pratten Park.



### ACCESS

#### Key Objectives:

1. Provide welcoming and accessible entry points.
2. Improve car access and parking while reducing the impact of vehicles.
3. Improve existing connections throughout the park.
4. Create a simple signage and wayfinding strategy for navigating the park and its assets.

#### Key Strategies to achieve this in Master Plan:

- Improve the quality and accessibility of park gateways.
- Establish shared driveways with defined areas for parking using permeable and durable surface materials.
- Introduce a running and walking track around the oval perimeter.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.



### INCLUSIVENESS

#### Key Objectives:

1. Provide facilities which cater for a range of ages, abilities and interests.
2. Ensure that the park and its assets are accessible for all visitors.
3. Provide high quality amenities which are inclusive and accessible.

#### Key Strategies to achieve this in Master Plan:

- Upgrade the existing playground with additional elements which facilitate inclusive, accessible and imaginative play.
- Incorporate sensory garden elements into newly landscaped areas near the playground.
- Ensure new and upgraded facilities are inclusive and accessible, and improve accessibility throughout the park.



### SENSE OF PLACE

#### Key Objectives:

1. Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets.
2. Create opportunities to educate visitors about the culture and history of the site through public art and interpretation strategies.
3. Preserve and protect successful spaces, and create new fine-grain spaces.

#### Key Strategies to achieve this in Master Plan:

- Maintain and restore park elements which contribute to the heritage value of the park and remove detractive elements.
- Incorporate historical interpretation strategies into new park elements to inform visitors about the parks rich history.
- Foster the identity of Pratten Park and ensure new additions contribute to it's unique character.





### COMMUNITY

#### Key Objectives:

1. *Protect areas that are highly valued by the community.*
2. *Support the flexible use of the bowling club as a community hub.*
3. *Provide high quality furniture and facilities.*
4. *Continue maintenance of existing park assets.*

#### Key Strategies to achieve this in Master Plan:

- Maintain existing open green spaces for flexible recreation and improve the quality of under-utilised spaces.
- Investigate and implement strategies to enhance the role of the bowling club as a community venue with diverse functions into the future.
- Establish additional shady seating areas.
- Provide a variety of activities for a diverse community



### SUSTAINABILITY

#### Key Objectives:

1. *Support local ecologies through landscaping strategies*
2. *Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.*
3. *Prioritise the environment in decision making.*
4. *Consider a whole life cycle approach when choosing materials and fixtures.*

#### Key Strategies to achieve this in Master Plan:

- Establish understorey planting in under-utilised areas.
- Utilise permeable paving along driveways to balance new hard stand areas with on-site water retention and tree health.
- Plant new trees where possible to increase shade cover.
- Design new facilities from sustainable principles and upgrade existing facilities with sustainable measures.



### SAFETY

#### Key Objectives:

1. *Support safer interactions between vehicles and people.*
2. *Upgrade lighting associated with key assets.*
3. *Implement strategies to reduce the risk of injury to park users by cricket balls.*

#### Key Strategies to achieve this in Master Plan:

- Improve sight-lines between vehicles and pedestrians at the north-west entry.
- Improve pathway connections and reduce trip and slip hazards for people within the park.
- Implement a consistent lighting plan within the park to facilitate easier use before and after daylight hours.
- Implement safety upgrades to cricket nets and recreational areas.



### SPORTS + RECREATION

#### Key Objectives:

1. *Provide informal recreation opportunities that encourage active and healthy communities.*
2. *Maintain Pratten Park as a premier sports ground.*
3. *Acknowledge the community benefit of sporting grounds as areas for recreation outside of their use for organised sports and balance community and organisation use.*

#### Key Strategies to achieve this in Master Plan:

- Create a multi-purpose half-court area complete with basketball hoop, handball markings, exercise equipment and running track.
- Retain Pratten Park sporting ground as a well maintained natural grass surface. Repair and maintain tiered seating and sporting facilities.
- Provide lighting for sporting ground and synthetic tennis courts to maximise their use.
- Maintain shared community access to park assets.

## 5.0 Master Plan Strategies



### ACCESS



Sample of boundary wall also acting as seating element<sup>1</sup>

#### Park Gateways

Entry to Pratten Park is limited to three points. This contributes to the park's unique character by providing a sense of seclusion and respite from the surrounding urban areas. The master plan proposes to maintain this quality while improving the existing park gateways through the following measures:

##### *North-West Gateway (Arthur Street)*

The existing north-west turnstile house (1970s) is of little architectural or historical value, and is no longer used for its original purpose. The narrow driveway crossover created by the structure also contributes to poor sight lines between vehicles entering and exiting the park and pedestrians. It is recommended that the turnstile house is removed and replaced with a new low wall element which improves permeability while contributing to the overall character of the park and the street.

An example of this could be a low and wide brick wall that has multiple functions, such as to define a boundary; to be used as furniture and a place to sit; to be something that can be playfully walked and jumped on; to tell a story of the original turnstile houses at that location; as a historical interpretation element to tell of the park's many uses; as an identifying sculptural element for Pratten Park beyond two-dimensional signage.

##### *North-East Gateway (Arthur Street)*

The existing turnstile house (1930s) is a highly valuable asset for the park, council and the wider community, and it should be maintained and appropriately restored to its original condition.

Upgrades to this entry should also include:

- Sympathetic paving of the ground surface around the turnstile house.
- Removing the unused chain-link gate between the turnstile house and the tennis courts.
- Maintenance works to the historical cast iron gates and keeping them both open at all times.



Sample of permeable paving<sup>2</sup>

Alternative uses for the turnstile house should be investigated by council so that the structure can once again become an active element for the park and street. Refer to *Master Plan Strategies - Sense of Place*.

##### *South Gateway (Park Lane)*

The existing openings to the southern wall consist of narrow gateways and a wider central gateway. The gateway itself contributes to the character of the park, giving an impression of how the park was used during sporting events in the past. As a result the gateway should be maintained. All of the entry gates should be fixed in the open position or removed, including the wider central gate. An attractive removable bollard could be installed to the central gate if required to prohibit public vehicles from entering the park. This will allow access to the park for visitors with prams, bicycles and wheelchairs who would otherwise not be able to enter the park through this gate due to the limited width. Areas around the gates should be paved and link to the proposed walking / running track.

#### Vehicle Access, Parking + Shared Spaces

##### *Hugh St Driveway (West)*

The majority of vehicles enter the park from the Arthur Street western gates and park perpendicular to the existing asphalt driveway between the trees as well as on the grass. This has resulted in a poor surface condition in these areas as well as at times inefficient parking.

The master plan recommends that the parking area is paved to define the driveway and approximately 31 formal parking spaces, with a turning bay at the southern end. The paved area should provide generous spacing around the bases of existing trees to avoid damaging the trees and to permit additional understorey planting. A permeable paving solution should be selected. Discreet fencing, bollards or boulders should be employed to prohibit vehicles from parking over grassed or planted areas. A shared zone should be indicated at the entrance of the park through the use of alternative paving to communicate that the area is to be shared with pedestrians.

##### *A'beckett Ave (East)*

The eastern driveway is primarily used to access the reserved parking

<sup>1</sup>Toyen Square, Oslo, Norway by Grindaker. Photo © Grindaker.

<sup>2</sup>Macquarie University Courtyard by Hassel. Photo © Brett Boardman.





### Key Objectives:

1. Provide welcoming and accessible entry points.
2. Improve car access and parking while reducing the impact of vehicles.
3. Improve existing connections throughout the park.
4. Create a simple signage and wayfinding strategy for navigating the park and its assets.

### Key Strategies to achieve this in Master Plan:

- Improve the quality and accessibility of park gateways.
- Establish shared driveways with defined areas for parking using permeable and durable surface materials.
- Introduce a running and walking track around the oval perimeter.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.

spaces for the bowling club and to provide vehicle access to the oval and Thirning Villa when required. As a result vehicle movement in this area is fairly limited. The driveway is to be resurfaced as a shared pedestrian area in the same manner as the north-west driveway entry. A permeable paving solution should be investigated. The width of the paved areas should be limited to a width appropriate for a single vehicle to provide additional room for planting and to provide a buffer around the existing palm trees and recreational areas.

### Pedestrian Connections

There are currently no pathways linking to the southern side of the park, which limits access through the park for some users. Running around the oval is also popular; however runners are required to navigate through the tiered concrete and seating. This master plan proposes that the highest tier of seating is converted into a walking / running track around the perimeter of the oval. This would create an opportunity for active recreation, whilst linking to the southern areas of the park and the southern entry gates. A path in this location would also have little impact on open grassed areas which are highly valued by the community. It is recommended that the highest tier of bench seats are restored and relocated to other areas where the seating has previously been removed.

### Barrier-free Movement

There are currently a number of barriers which restrict movement throughout the park. There are also a number of areas where poor fencing has created inaccessible areas. This master plan recommends addressing the extent of superfluous fencing within the park. This includes:

- Removal of security fencing which extends between the bowling club and Thirning Villa, which is no longer required due to the park being open all hours.
- Removal Handrail and retaining wall to the south of the grandstand, where the changes in level could be managed through a low seating wall, landscaping and improved walkways.
- Removal of double fenced areas to the east of the playground and to the north of the tennis courts along Arthur St.
- Removal of metal gates at the end of both east and west driveways and replacement of these removable bollards or similar to allow pedestrians to freely pass through.

### Signage + Wayfinding

Existing signage should be removed and replaced with signage that is clear, concise and designed to suit an overall signage strategy. Adding to signage over time in an ad-hoc manner should be discouraged.

Signage related to key assets should contribute to the character of the asset and the identity of the park overall. Signage can also inform the public as to what is occurring within the park. For example:

- Signage related to Thirning Villa should be sympathetic to the heritage nature of the asset and inform that it is publicly accessible with a number of programs and events.
- Signage around the bowling club should be updated to inform visitors on the multiple uses of the club, such as permanent and visually appealing signage for 'The Pratto' restaurant and a space to inform visitors about various events.



Example of oval running track<sup>3</sup>



Integrated signage and wayfinding<sup>4</sup>

<sup>4</sup>Pityariilla Park by Aspect Studios. Photo © SweetLime.

## 5.0 Master Plan Strategies



### INCLUSIVENESS

#### Key Objectives:

1. Provide facilities which cater for a range of ages, abilities and interests.
2. Ensure that the park and its assets are accessible for all visitors.
3. Provide high quality amenities which are inclusive and accessible.

