DRAFT PLAN OF MANAGEMENT + MASTER PLAN

ASHFIELD PARK

JUNE 2021

DRAFT

INNER WEST

Welsh+ Major

FURTHER INFORMATION

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Front cover image: War Memorial Ashfield Park.
Photography by Welsh + Major Architects.

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A	Site Analysis
B	Community Engagement
C	A3 Master Plan

Document Control

DATE:	REVISION NO:	REVISION DETAILS:	APPROVED:
27/08/20	-	Draft issue for client review	DW
07/01/21	A	Draft Issue for public exhibition	DW
12/02/21	B	Amendments to playground fencing, off leash area	DW
11/03/21	C	Minor amendments - Public Exhibition	VP

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 Ashfield Park. Ashfield Park is located in Ashfield and is bounded by Parramatta Rd and Orpington St to the north, and Pembroke St and Ormond St to the south. It consists of 14.4 acres (5.84 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 though 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 *A new interpretation strategy to highlight significant historic aspects and monuments of the park.*

02 *Minor upgrades to amenities block (change room/ sheds) adjacent to the sporting ground.*

03 *Removal of the telegraph pole lamps adjacent to the sporting ground and replacing them with new sideline lighting to be consistent with other lighting within the park.*

04 *New table and chair park furniture in selected shaded locations.*

05 *Maintenance and repair of the existing exercise stations as required. C*

06 *Establishing a biodiversity area to the southern corner of the park.*

07 *New identity signage for the park.*

08 *Traffic calming measures to Orpington St, Pembroke St and Ormond St*

09 *Improvements to existing underground water tanks in an effort to 'drought-proof' the park as much as possible*

10 *Control measures to limit/ organise parking associated with the bowling club*

11 *Extend existing understorey native planting to the northern corner of the park to further develop a green buffer between the park and Parramatta Rd.*

12 *Retain and maintain the topiary of the date '1871 - 2019' and name 'Ashfield Park' which creates a strong identity for the park.*

13 *Extend and improve the community garden to provide additional planter beds and fruit trees to the area surrounding the garden.*

14 *New community garden composting areas, and a small structure to accommodate a seed bank, lockable tool shed and rainwater tank.*

15 *Upgrade of one of the grass bowling greens to a synthetic green.*

16 *New understorey planting in selected areas around the base of significant trees along the park perimeter.*

17 *A new, proposed off-leash dog area.*

18 *Relocation of the historic milestone to just south of the diagonal pathway to an appropriate level area where it can be easily viewed. with appropriate interpretive signage.*

19 *Increase the width of the circular path around the war memorial. The circular path is currently the only access point without stairs to provide a continuous path of travel to other pathways within the park, and as a result is highly utilised by many users, including wheelchair users and cyclists directed through the park. The new pathway could include imprints, etchings and local stories to complement the war memorial.*

20 *Completing the axis of Phoenix Palms with new palms towards the north-eastern entry gateway.*

21 *Upgrade the existing playground.*

22 *New outdoor table tennis tables with spectator seating*

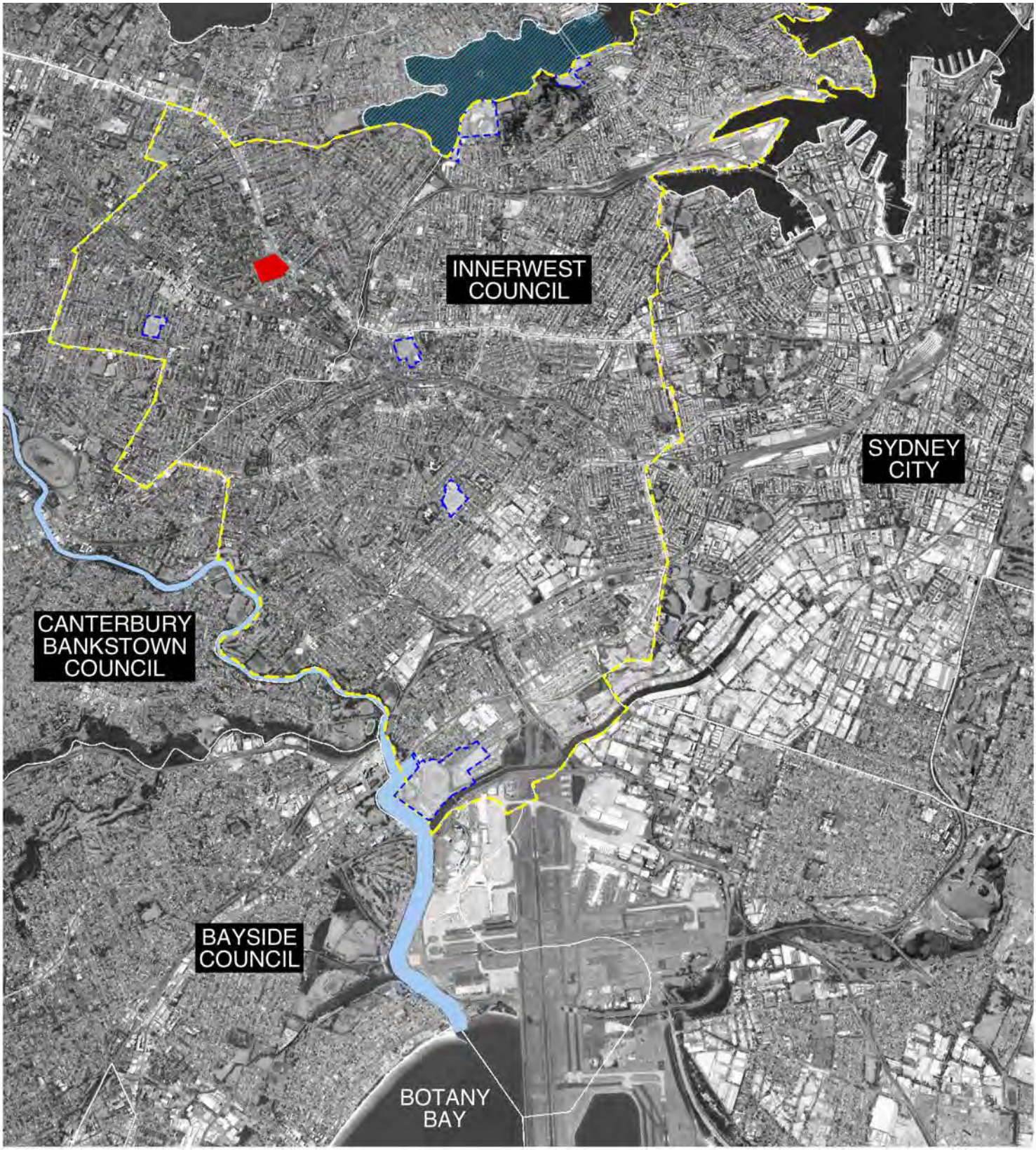
23 *New cricket nets*

24 *New deck and amphitheatre seating to support the bowling club bistro/ cafe*

25 *Additional BBQs and upgraded picnic areas.*

Ashfield Park. Photography by Welsh + Major.

Ashfield Park. Photography by Welsh + Major



Inner West Council Boundary
Site (Tempe Lands)
Site (Tempe Recreation Reserve)
Cooks River
Iron Cove
Other IWC parks undergoing POM and Master Plan

N

0 0.5 1 1.5 2km

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, Balmain, Leichhardt, Marrickville, and Stanmore.

The Inner West Council has a resident population of 192,000 people, and spans 36km² 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 parkland's 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 13.3m² to 10.6m² 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.

2016	2036
192,030 people	231,000 - 241,000 people
51 people / ha	65 - 68 people / ha
3,519 hectares	3,519 hectares

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.

Walking
(Most popular activity in the survey with 34% participating at least weekly, 3rd most popular in the community map, 5th in the school workshops, popular in the multicultural focus groups)

Walking for transport
(2nd in the survey with 24% participating at least weekly)

Playing in a playground/playing in a park/taking children to play
(3rd in the survey (24%), 5th in the community map, 4th in the school workshops, high in multicultural focus groups)

Personal fitness/outdoor fitness
(4th in the survey with 23% participating at least weekly)

Walking the dog
(5th most popular in the survey (23%), 4th most popular in the community map, 6th in the school workshops)

Cycling
(6th in the survey (19%), 2nd in the community map, 3rd in the school workshops)

Swimming
(7th in the survey (19%), most popular activity in the community map and school workshops)

Running
(8th in the survey with 18% participating at least weekly)

Relaxing in a park
(9th in the survey with 16% participating at least weekly)

Hockey
(10th in the survey (13%). It should be noted that the survey was completed by a high number of hockey players.)

Soccer
(11th in the survey (10%), 2nd in the school workshops)

Tai Chi, table tennis, and badminton were also popular activities amongst the older population of people who speak a language other than English at home.

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.

