

# Draft Plan of Management + Masterplan

PARINGA RESERVE

September 2020



Welsh+  
Major





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## FURTHER INFORMATION

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Front cover image: Paringa Reserve, photo by Welsh + Major

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# Document Control

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DATE:	REVISION NO:	REVISION DETAILS:	APPROVED:
16/07/20	-	Draft Issue for Client Review	DW
17/09/20	A	Draft Issue for Client Review	DW
29/09/20	B	Final Issue	DW



# Introduction + Executive Summary

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*Inner West Council has produced a Plan of Management priority list identifying priority open spaces within the local government area.*

*In 2020, Welsh + Major Architects were engaged by Inner West Council to develop a Plan of Management and accompanying Masterplan for Paringa Reserve. This document contains both the Plan of Management and Masterplan for Paringa Reserve and the Elliott Street Wharf, which are located on the foreshore of Parramata River and wrap around Sommerville Point to the south-west of Elkington Park and White Horse Point.*

## 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.*

## Review of this Plan

The Paringa Reserve Plan of Management is to be reviewed in ten years to ensure it aligns with Council's operational plans and objectives.

## Masterplan

The Masterplan 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 Masterplan 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. Developing the Plan of Management and Masterplan 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 detailed site analysis
- Analysis of the outcomes of the Context Review and Site Analysis to develop Key Objectives and Strategies for management and action.
- Application of the physical strategies onto the Draft Master Plan.

## Key Features of the Master Plan:

- Establish a clearly defined entry/ gateway into Paringa Reserve to identify it as a shared public outdoor place.
- Upgrade the path at key pinch-points and implement a consistent lighting plan to facilitate use before and after daylight hours
- Provide safe and connected pedestrian routes and improved wheelchair access within the park and around key assets.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.
- Demolition of the former Pelligrini's Restaurant building and terrace retaining piles as part of historical interpretation strategy. Provide a new temporary cafe structure and outdoor seating area to replace the existing restaurant and terrace. Maintain existing open green spaces for flexible recreation and general community use. Retain the 'natural' grass surface which is utilised by the community for general recreation.
- Repair, maintain or replace existing furniture and associated amenities as required.
- Establish clear on-leash and off-leash dog areas.



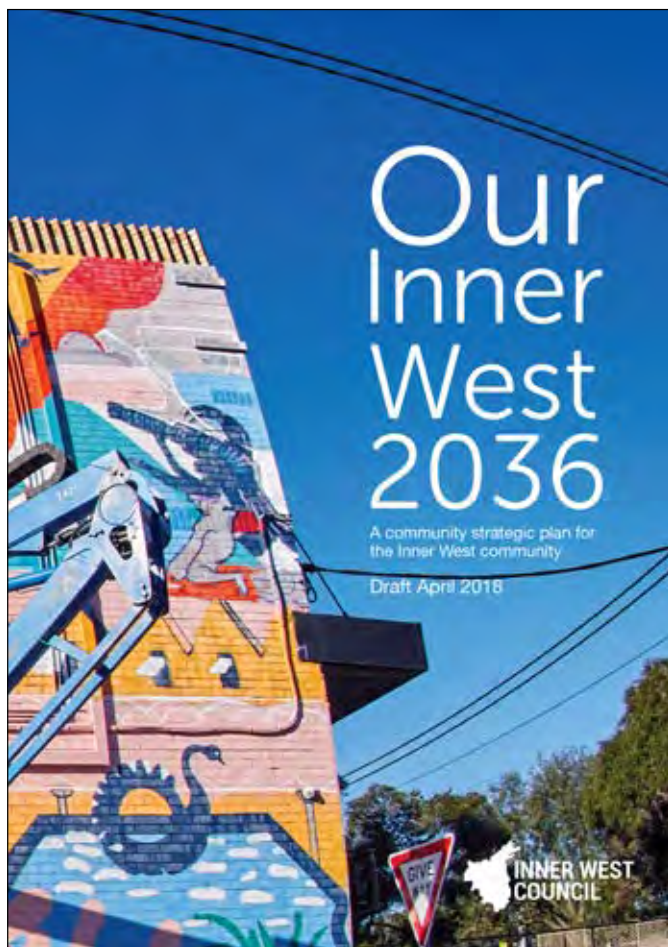






Photo taken by Welsh + Major.





INNER WEST COUNCIL

## Recreation Needs Study - A Healthier Inner West

16 October 2018

Recreation Needs Study - A Healthier Inner West | 1

# REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

### Our Inner West 2036

#### A Community Strategic Plan for the Inner West Community

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

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

The strategic directions set out are:

- 1 - An ecologically Sustainable Inner West
- 2 - Unique, liveable, networked neighbourhood
- 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. It also aligns with State and District Plans.

### 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.

## OUR INNER WEST 2036 - COMMUNITY STRATEGIC PLAN

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

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



## REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

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

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

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

### RECREATIONAL NEEDS STUDY

#### Key Findings:

A number of findings about recreation within the Inner West are highlighted by the report. These include the benefits of recreation and it's 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.
- 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 who identify as having a disability have lower levels of participation in recreation and are less likely to take part as a spectator.

## REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

NEED	OPPORTUNITIES
Increased quality of open space to optimise use, address demand and meet higher and more diverse needs. Informal, flexible and social recreation opportunities.	<ul style="list-style-type: none"> <li>Multi-use, flexible open space that is designed to support sharing and reduce conflict between users.</li> <li>New outdoor equipment area.</li> </ul>
Water bubblers and bins in parks.	<ul style="list-style-type: none"> <li>At least one water bubbler and a designated waste area.</li> </ul>
Lighting and design of parks to increase feelings of safety.	<ul style="list-style-type: none"> <li>Low Lighting to pathways and new terrace.</li> </ul>
Signage and wayfinding for pedestrian paths.	<ul style="list-style-type: none"> <li>Review foreshore path.</li> <li>Continuing or connecting to South Paringa.</li> <li>New connection to Lockhart Avenue.</li> </ul>
Increased access to recreation opportunities for older people.	<ul style="list-style-type: none"> <li>Footpath improvements.</li> </ul>
Inclusive recreation opportunities for people with disability.	<ul style="list-style-type: none"> <li>Prioritise accessibility in the upgrades of recreation facilities and parks, for example in new cafe, pathway and access.</li> </ul>
Ongoing provision and maintenance of existing dog off leash areas; Managing and preventing conflicts between users of parks, particularly children and dogs.	<ul style="list-style-type: none"> <li>Clarity in signage to enable regulation and enforcement.</li> </ul>
Provide eating and drinking opportunities for visitors + locals.	<ul style="list-style-type: none"> <li>New use of area where vacant restaurant and terrace is now located to open views and create a further connection between Elliott Wharf, South Paringa and Paringa Reserve.</li> </ul>



# I.0 Context Overview

## DOG OFF-LEASH AREAS



BALMAIN WEST  
FERRY WHARF

PARRAMATTA RIVER

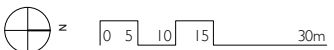
SOMMERVILLE POINT

CAMERONS  
MARINA

BALMAIN

LOCKHART AVENUE

- Dog On-leash Area
- Dog Off-leash Area
- Dogs Prohibited



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## REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

### Dog Exercise Areas Within Paringa Reserve

The use of Paringa Reserve for dog walking is encouraged and recognised by Council as creating a positive sense of community if conducted in a responsible manner:

Areas for on and off leash dog exercise are indicated by the map adjacent. These areas should be clearly sign posted within the park and be integrated into a cohesive signage strategy to notify dog walkers of their responsibilities.