#### Key Strategies to achieve this in Master Plan:

- Upgrade the existing Playground with additional elements which facilitate inclusive, accessible and imaginative play.
- Incorporate sensory garden elements into newly landscaped areas near the playground.
- Ensure new and upgraded facilities are inclusive and accessible, and improve accessibility throughout the park.

#### Playground Upgrades

The current playground is in an acceptable condition, but is fairly limited in terms of the equipment provided, particularly in that some of the equipment can only be used by one or two children at a time. The master plan recommends including a more diverse range of play experiences, which could include imaginative, inclusive and wild play, while also increasing the capacity of the playground. Playground upgrades should be well-designed and considered as a whole even if they are to be carried out over time. Upgrades to the existing playground could include:

- Removal of the lone rocking horse and creating with a wild/imaginative play area which is integrated with new landscaping. This could include a link to a potential community/sensory garden element on the existing west bowling green.
- Replacing or extending the swing set to include a more inclusive nest swing.
- Supplementing the area around the slide with other activities which take advantage of the change in level, such as logs to climb, a water pump course or wild play.
- Adding new play areas around the playground which appeal to a range of ages and abilities, such as elevated, wheelchair accessible sand pits.
- Planting of new trees in the playground to provide shade to eventually replace shade structures.

#### Welcoming for all Visitors

All members of the community should be able to access the park and

its facilities. The master plan recommends a number of measures to improve access to the park for all visitors, including upgrades around gateways and pathways within the park as highlighted in *Master Plan Strategies - Access*.

#### Community Garden + Sensory Landscape

A sensory and community garden could occupy a section of the western bowling green. This could include a sensory garden area, bush tucker area and community vegetable garden. The garden would provide an opportunity for a diverse range of people of different ages and backgrounds to come together in an inclusive and informal area.

The garden could host workshops, provide volunteering opportunities, have a use for health, rehabilitation and educational purposes. The edible garden could be used by the bowling club restaurant and could include inviting the wider community as volunteers, while creating another opportunity for skill acquisition and skill-share, consistent with existing programs currently operating at the bowling club.

The garden could incorporate a small stair or ramp link to the playground along the northern edge, allowing for children to explore the garden and allow for greater connection with the park as a whole.

Refer to *Appendix E - Planting and Materials Palette - Pollinator Attracting Community Garden / Bush Tucker Garden*.

#### Pet Owners

Dog walking is a popular activity within Pratten Park. This master plan recommends providing additional bins for dog waste, with a design that incorporates an open or ventilated lid. Bins should be provided close to park entry points.



Example of wheelchair accessible sand pits<sup>1</sup>



Example of Imaginative play<sup>2</sup>

<sup>1</sup>Natures Playground Adelaide Zoo. Photo © Havewheelchairwilltravel  
<sup>2</sup>Fitzroy Gardens by City of Melbourne City Design Studio.





### Key Objectives:

1. Support local ecologies through landscaping strategies
2. Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.
3. Prioritise the environment in decision making.

### Key Strategies to achieve this in Master Plan:

- Establish understorey planting in under-utilised areas.
- Utilise permeable paving along driveways to balance new hard stand areas with on-site water retention and tree health.
- Plant new trees where possible to increase shade cover.
- Design new facilities from sustainable principles and upgrade existing facilities with sustainable measures.

### Permeable Surfaces + Raingardens

Permeable paving is to be installed within the car park and along driveways in order to reduce run-off for new hard surfaces and maintain water retention on site. Raingardens are to be located between car spaces, filtering captured stormwater and retaining water for the existing avenue of Brushbox tree and new understorey planting within the car park. A selection of local species suitable for swampy environs are recommended - Refer to *Appendix E - Planting and Materials Palette - Raingarden*.

### Trees and Understorey Planting

New trees should be planted where space allows in order to provide additional shade. A range of species are recommended by this master plan in order to improve biodiversity within the park and build upon the character of different areas of the park. Plant species have been selected to correspond to the current use of areas where they are proposed, as well as the history of the park and the area.

Understorey planting is recommended for areas which are less utilised, to improve the range of habitats available for local fauna and to encourage greater biodiversity. Understorey planting has also been selected to soften barriers and discourage access to 'blind-spots'.

Plant species are categorised as per their type, function or specific location within the park.

Species suggested for use around the playground have been curated to be safe for children and to provide a secondary function - such as by offering varying shapes and textures, and elements that can be incorporated into play, such as large seed-pods and Banksia nuts.



Example of native meadow of shade tolerant understorey planting.<sup>1</sup>

Elements to attract local insects, birds and animals are also recommended to be included, including possum boxes, bird boxes and bee hotels.

Planting that relates to the historic use of Thirning Villa has been recommended for the areas surrounding the Villa. Low level ornamental species have been selected for within the grounds of the villa itself, to soften the villa and reference the garden evident in historical photographs. New planting must still allow the villa to function particularly as a tennis club where people are moving between the club and the courts. Maintenance will need to be a consideration in the implementation of this garden. If possible, maintenance could be negotiated and incorporated into the current use agreements of the villa, or through a volunteer program of people interested in enhancing the heritage value of the villa, with the support of council.

A row of fruit trees is recommended for the southern edge of the villa, referencing the historical orchid originally in this location and offering edible fruit to the community. Refer to *Appendix E - Planting and Materials Palette - Thirning Villa / Orchid Edge to Thirning Villa*.

### Water Re-use

The park is currently serviced by underground tanks which facilitate the storage of water for irrigation of the sporting ground. It is recommended that the tanks are assessed to advise whether any upgrades or maintenance required.

### Sustainable Facilities

Future park developments, such as new amenities buildings or upgrades to the bowling club building should be designed and constructed from sustainable first principles and employ environmentally sustainable measures.



Example of low planting to soften a boundary edge.<sup>2</sup>

<sup>1</sup>Prince Alfred Park. Photo © Sue Stubbs.

<sup>2</sup>Prince Alfred Park. Photo © Brett Boardman.

# 5.0 Master Plan Strategies



## SENSE OF PLACE

### Key Objectives:

1. Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets.
2. Create opportunities to educate visitors about the culture and history of the site through public art and interpretation strategies.
3. Preserve and protect successful spaces, and create new fine-grain spaces.

### Key Strategies to achieve this in Master Plan:

- Maintain and restore park elements which contribute to the heritage value of the park, and remove detractive elements.
- Consider interpretation strategies for new park elements to inform visitors about the parks rich history.
- Foster the identity of Pratten Park and ensure new additions contribute to it's unique character.

### Unique History

Pratten Park has a number of unique historical assets which contribute to the character of the park and it's strong sense of place. The recommendations of the master plan regarding these assets have three main objectives, including:

- To maintain and restore assets with heritage value.
- To ensure that these assets can be experienced and enjoyed by the community.
- To improve the quality of areas surrounding the assets, including the removal of unsympathetic elements.

to the public, with the interior turnstiles protected through a sympathetic architectural intervention so that the structure's original purpose can be understood and experienced by park visitors.

- Improve the areas around the turnstile house with quality paving and relocation of the sculpture garden so that the area can be better utilised by the community. Select vegetation can be included around the turnstile house which is sympathetic to the historic row of palms, such as a small grove of *Livistona Australis*.

### Grandstand

The grandstand has significant heritage value, contributing to the history of the park as a sporting ground. The grandstand is in fairly good condition. The master plan recommends to:

- Continue maintenance of the grandstand as required, including the future removal of hazardous materials.
- Upgrade of the grandstand facilities and change rooms.
- Upgrade to the areas surrounding the grandstand, including removal of detractive fencing and paving improvements.

### Thirning Villa and Surrounds

Thirning Villa is a valuable heritage item within the park, which has been re-purposed multiple times throughout it's history to suit changing community needs. The master plan recommends to:

- Improve the interface of Thirning Villa with the park, including improvements to the pedestrian gateway. Replace existing security fencing with a sympathetic alternative such as timber pickets.
- Provide a more generous planted buffer between the villa and the driveway and surrounds - Refer to *Appendix E - Planting and Materials Palette*.
- Restore the historic sheds to the rear of the site, maintaining their function as working sheds, while also incorporating interpretive elements that refer to the historic use of the villa.
- Removal of the existing water tanks and replacing with slimline or below ground water tanks if tanks are required.
- Use the Conservation Management Plan (*prepared by Heritage21 dated 2018*) to inform future restoration projects.

### Historical Interpretation

Little of Pratten Park's rich history is currently communicated to park visitors. There is an opportunity for a historical interpretation strategy to be integrated into new park elements. This strategy could make reference to the diverse sporting history of the park, including lesser known historical aspects such as track cycling and motor racing. This could be incorporated into new park elements, such as fencing, signage, screens or the treatment of the bowling club extension.

### Eastern Turnstile House and Surrounds

The eastern turnstile house is a very significant heritage asset which defines one of the park entries. The master plan recommends to:

- Restore the turnstile house to its former state.
- Investigate alternative uses and leasing opportunities for the turnstile house, beyond it's current use as storage, so that the asset can be better enjoyed by the community and activate the street and park. This could include leasing the building to a coffee-cart style business, with permission given to have some tables and chairs for patrons surrounding the structure. Alternatively the structure could be permanently or occasionally opened





Example of interpretive fencing communicating a site specific context whilst blending into the surroundings.<sup>1</sup>



Example of low impact interpretive signage<sup>3</sup>



Example of dual purpose signage integrated into retaining wall<sup>2</sup>



Example of palms set into outdoor dining courtyard.<sup>4</sup>



Example of interpretive strategy integrated with a planter box which references historical use of the site.<sup>5</sup>



Example of a historic garden sympathetically enhancing a heritage structure.<sup>6</sup>

<sup>1</sup> Jock Marshall Reserve by Urban Initiatives Photo © Drew Echberg.

<sup>2</sup> The goods line Photo © Somewhere42.

<sup>3</sup> Dairy Precinct Garden Interpretation Strategy by GML heritage Photo © GML heritage.

<sup>4</sup> Prince Alfred Park by Sue Barnsley Design. Photo © Brett Boardman.

<sup>5</sup> Dairy Precinct Garden Interpretation Strategy by GML heritage Photo © GML heritage.

<sup>6</sup> Bronte House & Garden Photo © Daniel Shipp.