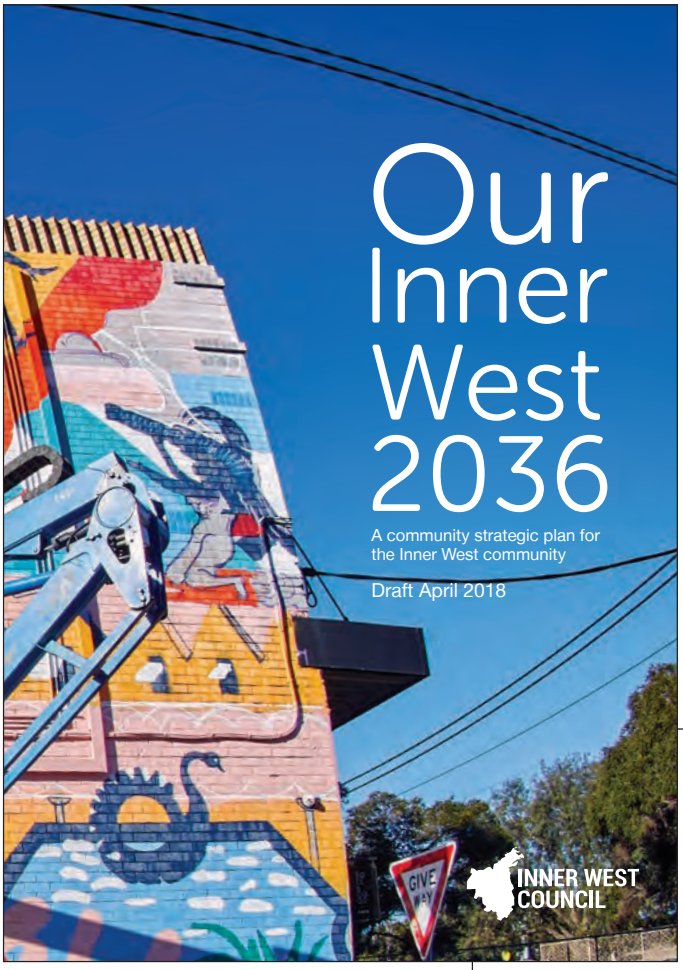
Key differences between different groups were that:

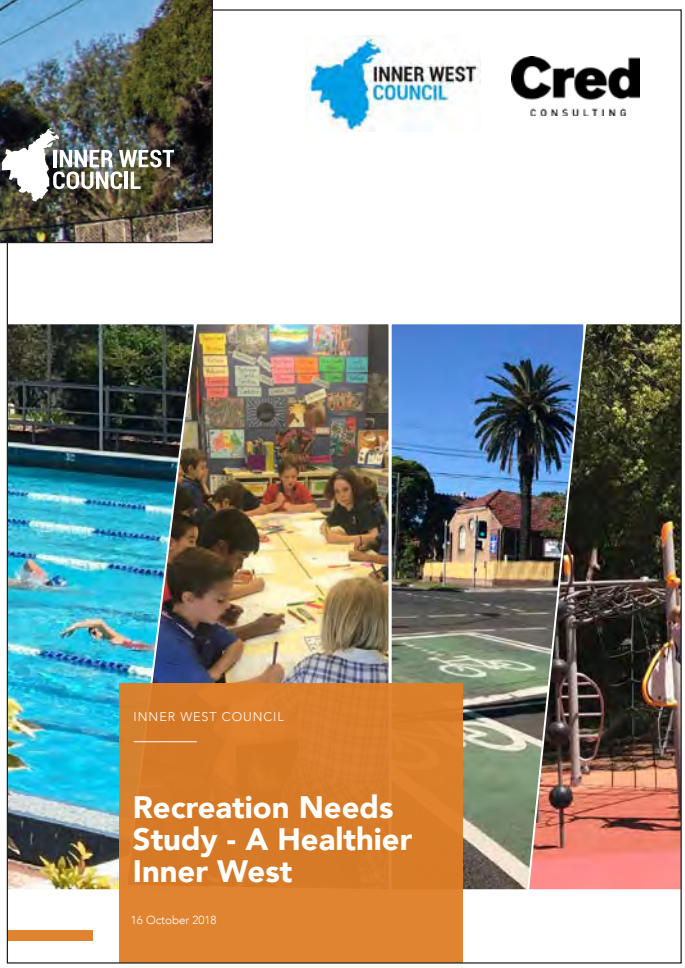
- Females used children's playgrounds, aquatic centres, and footpaths more often, while males used cycle paths, sporting fields and courts, and the Greenway more often than females.
- People who speak a language other than English at home used all facilities less regularly than the general community.

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

- Parks (80% of people using them at least weekly)
- Footpaths, streets and town centres (75% at least weekly)
- Sporting fields/courts (38% at least weekly)
- Aquatic centres/baths (37% at least weekly), and
- Children's playgrounds (36% at least weekly).

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)


Our
Inner
West
2036
A community strategic plan for
the Inner West community
Draft April 2018
GIVE WAY
INNER WEST
COUNCIL


INNER WEST
COUNCIL
Cred
CONSULTING
INNER WEST COUNCIL
Recreation Needs
Study - A Healthier
Inner West
16 October 2018

REVIEW OF EXISTING POLICY + DESIGN DOCUMENTS

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.

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 Ashfield Park as one of the more popular recreational spaces within the Inner West. It is the largest park within the north of Ashfield, and is regarded as a civic park, home to a number of monuments and hosting large community events. Areas of the park are also utilised for soccer, cricket and lawn bowls.

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 Ashfield 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.

Other Documents Reviewed:

- Ashfield Park - Plan of Management - (former) Ashfield Council adopted June 2007.
- 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

OUR INNER WEST 2036 - COMMUNITY STRATEGIC PLAN

Outcomes	Strategies
1.1 The people and infrastructure of Inner West contribute positively to the environment and tackling climate change	1. Provide the support needed for people to live sustainably 2. Reduce urban heat and manage its impact 3. Create spaces for growing food 4. Develop planning controls to provide ecosystem services* 5. Provide green infrastructure that supports increased ecosystem services*
1.2 Biodiversity is rich, with connected habitats for flora and fauna	1. Support people to connect with nature in Inner West 2. Create new biodiversity corridors and an urban forest across Inner West 3. Maintain and protect existing bushland sites for species richness and diversity
1.3 The community is water sensitive, with clean, swimmable waterways	1. Collaborate to make plans, designs and decisions that are water-sensitive 2. Supply water from within Inner West catchments
1.4 Inner West is a zero emissions community that generates and owns clean energy	1. Support local adoption of clean renewable energy 2. Develop a transport network that runs on clean renewable energy
1.5 Inner West is a zero waste community with an active share economy	1. Support people to avoid waste, and reuse, repair recycle and share 2. Provide local reuse and recycling infrastructure 3. Divert organic material from landfill 4. Advocate for comprehensive Extended Producer Responsibility+

Outcomes	Strategies
2.1 Development is designed for sustainability and makes life better	1. Pursue integrated planning and urban design across public and private spaces to suit community needs 2. Identify and pursue innovative and creative solutions to complex urban planning and transport issues 3. Improve the quality, and investigate better access and use of existing community assets 4. Develop planning controls that protect and support a sustainable environment and contribute to a zero emissions and zero waste community
2.2 The unique character and heritage of neighbourhoods is retained and enhanced	1. Provide clear and consistent planning frameworks and processes that respect heritage and the distinct characters of urban villages 2. Manage change with respect for place, community history and heritage
2.3 Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings	1. Plan and deliver public spaces that fulfil and support diverse community needs and life 2. Ensure private spaces and developments contribute positively to their surrounding public spaces 3. Advocate for and develop planning controls that retain and protect existing public and open spaces
2.4 Everyone has a roof over their head and a suitable place to call home	1. Ensure the expansion of social, community and affordable housing, distributed across Inner West, facilitated through proactive policies 2. Encourage diversity of housing type, tenure and price in new developments 3. Assist people who are homeless or sleeping rough
2.5 Public transport is reliable, accessible, connected and enjoyable	1. Advocate for improved public transport services to, through and around Inner West 2. Advocate for, and provide, transport infrastructure that aligns to population growth
2.6 People are walking, cycling and moving around Inner West with ease	1. Deliver integrated networks and infrastructure for transport and active travel 2. Pursue innovation in planning and providing new transport options 3. Ensure transport infrastructure is safe, connected and well-maintained

REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Outcomes	Strategies
3.1 Creativity and culture are valued and celebrated	1. Grow Inner West's reputation as a leading creative and cultural hub, celebrating and supporting diverse creative industries and the arts 2. Create opportunities for all members of the community to participate in arts and cultural activities
3.2 Inner West is the home of creative industries and services	1. Position Inner West as a place of excellence for creative industries and services and support them to thrive 2. Facilitate links to programs and services to help businesses grow, innovate and improve their competitiveness 3. Encourage the establishment of new enterprises in Inner West 4. Facilitate the availability of affordable spaces for creative industries and services
3.3 The local economy is thriving	1. Support business and industry to be socially and environmentally responsible 2. Strengthen economic viability and connections beyond Inner West 3. Promote Inner West as a great place to live, work, visit and invest in
3.4 Employment is diverse and accessible	1. Support local job creation by protecting industrial and employment lands 2. Encourage social enterprises and businesses to grow local employment
3.5 Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained	1. Promote unique, lively, safe and accessible urban hubs and main streets – day and night 2. Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment 3. Pursue a high standard of planning, urban design and development that supports urban centres 4. Promote the diversity and quality of retail offerings and local products