### Dog On-Leash Areas

- Dogs are generally permitted to be on-leash in the entrance of the reserve.

### Dog Off-Leash Areas

- Off-leash dog exercise is permitted where the park turns on Paringa Reserve which is a larger area.

### Dogs Prohibited

- Dogs are prohibited on the now abandoned terrace of Pelligrini's Restaurant area of Paringa Reserve lot.







## 2.0 Categorisation + Ownership

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






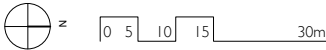
Photo taken by Welsh + Major.



2.0 Categorisation + Ownership



- |  |  |
|--|--|
|  Site Boundary |  Council Owned Land - Operational           |
|  Lot Boundary  |  Council Owned Land - General Community Use |
|  Waterway      |  Crown land - Public Recreation             |



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### 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 & Agreement Recommendations	Ownership	Area (approximate)	Notes
Lot E DP 36161	Paringa Reserve	Inner West Council	Inner West Council	2972 m2	Encumbrances (1) Excludes minerals (2) Easement for
Lot 26 DP 850832	Elliott Street Wharf	Inner West Council is Lessee.	RMS (Crown devolved to Council)	133 m2	
Lot 1 DP 850832	Elliott Street Wharf Cafe	Vacant	Inner West Council	213 m2	

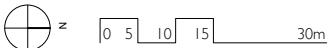
2.0 Categorisation + Ownership



-  Site Boundary

 Lot Boundary
-  Council Land category - Community Land - General Community Use

 Council Land category - Operational Land



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## COUNCIL LAND CATEGORISATION

### Community land - Local Government Act Requirements

The majority of the land analysed falls into parkland under Council Land. Lot 1 DP 850832 Elliott Street Wharf Cafe located in the front section of the vacant restaurant and DP 36161 Paringa Reserve are both council owned.

The third lot in the analysed site is RMS owned. This wharf was served by a ferry service until 2013, but now it is only used by private vessels. Paringa Reserve minus its west coastal edge is classified as Community land. Community land is generally public park. 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 council to have plans of management for all Community lands.

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

The Community land within the site analysed falls into the categories listed in the table below.

### Management Principles

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

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

Category (Crown land)	Core objectives (as defined by the Local Government Act 1993)
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 pastime and activities, and (b) to provide for passive recreational activities or pastime 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).









Photo taken by Welsh + Major.

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**CURRENT LEASES + LICENCES****Leases + Licensing**

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

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

Where exclusive control of all or part of an area or facility is proposed or desirable, a lease is appropriate. There are 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 Paringa Reserve and Elliott Street Wharf 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 or Inner West Council Local Environment Plan (pending adoption) and any other applicable legislation.

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

**Current Leases + Licences**

Location	Purpose	Term
Paringa Reserve	Community Park	
Elliott Street Wharf	Leased for private use	Unknown
Elliott Street Wharf Cafe	Vacant	N/A

**Future Leases + Licences**

Location	Proposed Leasing and Licensing Agreements
Paringa Reserve	Cafe - food and beverage service.
Elliott Street Wharf	n/a
Elliott Street Wharf Cafe	Cafe - food and beverage service.







## 4.0 Statutory Conditions + Legislation

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Photo taken by Welsh + Major.



4.0 Statutory Conditions + Legislation



SCALE 1:1000 @ A4

### STATUTORY CONDITIONS + LEGISLATION

#### Zoning + Classification

Paringa Reserve : REI 'Public recreation'

#### State Environmental Planning Policy - Coastal Management 2018 + Coastal Management Act 2016

This legislation provides a framework and objectives for managing coastal issues in NSW. It focuses on ecologically sustainable management, development and use of the coast for the social, cultural and economic well-being of people.

#### 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

### 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	Private Ferry (Adjacent lot)	Good	n/a
02	Restaurant	Poor	Remove
03	Timber Benches	Poor	Upgrade
04	Pathway	Poor	Upgrade







## 5.0 Master Plan Strategies

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Photo taken by Welsh + Major.



# 5.0 Master Plan Strategies

## OVERVIEW

The key objectives outline a broad vision for the future of Paringa Reserve. They have been derived from the opportunities and constraints outlined in the Site Analysis. Key strategies offer practical measures for how these objectives can be implemented within Paringa Reserve.



### ACCESS

**Key Objectives:**

- 1. *Provide welcoming and easy to navigate entry points.*
- 2. *Improve existing connection throughout the park.*
- 3. *Create a simple signage and wayfinding strategy for navigating the park and its assets.*

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

- Establish gateways that define entry to Paringa Reserve as a shared public green space.
- Widen entrance for a visual connection to South Paringa.
- Provide updated safe and connected path within the park.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.
- New access from East End.



### INCLUSIVENESS

**Key Objectives:**

- 1. *Provide new public accessible amenities.*
- 2. *Ensure that the park and its assets are accessible for all visitors.*

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

- Provision of a new cafe that caters for a range of age groups.
- Provide additional park furniture and rest stops.
- Improve wheelchair access throughout the park and within key assets.
- Provide clear signage for on-leash and off-leash dog areas.



### SENSE OF PLACE

**Key Objectives:**

- 1. *Highlight the unique aspect of the site and build upon them to establish a clear identity for the site and its assets.*
- 2. *Create opportunities to educate visitors about the culture and history.*
- 3. *Preserve and protect trees and successful spaces, and create new fine-grain spaces.*

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

- Develop the identity of intermediary spaces.
- Create an integrated waste management solution throughout the site. Install bins and water fountains, which do not attract pest and vermin.
- Protect existing trees and vegetation.
- Maintenance of amenities, and ongoing site condition.



### COMMUNITY

#### Key Objectives:

1. *Protect areas that are highly valued by the community.*
2. *Provide high quality amenities, furniture and facilities.*
3. *Continue maintenance of existing park assets.*

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

- Maintain existing open green spaces for flexible recreation and general community use.
- Repair, maintain or replace existing furniture and amenities as required.



### SUSTAINABILITY

#### Key Objectives:

1. *Protect and restore local ecology and prioritise the environment in decision-making.*
2. *Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.*
3. *Retain and enhance green spaces.*

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

- Design new facilities from sustainable principles facilities with sustainable measures.
- Increase local native understorey and ground cover planting within the reserve including along the foreshore.
- Plant medium and large native canopy trees to enhance the landscape amenity of the park and to increase shade cover.
- Include natural heritage information as part of any interpretive signage plan.
- Look for opportunities to incorporate water sensitive design into landscaping for sustainable water management.



### SAFETY

#### Key Objectives:

1. *Upgrade lighting associated key assets.*
2. *Pedestrians safety.*

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

- Implement a consistent lighting plan.
- Implement safe paths for pedestrians, management of access to the reserve.
- Accessible parking on street.
- Applying main principles of CPTED.



### SPORTS + RECREATION

#### Key Objectives:

1. *Provide high quality facilities that encourage active and healthy communities.*
2. *Acknowledge spaces for leisure activities and benefit the community for recreation outside.*

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

- Provide a new outdoor exercise equipment.
- Retain natural grass surface which is utilised by the community for general recreation and off-leash and on-leash dog area.