## 5.0 Master Plan Strategies



### COMMUNITY

#### Key Objectives:

1. *Protect areas that are highly valued by the community.*
2. *Support the flexible use of the bowling club as a community hub.*
3. *Provide high quality furniture and facilities.*
4. *Continue maintenance of existing park assets.*

#### Key Strategies to achieve this in Master Plan:

- Maintain existing open green spaces for flexible recreation and upgrade under-utilised spaces so that they offer more value to the community.
- Investigate strategies to assist the bowling club in its diverse program and enhance its role as a community venue.
- Establish additional shady seating areas.

#### Community Facilities

Pratten Park Community, Sports & Bowling Club currently hosts a diverse range of events and community uses, which extend beyond its use as a bowling club in the traditional sense. These uses include hosting music festivals, markets and various functions which make use of the clubhouse and the western green. There is also 'the Pratto' restaurant on site, a social enterprise which provides assistance for refugees and migrants to acquire hospitality skills.

The bowling club should be supported in the pursuit of these uses and others, along with its traditional function as a bowling club, so that it can continue to play an important role in the community into the future.

The master plan makes a number of recommendations to support the clubs ongoing use. These range from small-scale interventions, to significant alterations. This will assist in providing flexibility during the implementation of this master plan.

Small-scale interventions are generally lower cost recommendations that would assist the club with its current program, increase its value and desirability as a place to visit and host events. This would include additions such as an external all-weather awning for outdoor events and alfresco dining, a storage structure to screen bins and general storage, and a community vegetable and sensory garden on the under-used western green.

Significant alterations include the addition of a second storey to the existing structure and the removal of the eastern storage sheds. The first floor extension would face the sporting ground and open onto the park. The purpose of the new structure would be to enhance the club's current use and program, while also providing additional community spaces for classes and activities, areas for sports groups management and storage, canteen and food outlet facilities and amenities.

#### Community Programs

Thirning Villa currently hosts a number of functions which benefit the community, including the successful 'artist in residence' program and Ashfield & District Historical Society. This master plan recommends the continued support of these programs into the future. Community events held at the Villa will also be enhanced by improvements to the rear of the villa so that the external spaces can be better used.

It also recommends that public events and access to Thirning Villa better communicated to park visitors. This could be achieved through signage upgrades at the pedestrian entry to the villa.

#### Open Green Spaces

The open grassed areas of Pratten Park are highly valued by the community for unstructured recreation and relaxation. These areas should be protected and maintained into the future. Development within the park, such as amenities and sports and recreation upgrades should be limited to existing built areas or areas which are currently under-utilised by the community. Disused facilities, such as the derelict toilet blocks, should be removed and the area returned to parkland.

#### New Furniture

It is recommended that new seating is provided within the park. The majority of seating should be shaded by new and existing trees if possible. New seating is indicated to a number of areas including:

- Chairs / benches and tables to new planted areas between the car park and playground for families and groups.
- Low wall seating 'meeting spot' around new landscaped areas between grandstand and amenities block.
- Low seating wall around the proposed basketball / recreation area.
- Bench seating along Arthur St to the north of the tennis courts to provide a rest spot along the street.
- Creative mixed seating with tables, integrated with the tree line in the south-west of the park.

#### Public Events

Council will support community events, such as hosting movie nights on the sporting ground when not in use for sporting events.





Example of a community park movie night.<sup>1</sup>



Example of vegetable garden amongst dining on disused bowling green.<sup>2</sup>



Example of an awning which could be designed to accommodate outdoor dining, events or act as a stage.<sup>3</sup>



Example of a sensory garden engaging the senses.<sup>4</sup>



Low impact timber or recycled plastic lumber bollards to protect areas of parkland from vehicles.<sup>5</sup>



Example of seating wall integrated into a raised planter or garden area for around new recreational area.<sup>6</sup>

<sup>1</sup>Movies Night (c) University City district / Phillyvoice

<sup>2</sup>Curl Curl Community Garden Open Day (c) koshka media

<sup>3</sup>Acre Eatery Camperdown Commons (c) Pony Design

<sup>4</sup>Magnetten Sensory Garden, Denmark (c) Masu Planning

<sup>5</sup>Recycled Plastic Bollards (c) Replas

<sup>6</sup>Campus Uni Trier (c) @T. Folkerts



## 5.0 Master Plan Strategies



### SAFETY

#### Key Objectives:

1. Support safer interactions between vehicles and people.
2. Address slippery and uneven surfaces along pathways.
3. Implement strategies to reduce the risk of injury to park users by cricket balls.

#### Key Strategies to achieve this in Master Plan:

- Improve sight-lines between vehicles and pedestrians at the north-west entry.
- Improve pathway connections and reduce trip and slip hazards for people within the park.
- Implement safety upgrades to cricket nets and recreational areas.

#### Safer Interactions

##### Vehicles & Pedestrians

The interaction between vehicles and pedestrians within the park could be improved to increase safety for pedestrians. The master plan looks to address this through a number of strategies, some of which are discussed in Access including:

- Improving sight lines at Hugh St entry, and the establishment of a shared pedestrian area around the entrance to the park.
- Improved car park conditions with clearly de-marked parking areas, separated from surrounding areas with low impact vehicle barriers (such as low fencing, landscaping, boulders or bollards).
- Establishing a shared area along the eastern driveway entry to prioritise pedestrians who predominantly use this space.

##### Sports & Park Visitors

While Pratten Park is an important ground for cricket matches and training, cricket balls can be dangerous for other park users and it is recommended that steps are taken to reduce the risk of injury to the community. Safety upgrades to the existing cricket nets should be completed, as well as installing a visually unobtrusive netting to the rear of the northern sighting screen to reduce the risk of cricket balls entering the basketball hoop area.

While signs to warn park users of cricket ball strikes have been used recently, it has been noted that multi-lingual signs could assist in informing the community to be aware of the potential danger.

#### Blind Spots

Some areas of the park have limited visibility and utility due to the placement of existing buildings within the park. Alternative uses are proposed for these areas, including:

- Quality fencing and screening to the rear of the scoreboard area, to form a larger storage area for park equipment with access for service vehicles via a gate. The screening could become part of an interpretive strategy for the history of the site, as outlined in *Master Plan Strategies - Sense of Place*.
- Understorey and tree planting to underutilised area to the south of the western amenities building.

#### Safer Pathways

Some areas of the grounds are in poor condition, with uneven and exposed dirt surfaces becoming muddy and slippery in wet weather. The master plan recommends addressing these areas to reduce the risk of trips and falls. This includes areas discussed in *Master Plan Strategies - Access*.

#### Fencing

Separation between the current playground and Arthur St is desirable to limit children running onto Arthur St, however the current high security fencing is not suitable. It is recommended that this fencing is replaced with a low, attractive fencing that can blend with planting and enhance the playground.



Design strategies for shared streets and spaces<sup>1</sup>



Sample of unobtrusive netting.<sup>2</sup>

<sup>1</sup>New Road by Landscape Projects and Gehl Architects. Photo © Gehl Architects.

<sup>2</sup>Sample of unobtrusive netting.





### Key Objectives:

1. Provide informal recreation opportunities that encourage active and healthy communities.
2. Maintain Pratten Park as a premier sports ground.
3. Acknowledge the community benefit of sporting grounds as areas for recreation outside of their use for organised sports and balance community and organisation use.

### Key Strategies to achieve this in Master Plan:

- Create a multi-purpose half-court area complete with basketball hoop, handball markings, exercise equipment and running track.
- Retain Pratten Park sporting ground as a well maintained natural grass surface. Repair and maintain tiered seating and sporting facilities.
- Provide lighting for sporting ground and synthetic tennis courts to maximise their use.
- Maintain shared community access to park assets.

### Supporting Healthy Lifestyles

#### Casual Recreation spaces

Providing spaces for informal sports and games helps to support the community in leading an active lifestyle outside of organised sports. A key recommendation of the plan is to create a new sports and recreation area in the underutilised space to the north-east of the sporting ground. The concrete tiers and asphalt will be removed to establish a more levelled surface.

While relatively small in size, the space will be sized to suit a small basketball half-court style hoop and handball court markings. It will be integrated with the running / walking track as discussed in *Master Plan Strategies - Access*.

There is also an opportunity to position public exercise equipment adjacent this recreational space, in close proximity to the running / walking track. Exercise equipment should be low impact in terms of appearance. The equipment selected should cater to a range of age groups.

The ability for the synthetic cricket nets and sporting ground to be utilised by the community outside of training and sporting fixtures should be maintained into the future, and these assets shall remain unlocked at all times.

### Organised Sports

Organised sports at Pratten Park are a key aspect of the parks history. The use of Pratten Park by various sporting clubs shall continue to be supported. The master plan includes a number of recommendations to improve the ability of the park to host sports events, including:

- Car park improvements - *Master Plan Strategies - Access*.



Examples of a compact but versatile activity area.<sup>1</sup>

- Maintenance of existing timber bench seating and replacement of dilapidated benches with seating of the same style (ie timber bench or recycled plastic lumber alternative)
- Maintaining the sporting ground as a natural turf surface.
- Ensuring sporting ground flood lighting is a suitable level for different sports codes.
- Future upgrade to bowling club to house additional community and sporting facilities overlooking the sporting ground - *Master Plan Strategies - Community*.
- Future upgrades to grandstand change rooms.

### Lighting Upgrades

Extending the hours the synthetic tennis courts can be used helps to increase community access to these resources. The master plan recommends installing lighting to the synthetic tennis court so that it may be used during the evenings until 10pm, as well as a electronic access gate to permit access via an booking system.



Sample of timber lumber alternative for tiered bench seating.<sup>2</sup>



Examples of evening lighting around pathways and tennis courts.<sup>3</sup>

<sup>1</sup>Box Hill Gardens Multi-purpose Area - Aspect Studios. Photo © Andrew Lloyd.