Outcomes	Strategies
4.1 Everyone feels welcome and connected to the community	1. Foster inclusive communities where everyone can participate in community life 2. Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity 3. Empower and support vulnerable and disadvantaged community members to participate in community life 4. Increase and promote awareness of the community's history and heritage
4.2 The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West	1. Celebrate Aboriginal and Torres Strait Islander cultures and history 2. Promote Aboriginal and Torres Strait Islander arts and businesses 3. Acknowledge and support the rights of the Aboriginal community to self determination 4. Actively engage Aboriginal people in the development of programs, policies and strategies
4.3 The community is healthy and people have a sense of wellbeing	1. Provide the facilities, spaces and programs that support wellbeing and active and healthy communities 2. Provide opportunities for people to participate in recreational activities they enjoy
4.4 People have access to the services and facilities they need at all stages of life	1. Plan and provide services and infrastructure for a changing and ageing population 2. Ensure the community has access to a wide range of learning spaces, resources and activities 3. Support children's education and care services to ensure a strong foundation for lifelong learning

Outcomes	Strategies
5.1 People are well informed and actively engaged in local decision making and problem-solving	1. Support local democracy through transparent communication and inclusive participatory community engagement
5.2 Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes	1. Support leadership and mentoring initiatives that build and strengthen the capacity of individuals, businesses and communities 2. Support local capacity for advocacy 3. Collaborate with partners to deliver positive outcomes for the community, economy and environment
5.3 Government makes responsible decisions to manage finite resources in the best interest of current and future communities	1. Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations 2. Ensure responsible, sustainable, ethical and open local government 3. Deliver innovation, excellence, efficiency and effectiveness and probity in Council processes and services

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^2 per person. Ashfield has a below average provision of public space with 8.1m^2 per person. This is forecast to be reduced to 6.3m^2 per person by the year 2036 as populations increase.

Sporting Capacity:

The study identified the sporting ground of Ashfield Park 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 27.5 hours per week, indicating that it is operating close to it's optimal capacity. The sporting ground was last upgraded in 2018.

Community Engagement:

Areas for suggested improvement for Ashfield Park included:

- Improved safety in design for seniors.
- Additional gym equipment and need for a space for Tai Chi within the park.
- More sports opportunities (tennis, basketball, cricket and ping-pong tables), more playground equipment that includes older children, more bubblers, picnic tables and water play.

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	OPPORTUNITIES
Increased quality of open space to optimise use, address demand and meet higher and more diverse needs	• Multi-use, flexible open space that is designed to support sharing and reduce conflict between users
Well maintained public toilets, water bubblers and bins in parks.	• Extend the Marrickville 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.
Picnic and BBQ facilities, seating and shade for informal social gatherings, as well as informal grassed passive recreation areas.	• Provide space for social gatherings outside of the home.
New facilities in parks including: table tennis tables; outdoor gyms including for seniors, and hard surfaces with shelter for tai chi.	• In particular local parks in high density areas to provide a variety of recreation opportunities for residents.
Lighting and design of parks to increase (feelings of) safety. Lighting should be fauna-friendly and use sustainable technologies to support environmental outcomes. Improved lighting to support evening and night time use of sporting grounds and provide recreation opportunities after work hours	• Lighting on streets including connections to open space and linear parks/shared paths, and Ashfield Town Centre to Ashfield Park • 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.
Improved waste management and maintenance in parks and sporting grounds.	• Increased maintenance resourcing • Consider ongoing maintenance costs at the design stage of new/upgraded open space • Consultation with outdoors staff at the design stage to identify possible future maintenance issues, and • Self-cleaning BBQs.

Improving walkable connections to open space and recreation opportunities .	• Improved connections to Ashfield Park from the Ashfield town centre
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.	• Upgrade sporting grounds throughout the LGA.
Signage and wayfinding on cycle routes. Safer shared paths, and/or separate bike/pedestrian paths.	• Review throughout the LGA.
Cycling infrastructure including end of trip facilities and bike parking.	• Cycling infrastructure at connections to public transport and recreation facilities.
Play spaces for older children / young people; Play opportunities for other age groups and abilities.	• Play for older children such as basket swings, trampolines, climbing walls, monkey bars, flying foxes • Innovative play spaces such as nature play, and adventure/junk play. • Include inclusive play equipment in all playgrounds, rather than only in some dedicated inclusive playgrounds. • Innovative play spaces such as nature play, and adventure/junk play.
Increased access to recreation opportunities for older people.	• Footpath improvements, bush care programs, • More affordable recreation opportunities for older people • Support with transport to recreation opportunities.
Informal, flexible and social recreation opportunities that cater to a time-poor population.	• Improved lighting on streets and in parks to enable night time use including for organised and informal activities • Encourage recreation providers (e.g. sports clubs, fitness providers) to provide recreation opportunities in the evening eg social versions of sport
Inclusive recreation opportunities for people with disability including organised sport.	• Prioritise accessibility in the upgrades of recreation facilities and parks, for example in new amenities buildings. • Audit of Council's recreation facilities and parks and whether they are accessible.
Inclusive recreation opportunities for people from the LGBTQI+ community	• Welcoming change and bathroom amenities for gender diverse people.
Inclusive recreation opportunities for people from culturally and linguistically diverse backgrounds.	• Recreation opportunities located close to public transport and promoted in community languages • Recreation programs targeting people from culturally and linguistically diverse backgrounds • Recreation opportunities that reflect popular activities (e.g. informal sports, badminton, volleyball, table tennis, basketball, Tai Chi), and • Working with sporting clubs to support inclusiveness and increased participation.
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.	• Clarity in signage to enable regulation and enforcement. • Design of parks and playgrounds to minimise conflict e.g. planting borders 10m from playgrounds to identify dog free areas. • 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.

Site Boundary

Lot Boundary

Crown land - Public Recreation

N

0 20 40 80m

SCALE 1:2000 @ A4

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)	Notes
Lot 2 DP607316	Ashfield Park Intersection of Parramatta Road and Orpington Street, Ashfield.	Inner West Council	Crown Land. Park - Community Land.	5.84 Hectares	

Site Boundary

Crown Land category - Park

Crown Land category - General Community Use

Crown Land category - Sports Ground

N

0 20 40 80m

SCALE 1:2000 @ A4

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 Leichhardt 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.
PARK	The core objectives for management of community land categorised as a park are— (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
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).

An Overview

The Local Government Act allows Council to grant leases, licences 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 Ashfield 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 former 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 (LG 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.

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.

This PoM expressly authorises Inner West Council as land manager of Ashfield Park (500001) 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".

Leases and licences for the use of an area of land need to 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 Environmental 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.

CURRENT LEASES + LICENCES

Current Leases and Licences

Ashfield Bowling Club (1930), Recreational facility, leased by council. expires 30.11.20.

Future Leases and Licences

This Plan of Management expressly authorises Inner West Council to grant leases and licences of Ashfield 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. 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

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, cricket, oz tag
Licence: Sports Grounds	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, fitness classes and management of an indoor gym.
Licence/ Lease: General Community Use Building	Café/ kiosk seating and tables.
Licence/ Lease: General Community Use Buildinsg	Bistro, restaurant, function venue with the provision to sell alcohol.
Licence: General Community Use Building	Creative industry/Artist in residence
Licence: Park, Building	Creative industry/Artist in residence
Licence: Park	School and community group recreation and education use
Licence/ Deed: Park	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
Licence: Sports Ground	School and community group recreation and education use
Licence: Sports Ground	-commercial fitness trainers
Licence: Park	School and community group recreation and education use
Licence: Park	-commercial fitness trainers
Licence: Park, 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, food/coffee vendors - community, training or education - environmental protection, conservation or restoration or environmental studies - exhibitions - functions - hiring of equipment - meetings - temporary ATM and sanitary facilities - site investigations - sporting and organised recreational activities -storage - emergency purposes including training

Masterplan Area

Park Pedestrian Entry Point

N

0 30 60 120m

SCALE 1:3000 @ A4

STATUTORY CONDITIONS + LEGISLATION

Zoning + Classification

Ashfield LEP : RE1 'Public recreation'

Other Relevant Legislation

- Foreshore Building Line LEP 2013
- 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

Site Boundary

N

0 20 40 80m

SCALE 1:2000 @ A4

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	Sandstone Entry Gates	Good	Maintain
02	Exercise Equipment - North West	Good	Maintain
03	Dressing Sheds	Fair	Maintain
04	Underground Water Tanks	Fair	Maintain + Upgrade
05	Sporting ground	Good	Maintain
06	Exercise Equipment - South East	Fair	Maintain
07	Playground	Fair	Maintain + Upgrade
08	Public Toilets	Good	Maintain + Upgrade
09	Begonia House	Good	Maintain
10	Public BBQs	Good	Maintain
11	Swing Set	Good	Maintain
12	War Memorial	Good	Maintain
13	Community Garden	Good	Maintain + Upgrade
14	Bowling Greens	Good	Maintain
15	Bowling Clubhouse	Good	Maintain

OVERVIEW

The key objectives outline a broad vision for the future of Ashfield 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 Ashfield Park.

ACCESS

Key Objectives:

1. *Improve existing connections through the park.*
2. *Limit car access and parking on grass through physical deterrents.*
3. *Create a simple signage and wayfinding strategy for navigating the park and its assets.*

Key Strategies to achieve this in Master Plan:

- Increase the width of circular pathway at park's centre.
- Install discreet bollards to the bowling club driveway to physically limit parking on grass.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.