## 5.0 Master Plan Strategies



### ACCESS

#### Paringa Reserve is a Place for People

Access to Paringa Reserve must be focused around safe equitable pedestrian use. It should allow people to move about safely and effectively to, in and around the entire reserve. This could be improved by establishing a defined pedestrian link between Paringa Reserve and Paringa South as a pedestrianised zone which only allows vehicles to utilise the driveway for maintenance and service delivery.

A new pedestrian link to Lockhardt Avenue for a public walkway from Paringa Reserve. This would link via that right of way, Phoebe Street and Tilba Avenue to White Street and Elkington Park..

Areas intended for service vehicle access should be separated with removable bollards and pedestrianise so ensure they are safe places at all times.

Car parking along Elliott Street is well utilised. Consideration should be given to having accessible parking close to the Reserve entry. Many, (perhaps most) visitors arrive by foot from neighbouring areas. Previously visitors may have arrived by ferry when a public service ran to this area. This may change in the future and should be considered.

#### Signage and Wayfinding

A cohesive signage strategy should be implemented for the park and its assets, which would assist in establishing the identity of the site. Generic road signs should be avoided. The signage strategy would include:

Establishing the identity of the site at the Reserve entry is important. Signage needs to indicate where on/ off dog leash areas are, include interpretative information about the location and its' history, and where the outdoor gym facilities are located, along with time frames of use.

#### Informal Connections

There are a few informal pedestrian gate connections within Paringa Reserve to the adjacent public housing. It is recommended that these gates are retained to encourage access to outdoor spaces.



### INCLUSIVENESS

#### Accessible Facilities

A new temporary or light structured food kiosk is recommended to replace the former restaurant building. It should have a level, accessible outdoor paved area for seating. The new facility would be located near the entrance of Paringa Reserve. This will allow visibility from Elliott St, as well as easy access from the wharf, Paringa Reserve itself and neighbouring areas.

#### Pet and People friendly

Off-leash, on-leash and prohibited areas for dogs are already established within the reserve. This should be clearly identified within the site through a coherent signage strategy that is to be integrated into the overall signage strategy for the site.

It is important that a sharing spirit towards public space is encouraged and there are places provided for both dog owners and park users who may not want to interact with off-leash dogs. Dog litter bag dispensers should be provided at key locations, and bubblers in some locations could have integrated dog bowls.

#### Rest Areas

Places to sit should be provided in suitably located areas throughout Paringa Reserve to allow for visitors to stop, rest, meet and enjoy the view. Places identified in the Master Plan for additional furniture or seating include:

- Simple, robust bench seating oriented towards the bay.
- Curved seating under and around existing and new trees for shade.



#### Built area

The Master Plan proposes the demolition of the disused Pellegrini's restaurant building with a new temporary or lightweight food kiosk. It should have an adjacent outdoor paved area for seating.

This site of the existing disused building has been built upon and demolished on a number of occasions since 1891, with different shapes and sized buildings of varying capacity. The Masterplan proposes its replacement with a temporary lightweight removable structure that will be a utility for the community and give back a sense of place to the park and general locale that some of the former buildings once offered.

#### Identity

The Master Plan proposes to build upon elements already present within Paringa Reserve, and to sensitively re-establish former uses that existed upon the site which will re-establish Paringa Reserve identity, sense of place and position within the local community.

This strategy intends to maintain open space to the majority of the reserve, retaining and enhancing a waterfront garden setting and preserving the existing sense of place currently enjoyed by the local community.

### SUSTAINABILITY



#### Sustainable Facilities

New projects within the park must be designed and built to meet sustainable principles. This would include considerations of a facilities life-cycle, embodied energy and ongoing sustainability. Upgrading existing facilities to improve sustainability.

#### Water Management

Improved water management will allow council to provide a better playing surface and grounds.

Biofilter planting, and where appropriate, rain gardens and bioswales are integral to the water management strategy. These help to filter storm water; reduce the extent of hard surfaces and provide attractive landscaped areas.

Review of existing and proposed storm water systems should be undertaken by a specialist consultant prior to implementation.

#### Biodiversity + wildlife

Strategies to support biodiversity and wildlife need to be carefully considered and appropriate within the context and off-leash dog activity. The Masterplan proposes retaining grassed areas, along with new biofilter planting, meadow planting and trees to provide food and habitat.

#### Trees and Understorey Planting

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

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

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



## 5.0 Master Plan Strategies

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### COMMUNITY

#### Open Green Space

It is important to protect existing open green spaces within the Reserve, which are highly valued by the community, and avoid the assumption that unprogrammed or undefined spaces are less utilised because they lack a defined purpose. Open green spaces are flexible and fulfil a range of needs, ranging from picnics, gatherings, casual sports, warm-up and quiet relaxation.

Paringa Reserve consists primarily of open grass area. It is recommended that these areas are retained primarily as open lawn, with any proposed new amenities/ planting being sensitively located to augment these spaces with areas of shade and seating without unduly compromising their existing qualities.

#### New Amenities

It is recommended that the existing seating and concrete path be removed and replaced with a mix of seating opportunities for groups and individuals at various locations within the Reserve.



### SAFETY

#### Safer Interaction

Priority should be given to the safe interaction between people on foot.

Access objectives, including measures such as:

A focus on pedestrian safety both within and at the entry to the park, and managed, limited vehicle access to the reserve (see Access section above). Easy accessible parking on street.

#### Safer Pathways

A Safe path of travel should be provided for all users to navigate the Reserve. This is especially important for older park visitors who are at most risk of a fall and those who identify as having a disability. Improving the safety of pathways could include measures such as: Short term repair to areas of footpath which are uneven and may present a trip hazard as they arise, with a view to full replacement in the medium term.

It should be noted that a park can benefit from having a range of different path surfaces and conditions and that not all pathways need to be formalised to meet a particular standard.



#### Flexibility

Paringa Reserve is a flexible open space that fulfils a range of needs, ranging from picnics, gatherings, casual sports, and quiet relaxation. It is primarily a space for unstructured outdoor recreation.

The unstructured nature of the Reserve could be improved and augmented with the provision of a small outdoor equipment/ exercise area, which is proposed toward the eastern end of the reserve.



## 5.0 Master Plan Strategies

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## STRATEGY PRECEDENTS



Example of a seating element for a rest spot adjacent Lilyfield St Bridge<sup>1</sup>



Example of the existing open green spaces and off leash dog zone at Paringa Reserve.<sup>2</sup>



Bird boxes, Solvallsparken, Sweden.<sup>6</sup>



Example of secluded seating within a sensory garden<sup>3</sup>



Outdoor gym, Prince Alfred Park, Sydney.<sup>5</sup>



Integrated signage and wayfinding<sup>6</sup>



Integrated signage and wayfinding<sup>7</sup>



Dog off-leash areas<sup>8</sup>

<sup>1</sup>Activity Landscape, MASU Planning. Photo © Kirstine Autzen

<sup>2</sup>Photo @ Welsh + Major

<sup>3</sup>Magneten Sensory Garden by MASU planning, Photo © Kirstine Autzen.

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

<sup>5</sup>Sydney 1788 Shoreline. Photo © Somewhere42.