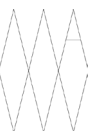
<sup>2</sup>Bench seating. Photo © Replas - Recycled Plastic Products

<sup>3</sup>Localised lighting over footpath, flood lighting over sports courts, Prince Alfred Park, Sydney. Neeson Murcutt. Photo © Brett Boardman











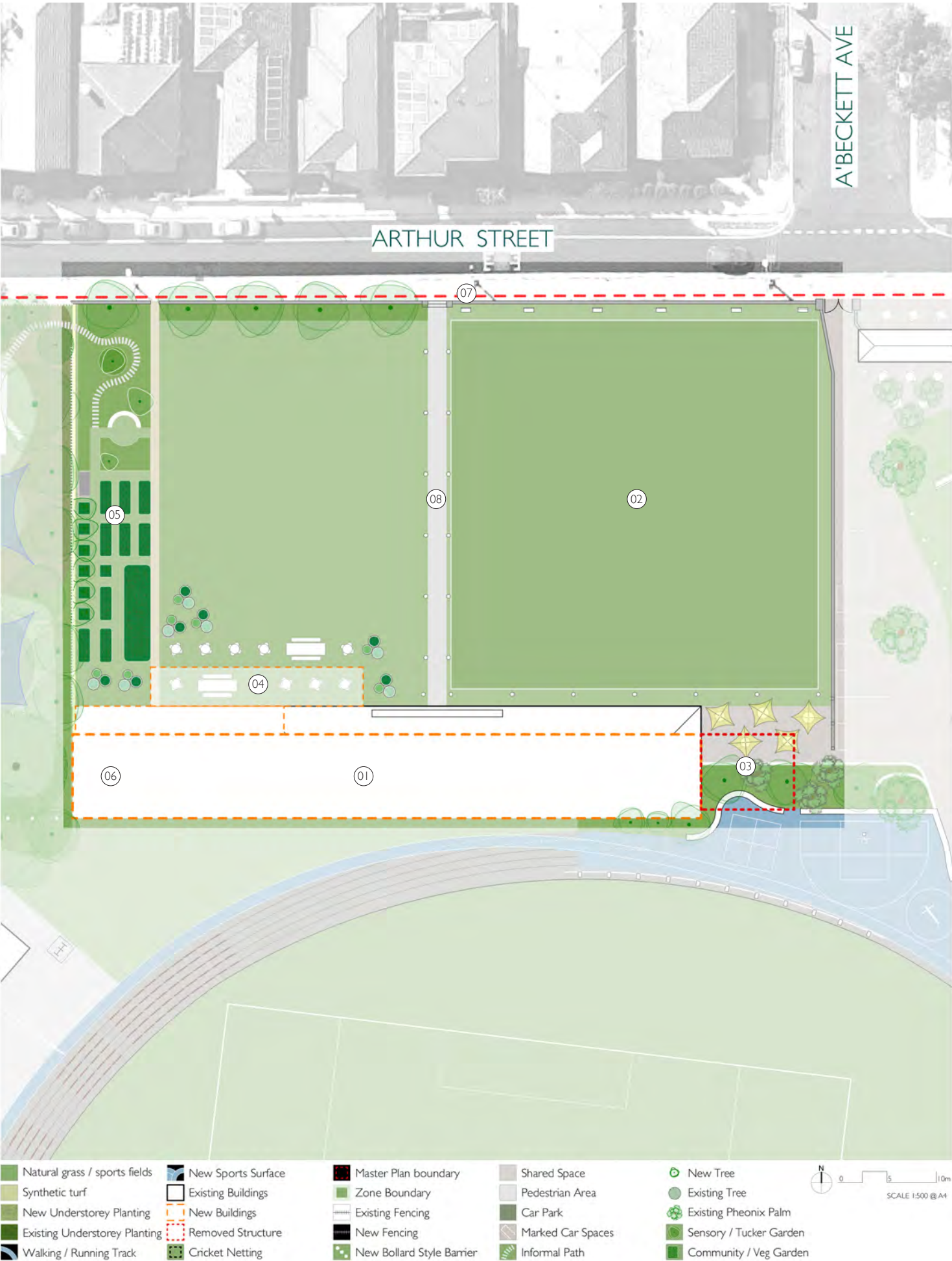
6.0 Draft Master Plan





- 01 Gateway upgrade to the Hugh St entry.
- Remove the existing north-west turnstile houses and gates.
  - Design a new low, wide boundary wall to replace the north-west turnstile houses. The new wall shall clearly define the gateway to the park and build upon Pratten Park's character as a walled park. The reduced height of the wall shall improve sight lines between pedestrians and vehicles entering/exiting the car park. The wall should act as an multi-purpose street element that creates opportunities to for people to sit. The form of the wall could take cues from the original crenelated turnstile house which was rich in character, as highlighted in 'Appendix A - Site Analysis'. The wall could be constructed from a recycled brick material which links to the park's existing material palette.
- 02 Car park upgrade to Hugh St driveway. Establish the driveway as a space which supports flexible pedestrian movement while restricting vehicles from parking on grassed areas.
- Remove the existing asphalt driveway. The new surface is to be a permeable paver with a filtration substrate that allows water to enter the soil around existing trees.
  - Establish approximately 16 marked car spaces between the existing trees along the western edge of the driveway, and approximately 15 marked car spaces along the eastern side of the driveway. Retain and protect all of the existing trees on site and limit the ability of vehicles to park up against tree trunks and over roots through the installation of low impact vehicle barriers (such as boulders or timber / recycled plastic lumber bollards).
  - Establish a turning circle at the southern end of the driveway that can function as a multi purpose paved space. Allow service vehicles to the access grassed areas via removable bollards.
  - Enforce timed parking (4P - 4 hours free parking permitted) to address the car park being used as commuter parking.
03. Establish a shaded picnic area with new park furniture adjacent the playground beneath the existing trees.
04. Plant new trees and understorey landscaping. Refer to Planting schedule for nominated species.
- Plant new trees with understorey planting along the eastern sides of the new car parking area.
  - Plant new understorey and shade tolerant species along the western side of the car parking area. Allow for small rain gardens / bio-filter planting between car spaces to manage excess stormwater from new permeable paving.
05. Upgrades to the existing playground.
- Remove the existing rocking horse and concrete edging. Replace with an area for 'wild' and imaginative play, that can be integrated with the surrounding planting and landscaping strategy. Retain an open grassed area within the playground along the north-west edge. (refer to Zone 2 - Point 5).
  - Introduce opportunities for accessible play for children of all abilities. This could include a raised sand-pit which is wheelchair accessible and a future upgrade to the swing-set.
  - Remove the high security fencing separating the playground and Arthur St. Replace with attractive low level fencing, such as informal loop-style fencing, which is better integrated with the playground and planting. Remove double fencing along interface with bowling club and replace with a high quality barrier that is less severe, better integrated with the playground and can be softened through planting.
  - Create an informal ramped link between the playground and the western bowling green at the northern end of the playground, to connect the playground to the proposed sensory / community garden along the edge of the western green.
06. Upgrade pathways and introduce landscaping elements to better negotiate the change in level. Replace the existing retaining wall and metal fencing adjacent the grandstand with a low-level wide retaining wall and new planting which could be used as an informal seat and meeting place. Improve connection between existing footpaths, car park, grandstand and change-rooms.
07. Continue maintenance of grandstand, including the removal of hazardous materials, to ensure that it does not fall into disrepair. Investigate the upgrade to change room facilities below the grandstand if additional facilities are required for organised sports.
- Undertake an audit of current use of spaces within the grandstand to ensure that the existing facilities are being used to their full potential.
08. Establish trees and understorey planting around existing change-rooms in this under-utilised area. Continue native understorey planting under existing Brushbox Avenue.
09. Cricket net safety upgrades.
- Complete cricket netting upgrades to improve safety for other park users from injury from cricket balls. Ensure that synthetic pitches continue to be available for public use and remain unlocked at all times.
- 10 Park Lighting Upgrades.
- Upgrade the existing lighting within the park. Lights should focus on key pedestrian routes and the areas around park facilities which will be used after-hours, such as sports and fitness amenities and the car park. Select environmentally sustainable lighting solutions. Avoid lighting all areas of the park - allow some areas to remain darker for local wildlife, and consider the use of lower lux lighting around the more vegetated areas.
  - Ensure that new flood lighting for the sporting ground provides adequate lighting levels for all sporting codes which use the sporting ground (up to 900 Lux should be provided for cricket).
- 11 Repair existing timber bench seating where it has fallen into disrepair. Retain the style of the bench seating which is well suited to the character of the oval. Alternative materials to timber for bench planks could be permitted, such as recycled plastic lumber of a matching colour, to reduce ongoing maintenance costs.
12. Convert the highest row of the existing concrete tiers into a running / walking track around the full perimeter of the oval. This would involve relocating the rear row of benches where present to another suitable location where the seating has previously been removed.
13. Ensure that the sporting ground remains available for public use outside of sporting fixtures, and remains as an asset for the community to use. Investigate hosting events on the oval such as evening movies during the summer months, in co-operation with park stakeholders.
14. Investigate the performance of the existing irrigation tanks on site and assess whether any additional capacity or improvements are required.
- 15 Remove inconsistent, outdated and unattractive signage and establish a clear and unified signage strategy for the park (throughout). Signage is to be minimal, well located and well designed to suit the character of the park.
- 16 Create an opportunity for existing utility box to be painted with an interpretive artwork or community mural.

6.0 Draft Master Plan





The recommendations of this master plan aim to assist the club's current and future program, and boost its appeal as a community venue. Proposals for any changes to the bowling club should be considered in an open and collaborative manner with park stakeholders. There are a range of recommendations included, requiring different extents of capital works and levels of investment.

- 01 Investigate the potential of constructing a second storey to the existing bowling club building, which will face towards Pratten Park.
  - Undertake a full condition survey on the structural suitability of the existing building and adopt a long term tenancy arrangement which is self-funding and not reliant on Council funding.
  - This second storey should be well integrated with the park and open onto the park through a covered verandah or similar. Access to the park should be made possible from the second storey through minor adjustments to the existing ground levels of the park where it meets the bowling club as required.
  - The second storey should provide multiple functions and assist in consolidating various facilities required within the park, such as - new canteen facilities, dry and secure storage for organised sports clubs, and new public toilet facilities separate from the existing change room amenities if required. The remainder of the second storey can extend the clubs community use and provide a venue for community based organisations and events. The existing ground floor of the bowling club can be reconfigured as required to better suit new and existing functions. The provision of office space for existing sports clubs should be included and better considered in the overall design.
  - Incorporate and maintain historic elements of the existing bowling club building, in particular the gable end wall and original lettering which contribute to the club's identity.
  - Future upgrades shall include environmentally sustainable measures and be designed using sustainable principles.
- 02 Retain the eastern bowling green.
- 03 Relocate the storage area and tanks at the south-eastern corner of the club to the western side. Remove the existing shed structure. Removal of this structure will permit a more generous area for the proposed casual sports area directly to the south, and allow for a landscaped area to better negotiate the existing change in level between the park and bowling greens, while also providing an area for additional planting around the existing palm tree. A new paved area to the south of the remaining green could also be used as an outdoor space for the bowling club and patrons making use of the bowling green.
- 04 Establish a permanent awning structure to the external dining and activity area to the front of the club on the western green, to replace the current temporary shade