INCLUSIVENESS

Key Objectives:

1. *Improve the appeal and range of the existing playground.*
2. *Ensure that the park and its assets are accessible for all visitors.*
3. *Provide an area within the park which can welcome off-leash dogs.*

Key Strategies to achieve this in Master Plan:

- Upgrade the existing Playground with additional elements which facilitate wild and imaginative play.
- Improve accessibility throughout the park and within facilities.
- Establish an unfenced off-leash dog area within the park. Maintain the remainder of the park as dogs on-leash.

SENSE OF PLACE

Key Objectives:

1. *Highlight unique features and history of the park and communicate it to park visitors.*
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:

- Establish an integrated interpretation strategy to highlight assets within the park, to better inform visitors about existing park features and the history of the park.
- Foster the identity of Ashfield Park and maintain park areas that contribute to the park's civic character.
- Retain the existing heritage quality of the park.

COMMUNITY

Key Objectives:

1. *Support existing community facilities such as the bowling club and community garden, and their role within the wider community.*
2. *Provide high quality furniture and facilities.*
3. *Improve or maintain the quality and amenity of existing facilities and park assets.*
4. *Ensure that the park remains as a flexible green open space for the community into the future.*

Key Strategies to achieve this in Master Plan:

- Provide an on-site composting area. Establish a small shed that includes tool lock-up, seed-bank and water storage.
- Create additional shady seating areas and picnic tables.
- Increase maintenance to existing toilets. Continue to maintain the park as a high quality civic space.
- Protect the park generally from being exclusively used by any single user group and maintain the park's existing flexibility.

SUSTAINABILITY

Key Objectives:

1. *Support local ecology and biodiversity.*
2. *Protect existing vegetation within the park.*
3. *Prioritise the environment in decision making.*

Key Strategies to achieve this in Master Plan:

- Establish a biodiversity zone within the park, planting local species and understorey planting.
- Utilise understorey planting to protect significant trees. Educate park visitors about remnant vegetation and it's significance.
- Plant new trees where possible to increase shade cover.

SAFETY

Key Objectives:

1. *Support safer interactions between vehicles and people.*
2. *Reduce trips and falls within the park.*

Key Strategies to achieve this in Master Plan:

- Investigate lower vehicle speeds in suburban streets around the park.
- Improve pathways within playground to reduce trip hazards.

SPORTS + RECREATION

Key Objectives:

1. *Continue a balance of sports and general community use of Ashfield park.*
2. *Maintain existing sports and recreation facilities. and repair existing exercise stations.*
3. *Improve the utility, flexibility and ease of maintenance of the bowling club.*

Key Strategies to achieve this in Master Plan:

- Maintain the sporting ground for both sports use and general community use. Remove existing sideline lighting and install new sideline lighting.
- Repair and maintain existing exercise stations.
- Undertake general maintenance works to park assets.
- Permit a synthetic bowling green to replace one existing grass green within the bowling club.

ACCESS

Key Objectives:

1. *Improve existing connections through the park.*
2. *Limit car access and parking on grass through physical deterrents.*
3. *Create a simple signage and wayfinding strategy for navigating the park and its assets.*

Key Strategies to achieve this in Master Plan:

- Increase the width of circular pathway at park's centre.
- Install discreet bollards to the bowling club driveway to physically limit parking on grass.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.

Park Connections

People visit and move through Ashfield Park in a variety of ways. Some may be visiting the park as a destination, strolling around the park or walking and jogging for exercise. Others may be using the park as a through-route. Cyclists are directed through Ashfield Park from both Parramatta Road and Gower Street to reach Ashfield.

All paths within the park meet at the war memorial. Axial pathways are separated from the war memorial on the north and east sides by several stairs, and as a result cyclists and other park users looking to avoid stairs are limited to using the narrow circular path to continue through the park. Being circular, it is also difficult for people on the path to see whether there are people coming in the other direction, which is problematic if there is a cyclist or jogger moving quickly.

It is recommended that this circular path is increased in width, so that two users can pass safely. The new circular path could form part of an interpretation strategy to complement the war memorial and to inform visitors about its history within the park. This could be through the use of etchings within the surface of the path.

Vehicle Access

Parking on the grass around the vehicle access driveway serving the bowling club should be limited through the use of physical barriers as opposed to obtrusive signage. Discreet bollards, such as those made from timber or plastic lumber, could be installed along the length of the driveway to restrict vehicles from accessing the grass. Existing signage to this affect can then be removed. Bollards should be spaced to ensure that pedestrian access is not restricted.

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 should be well placed but discreet, and located close to park entry points. It should identify the location of key assets within the park, such as public toilets. Signage should respectfully inform park visitors about what is permitted within the park and provide contact information. Signage within Ashfield Park should present the park's civic and historic character to the community through the use of high quality and durable materials.

Low impact recycled lumber bollards to protect areas of parkland from vehicles[1]

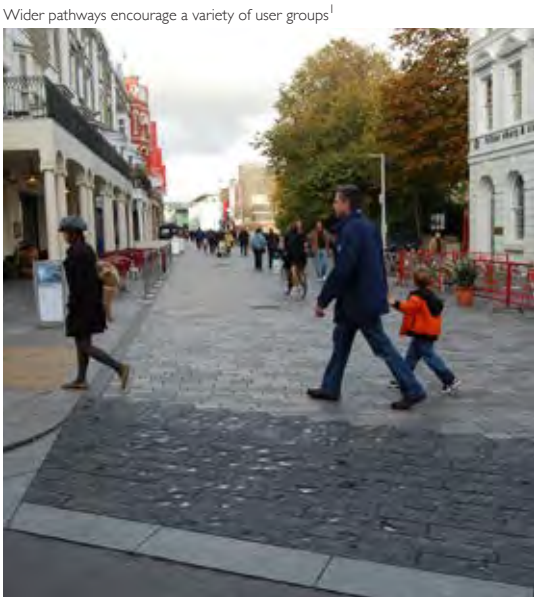
Integrated signage and wayfinding[2]

[1]Recycled plastic bollards © Replas.
[2]Pityarilla Park by Aspect Studios. Photo © SweetLime

ACCESS

Wider pathways encourage a variety of user groups[1]

Example of fencing providing an inviting gateway and security.[2]



Gateway into a pedestrian area identified by a change in level and materials.[3]

Consolidated instructional signage.[4]

Low impact bollards to protect areas of parkland from vehicles.[5]

Forecourt with bike parking, planting and traffic control.[6]

Removable bollards to control vehicle access to pedestrianised areas.[5]

[1] Sir James Mitchell Park, South Perth. Photo from City of Southg Perth website.
[2] Glebe Public School fence, Sydney by Nuha Saad. Photo © Jamie Williams.
[3] New Road, Brighton, UK by Landscape Projects and Gehl Architects. Photo © Gehl Architects.
[4] New York Parks Department, USA by Pentagram. Photo © Pentagram.
[5] Recycled plastic bollards © Exteria Street and Park Outfitters.
[6] Place de la Paix, France by Mutabilis. Photo © Hervé Abbadie.
[7] Slim removable bollards, University of Sydney Photo © Street Furniture Australia

INCLUSIVENESS

Key Objectives:

1. *Improve the appeal and range of the existing playground.*
2. *Ensure that the park and its assets are accessible for all visitors.*
3. *Propose an area within the park which can welcome off-leash dogs.*

Key Strategies to achieve this in Master Plan:

- Upgrade the existing Playground with additional elements which facilitate wild and imaginative play.
- Improve accessibility throughout the park and within facilities.
- Propose an unfenced off-leash dog area within the park. Maintain the remainder of the park as dogs on-leash.

Playground Upgrades

The current playground is in an acceptable condition and well used by the community. However there is scope to rejuvenate areas of the playground that are less utilised and replace them with new play areas.

The master plan recommends including a more diverse range of play experiences, which could include imaginative and wild play, to replace the existing centre of the playground at the location of the granite benches.

The new playground component should include natural and free play elements, and can incorporate parts of the grassed slope within the playground boundary, to take advantage of the change in level, for example through the use of logs to climb or a water pump course. Existing flat areas of grass should be retained.

Tactile Signage

Key signage should incorporate tactile elements and information in Braille format.

A diverse range of play experiences should be encouraged[1]

Pet Owners

It is proposed that an area of the park is allocated as an off-leash dog area.