<sup>6</sup>Landezine Project. Photo @ Alex Giacomini

<sup>7</sup>Rochetallee Banks of the Soane by In Situ. Photo @ IN SITU

<sup>8</sup>Pityriilla Park by Aspect Studios. Photo © SweetLime.









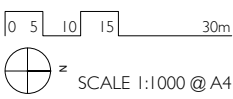
Photo by Welsh + Major.



6.0 Draft Master Plan



- |                               |                     |                            |               |                              |
|-------------------------------|---------------------|----------------------------|---------------|------------------------------|
| Natural Grass / Sports Field  | Pedestrian Footpath | Existing Formal Car Spaces | To be Removed | Outdoor Gym                  |
| Native Understorey Planting   | Permeable Path      | Existing Tree              | New Building  | Seating                      |
| Existing Understorey Planting | Solid Path          | New Tree                   | Bollards      | Sustainable Water Management |
| Roadway and Car Parking       | Fence               | Master Plan boundary       | Signs         |                              |

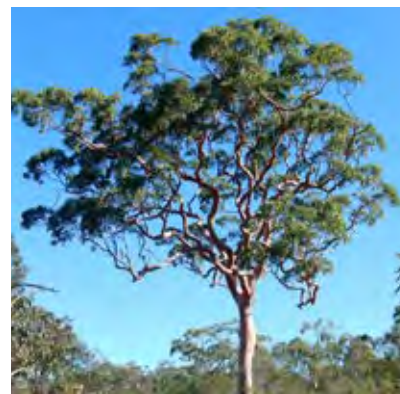


## PARINGA RESERVE

01. Revitalise abandoned restaurant and terrace. This could include:
  - Removal of the existing structure, this will create a visual connection with Paringa South and open the street to the bay view.
  - Developing a co-ordinated approach to an identity for the space.
  - Provide a new food and drinks (café) station for visitors and locals.
02. Increase the width of the entrance of Paringa Reserve to establish a consistent link between the South Paringa and Paringa Reserve.
03. Updated pedestrian path and provide clear and consistent way finding, removing all old and poorly maintained signage:
  - Entrance: Park Information
  - Dog On-Leash + Off Leash Areas
  - Near Old Dock including natural heritage information (Interpretive information)
  - Outdoor gym equipment.
04. New solid path connected with permeable paths between them and to the cafe.
05. Protect existing trees.
06. Additional trees to improve canopy coverage.
07. Do not permit vehicles on a regular basis. Option to permit restricted vehicle access with removable bollards. Increasing connection with water and both reserves.
08. Establishing a cohesive landscaping and furniture strategy creating spaces for peaceful recreation, relaxation, picnics and smaller gatherings within the garden. View seating towards the bay and curved seating under trees to provide shade.
09. Provide at least one water bubbler.
10. Provide outdoor gym equipment.
11. Fix timber fence where needed at East end.
12. Protect pockets of native bushland. Provide measures to create safe habitats and refuges for smaller birds and native wildlife from predators.
13. New camouflaged bin area for easy maintenance at the entrance/ exit of the Reserve. Option to have the same style, colours as café.
14. New adjacent on street accessible parking next to park entrance.
15. Possibility of new pedestrian link (path/ stairs) to Lockhardt Avenue joining the dead end for a public walkway from Paringa Reserve to Lockhart / Phoebe Street. Linking Paringa Reserve to Phoebe Street and Tilba Avenue to White Street and Elkington Park. (negotiated agreement with NSW Housing.)
16. Incorporate local native flora into parts of the existing foreshore edges and wall to provide habitat for native fauna and link the site to its environmental heritage.
17. Contribute to water sensitive design into landscaping for sustainable water management when appropriate.
18. Maintain and protect existing open green natural grass area.



Angophora floribunda



Angophora costata (Sydney Red Gum)



Banksia integrifolia



Eucalyptus botryoides

## TREE SPECIES

Angophora floribunda  
 Angophora costata (Sydney Red Gum)  
 Banksia integrifolia  
 Eucalyptus botryoides

## PLANTS RIVERS EDGE

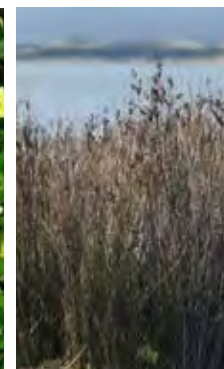
Ficinia nodosa  
 Goodenia ovata  
 Juncus kraussii  
 Lobelia alata  
 Lomandra longifolia  
 Scaevola calendulacea  
 Suaeda australis  
 Tetragonia tetragonioides  
 Viola hederacea



Ficinia nodosa



Goodenia ovata



Juncus kraussii



Lobelia alata



Lomandra longifolia



Scaevola calendulacea



Suaeda australis



Tetragonia tetragonioides



Viola hederacea







## 7.0 Objectives + Performance Targets

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Photography by Welsh + Major.



## 7.0 Objectives + Performance Targets

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## OBJECTIVES + RECOMMENDATIONS

### Overview

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

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

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

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

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

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

### Core Objectives

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

Land Classification	Reference Label	Core Objectives which apply to the land under LG Act.
<b>Park</b>	<i>Core Objective: Park</i>	<p>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</p> <p>(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</p> <p>(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.</p>
<b>General Community Use</b>	<i>Core Objective: General Community Use</i>	<p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(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).</p>



## 7.0 Objectives + Performance Targets



### ACCESS

#### Key Objectives:

1. Provide welcoming and easy to navigate entry points.
2. Improve existing connections throughout the park.
3. Create a simple signage and wayfinding strategy for navigating the park and its assets.

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

- Establish gateways that define entry to Paringa Reserve as a shared public green space.
- Widen entrance for a visual connection to South Paringa.
- Provide updated safe and connected path within the park.
- Consolidate wayfinding, regulatory and information signage into a consistent, clear and concise format.
- New access from East End.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Entry/ Exit Points	<p>Access to Paringa Reserve must be focused around safe equitable pedestrian use. It should allow people to move about safely and effectively to, in and around the entire reserve.</p> <p>This could be improved by establishing a defined pedestrian link between Paringa Reserve and Paringa South as a pedestrianized zone which only allows vehicles to utilise the driveway for maintenance and service delivery when necessary.</p> <p>A new pedestrian link to Lockhardt Avenue.</p>	<p>Increase the width of the entrance of Paringa Reserve to establish a consistent link between the South Paringa and Paringa Reserve.</p> <p>New solid path connected with permeable paths between them and to the cafe.</p> <p>Do not permit vehicles on a regular basis. Option to permit restricted vehicle access with removable bollards. Increasing connection with water edge and both reserves.</p> <p>Possibility of new pedestrian link (path/ stairs) to Lockhardt Avenue joining the dead end for a public walkway from Paringa Reserve to Lockhart / Phoebe Street. Linking Paringa Reserve to Phoebe Street and Tilba Avenue to White Street and Elkington Park. (negotiated agreement with NSW Housing.)</p>	Assess success through observation and visitor survey	High
Signage and Wayfinding	<p>A cohesive signage strategy should be implemented for the park and its assets, which would assist in establishing the identity of the site. Generic road signs should be avoided.</p>	<p>Updated pedestrian path and provide clear and consistent way finding, removing all old and poorly maintained signage. To provide clear signage for:</p> <ul style="list-style-type: none"> <li>-Entrance: Park Information</li> <li>-Dog On-Leash + Off Leash Areas</li> <li>-Near Old Dock inc. natural heritage information (Interpretive information)</li> <li>-Outdoor gym equipment.</li> <li>-Natural heritage information (interpretive information).</li> </ul>	Assess success through observation and visitor survey	High
Informal Connections	<p>There are a few informal pedestrian gate connections within Paringa Reserve to the adjacent public housing. It is recommended that these gates are retained to encourage access to outdoor spaces.</p>	<p>Maintaining gates + access between Paringa Reserve and Sommersville Point. Make good when appropriate.</p>	Assess success through observation and visitor survey	Med