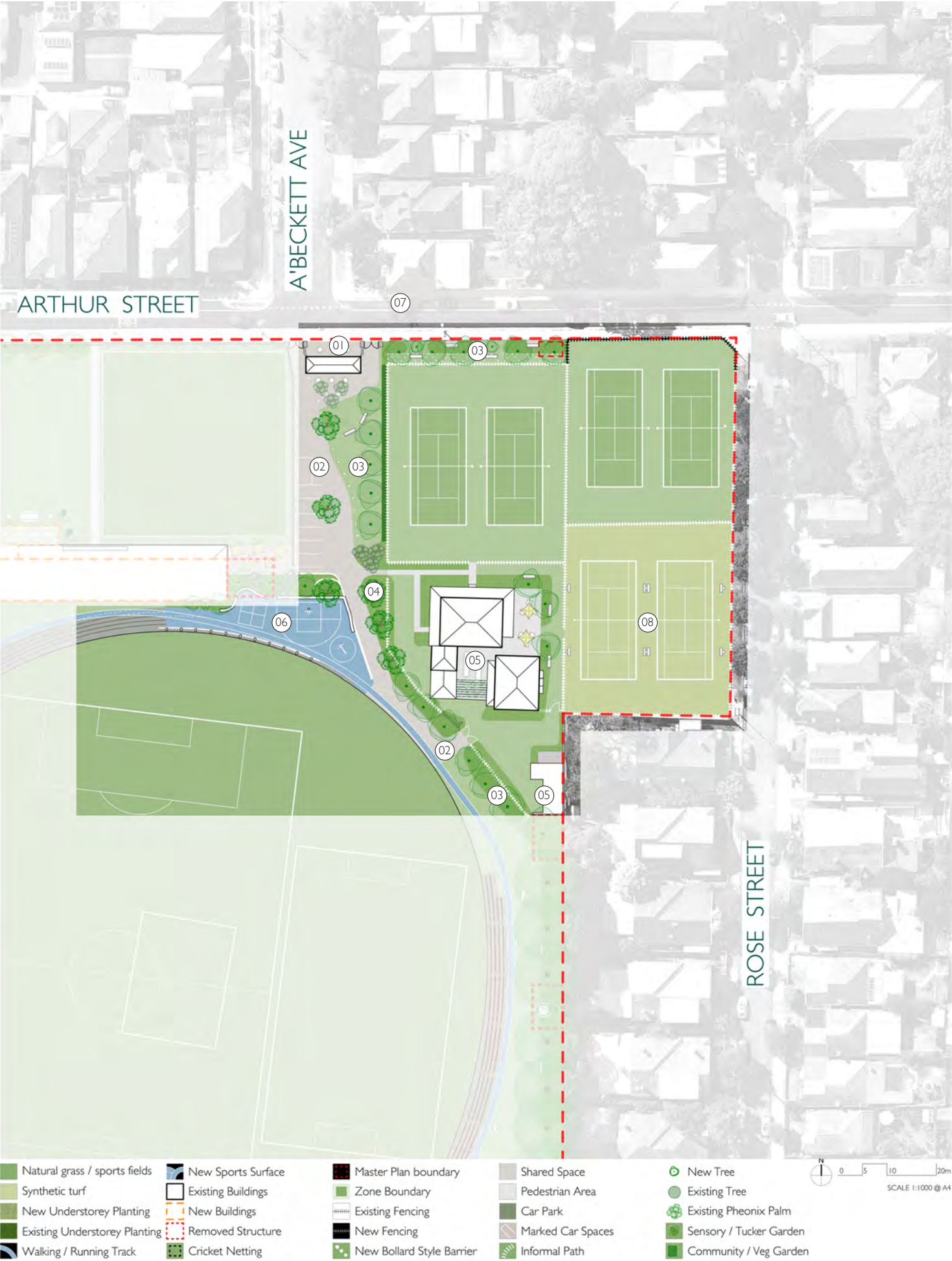
structures. The current shade structures are inadequate for the types of community events currently held at the club, including outdoor music festivals where the area is used as a temporary stage. The awning structure should be a sympathetic contribution to the existing building, while providing protection from the elements.

- 05 Investigate creating a vegetable / bush tucker / sensory garden along the western side of the western green, which could provide the following benefits:
  - Provide fresh produce, herbs, bush-tucker or vegetables to be used by the restaurant on site or the local community. Refer to planting schedule for suggestions.
  - The garden could invite the wider community as volunteers and create another opportunity for skill acquisition programs currently run at the club.
  - A sensory garden area that can provide a restful, educative, therapeutic and accessible experience. Refer to planting schedule for suggested species.
  - Include a small, well designed shed along the western edge which can house garden equipment, an outdoor sink, seed bank, and composting facilities.
  - The garden should be positioned so that larger community events and gatherings can still be held on the remainder western green.
  - Soften the northern edge along Arthur St and establish a buffer to Arthur St by creating a strip of planting which could include trees to provide shade to the footpath and green, and a self-attaching vine to the low brick wall along Arthur St.
  - The garden beds and planting strip could assist to create a more intimate scale and pleasant outlook for the outdoor dining area, which currently sits exposed on the green, and assist in drawing visitors from the street.
  - Create a wheelchair accessible path that links the existing north-west Arthur street gate to the bowling club, garden and dining area.
- 06 Construct a designated storage area at the western side of the current clubhouse. (If a second storey is constructed, it can occur above this area also). Use the area for storage of bins, waste, and furniture. Prohibit the dumping of rubbish and storage in the open area at the south-western corner of the club, which degrades the presentation of the club and its interface with the park and playground.
- 07 Improve the consistency and quality of signage to better inform visitors about the alternative uses and activities occurring within bowling club beyond its traditional or expected uses. Improve the signage and branding associated with 'The Pratto' social enterprise cafe to better inform passers by about the presence of the cafe on site.
- 08 Upgrade lighting along main pathway and to perimeter of bowling green as required.
- 09 Investigate creating a small planter along the northern wall of the eastern green in part of the existing concreted area, with planting such as a self-attaching vine to soften the existing low brick wall along Arthur St.



Artist's Impression of upgrades to the existing bowling club building to include a top floor addition addressing the sports ground

6.0 Draft Master Plan





- 01 Restore the existing eastern turnstile house and park entry gates which have unique heritage value and contribute to the identity of Pratten Park.
- Remove hazardous materials and restore the turnstile house and gates to its former state.
  - Investigate alternative uses and leasing arrangements for the turnstile house. The structure is currently used for storage. The turnstile house could for example be leased to house a small coffee cart operation to activate the entry to the park and complement the surrounding areas.
  - Establish a small forecourt around the turnstile house which links the vehicle and pedestrian entries and could be used for café seating. Select a sympathetic paving in keeping with the heritage character of the turnstile house. Include a small grove of palms to the south of the turnstile house to complement the seating area and build on the distinct entry character of the existing row of palms. Refer to Planting schedule for nominated species.
- 02 Create a shared pedestrian area along the existing driveway.
- Remove the existing asphalt driveway and hard stand areas. Investigate the use of a permeable paver with a filtration substrate which permits water to enter the soil.
  - Retain 6 marked car spaces.
  - Reduce the proximity of hard stand and vehicles to the existing palm trees. Establish a more generous and protective garden bed around the base of the existing palm tree which is positioned in the middle of the driveway.
  - Reduce the extent of hard-stand adjacent the sporting ground to create a green buffer along the edge of Thirning Villa. Reduce the width of the pathway to a single lane to permit service and emergency vehicle access to the rear of Thirning Villa and the sporting ground.
  - Upgrade crossover point to oval at the junction with new walking / running path and establish an accessible entry point to oval for pedestrians and vehicles.
03. Improve the amenity of the open areas adjacent the driveway and Thirning Villa.
- Plant new trees along the perimeter of the tennis court and Thirning villa fence to provide shade. Species selected could reference the historical surroundings of Thirning Villa, which is well documented in Thirning Villa's conservation management plan. The inclusion of fruit trees would make reference to the orchid originally on site. (Refer to planting schedule for suggested species.)
  - Consolidate the double fenced area between the tennis courts and Arthur street by removing the chain-link fence which runs along the Arthur St boundary. Relocate or remove the storage shed. Convert this area into a landscaped area with trees that is open to the street, offers a place to sit and can provide a windbreak to tennis courts. Create a tennis court arbour integrated with new tennis court fencing that can allow for vines to grow.
  - Relocate the existing sculpture garden which limits the flexibility of the open green space which is currently used by the community as a popular lunch spot. Relocate the sculptures to the edge of the area or another location, and return the mulched garden beds to grass. Re-invigorate and add to the newly located sculpture area and invite the artist in residence program to contribute.
04. Upgrade fencing and remove superfluous barriers and improve permeability.
- Remove the existing black metal security fencing which extends between the rear boundary of the bowling club and Thirning villa, which has no purpose as the park is no longer locked at night.
  - Upgrade fencing along the western edge of Thirning villa to a type which is sympathetic to Thirning Villa. This could include an interpretation of the original timber paling fence or picket fence which balances visual permeability with a style and material selection sympathetic to Thirning villa's past.
05. Continue the conservation of Thirning Villa, protecting its heritage significance and maintain its availability for community use.
- Adopt the recommendations of the Thirning Villa Conservation Management Plan to guide any future restoration works.
  - Improve the pedestrian entry and gateway to Thirning Villa, integrating it with interpretive signage which helps to identify the villa and inform the community about its long-standing history, as well as current uses, events and public openings. Remove and replace the concrete pathway / ramp with a historically sympathetic surface material.
  - Establish a small garden which draws on the villa's history to soften the edge of the villa with the surrounding grassed areas. Refer to Planting schedule for suggested species. Ensure that new landscaping does not impact the functional use of the Villa and Tennis courts.
  - Restore the existing sheds to the rear of Thirning Villa. Protect the cisterns which have been identified as having exceptional heritage value. Investigate options for any future use of the sheds so that they have a practical use while also communicating the history of the site.
  - Improve the usability of the areas to the rear of Thirning Villa. Investigate if existing water tanks can be replaced with visually unobtrusive slimline tanks.
  - Relocate general park maintenance equipment and materials to the south-eastern storage area. Maintenance equipment used for the tennis courts can be allocated space within the restoration of the historic sheds, to free up the rear areas of the Villa for public programs or events.
  - Improve the existing courtyard spaces around the Villa. Remove the existing shade cloth and replace with umbrellas in keeping with the heritage of the villa. Renovate existing tennis benches and paint in playful colours. Enhance the flexible courtyard space to the rear of the villa. Install wires to assist vines to grow on the existing trellis, and festoon lighting so that the space is inviting for after-hours events.
06. Create a informal sports activity area with basketball hoop, handball areas and exercise equipment.
- Remove existing tiered concrete surface to establish a levelled area of sporting surface. Separate the car parking with planted green buffer which could include a low seating wall and planter.
  - Provide a small half-court style basketball hoop and markings. Provide markings for a small school-style handball court adjacent.
  - Provide an attractive and visually permeable barrier at the rear of the hoop to limit balls from entering the car park.
  - Provide exercise equipment stations. Ensure that equipment is versatile and can appeal to a range of park visitors. This could include equipment suitable for older members of the community.
  - Install a discreet protective netting to the rear of the existing cricket sight screen structure to offer some protection from cricket balls entering the play area.
  - Establish a running and walking track around the full perimeter of the oval as described in Zone 1, point 12. The path would pass between the cricket sight screen and basketball area.
- 07 Remove inconsistent signage and establish a clear and unified signage strategy for the park.
- 08 Provide lighting for the synthetic tennis courts so that they are available to be used during evenings up until 10pm at night. Lighting should be on automatic timers to ensure that lighting is switched off after use. Install a remote access point for synthetic tennis courts so that they are better able to be utilised by the community.