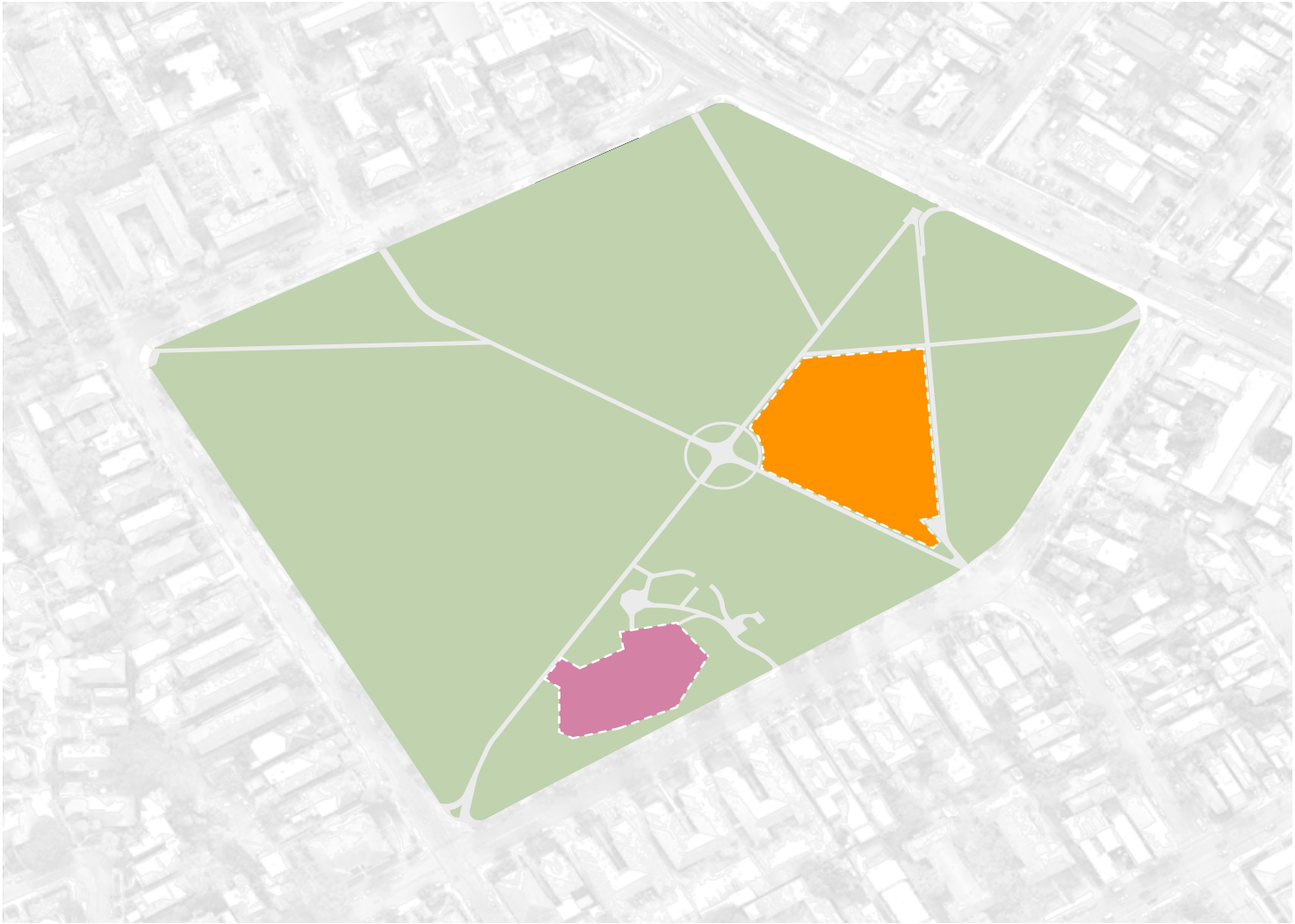
Signage should clearly indicate that the remainder of the park is on-leash at all times, and that dogs are prohibited in the playground area. Dog bag dispensers are already provided within the park at most bin locations.

Future park water fountains should include a dog bowl component to avoid the need for plastic buckets being left within the park.

When suitably signposted and serviced, off-leash dog areas, are a wonderful social asset for contemporary parkland's [2]

[1]Ian Potter Wildplay garden, Centennial Park by Aspect Studios. Photo © Brett Boardman
[2]Colmslie Recreation Reserve, Brisbane: off leash area. Image: mustdobrisbane.com
[2]Braithwaite Park, Mt Hawthorn, WA

Creating spaces for a variety of different users is of fundamental importance in creating and maintaining of inclusive parkland's [3]



Proposed dog off leash area

Welsh+ Major

SENSE OF PLACE

Key Objectives:

1. *Highlight unique features and history of the park and communicate it to park visitors.*
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:

- Establish an integrated interpretation strategy to highlight assets within the park, to better inform visitors about existing park features and the history of the park.
- Foster the identity of Ashfield Park and maintain park areas that contribute to the park's civic character.
- Retain the existing heritage quality of the park.

Highlighting Unique Features and Heritage

Ashfield Park has a mix of interesting features, ranging from natural and historical assets through to more recent monuments, memorials and art. A number of these features are not well communicated to park visitors.

This master plan recommends developing a park-wide interpretation strategy, to tie together and highlight key features of the park, while giving greater context to some of the park's hidden gems. This could be in the form of a map which is located at key points around the park which outlines a interpretation trail and where to find interesting elements within the park. More information around features of the park which require greater context could be in the form of interpretive strategies such as small informative plaques, images and text etched into new pathways.

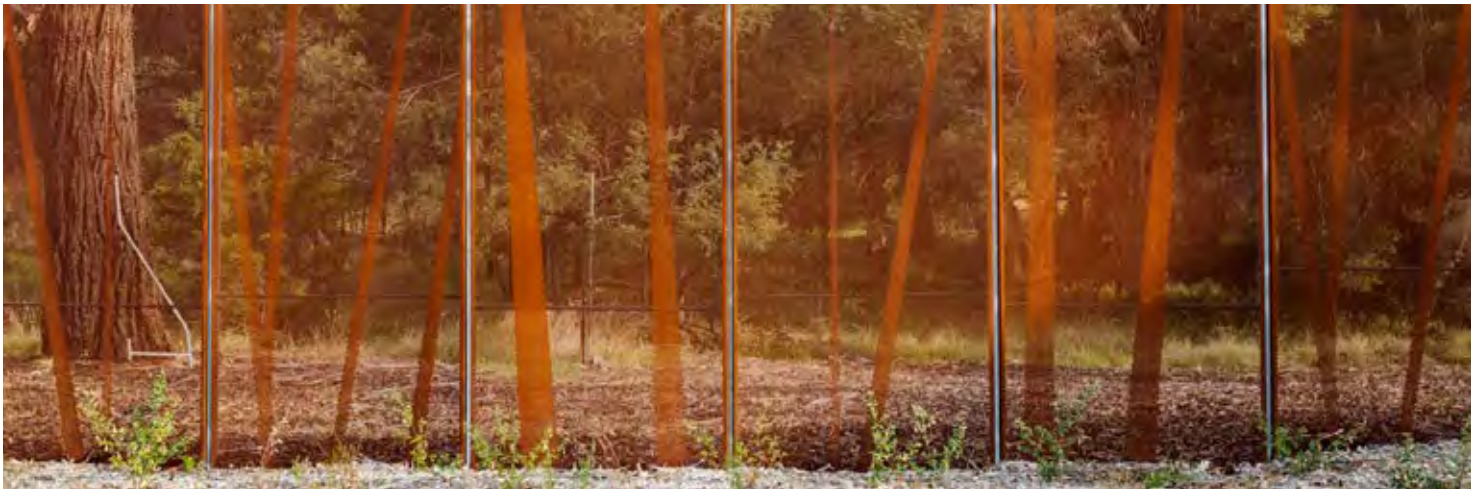
Features to highlight are indicated on the map shown opposite. Each of these will be discussed and examples and precedents of suitable interpretive strategies will be shown.

Not just a sign: Well designed interpretive signage and wayfinding with visual interest [1]

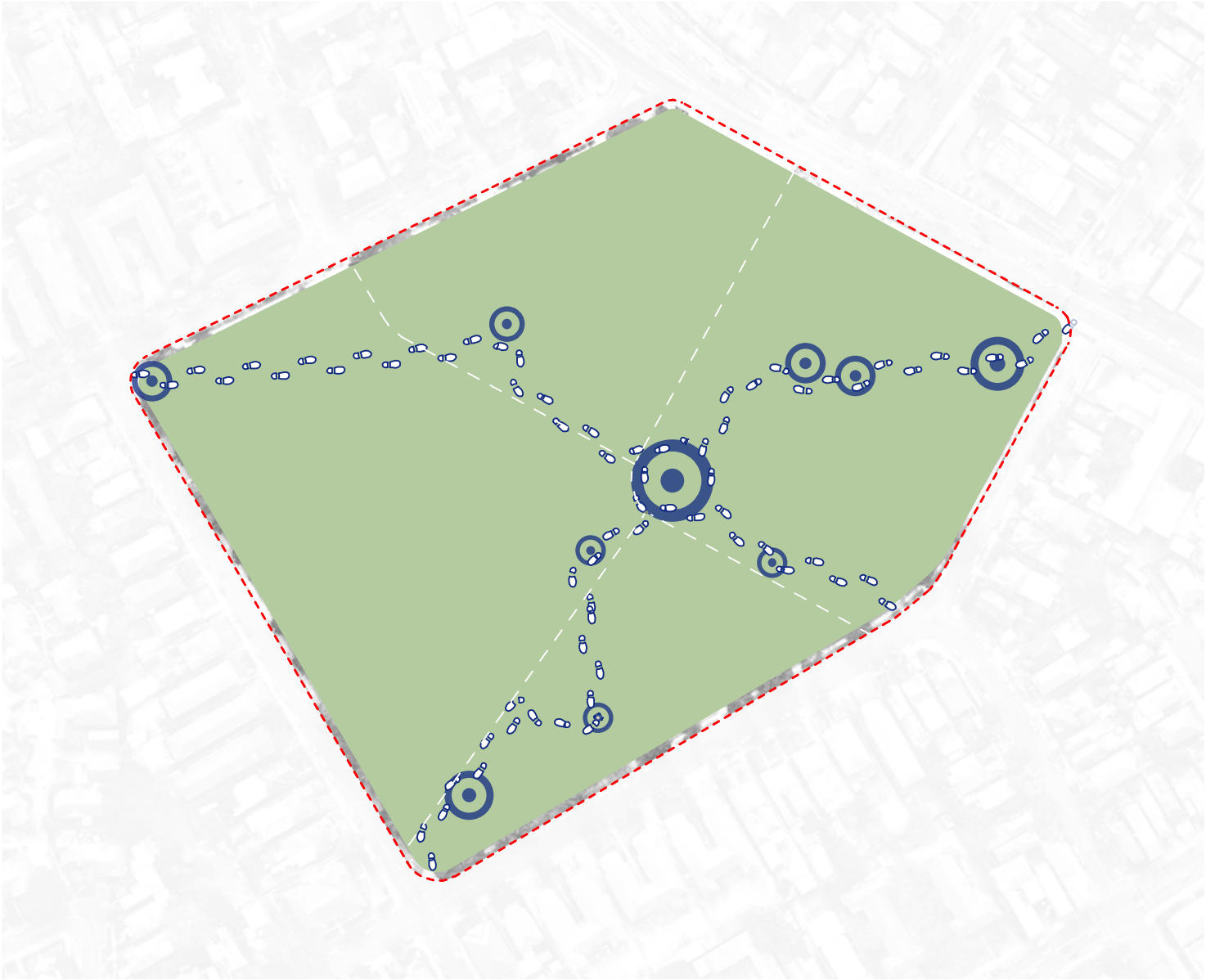
P.L. Travers Memorial Statue [2]