**Key Objectives:**

1. Provide new public accessible amenities.
2. Ensure that the park and its assets are accessible for all visitors.

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

- Provision of a new cafe that caters for a range of age groups.
- Provide additional park furniture and rest stops.
- Improve wheelchair access throughout the park and within key assets.
- Provide clear signage for on-leash and off-leash dog areas.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
<b>Accessible Facilities</b>	A new temporary or light structured food kiosk is recommended to replace the former restaurant building. It should have a level, accessible outdoor paved area for seating. The new facility would be located near the entrance of Paringa Reserve. This will allow visibility from Elliott St, as well as easy access from the wharf, Paringa Reserve itself and neighbouring areas.	Revitalise abandoned restaurant and terrace. Provide a new food and drinks station (café) for visitors and locals with paved outdoor seating area. This could include: Removal of existing structure, this will create a casual connection with Paringa South and open the street to the bay view. Updated pedestrian path that is well connected to new amenities. New adjacent on street accessible parking next to park entrance	Assess success through observation and visitor survey.	<b>High</b>
<b>Rest Areas</b>	Places to sit should be provided in suitably located areas throughout Paringa Reserve to allow for visitors to stop, rest, meet and enjoy the view.	Additional trees to improve canopy coverage to provide more shade. Curved seating under and around existing and new trees for shade. Simple, robust bench seating oriented towards the bay.	Assess success through observation and visitor survey	<b>High</b>
<b>Pet and People friendly</b>	Off-leash, on-leash and prohibited areas for dogs are already established within the reserve. This should be clearly identified within the site through a coherent signage strategy that is to be integrated into the overall signage strategy for the site.	Retain on-leash and off leash areas in the park. Provide clear signage of designated areas and times.	Assess success through observation and visitor survey.	<b>Med</b>



## 7.0 Objectives + Performance Targets



### SENSE OF PLACE

**Key Objectives:**

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

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

- Develop the identity of intermediary spaces.
- Create an integrated waste management solution throughout the site. Install bins and water fountains, which do not attract pests and vermin.
- Protect existing trees and vegetation.
- Maintenance of amenities, and on going site condition.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Built Area	Replacement with a temporary lightweight removable structure that will be a utility for the community and give back a sense of place to the park and general locale that some of the former buildings once offered.	New solid path connected with permeable paths between them and to the cafe to create fine-grain spaces.  Provide at least one water bubbler.  New camouflaged bin area for easy maintenance at the entrance/ exit of the Reserve. Option to have the same style, colours as café..	Assess success through observation and visitor survey	High
Identity	Preserve and protect successful spaces, and create new fine-grain spaces.	This strategy intends to maintain open space to the majority of the reserve, retaining and enhancing a waterfront garden setting and preserving the existing sense of place currently enjoyed by the local community.	Assess success through observation and visitor survey	Med/ Ongoing

#### Key Objectives:

1. *Protect areas that are highly valued by the community.*
2. *Provide high quality amenities, furniture and facilities.*
3. *Continue maintenance of existing park assets.*

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

- Maintain existing open green spaces for flexible recreation and general community use.
- Repair, maintain or replace existing furniture and amenities as required.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Open Green Space	It is important to protect existing open green spaces within the Reserve, which are highly valued by the community, and avoid the assumption that unprogrammed or undefined spaces are less utilised because they lack a defined purpose. Open green spaces are flexible and fulfil a range of needs, ranging from picnics, gatherings, casual sports, warm-up and quiet relaxation.	Paringa Reserve consists primarily of open grass area. It is recommended that these areas are retained primarily as open lawn, with any proposed new amenities/ planting being sensitively located to augment these spaces with areas of shade and seating without unduly compromising their existing qualities.	Assess success through observation and visitor survey	Ongoing
New Amenities	It is recommended that the existing seating and concrete path be removed and replaced with a mix of seating opportunities for groups and individuals at various locations within the Reserve.	<p>Establishing a cohesive landscaping and furniture strategy creating spaces for peaceful recreation, relaxation, picnics and smaller gatherings within the garden.</p> <p>View seating towards the bay and curved seating under trees to provide shade.</p> <p>Revitalise abandoned restaurant and terrace. New Cafe Area at entrance of Paringa Reserve.</p>	Assess success through observation and visitor survey	High



## 7.0 Objectives + Performance Targets



### SUSTAINABILITY

#### Key Objectives:

1. *Protect and restore local ecologies and prioritise the environment in decision making.*
2. *Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.*
3. *Retain and enhance green spaces.*

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

- Design new facilities from sustainable principles facilities with sustainable measures.
- Increase local native understorey and ground cover planting within the reserve including along the foreshore.
- Plant medium and large native canopy trees to enhance the landscape amenity of the park and to increase shade cover.
- Include natural heritage information as part of any interpretive signage plan.
- Look for opportunities to incorporate water sensitive design into landscaping for sustainable water management.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
<b>Sustainable Facilities</b>	New projects within the park must be designed and built to meet sustainable principles. This would include considerations of a facilities life-cycle, embodied energy and on-going sustainability. Upgrading existing facilities to improve sustainability.	Aim for a carbon neutral design solution and easy maintenance for the new amenities building.	Assess success through observation and visitor survey	<b>High/ Ongoing</b>
<b>Water Management</b>	Biofilter planting, and where appropriate, raingardens and bioswales are integral to the water management strategy.	Contribute to water sensitive design into landscaping for sustainable water management when appropriate to waterfront edge.	Assess success through observation and visitor survey	<b>Med</b>
<b>Biodiversity + wildlife</b>	Protect and restore local ecologies and prioritise the environment in decision making.  Provide connections between isolated habitats to strengthen biodiversity. Balance the impact of recreation on sensitive habitats while providing opportunities for visitors to engage with nature.	Maintain and continue bush regeneration and biodiversity works along the escarpment.  Protect dense pockets of native bushland by limiting access. Provide measures to create safe habitats and refuges for smaller birds and native wildlife from predators.	Visual survey by ecologist / council Urban Ecology unit.	<b>Med/ Ongoing</b>
<b>Trees and Understorey Planting</b>	New trees should be planted where space allows in order to provide additional shade. Recommended species are in order to improve biodiversity. Understorey planting is recommended for areas which are less utilised.  Elements to attract local insects, birds and animals are also recommended.	Protect existing trees.  Additional trees to improve canopy coverage.  Introduce shade-tolerant understorey planting to assist in creating safe habitats for local fauna.  Plant low level understorey planting along the foreshore between the existing trees to create a fauna link.	Assess success through observation and visitor survey	<b>Med</b>