6.0 Draft Master Plan

ZONE 4





01. *Improve accessibility and permeability throughout the Park.*
- *Investigate instating a running / walking track around the full perimeter of the oval as described in Zone 1, point 12. The path would pass behind the cricket sight screen and connect to paving around the southern entry point.*
  - *Remove existing barriers including the low metal gate which prevent access from the northern driveway to the open grass areas to the south, and fencing associated with the toilet buildings to be demolished.*
  - *Improve access through the Park Lane entry gates. Remove the central metal gates and replace with a removable bollard or similar to restrict vehicle access but permit service vehicle access if necessary.*
  - *Establish a small paved forecourt around the Park Lane entry gate to address the muddy and uneven surface which occurs in this area. Link this paved area to the running / walking track.*
02. *Demolish the existing male and female toilet blocks, ramps and retaining walls and return the area to parkland.*
03. *Provide shaded park furniture such as benches along the eastern edge of the park beneath the existing trees.*
04. *Repair existing timber bench seating.*
- *Retain the style of the bench seating which is well suited to the character of the oval. Alternative materials to timber for bench planks could be investigated, such as recycled plastic lumber, to reduce maintenance, if the timber benches must be removed.*
05. *Create a service area to the rear of the scoreboard for use for park maintenance, equipment and materials storage.*
- *Maintain and repair the existing storage shed at the south-east corner. Expand and consolidate this storage facility if necessary to provide additional storage where it has been relocated from elsewhere such as the turnstile houses. Screen this area from the park generally, whilst permitting access for service vehicles and personnel. Establish a green buffer to this area To the north-east of the scoreboard.*
06. *Upgrade the existing lighting within the park. Lights should focus on main pedestrian routes and the areas around park facilities, and be limited around planted areas to reduce impact on local fauna.*
07. *Remove inconsistent signage and establish a clear and unified signage strategy for the park.*
08. *Establish areas of understorey planting along the southern and eastern boundary edges, below existing Brushbox avenues. Plant new trees where structures have been removed and to screen proposed service area fencing.*





## 7.0 Objectives + Performance Targets

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Existing Grandstand and Oval. Photography by Welsh + Major.

## 7.0 Objectives + Performance Targets

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## OBJECTIVES + RECOMMENDATIONS

### Overview

This section connects the Master Plan Objectives + Strategies to the Master Plan proposals.

The following pages prioritise the proposed Master Plan actions with a view to their phased implementation over a ten year period - until the Plan of Management for Pratten Park is reviewed.

For consistency and ease of reference, the actions have been grouped according to the categories used to set out the Master Plan Objectives + Strategies:

- Access
- Inclusiveness
- Community
- Sense of Place
- Sustainability
- Safety
- Sport + Recreation

The framework defined in the table below is applied to each objective. This includes the level of priority, preferred funding source and suggested measure for assessing the recommendation for success. This forms the basis for determining the future directions and management actions required to implement the recommendations.

Management Issues	Broad issues listed here, derived from Inner West Council Community Strategic Plan, community engagement outcomes and site analysis.
Objectives and Performance Targets	List objectives and targets consistent with local government act.
Means of Achievement of Objectives	A list of practical steps that will be taken to achieve the objectives.
Manner of Assessment of Performance	Practical measure of assessment of the recommendation.
Priority	Advised time-scale for implementing for the recommendation.
• High	Short term: 1 to 3 years
• Medium	Medium term: 4 to 6 years
• Low	Long term: 7 to 10 years
• Ongoing	Continually considered during implementation of works and maintenance strategies.

### Core Objectives

There are core objectives for the management of community land which are legislated by the *local government act 1993*. These core objectives are defined by the category which applies to the land. Three categorisations apply to the land within Pratten Park: *Park; Sportsground and General Community Use*. The categories and their core objectives are listed within the table below. The relevant core objectives will be referenced throughout the implementation plan through use of a reference label to avoid repetition.

Land Classification	Reference Label	Core Objectives which apply to the land under LG Act.
Sportsground	Core Objective: Sportsground	(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and  (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.
General Community Use	Core Objective: General Community Use	(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and  (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

## 7.0 Objectives + Performance Targets

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
<b>Park Gateway: North-West Entry (Arthur St / Hugh St)</b>	<p><i>Core Objective: General Community Use.</i> —</p> <p>Provide welcoming and accessible entry points.</p> <p>Reduce the potential for negative interactions between pedestrians and vehicles.</p>	<p>Remove the existing north-west turnstile house and gates to improve sight lines between pedestrians and vehicles.</p> <p>Establish a low and wide boundary wall to act as a multi-purpose street element which provides places to sit and defines the entry of the park. The element should be well designed, contribute to the identity of the park and make use of sympathetic materials, such as recycled brick. The element shall allow generous and separate access for pedestrians and vehicles.</p>	Assess success through observation and visitor survey and as part of professional traffic management plan.	<b>low</b>
<b>Park Gateway: North-East Entry (Arthur St / A'Beckett Ave)</b>	<p><i>Core Objective: General Community Use.</i> —</p> <p>Provide welcoming and accessible entry points</p>	Establish a small forecourt paved area around the turnstile house which links the vehicle and pedestrian entries.	Assess success through observation and visitor survey.	<b>low</b>
<b>Park Gateway: South Entry (Park Lane)</b>	<p><i>Core Objective: General Community Use.</i> —</p> <p>Provide welcoming and accessible entry points</p>	<p>Improve access through the Park Lane entry gates.</p> <p>Remove the central metal gates and replace with a removable bollard or similar to restrict vehicle access but permit service vehicle access if necessary. Establish a small paved forecourt around the Park Lane entry gate to address the muddy and uneven surface which occurs in this area. Link this new paved area to the running / walking track.</p>	Assess success through observation and visitor survey.	<b>med</b>



#### Key Objectives:

1. Provide welcoming and accessible entry points.
2. Improve car access and parking while reducing the impact of vehicles.
3. Improve existing connections throughout the park.
4. Create a simple signage and wayfinding strategy for navigating the park and its assets.

#### Key Strategies to achieve this in Master Plan:

- Improve the quality and access at park gateways.
- Establish shared driveways with defined areas for parking using permeable and durable surface materials.
- Introduce a running and walking track around the oval perimeter.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Car Parking & Vehicle Access: Hugh St Driveway	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Improve car access and parking while reducing the impact of vehicles.</p> <p>Ensure parking is made available for park visitors.</p> <p>Allow service vehicles safely to access the park</p>	<p>Upgrade car parking along Hugh St driveway.</p> <p>Remove the existing asphalt driveway and replace with a permeable paver with a filtration substrate that allows water to enter the soil around existing trees.</p> <p>Create approximately 16 formal marked car spaces between the existing trees along the western edge of the driveway, and approximately 15 marked car spaces along the eastern side of the driveway. Ensure that generous spacing between trees and paved areas is provided around existing trees to maintain tree health and allow for additional planting.</p> <p>Retain and protect all of the existing trees on site and limit the ability of vehicles to park up against tree trunks and over roots through the installation of low impact vehicle barriers such as boulders or timber / recycled plastic lumber bollards. Ensure that vehicle barriers do not limit free pedestrian movement.</p> <p>Establish a turning circle at the southern end of the driveway suitable for service vehicles &amp; garbage trucks. Allow service vehicles to the access grassed areas via removable bollards.</p> <p>Instate timed parking during weekday business hours to address the car park being used as commuter parking rather than park users.</p>	<p>Assess success through observation and visitor survey and as part of professional traffic management plan.</p> <p>Assess tree health through ongoing management.</p>	med

## 7.0 Objectives + Performance Targets

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Car Parking & Vehicle Access: A'Beckett Ave Driveway	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Improve car access and parking while reducing the impact of vehicles.</p> <p>Improve existing connections throughout the park.</p>	<p>Create a shared pedestrian area along the existing driveway.</p> <p>Remove the existing asphalt driveway and hard stand areas and replace with a permeable paver with a filtration substrate which permits water to enter the soil.</p> <p>Retain approximately 6 marked car spaces for use.</p> <p>New paving is to include a buffer around existing palm trees. Establish a more generous and protective garden bed around the base of the existing palm tree which is positioned in the middle of the driveway.</p> <p>Reduce the overall amount and extent of hard-stand surfaces between the sporting ground and Thirning Villa in order to create a green buffer along the edge of Thirning Villa.</p> <p>Reduce the width of the pathway to a single lane to permit service and emergency vehicle access to the rear of Thirning Villa and the sporting ground.</p> <p>Upgrade crossover point to oval at the junction with new walking / running path and establish an accessible entry point to oval.</p>	<p>Assess success through observation and visitor survey and as part of professional traffic management plan.</p> <p>Assess tree health through ongoing management.</p>	med



### Key Objectives:

1. Provide welcoming and accessible entry points.
2. Improve car access and parking while reducing the impact of vehicles.
3. Improve existing connections throughout the park.
4. Create a simple signage and wayfinding strategy for navigating the park and its assets.