[1] Samford Village Heritage Trail Interpretive displays, Moreton Bay made by Lump Sculpture Studio.
[2] Memorial to P.L Travers, a former resident of Ashfield and author of Mary Poppins, Photo: Sydney-City Blogspot.com
[3] Jock Marshall Reserve screens by Urban Initiatives. Photo © Drew Echberg

SENSE OF PLACE



An example of an interpretive screen communicating site specific aspects of the local environment [3]



Park Features to Highlight through Interpretive Strategy

Outside of Site Boundary

N

0 5 10 20m

SCALE 1:1000 @ A4

Welsh+ Major

COMMUNITY

Key Objectives:

1. *Support existing community facilities such as the bowling club and community garden, and their role within the wider community.*
2. *Provide high quality furniture and facilities.*
3. *Improve or maintain the quality and amenity of existing facilities and park assets.*
4. *Ensure that the park remains as a flexible green open space for the community into the future.*

Key Strategies to achieve this in Master Plan:

- Provide an on-site composting area. Establish a small shed that includes tool lock-up, seed-bank and water storage.
- Create additional shady seating areas and picnic tables.
- Increase maintenance to existing toilets. Continue to maintain the park as a high quality civic space.
- Protect the park generally from being exclusively used by any single user group and maintain the park's existing flexibility.

Community Facilities

Ashfield Bowling Club

Ashfield Bowling Club is one of Sydney's oldest, with the first clubhouse being built in 1893.

The clubhouse and greens are essentially fenced off from the park overall, operating essentially as an independent operation separate to the park itself. A bistro operates from the clubhouse, and is open to the general public. The community garden area sits adjacent, immediately to the south of the greens.

The master plan makes a number of recommendations to support the clubs ongoing use. These are generally small-scale interventions, that will improve the overall operability and amenity of the Park as a cohesive public asset.

Improving the connectivity of the clubhouse to the park would allow the bistro operation to better serve park users. Consideration to open up a more direct link to the clubhouse should be made in the future should any other improvements to the bowling greens be made (see *Sports and Recreation* in this Section).

Small-scale interventions are generally lower cost recommendations that would assist the club with it's 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 garden on the western green.

Significant alterations include the redevelopment of the club into a two-storey structure and the removal of the eastern storage structure. The first floor extension would face the sporting ground and open onto the park, improving this interface, which is currently poor. The purpose of the new structure would be to maintain allow the club to maintain its current uses, but also provide additional community spaces and areas for sporting groups.

Community Garden

The existing community garden is currently thriving under the care of a devoted group of local garden enthusiasts. Whilst clearly viable in it's current form, it could be easily improved through the provision of an on-site composting area along with a small building that could be utilised as a tool lock-up, seed-bank and water storage facility.

The provision of additional shady seating areas and picnic tables could also enhance the existing facility and encourage more people to enjoy this rewarding community asset.

Open Green Spaces

The open grassed areas of Ashfield Park are highly valued by the community for unstructured recreation and relaxation, particularly on the weekends. These areas should be protected and maintained into the future. Development within the park should be limited to existing building upgrades or to areas or which are currently under-utilised by the community (eg: the community garden and bowling club).

New Furniture

As mentioned above, current facilities within the park are very well used by both small and large groups, particularly on weekends. It is recommended that new seating is provided to various areas within the park. The majority of seating should be shaded by new and existing trees where possible. New seating should be considered to serve a number of areas including:

- Chairs / benches and tables directly associated with the playground
- Low wall / bench seating close to the sporting ground for spectators
- Bench seating serving the community garden
- Creative mixed seating with tables, integrated into the landscape across all four park zones.

Public Events

Council should investigate supporting community events, including the potential for hosting movie nights on the sporting ground when not in use for sporting events.

Example of a community park movie night.[1]

Example of vegetable garden on a disused bowling green.[2]

Example of an awning which could be designed to accommodate outdoor dining, events or act as a stage.[3]

Example of seating integrated into a raised planter or garden area.[4]

New furniture of varying types can encourage informal gatherings and improved social interactions.[5]

Small, well sited service buildings can enhance public parkland's .[6]

[1]Movies Night (c) University City district / Phillyvoice
[2]Curl Curl Community Garden Open Day (c) koshka media
[3]Acre Eatery Camperdown Commons (c) Pony Design
[4]Campus Uni Trier (c) @T. Folkerts
[5]Parco Chairs designed by Broberg & Ridderstråle
[6] New Orleans Botanical Garden Duplantier Volunteer Pavilion designed by Mike McKay

SUSTAINABILITY

Key Objectives:

1. *Support local ecology and biodiversity.*
2. *Protect existing vegetation within the park.*
3. *Prioritise the environment in decision making.*

Key Strategies to achieve this in Master Plan:

- Establish a biodiversity zone within the park, planting local species and understorey planting.
- Utilise understorey planting to protect significant trees. Educate park visitors about remnant vegetation and it's significance.
- Plant new trees where possible to increase shade cover.

Planting Selection

Three categories of new planting are identified. These include:

- *Native grasses / Groundcovers. [Can add to this]*

A mix of lower level planting, such as native grasses, groundcovers [others], can assist with creating a soft transition between open spaces where there is no planting and areas where there is dense understorey planting. Beyond this, they contribute to the biodiversity of the area, improve soil quality and replace a significant missing layer.

- *Native & Ornamental Understorey Species*

Ashfield Park has a strong Victorian character, which best exemplified by the north-eastern zone of the park. This character is established by the ordered rows of palms and defined garden beds of ornamental flowers. As a result, any planting within this zone should aim to contribute to this existing heritage flavour, through a selection of ornamental species and defined planted areas.

- *Native STIF Understorey Species*

Like many areas of Sydney, Ashfield Park would have once been covered by species typical of the Sydney Turpentine-Ironbark Forest. Less than 95% of this vegetation type now exists in Sydney and as a result it has become critically endangered. Parts of Ashfield Park exhibit remnant vegetation of the STIF, namely in the form of the significant Turpentine trees within the park. While it is unlikely that these trees were present on the site prior to 1788, photographic evidence indicates that they were well established decades after the park was formed in 1885, indicating that they could be descendants of the original STIF, from a time where the area was pastoral.

This master plan recommends protecting the remnant Turpentine trees and reinstating surrounding understorey planting using species that typically would be present within the STIF.

Key Areas for Planting

New planting is recommended to be focussed in four key areas as identified on the map opposite.

01 Planting in this area should reinforce the existing green buffer between the park and Parramatta Road through the north-western zone. It is recommended that the existing planting is supplemented and extended to increase the density of planting along this edge. Low level native grasses and ground covers can extend along the embankment between the footpath and the park, as well as around the north-west corner to maintain views through to the bowling club.

02 Planting within this area should look to establishing a green buffer between the park and Parramatta Road. Currently this is the least utilised area of the park, largely due to the impact of Parramatta Road. Dense planting would assist in boosting the amenity of this area of the park, by improving the outlook and filtering the noise and pollution coming from Parramatta road. Planting in this area should focus on ornamental species with a well-kept appearance that can integrate with the existing Victorian character.

03 Planting within this area should support the ecology of the Sydney Turpentine Ironbark forest and establish a biodiversity zone within the park, around the location of existing remnant trees. Planting in this area should eliminate the need for mowing or works that can damage existing trees. Planting in this area should be looked after but allowed to grow wild. Planting should be dense enough to prevent people from freely moving though the area.

04 Similarly to area 03, this area should utilise understorey planting to protect the existing cluster significant trees from damage. Low level grasses and ground covers can transition between this planting and the more open surrounding areas.

Example of native meadow of shade tolerant understorey planting.[1]

[1]Prince Alfred Park. Photo © Sue Stubbs.
[2]Prince Alfred Park. Photo © Brett Boardman.