#### Key Objectives:

1. Upgrade lighting associated key assets.
2. Pedestrians safety.

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

- Implement a consistent lighting plan.
- Implement safe paths for pedestrians, management of access to the reserve.
- Accessible parking on street.
- Applying main principles of CPTED.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
<b>Safer Interactions</b>	<p>Priority should be given to the safe interaction between people on foot.</p> <p>CPTED– natural surveillance, access control, territorial reinforcement and space management.</p>	<p>New adjacent on street accessible parking to park entrance.</p> <p>Do not permit vehicles on a regular basis. Option to permit restricted vehicle access with removable bollards.</p> <p>New pedestrian link (path/ stairs) to Lockhardt Avenue joining the dead end for a public walkway from Paringa Reserve to Lockhart / Phoebe Street.</p>	Assess success through observation and visitor survey	<b>High</b>
<b>Safer Pathways</b>	<p>A Safe path of travel should be provided for all users to navigate the Reserve. This is especially important for older park visitors who are at most risk of a fall and those who identify as having a disability.</p>	<p>Fix timber fence where needed at East end.</p> <p>Update pedestrian path and provide clear and consistent way finding.</p>	Assess success through observation and visitor survey	<b>High</b>



## 7.0 Objectives + Performance Targets

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### SPORTS + RECREATION



#### Key Objectives:

1. Provide high quality facilities that encourage active and healthy communities.
2. Acknowledge spaces for leisure activities and benefit the community for recreation outside.

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

- Provide a new outdoor exercise equipment.
- Retain natural grass surface which is utilised by the community for general recreation and off-leash and on-leash dog area.

Management Issues	Objectives and Performance Targets	Means of Achievement of Objectives	Manner of Assessment of Performance	Priority
Flexibility	Encourage active and healthy communities and acknowledge leisure activities and current successful uses of the reserve.	Provide new outdoor exercise equipment.  Retain natural grass surface which is utilised by the community for general recreation and off-leash and on-leash dog area.	Assess success through observation and visitor survey	Med



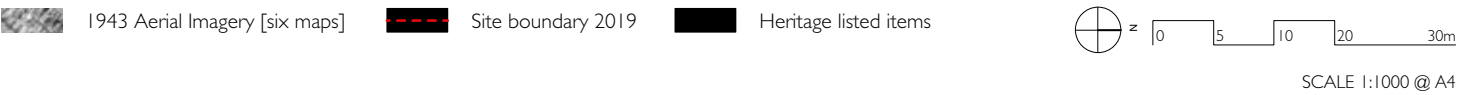
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Photo taken by Welsh + Major.



Appendix A



## HISTORICAL ANALYSIS



1900 Balmain Looking to Drummoyne. Source: State Library of NSW (Sommerville I)



Fig Tree Recreation Purposes Plan - SMH 04/04.1935 - Source: State Library of NSW



Balmain 1st Edition Map 1st Edition 5.11.37. Source: State Library Archives

### First Nations History

Prior to European colonisation, the Balmain area was inhabited by the Wangal band of the Dharug (Eora) language group. The territory of the Wangal people extends along the southern shore of the Parramatta River to Parramatta. Suburbs close to the city such as Glebe are also the home of the Gadigal and Wangal ancestors. The surrounding bushland was rich in plant, bird and animal life with fish and rock oysters available from Blackwattle Bay. There were identified 16 midden sites with four being readily accessible to the public. A shell middens very close to the site can be seen at Whitehorse Point in Elkington Park and on the foreshore at Callan Point, Rozelle. Records show the first name of this peninsula as "Ross's Garden".

It is possible that prior to 1899 the area was known by the Wangal name 'Cooroowal', which was listed as the Aboriginal name for a place called 'Fig Tree Point' (Thornton 1899: 210) believed to be what is now known as Sommerville Point, Balmain.

### Sommerville Point

It is understood that the area was called Figtree Point because of its predominance of fig trees, however it was subsequently re-named by Balmain Council after Mr A.W. Sommerville, Town Clerk for 50 years. The land was "resumed" by Balmain Council in the mid- 1930's 'for recreation purposes'. Housing Commission homes were built in 1948. When the Housing Commission buildings were constructed, access to the foreshore was maintained for the public, and has remained so ever since.

### Elliott Street Wharf

In 1885 the Elliott Street Wharf was built and sublet to the Balmain Steamship and Ferry Company. In July 1887 Balmain Council commissioned a report on the need or suitable waiting rooms and built in 1891. By 1913, the waiting room at Elliott Street was in a poor state of repair and the Council decided to remove it. 1952, the council decided to erect a kiosk at the Elliott Street wharf. The kiosk included an existing waiting-shed and a new structure. This was then demolished and rebuilt into a café and restaurant. The kiosk appears to have resulted from the extension of the waiting room structure to the west as far as the seawall. No plans or surveys have yet been sourced to confirm the extent of the works. This kiosk operated it seems until early 80's. In 1992 Pellegrini sought approval to undertake renovations to the kiosk, which they had subleased from Leichhardt Council since 1986. Alterations were made to the shed and the works included considerable additions encroaching the adjoining Paringa Reserve, owned by Council, but not leased to the Pellegrini. Council appears to have taken no action in respect of the illegal building works. Pellegrini continued to hold the lease until they elected to vacate in 2015. This was the only waterfront restaurant on the Peninsula. The earliest built elements still present are from sometime between 1913 and 1952. The site is of significant local importance due to its relationship with Cockatoo Island and our waterfront past.



Appendix A



Inner West Council area and suburbs. Recreation Needs study - A Healthier Inner West.

**Overview**

This section outlines the current community profile of Leichhardt using data from the 2016 ABS Census from Profile i.d.

**Population Growth**

In 2016, the estimated resident population of the Inner West was 192,030 people. The population increased by 11,729 people or 6.5% between 2011 and 2016. The growth rate of Greater Sydney during this period was 9.8%.

Balmain was one of the highest growth suburbs by number with an additional 1,019 people between 2011 and 2016 (10.5%). Further growth is anticipated, with an additional 49,049 people living in the IWC by 2036.

**Open Space Provision**

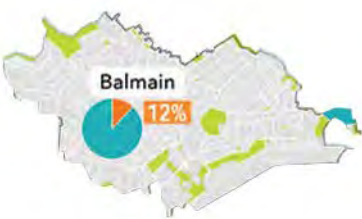
The Inner West has 323.4ha of open space which equates to 9.2% of the total land area or 16.8m<sup>2</sup> per person. Of this, Council owns 256ha, which equates to 7.3% of total land area, or 13.3m<sup>2</sup> per person.

The provision of Council owned open space in Balmain is low, with 10.8m<sup>2</sup> per person in 2016. with a forecast to decrease to 10.4m<sup>2</sup> per person by 2026.





01 Balmain - Age + disability profile. Recreation Needs study - A Healthier Inner West.



02 Balmain - Cultural profile. Recreation Needs study - A Healthier Inner West.



03 Balmain - Density, income + housing profile. Recreation Needs study - A Healthier Inner West.

## DEMOGRAPHICS

### Age + Disability Profile

Balmain has a diverse representation of age groups with high proportions of babies, children, young and older people.

Spaces that are inclusive of all age groups, accessible and flexible should be prioritised to cater for current and future population needs.