### Key Strategies to achieve this in Master Plan:

- Improve the quality and access at park gateways.
- Establish shared driveways with defined areas for parking using permeable and durable surface materials.
- Introduce a running and walking track around the oval perimeter.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
<b>Pedestrian Access: Oval Track</b>	Improve existing connections throughout the park.	<p>Create a running / walking track around the perimeter of the tiered seating and sporting ground.</p> <p>Convert the highest row of the existing concrete tiers into a synthetic running / walking track around the full perimeter of the oval. This would involve the following measures:</p> <p>Relocating the rear row of benches to another location where the seating has previously been removed;</p> <p>Increasing the width of the concrete tier to facilitate the synthetic track (approximately 1.2m wide).</p> <p>The track should follow the gradient of the site. The track should have limited impact on areas of open grass, and follow the existing concrete tiers, and pass directly behind the existing cricket sight screens.</p> <p>The path should be integrated with new paving around the southern entry gates and sporting ground access point and casual sports activity area.</p>	Assess success through observation and visitor survey.	high
<b>Pedestrian Access: General</b>	Improve existing connections throughout the park.	<p>Improve connection between existing footpaths, car park, grandstand and change-rooms.</p> <p>Remove existing barriers to free pedestrian movement. Remove the metal gate which prevent access from the northern driveway to the open grass areas to the south. Replace with a removable bollard or similar if service vehicle access is required. Upgrade fencing and remove superfluous barriers and improve permeability.</p> <p>Remove the existing black metal security fencing which extends between the rear boundary of the bowling club and Thirning villa, which has no purpose as the park is no longer locked.</p>	Assess success through observation and visitor survey.	high

## 7.0 Objectives + Performance Targets

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**Key Objectives:**

1. Provide welcoming and accessible entry points.
2. Improve car access and parking while reducing the impact of vehicles.
3. Improve existing connections throughout the park.
4. Create a simple signage and wayfinding strategy for navigating the park and its assets.

**Key Strategies to achieve this in Master Plan:**

- Improve the quality and access at park gateways.
- Establish shared driveways with defined areas for parking using permeable and durable surface materials.
- Introduce a running and walking track around the oval perimeter.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Wayfinding & Signage	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Create a simple signage and wayfinding strategy for navigating the park and its assets.</p>	Remove inconsistent, outdated and unattractive signage and establish a clear and unified signage strategy for the park (throughout). Signage is to be minimal, well located and well designed to suit the character of the park.	Assess success through observation and visitor survey.	med
Thirning Villa: Access	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Provide welcoming and accessible entry points.</p> <p>Improve car access and parking while reducing the impact of vehicles.</p>	<p>Improve the pedestrian entry and gateway to Thirning Villa</p> <p>Integrate interpretive signage which helps to identify the villa and inform the community about its long-standing history, as well as current uses, events and public openings.</p> <p>Remove and replace the concrete pathway with a historically sympathetic surface material.</p> <p>Ensure pathway upgrades permit wheelchair access.</p> <p>Incorporate a vehicle entry point to the rear of Thirning Villa into new paving design.</p>	Assess success through observation and visitor survey.	high

## 7.0 Objectives + Performance Targets

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### Key Objectives:

1. Provide facilities which cater for a range of ages, abilities and interests.
2. Ensure that the park and its assets are accessible for all visitors.
3. Provide high quality amenities which are inclusive and accessible.

### Key Strategies to achieve this in Master Plan:

- Upgrade the existing Playground with additional elements which facilitate inclusive, accessible and imaginative play.
- Construct a new public amenities building and remove existing derelict facilities.
- Improve accessibility throughout the park and within new facilities.
- Provide additional facilities for pet owners.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Playground	Core Objective: General Community Use. — Provide facilities which cater for a range of ages, abilities and interests.	Prepare a design to guide future upgrades to the playground. Include well designed and diverse play experiences. This could include 'wild', imaginative and accessible play opportunities.		High
	Ensure that the park and its assets are accessible for all visitors.	- Remove double fencing along interface with bowling club. Replace the security fencing with a high quality barrier that is better integrated with the playground.		Med
Public Toilets	Core Objective: General Community Use. — Ensure that the park and its assets are accessible for all visitors.	Demolish the existing male and female toilet blocks. Restore the area to parkland if a new public toilet facility is not required.		High
	Provide high quality amenities which are inclusive and accessible.	- If a new toilet block is required, construct a new shared and accessible toilet block at the location of the existing female toilet block, which includes a small forecourt with external basins and seating. Link this forecourt with the reconfigured paved areas, providing sight lines between the toilet block, forecourt and the park generally.		Med

## 7.0 Objectives + Performance Targets

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Grandstand	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Maintain and restore park elements which contribute to the heritage value of the park.</p>	<p>Continue maintenance of grandstand.</p> <p>Remove and replace hazardous materials within the Grandstand.</p> <p>Upgrade to change room facilities below the grandstand if required in the future.</p>	<p>Assess success through observation and visitor survey and engagement with relevant stakeholders.</p>	<p>on-going</p> <p>high</p> <p>med</p>
Bowling Club: Heritage	<p><i>Core Objective: General Community Use; Sportsground</i></p> <p>—</p> <p>Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets.</p>	<p>If the club is subject to future upgrades, incorporate or re-use historic elements of the existing bowling club building, in particular the gable end wall and original lettering which contribute to the club's identity.</p>	<p>Assess success through observation and visitor survey.</p>	<p>med</p>
Eastern Turnstile House (A'Beckett Ave)	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Maintain and restore park elements which contribute to the heritage value of the park.</p> <p>Preserve and protect successful spaces, and create new fine-grain spaces.</p>	<p>Restore the existing eastern turnstile house and park entry gates which have unique heritage value and contribute to the identity of Pratten Park.</p> <p>Remove hazardous materials and restore the turnstile house and gates to it's former state. Investigate alternative uses and leasing arrangements for the turnstile house. The structure is currently used for storage. The turnstile house could for example be leased to house a small coffee cart operation to activate the entry to the park and complement the surrounding areas.</p>	<p>Assess success through assessment by heritage conservation professional.</p> <p>Assess success of alternative uses through visitor survey and engagement with stakeholders.</p>	<p>high</p>





### Key Objectives:

1. Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets.
2. Create opportunities to educate visitors about the culture and history of the site through public art and interpretation strategies.
3. Preserve and protect successful spaces, and create new fine-grain spaces.

### Key Strategies to achieve this in Master Plan:

- Maintain and restore park elements which contribute to the heritage value of the park, and remove detractive elements.
- Consider interpretation strategies for new park elements to inform visitors about the parks rich history.
- Foster the identity of Pratten Park and ensure new additions contribute to it's unique character.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Thirning Villa: Surrounds	Core Objective: General Community Use. — Create opportunities to educate visitors about the culture and history of the site through public art and interpretation strategies.	Plant new trees along the perimeter of the tennis court and thirning villa fence to provide shade. Species selected could reference the historical surroundings of Thirning Villa, which is well documented in Thirning Villa's conservation management plan. The inclusion of fruit trees would make reference to the orchid originally on site, while also providing a source of fruit for the local community.	Assess success through observation and visitor survey.	low
		Upgrade fencing along the western edge of Thirning villa to a type which is sympathetic to Thirning Villa. This could include an interpretation of the original timber paling fence or picket fence which balances visual permeability with a style and material selection sympathetic to Thirning villa's past.		low
Thirning Villa: Heritage	Core Objective: General Community Use. — Maintain and restore park elements which contribute to the heritage value of the park.	Continue the conservation of Thirning Villa, protecting its heritage significance and maintain its availability for community use.	Assess success through assessment by heritage conservation professional.	high
		Restore the existing sheds to the rear of Thirning Villa. Protect the cisterns which have been identified as having exceptional heritage value.		-
		Investigate options for any future use of the sheds so that they have a practical use while also communicating the history of the site.		high
		Remove or relocate the poorly placed water tanks and modern metal shed. If necessary, shed storage could be integrated into the restoration of the historic sheds. If the water tanks are well utilised, consider replacement with a streamlined or unobtrusive tank which does not detract from the villa and is placed to not obstruct the communal spaces at the rear of the Villa.		-
		Screen the 'back of house' areas of Thirning Villa.		med

## 7.0 Objectives + Performance Targets

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Landscaping elements	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Provide high quality furniture and facilities.</p>	<p>Upgrade landscaping elements around the existing amenities building and grandstand. Replace the existing retaining wall and fencing adjacent the grandstand with a low-level wide retaining wall which could be used as an informal seat and low-level landscaping. Integrate with new footpath connecting car park, grandstand and amenities building.</p>	<p>Assess success through observation and visitor survey.</p>	med
Park Furniture	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Provide high quality furniture and facilities.</p>	<p>Establish a shaded picnic area with new park furniture adjacent the playground beneath the existing trees.</p> <p>Provide shaded park furniture such as benches along the eastern edge of the park beneath the existing trees.</p> <p>Provide creative options for seating and tables that facilitates different seating arrangements for individuals and groups.</p>	<p>Assess success through observation and visitor survey.</p>	med
Arthur St: Open Space	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Increase the amount of public space available to the community.</p>	<p>Consolidate the double fenced area between the tennis courts and Arthur street by removing the chain-link fence which runs along the Arthur St boundary. Relocate or remove the storage shed. Convert this area into a landscaped area with trees which is open to the street and offers a place to sit with park furniture.</p>	<p>Assess success through observation and visitor survey.</p>	low



### Key Objectives:

1. Protect areas that are highly valued by the community.
2. Support the flexible use of the bowling club as a community hub.
3. Provide high quality furniture and facilities.
4. Continue maintenance of existing park assets.