SUSTAINABILITY

Example of low level grasses being utilised as transition planting between zones.[2]

Planting Focus Area

Existing Native Understorey Planting

Continue Native Understorey Planting

New Planting: Native Grasses / Ground Covers

New Planting: Native & Ornamental Understorey Species

New Planting: Native STIF Understorey Species

Outside of Site Boundary

N

0 5 10 20m

SCALE 1:1000 @ A4

Welsh+ Major

SAFETY

Key Objectives:

1. *Support safer interactions between vehicles and people.*
2. *Reduce trips and falls within the park.*

Key Strategies to achieve this in Master Plan:

- Investigate lower vehicle speeds in suburban streets around the park.
- Improve pathways within playground to reduce trip hazards.

Safer Interactions

Vehicles & Pedestrians within Ashfield Park

The interaction between vehicles and pedestrians within the park (ie: around the bowling club) 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:

- Establishing limits to car parking on the grass around the vehicle access driveway through the use of physical barriers as opposed to obtrusive signage.
- Discreet bollards, such as those made from timber or plastic lumber, could be installed along the length of the driveway to restrict vehicles from accessing the grass. Bollards should be spaced to ensure that pedestrian access is not restricted.
- With these new controls in place, existing signage can be removed.

Reducing traffic speeds around public parks

Traffic calming measures in and around the council owned streets that surround Ashfield Park could greatly improve the safety of park users as well as improving connectivity between the Park and its' immediate neighbourhood.
Widening footpaths and planting beds, narrowing streets and traffic lanes, creating raised crossing platforms and appropriate signage are all measures that could be considered to achieve this objective.

Traffic calming ion surrounding council owned streets could improve safety in to and around Ashfield Park.[1]

Improving pathway surfaces

The state of some of the pathways within the park. Particularly within the children's playground area, could be improved with replacement, repair and a regular maintenance program.

Introducing raised pathways in and around areas with larger trees, constructed from a variety of robust, slip resistant materials can create an additional layer of play to these areas, whilst also protecting the health of the existing tree stocks.

Materials such as steel and timber, decomposed granite and softfall material, as well as concrete could all be utilised in imaginative ways to improve the safety and amenity of the park

Safer pathway surfaces can be achieved with a variety of different materials.[2]

[1]Traffic calming with colour changes and planting beds. Image: Project for Public Spaces (www.pps.org)
[2]The Paddocks, Parramatta Park. Design: McGregor Coxall. Image: Co-ordinated Landscapes

SPORTS + RECREATION

Key Objectives:

1. *Continue a balance of sports and general community use of Ashfield park.*
2. *Maintain existing sports and recreation facilities and repair existing exercise stations.*
3. *Improve the utility, flexibility and ease of maintenance of the bowling club.*

Key Strategies to achieve this in Master Plan:

- Maintain the sporting ground for both sports use and general community use. Remove existing sideline lighting and install new sideline lighting.
- Repair and maintain existing exercise stations.
- Undertake general maintenance works to park assets.
- Permit a synthetic bowling green to replace one existing grass green within the bowling club.

Supporting Healthy Lifestyles

Casual Recreation spaces

Providing spaces for both formal and informal sports and games helps to support the community in leading an active lifestyle outside of organised sports. Generally Ashfield Park provides a good level of sporting amenity, however the general upkeep of these assets needs to be maintained to ensure they maintain their usefulness and remain accessible and available to as many user groups as possible.

The sporting ground and some of the park's other open spaces are utilised by a variety of formal and casually organised sporting groups (see: https://www.abc.net.au/news/2018-04-30/social-sports-casual-afterwork-society-cohesion/9710892). Care should be taken in the management of the park to allow as many different groups as possible to utilise the open spaces of Ashfield Park to encourage public health and wellbeing as well as community cohesion by providing opportunities for various cultural groups to come together and interact through exercise and sport.

Exercise Equipment

An exercise circuit with exercise machines was installed in 2015. While generally in good condition, some minor maintenance is required to ensure the equipment is safe and workable. It is recommended that a regular maintenance program be put in place to ensure they remain this way.

Synthetic bowling greens offer advantages such as reduced maintenance and reduced water consumption.[1]

Organised Sports

Organised sports at Ashfield Park are a key aspect of the parks history. The use of the 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:

- Maintaining the sporting ground as a natural turf surface.
- Ensuring the sporting ground flood lighting is a suitable level for different sports codes.
- Future upgrades to replace one of the existing bowling greens with a synthetic surface
- Future minor upgrades to the amenities building, including the reinstatement of the toilet facilities (currently used as storage)

Lighting Upgrades

Whilst the existing lighting to the sporting ground itself is generally appropriate for use, lighting to the 'sideline' areas of the ground should be upgraded to allow safe and amenable light levels to these areas.

Exercise equipment installed in 2015 is generally in good condition, however some maintenance is required.[2]

[1]Synthetic bowling green. Image: Evergreen Synthetic Bowling Grass
[2]Exercise equipment in action, Ashfield Park, Image: Play by Design

View across the bowling greens.

6.0 Draft Master Plan

- Natural Grass
- Synthetic Bowling Green
- Existing Exercise Station
- Existing Understorey Planting
- New STIF Planting
- New Decking
- Existing Ornamental Garden
- Native Grasses / Ground Cover
- New Native / Ornamental Understorey Planting
- Softfall Groundcover
- Existing buildings
- New Cricket Nets
- Existing buildings
- New / Relocated Furniture
- Existing Furniture
- Community Garden Area
- Community Garden New & Relocated Beds
- New Nature Play Equipment
- New Low Fence
- New Bollards
- Interpretation Strategy Feature
- Existing Tree
- New Tree

ZONE 1

01 *Develop an interpretation strategy to highlight significant historic aspects and monuments of the park. This should have two components: a map component to guide park visitors to significant sites in the park, located at key points such as close to park entry points, and low impact interpretation strategies close to significant sites, which could include elements such as inscriptions or imprints in footpaths and small informative plaques close by. The interpretation strategy should be engaging for engaging for both children and adults and highlight the history of the park.*

- *Elements which should be highlighted in zone 1 include the historic sandstone gates (1a) and the location of the historic bandstand (1b), since removed.*

02 *Minor upgrades to dressing sheds:*

- *Prepare a Conservation Management Plan for the dressing sheds to guide future works and maintenance.*
- *Upgrade the internal areas of the dressing sheds and undertake general maintenance works as required.*
- *Provide concrete slab at base of stairs to mange wear of turf.*

03 *Remove telegraph pole lamps adjacent the sporting ground. Replace with underground electrical connection. Replace sideline lighting to be consistent with new lighting within the park.*

04 *Install table and chair park furniture in selected shaded locations.*

05 *Maintain and repair exercise stations as required and extend exercise stations in the future to include higher level fitness equipment to engage additional users.*

- *Install timed low lumen lighting at exercise stations to facilitate use after dark during the winter months. Designed wildlife friendly and to reduce spill into the adjacent biodiversity area.*
- *Provide accessible path to equipment.*
- *Provide 2 bike racks*
- *Provide equipment to encourage older participants in one station*
- *Provide body weighted static structures in another station.*

06 *Establish a biodiversity area to the southern corner of the park. Plant dense understorey planting in selected areas to improve biodiversity within the park. Understorey planting within Zone 1 should respond to the natural heritage of the area, utilising native plants typical of the Sydney Turpentine Ironbark Forest.*

07 *Investigate hosting additional community events at the park throughout the year.*

08 *Design and install new signage to identify Ashfield Park. Remove existing signage. New signage should communicate the civic and historic character of the park. Remove existing haphazard and outdated signage defining what is permitted within the park. Replace with a clear, concise and attractive signpost at key locations and at park entry points. New signposts should:*

- *Include any important information about the park, such as what is permitted. Critical information should be also provided in languages other than English and in Braille format. Include a small map to identify the location of key park features, such as public toilets, removing the need for confusing signage elsewhere. The map could feature a Braille key and haptic elements.*

09 *Reduce speed limit of Orpington St, Pembroke St and Ormond St to 40km/hr to improve safer pedestrian safety around the park.*

10 *Improve the quality and amenity of areas around underground water tanks. Assess water tank capacity and role in drought-proofing park into the future.*

11 *Provide 2 new cricket nets.*

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- New Native / Ornamental Understorey Planting
- Softfall Groundcover
- Existing buildings
- New Cricket Nets
- Existing buildings
- New / Relocated Furniture
- Existing Furniture
- Community Garden Area
- Community Garden New & Relocated Beds
- New Nature Play Equipment
- New Low Fence
- New Bollards
- Interpretation Strategy Feature
- Existing Tree
- New Tree

ZONE 2

01 *Install rows of bollards along driveway to prevent vehicles from parking on the grass. Bollards should be visually unobtrusive and in keeping with the civic character of the park, using materials such as timber or plastic lumber. Space bollards to permit free pedestrian movement between. Remove associated 'no parking on grass' signage.*

02 *Install table and chair park furniture in selected shaded locations.*

03 *Continue and extend existing understorey native planting to the northern corner of the park to further develop a green buffer between the park and Parramatta Rd. Retain and maintain the topiary of the date '1871 - 2019' and name 'Ashfield Park' which create a strong identity for the park.*

04 *Extend the community garden to provide additional planter bed for community herb garden. Investigate including edible fruit trees into the area surrounding the garden.*