### Cultural Profile

The proportion of people speaking a language other than English at home is low with only (12%).

### Density, Income + Housing Profile

Balmain is characterised by medium density housing which is typical for the LGA.

Income levels are above average, and car ownership is high between 85% - 90%. The majority of households have cars. Improved connectivity would encourage Balmain residents to use active or public transport.



Appendix A



## NEIGHBOURHOOD CONTEXT

### Major Roads

The two major arterial roads of the area include Victoria Road to the south-west that connect with Darling Street which is the main road that connects Balmain. These roads provide a connection between Sydney's CBD and western suburbs.

### Public Transport

Public transport links in proximity to the site include;

- Bus Route 442 runs from the Queen Victoria Building in the CBD to Balmain East wharf.
- Bus Route 445 run from Campsie to Balmain East via Dulwich Hill and Leichhardt.
- Bus Route 433 runs from George Street in the CBD to Gladstone Park Balmain via Glebe.
- Bus Routes 441 and 442 providing services between Balmain and the city.

While there are a few of public transport options, they are generally not considered to be close enough to Paringa Reserve to encourage accessing the park via public transport. It is a 400m walk from the nearest bus stop to the entrance of the park. Besides that there is no light rail or train close by.

One point of access was Elliott Wharf but it has become a Private Station. Elliott Street Wharf is a secondary pier, situated on the Parramatta River on the Iron Cove, which used to serve the suburb of Balmain. It is located on the west side and is also commonly referred to as Balmain West Ferry Wharf.

The pier was served by a ferry service until 2013, but now it is only used by private vessels decreasing the amount of traffic via public transportation.

An integrated transport strategy for Inner West was carried out in June 2019. The report acknowledges... *"the bus network is very confusing and has low legibility. Many people don't understand how different bus routes interconnect and this can act as a deterrent to bus patronage. The high number of bus routes means that buses are allocated across many routes at low frequency, rather than less routes at higher frequencies."*

In this same study the residents of Balmain as a method of transportation they use mainly vehicle, bus and walking as preferred method of transportation.

### Cycle Routes

It is anticipated that cycling within the area will continue to grow as a mode of active transport and recreation, with Inner West Council and the NSW State Government considering improvements to the current cycle network.

#### On-road

Currently, the majority of Council's cycle paths within the area are on roads with mixed or heavy traffic. Cycle paths are generally indicated by road markings, either through the delineation of a cycle lane or markings indicating that cyclists are present on the road. The network is highly fragmented and poorly connected in parts. As a result it's

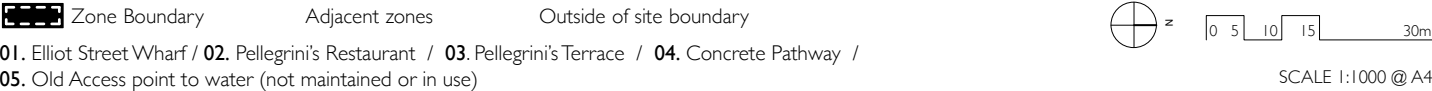
likely that some cyclists would feel discouraged from riding due to safety concerns.

#### Off-road

Near the site the only off-road routes is in Elkington Park and to the south a route between Balmain Cove Park, Bridgewater Park and the Bay Run, the Hawthorne Canal Greenway and Iron Cove.



Appendix A



## EXISTING CONDITIONS

### Overview

The site extends along the northern waterfront to Parramatta River. Containing a wharf, a vacant restaurant and Paringa Reserve. Paringa Reserve is flat and open and bare with clear visibility to Snapper Island and surroundings. Its characterised by its close connection to the water. It is boarded by Sommersville Point, the water and Elliott Street. It doesn't have a large number of park visitors creating a quieter and relaxed area used for leisure exclusively.

### Activity

The site is well utilised by the community from the adjacent lot of Sommersville Point and surroundings. Young children and families are seen walking as the residents enjoy the view. Walkers wander along the Reserve. The area is also popular with dog walkers given there is a good off leash area.

### Furniture

There is some existing timber bench seating which is oriented towards the bay.  
No water fountains or bins.

### Lighting

There is one low post light at the entrance of the reserve and there appears to be little lighting around facilities such as the Ferry Wharf and existing abandoned restaurant.

The lighting lacks consistency and there are areas where lighting is inexistant along pathways. There is no provision for lighting along the foreshore.

Street lighting on the adjacent residential streets provide some lighting to the street and entrance.

### Signage & Way finding

There is limited signage within the reserve in which has been added over time to suit needs. As a result the signage lacks cohesion and a uniform style. They are also deteriorated.

Signage is provided by two means; standalone signage and signage incorporated into electricity posts or other.

The standalone signage has a number of purposes, including;

Providing information regarding the prohibited activities within the park.

Notifying users of a particular aspect of the reserve (dog on leash and off leash areas).

Speed limits for boats and ferries when arriving to the wharf.

### Built Structures

At the entrance of the reserve there is "Pellegrini's" restaurant, which is currently vacant with its including its terrace.

The Elliott Wharf still in use but only for private use and to the East of the Reserve there is an old dock that is not been updated or in use.

### Foreshore Edge

A foreshore wall forms the retaining edge, which contains the park. The foreshore seawall was deteriorated due to age and marine conditions with an outward lean. It was repaired in 2015 with a rock rubble sea wall in front of the leaning sea wall to stabilise the wall.

The water level is fairly low along the shoreline showing the rock

rubble unless the tide rises.

### Tree Cover + Planting

There is generally an average amount of tree cover providing shade along the Reserve in specific areas, particularly a large tree to the rear over the old dock and other individual large trees, which are dispersed amongst the open grassed areas.

On the East side of the Reserve there is a densely sloped vegetation and a large tree provides the boundary between the Reserve and the residential area. On the southern boundary there are some small trees that work as buffers between the Reserve and Sommersville Point. This also occurs at the East end near the entrance. You can observe also some low planting that creates a natural boundary between the Park area and the terrace area within the same lot.

### Fauna Linkages

Pockets of trees along the foreshore may be utilised by some wildlife, but are generally exposed and poorly connected. You can often see birds and pelicans.

### Ground Cover & Surfaces

The zone is characterised by a large grassed area along the foreshore, with a small concrete path that ends half way.

### Key View Lines

There are significant and unbroken views out towards the bay, including key views to Snapper Island, White Horse Point in Elkington Park and Birkenhead Point.

### Foreshore Building Line

The whole site falls within the foreshore building line, which limits development along the foreshore.

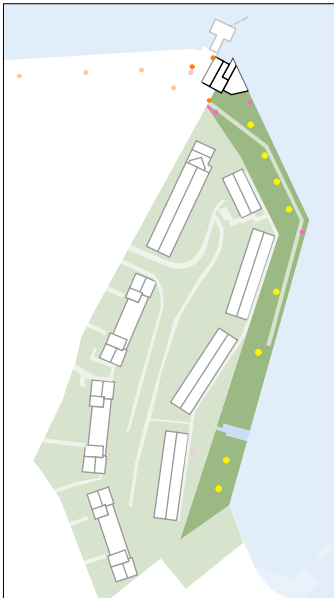
### Boundary Condition + Fences

Paringa Reserve to the North is bounded by the waterfront. To the East by a timber fence in bad condition and a big tree. To the south of the lot there is a low metal fence that separates the Reserve from Sommersville Point, it also has gates that connect them to provide access. There is a portion of the boundary that is not aligned with the gate, meaning it belongs to the lot of Sommersville Point but its part of Paringa Reserve. To the West there are no fences but two bollards at the entrance of the Reserve. The terrace of the former restaurant is part of Paringa Reserve lot surrounded by metal fences to the north towards the water and to the east with some vegetation. The lot that contains the former restaurant and wharf don't have any fences and only some bollards that determine the vehicular access. The third lot doesn't contain any fences. Boundaries are set by the water, the road and the existing structure.