### Key Strategies to achieve this in Master Plan:

- Maintain existing open green spaces for flexible recreation and upgrade under-utilised spaces so that they offer more value to the community.
- Investigate strategies to assist the bowling club in its diverse program and enhance its role as a community venue.
- Establish additional shady seating areas.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Bowling Club	<p><i>Core Objective: General Community Use; Sportsground</i></p> <p>—</p> <p>Support the flexible use of the bowling club as a community hub.</p> <p>Protect areas that are highly valued by the community.</p>	<p>Establish a permanent awning structure to the external dining and activity area to the front of the club on the western green, to replace the current temporary shade structures. The current shade structures are inadequate for the types of community events currently held at the club, including outdoor music festivals where the area is used as a temporary stage. The awning structure should be a sympathetic contribution to the existing building, while providing protection from the elements.</p> <p>Investigate establishing a vegetable garden on the western green to: provide fresh produce to be used by the restaurant on site; invite the wider community as volunteers and create another opportunity for skill acquisition programs currently run at the club.</p> <p>The garden should be positioned to facilitate large events on the green and create a more intimate scale for the outdoor dining area, which currently sits exposed on the green, and assist in the presentation of the dining area to the street.</p> <p>Construct a designated storage area along the western wall of the current clubhouse. Use the area for storage of bins, waste, and furniture. Prohibit the dumping of rubbish and storage in the open area at the south-western corner of the club, which degrades the presentation of the club and its interface with the park and playground.</p> <p>Relocate the storage area and tanks at the south-eastern corner of the club. Remove this structure and free the space for public use.</p>	Assess success through observation, visitor survey and engagement with relevant stakeholders.	on-going/ med

## 7.0 Objectives + Performance Targets

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Bowling Club (Con't)		<p>Improve the consistency and quality of signage to better inform visitors about the alternative uses and activities occurring within bowling club beyond its traditional or expected uses. Improve the signage and branding associated with 'The Pratto' social enterprise cafe to better inform passers by about the presence of the cafe on site.</p> <p>Investigate potential for future development of the club for community uses.</p> <p>This could include a second storey which faces and opens to Pratten Park and the consolidation of storage facilities on the lower level of the club.</p> <p>Any redevelopment should extend the clubs community use and as a venue for community based organisations and events. Storage and facilities for sporting clubs should also be considered, as the existing storage on site will be reduced due to the proposed re-purposing of the eastern turnstile house and removal of the western turnstile house.</p>		
Sculpture Garden	<p><i>Core Objective: General Community Use.</i></p> <p>—</p> <p>Protect areas that are highly valued by the community. Increase the amount of public space available to the community.</p>	<p>Relocate the existing sculpture garden which limits the flexibility of the open green space which is currently used by the community as a popular lunch spot. Relocate the sculptures to the edge of the area or another location, and return the mulched garden beds to grass. Re-invigorate and add to the newly located sculpture areas by inviting the artist in residence program to contribute.</p>	<p>Assess success through observation and visitor survey.</p>	low





#### Key Objectives:

1. *Protect areas that are highly valued by the community.*
2. *Support the flexible use of the bowling club as a community hub.*
3. *Provide high quality furniture and facilities.*
4. *Continue maintenance of existing park assets.*

#### Key Strategies to achieve this in Master Plan:

- Maintain existing open green spaces for flexible recreation and upgrade under-utilised spaces so that they offer more value to the community.
- Investigate strategies to assist the bowling club in its diverse program and enhance its role as a community venue.
- Establish additional shady seating areas.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Park Storage & Service Shed	Core Objective: General Community Use.	<p>Improve existing storage and service shed to the rear of the scoreboard area.</p> <p>Maintain and repair the existing storage shed at the south-east corner.</p> <p>Expand and consolidate this storage facility if necessary to provide additional storage where it has been relocated from elsewhere such as the turnstile houses.</p> <p>Screen this area from the park through attractive fencing and planting, whilst permitting access via a gate for service vehicles and personnel. Establish a green buffer to this area To the north-east of the scoreboard.</p>	Assess success through engagement with relevant stakeholders.	high

## 7.0 Objectives + Performance Targets

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Biodiversity + Wildlife	<p><i>Core Objective; General Community Use;</i></p> <p>—</p> <p>Support local ecologies through landscaping strategies.</p>	<p>Plant additional trees within the park in select locations to provide additional shade for park visitors and habitat for local fauna.</p> <p>Plant understorey planting in areas that are underutilised or require visual screening, as well as around existing trees in select locations. Plant new trees and understorey plants in a number of areas as demonstrated within the master plan, including:</p> <p>Plant new trees with understorey planting along the eastern sides of the new car parking area.</p> <p>Plant new understorey and shade tolerant species along the western side of the car parking area.</p> <p>Plant trees and understorey planting around existing change-rooms in under-utilised areas.</p> <p>Plant new trees along the perimeter of the tennis court and thinning villa fence to provide shade. Investigate the use of fruit trees to the south-west surrounds of Thirning Villa. (<i>Refer Management Issues: Thirning Villa: Surrounds</i>)</p> <p>Plant new trees and understorey planting to the north of the tennis courts adjacent Arthur St. (<i>Refer Management Issues: Arthur St: Open Space</i>).</p>	Visual survey by ecologist / council Urban Ecology unit.	med
Water Management	<p><i>Core Objective: General Community Use; Sportsground</i></p> <p>—</p>	Investigate the performance of the existing irrigation tanks on site and assess whether any additional capacity or improvements are required.	Assess through engagement with relevant stakeholders.	high





#### Key Objectives:

1. Support local ecologies through landscaping strategies.
2. Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.
3. Prioritise the environment in decision making.

#### Key Strategies to achieve this in Master Plan:

- Establish understorey planting in under-utilised areas.
- Utilise permeable paving along driveways to balance new hard stand areas with on-site water retention and tree health.
- Plant new trees where possible to increase shade cover.
- Design new facilities from sustainable principles and upgrade existing facilities with sustainable measures.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Sustainable Buildings & Infrastructure	<p><i>Core Objective: General Community Use; Sportsground; —</i></p> <p>Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.</p> <p>Outcomes of Our Inner West 2036 (1.1, 1.2, 1.3, 1.4, 1.5, 2.1)</p>	<p>Future upgrades shall include environmentally sustainable measures and be designed using sustainable principles. (Refer Management Issues: Bowling Club &amp; Management Issues: Public Toilets)</p> <p>Design new facilities from sustainable principles and upgrade existing facilities with sustainable measures.</p> <p>Mandate that new built works within the park are to meet exceptional ecological sustainability outcomes, such as carbon neutral standards for embodied and operational energy use.</p> <p>Use sustainable energy sources to power amenities around the park such as sports facilities, toilets and lighting.</p> <p>Incorporate water capture / re-use features for new buildings on site and investigate the possibility for retrofitting existing buildings.</p>	Assess through planning and design process and through post-occupancy study.	High

## 7.0 Objectives + Performance Targets

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## Key Objectives:

1. Support safer interactions between vehicles and people.
2. Address slippery and uneven surfaces along pathways.
3. Implement strategies to reduce the risk of injury to park users by cricket balls.

## Key Strategies to achieve this in Master Plan:

- Improve sight-lines between vehicles and pedestrians at the north-west entry.
- Improve pathway connections and reduce trip and slip hazards for people within the park.
- Implement safety upgrades to cricket nets and recreational areas.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Cricket: Safety	<p><i>Core Objective: General Community Use; Sportsground</i></p> <p>Implement strategies to reduce the risk of injury to park users by cricket balls.</p>	<p>Cricket safety upgrades: Complete cricket netting upgrades to improve safety for other park users from injury from cricket balls.</p> <p>Install a discreet protective netting to the rear of the existing cricket sight screen structure to offer some protection from cricket balls entering new casual sports / play area.</p> <p>Continue the practice of displaying warning signage is displayed when nets are in use. Consider multi-lingual/ infographic component.</p>	<p>Assess through engagement with relevant stakeholders.</p>	<p>high</p> <p>med</p>
Lighting: General		<p>Park Lighting: Upgrade the existing lighting within the park. Address blind spots and focus lighting along pathways and around key assets.</p> <p>Investigate environmentally sustainable lighting solutions.</p> <p>Bowling Club Lighting: upgrade lighting along main pathway and perimeter of bowling green.</p>		high
Ground Surfaces	Address slippery and uneven surfaces along pathways.	<p>Establish a small paved forecourt around the Park Lane entry gate to address the muddy and uneven surface which occurs in this area. Link this paved area to the running / walking track. (Refer Park Gateway: South Entry.)</p>	Assess success through observation and visitor survey.	med

## 7.0 Objectives + Performance Targets

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Casual Sports Activity Area	<p><i>Core Objective: General Community Use; Sportsground</i></p> <p>—</p> <p>Provide informal recreation opportunities that encourage active and healthy communities.</p>	<p>Create a casual sports activity area with basketball hoop, handball areas and exercise equipment.</p> <p>Remove existing tiered concrete surface to establish a levelled area of sporting surface. Separate the car parking with planted green buffer which could include a low seating wall and planter.</p> <p>Provide a small half-court style basketball hoop and markings. Provide markings for a small school-style handball court adjacent. Provide an attractive and visually permeable barrier at the rear of the hoop to limit balls from entering the car park.</p> <p>Provide exercise equipment stations. Ensure that equipment is versatile and can appeal to a range of park visitors. This could include equipment suitable for older members of the community.</p> <p>Integrate the synthetic surface with that of the running / walking track (Refer Management Issues: Pedestrian Access: Oval Track)</p>	Engagement with stakeholders and the community.	high





## Key Objectives:

1. Provide informal recreation opportunities that encourage active and healthy communities.
2. Maintain Pratten Park as a premier sports ground.
3. Acknowledge the community benefit of sporting grounds as areas for recreation outside of their use for organised sports and balance community and organisation use.

## Key Strategies to achieve this in Master Plan:

- Create a multi-purpose half-court area complete with basketball hoop, handball markings, exercise equipment and running track.
- Retain Pratten Park sporting ground as a well maintained natural grass surface. Repair and maintain tiered seating and sporting facilities.
- Provide lighting for sporting ground and synthetic tennis courts to maximise their use.
- Maintain shared community access to park assets.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Community Use of Sporting Assets	Core Objective: General Community Use; Sportsground  Acknowledge the community benefit of sporting grounds as areas for recreation outside of their use for organised sports and balance community and organisation use.	Ensure that synthetic pitches continue to be available for public use and remain unlocked at all times. Ensure that the sporting ground is available for public use outside of sporting fixtures. Investigate events on the oval such as evening movies during the summer.	Engagement with stakeholders and the community.	on-going
Lighting: Sports & Recreation	Core Objective: General Community Use; Sportsground  Maintain Pratten Park as a premier sports ground. Improve community access to park assets through increased hours of use.	Park Lighting Upgrades to sporting ground. Replace flood lighting for the sporting ground which has been previously removed.  Provide lighting for the synthetic tennis courts so that they are available to be used during evenings. Investigate extending the booking arrangements for the synthetic courts so that they are better available for community use.	Engagement with stakeholders and the community.	high  med
Spectator Seating	Core Objective: General Community Use; Sportsground  Maintain Pratten Park as a premier sports ground.	Repair existing timber bench seating. Retain the style of the bench seating which is well suited to the character of the oval. Alternative materials to timber for bench planks could be permitted, such as recycled plastic lumber; to reduce maintenance.		on-going