05 *Create an area for composting on site for the community garden's green waste, located adjacent the bowling green and access driveway. Develop a plan of management for composting on site to ensure that the compost is carefully managed. Investigate the potential for involving multiple stakeholders in the composting program, which could include the involving local neighbours and the bowling club bistro.*

06 *Construct a small enclosure to contain a designated compost area, seed bank and lockable tool shed. Capture rainwater from shed roof into a small tank for community garden use. Composting area should be constructed so that it is attractive, presentable, can be kept free of vermin. Signage associated with the compost area should educate the community in understanding the composting process and how to get involved.*

07 *Future upgrade of one of the current grass bowling greens to a synthetic green. One green to be retained as natural grass.*

08 *Support the bowling club in its engagement with community groups and it's ability to host a diverse range of events into the future.*

09 *Establish understorey planting in selected areas around the base of significant trees along the park perimeter. Understorey planting in this area should respond to the natural heritage of the area, utilising native plants typical of the Sydney Turpentine Ironbark Forest. Understorey planting should assist in protecting the trees from damage from lawn mowing as well as assist in creating a green buffer between the street and the park.*

10 *Refer to Zone 1: 01 Interpretation Strategy.*

- *Elements which could be highlighted in zone 2 include the community garden (10a) and the water fountain (10b).*

11 *Reduce speed limit of Orpington St to 40km/hr to improve safer pedestrian safety around the park. Install street signage to inform vehicles of high pedestrian activity.*

12 *Upgrade lighting where needed. Install timed low lumen lighting designed wildlife friendly and to reduce spill into the adjacent biodiversity area.*

13 *Reconfigure entrance. Provide wider, more open accessible path.*

14 *Provide signage along brick wall for Bowling Club.*

15 *Provide potential for additional seating, informal nature play and 'spill out zones' for parties and functions on Synthetic green.*

16 *Provide outdoor deck seating here to support the cafe and terraced apmhitheater seating which not only provides access to the cafe, but a variety of seating options.*

17 *Install accessible path form park to entrance.*

18 *Install 2 table tennis tables with concrete pads, accesible path and spectator seating.*

19 *Design and install new signage to identify Ashfield Park. Remove existing signage. New signage should communicate the civic and historic character of the park. Remove existing haphazard and outdated signage defining what is permitted within the park. Replace with a clear, concise and attractive signpost at key locations and at park entry points. New signposts should:*

- *Include any important information about the park, such as what is permitted. Critical information should be also provided in languages other than English and in Braille format. Include a small map to identify the location of key park features, such as public toilets, removing the need for confusing signage elsewhere. The map could feature a Braille key and haptic elements.*

6.0 Draft Master Plan

- Natural Grass
- Synthetic Bowling Green
- Existing Exercise Station
- Existing Understorey Planting
- New STIF Planting
- New Decking
- Existing Ornamental Garden
- Native Grasses / Ground Cover
- New Native / Ornamental Understorey Planting
- Softfall Groundcover
- Existing buildings
- New Cricket Nets
- Existing buildings
- New / Relocated Furniture
- Existing Furniture
- Community Garden Area
- Community Garden New & Relocated Beds
- New Nature Play Equipment
- Dog Off-Leash Area
- New Bollards
- Interpretation Strategy Feature
- Existing Tree
- New Tree

ZONE 3

01 *Continue and extend existing understorey native planting to the northern corner of the park to further develop a green buffer between the park and Parramatta Rd.*

02 *Create new understorey green buffer to the edges of the park bordering Parramatta Rd and Ormond St. Employ native species which have an ornamental character and can complement the Victorian character of this historic corner of the park.*

03 *Relocate park benches to the edge of new understorey planting so that open areas can become more flexible. Change the orientation of the benches so that outlook is towards the park as opposed to the road.*

04 *Maintain area for passive recreation with spill out space for cafe patrons.*

05 *Proposed unfenced dog off leash area with dog off leash facilities including seating, water fountain with dog bowl and dog bins.*

06 *Relocate the historic milestone to just south of the diagonal pathway, keeping it within the north-eastern corner of the park. Relocate to a level area where it can be easily viewed. Integrate the milestone with a historical interpretation strategy to inform visitors of it's significance. This could include for example etchings into the pathway entry from the corner of Ormond St / Parramatta Rd which create a narrative around the historical significance of Parramatta Rd, how it was travelled, and the use of the marker as signifying 51/2 miles from the Obelisk in Maquarie place.*

07 *Refer to Zone 1: 01 Interpretation Strategy.*

- *Elements which should be highlighted in zone 3 include: the historic milestone (06); the war memorial (7a); the Jessie Stuart Broomfield Memorial water fountain (07b); The International Mother Language Day monument (07c); Statue of Dr Jose P Rizal (07d); Rainbow Serpent carved tree artwork (07e).*

08 *Maintain existing ornamental flower gardens which contribute to the park's historical character. Retain and maintain the topiary of the date '1871 - 2020' and name 'Ashfield Park' which create a strong identity for the park.*

09 *Install table and chair park furniture in selected shaded locations.*

10 *Increase the width of the circular path around the war memorial. The circular path is currently the only access point without stairs to provide a continuous path of travel to other pathways within the park, and as a result is highly utilised by many users, including wheelchair users and cyclists directed through the park. The new pathway could include imprints, etchings and local stories to complement the war memorial.*

11 *Design and install new signage to identify Ashfield Park. Remove existing signage. New signage should communicate the civic and historic character of the park. Remove existing haphazard and outdated signage defining what is permitted within the park. Replace with a clear, concise and attractive signpost at key locations and at park entry points. New signposts should:*

- *Include any important information about the park, such as what is permitted. Critical information should be also provided in languages other than English and in Braille format.*
- *Include a map to identify the location of key park features, removing the need for confusing signage elsewhere. The map should feature a Braille key and haptic elements*

12 *Complete axis of Phoenix Palms with new palms towards the north-eastern entry gateway.*

13 *Reduce speed limit of Ormond St to 40km/hr to improve safer pedestrian safety around the park.*

14 *Upgrade park entrance to be more sympathetic to the heritage nature of the park.*

15 *Locate new bin with dog bag facility.*

16 *Install timed low lumen lighting for evening dog walking. Designed wildlife friendly and to reduce spill into the adjacent biodiversity area.*

17 *Install accessible drinking fountain with dog bowl.*

ZONE 4

- Natural Grass
- Synthetic Bowling Green
- Existing Exercise Station
- Existing Understorey Planting
- New STIF Planting
- New Decking
- Existing Ornamental Garden
- Native Grasses / Ground Cover
- New Native / Ornamental Understorey Planting
- Softfall Groundcover
- Existing buildings
- New Cricket Nets
- Existing buildings
- New / Relocated Furniture
- Existing Furniture
- New Playground Area
- Community Garden New & Relocated Beds
- New Nature Play Equipment
- New Low Fence
- New Bollards
- Interpretation Strategy Feature
- Existing Tree
- New Tree

ZONE 4

01 *Undertake general maintenance works for existing toilet facilities. Ensure that facilities are regularly cleaned and maintained.*

02 *Establish a biodiversity area to the southern corner of the park. Plant dense understorey planting in selected areas to improve biodiversity within the park. Understorey planting within Zone 1 should respond to the natural heritage of the area, utilising native plants typical of the Sydney Turpentine Ironbark Forest. Understorey planting should assist with protecting remnant vegetation from damage.*

03 *Include nominated trees within the park for the significant tree register.*

04 *Create a interpretation strategy to educate park visitors about the significance of the remnant vegetation within the park and protecting and recovering natural heritage of the area, of which little remains. Engage with local First Nations artists and community members.*

05 *Refer to Zone 1: 01 Interpretation Strategy.*

- *Elements which should be highlighted in zone 4 include: The biodiversity area and remnant vegetation (04); Mary Poppins Statue (05a).*

06 *Upgrade the existing playground:*

- *Relocate or remove the granite bench seats and fixed horses. Create a new play area that involves other forms of play, with a focus on wild and imaginative play. This could continue into sections of the grassed areas around the perimeter of the playground.*
- *Ensure that some areas of open grass are maintained for families and children to sit, play and engage in non-structured play.*
- *Improve the levelness of pathways in the playground to reduce loose pavers causing trips and injuries.*
- *Replace fence with low unobtrusive fencing and expand fenced area to allow for additional grassed recreation space and areas for picnicking.*

07 *Allow for native understorey species planting to encroach into the playground to reduce the impact of the playground fencing.*

08 *Look into adding permanent dog water bowls to existing water fountain. Encourage that new water fountains are specified to include a dog bowl which can also assist in providing water for wildlife.*

09 *Remove existing haphazard and outdated signage defining what is permitted within the park. Replace with a clear, concise and attractive signpost at key locations and at park entry points. New signposts should:*

- *Include any important information about the park, such as what is permitted. Critical information should be also provided in languages other than English and in Braille format.*
- *Include a map to identify the location of key park features, removing the need for confusing signage elsewhere. The map should feature a Braille key and haptic elements*

10 *Reduce speed limit of Ormond St to 40km/hr to improve safer pedestrian safety around the park.*

11 *Provide additional play elements with a focus on nature play.*

12 *Upgrade picnic area with additional BBQ area, picnic table and bubbler.*

13 *Remove all archways.*