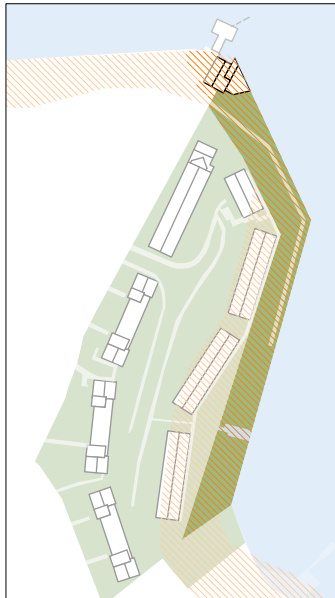
### Access & Existing Pathways

Access is directly and only by land from Elliott Street. There is only a single pedestrian concrete pathway over the grassed. There are a one observation along the existing pathway. The pathway abruptly finishes two thirds of the way into Paringa Reserve in which is confusing why this happens.





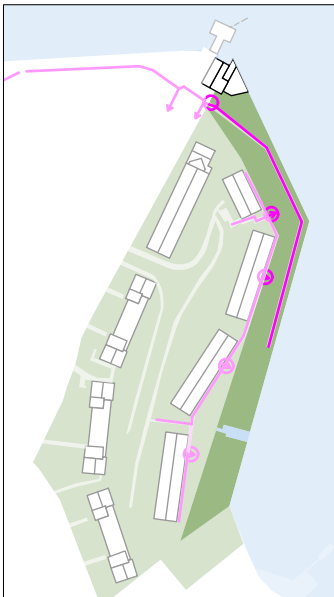
Existing Structures + Facilities



Foreshore building line



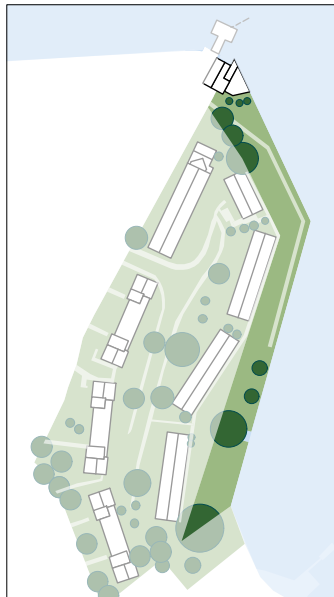
Fence + enclosure



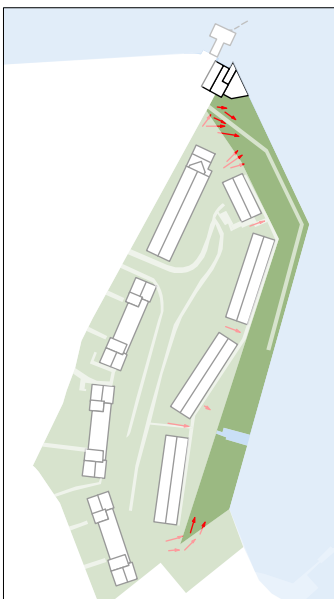
Access points + existing pathways



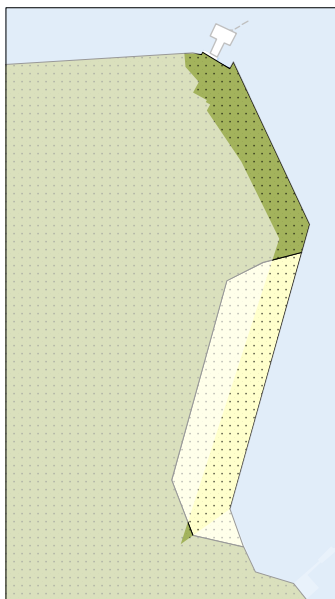
Vehicular access roads + car parks



Tree cover

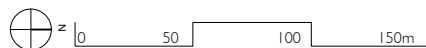


Gradient



Acid Sulphate Soils

- |                               |                           |
|-------------------------------|---------------------------|
| Zone Boundary                 | Formal path connections   |
| Fore shore building line      | Informal path connections |
| Existing building             | Public vehicle access     |
| Water                         | Service vehicle access    |
| Planting                      | High Fence                |
| Grassed Areas                 | Medium Fence              |
| Public parking                | Low Fence / Bollard       |
| Private parking               | Services & Infrastructure |
| Pedestrian Path               | Gradient                  |
| Asphalt Driveway              | Furniture: Benches        |
| Acid Sulphate Soils - Class 2 | Signage                   |
| Acid Sulphate Soils - Class 5 | Lighting                  |



## EXISTING CONDITIONS

### Neighbour pathways:

Three pathways run in between the buildings that connect to the boundary of Sommerville Point to gates along the metal fence to access Paringa Reserve. South Paringa entrance is across Elliott Street from the site connections to the Wharf, Paringa Reserve and "Pellegrini's". South Paringa is a tranquil path that has consistent seating, lighting and signage in place in difference to Paringa Reserve.

### Vehicular Access Points, Roads and Car Parking

There is a driveway that is accessed via Elliott Street, which is the smaller lot of the site. This was a previous DA approved for these works. There is also vehicular access to Elliott Wharf.

### Services

There is an electricity cable that goes from the restaurant to an electricity pole.





01



02



03



04



05



06



07



08



09



10



11



12

01. Example of existing signage / 02. Pellegrini's Restaurant / 03. Driveway / 04. Entrance to South Paringa / 05. Water speed limit signage / 06. Elliott Street Wharf / 07. Sea wall / 08. Sandstone sea wall, Pellegrini's Restaurant front and terrace. / 09. Seagulls + Birds / 10. Historic dock / 11. Typical seating and end of path. / 12. Fence to Sommerville Point and gate.

## CONSTRAINTS & OPPORTUNITIES

Based on the Analysis set out over the previous pages, the following opportunities present themselves within the site:

- Provide additional furniture along some areas of the foreshore, and water bubblers.
- Improve way-finding and signage to address the consistency of way-finding, signage and lighting.
- Incorporate local native flora into parts of the existing foreshore edges and wall to provide habitat for native fauna and link the site to its environmental heritage.
- Re-vitalise abandoned restaurant “Pellegrini’s” and its terrace. For the community and visitors.
- Engage with local First Nations peoples to develop a strategy for incorporating references to the Wangal history of the site.
- Establish a consistent strategy for the appearance and location of historical information and signage. As neighbour waterfront.
- Improve the consistency of lighting so that it can be used in early mornings and during the evenings, and balancing this with the needs of local wildlife.
- Open view towards bay where location of “Pellegrini’s” is located.
- Connect with neighbouring Reserve. (Paringa South).
- Connect with Lockhart Avenue.