

Plan of Management and Master Plan

for Hammond Park

Revision C
April 2023



Further Information

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Front cover image: Photography by
Welsh + Major.

We acknowledge the traditional
custodians of the land on
which Mackey Park and the
Inner West Council Area
is located, the
Gadigal and Wangal Peoples.

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Document Control

Date:	Revision No:	Revision details:	Approved:
02/12/2022	-	Draft issue for client review	XX
10/02/2023	A	Minor Amendments	DW
27/03/2023	B	Sections 2 and 4 combined; Leases and Licences updated	DW
26/04/2023	C	Land Categorisation map added; minor text amendments	DW

Introduction + Executive Summary

Inner West Council have produced a Plan of Management priority list identifying which open spaces within the Inner West LGA are in greatest need of review. In 2022, Welsh + Major were engaged by Inner West Council to develop Plans of Management and accompanying Master Plans for the five top priority parks.

This document contains a Plan of Management and Master Plan for Hammond Park. Hammond Park is located in Ashfield and is bounded by Lucy and Henry Street to the north, and Fredrick Street to the south. It consists of 4.6 acres (1.7 ha).

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.

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

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

Key features of the Master Plan:

01 Circuit Path

Fully accessible graded footpath 2.4m wide, loops around sports ground and connects to existing paths

02 Low level consistent path lighting around circuit track

03 Dead trees removed and replaced

04 Existing understorey planting along Henry Street maintained, additional native planting introduced to Henry and Frederick street edges

05 Mulch corner at intersection of Lucy + Henry Streets replaced with native planting, with fence extended to deter illegal dumping

06 Existing paths from Henry Street into Hammond Park paved and graded to be fully accessible

07 New ball fence along Frederick Street and Henry Street, set back from existing trees at park boundary

08 Basketball half court

09 Condition of existing tennis court monitored, maintained and upgraded (potentially as a multi- use court) as required.

10 New amenities block

Amenities to include toilets, changing rooms, storage area for sports teams and community sporting club run kiosk

11 Forecourt and park 'hub'

With consolidated signage and pocket parkland with benches and picnic tables

12 Condition of existing play area monitored, maintained and upgraded as required

13 Sports ground upgraded

Natural turf sports ground graded, adequate drainage underlay installed and consistent maintenance programme implemented

Synthetic cricket pitch replaced with 'roll out' cricket 'pitches'

14 Hybrid turf trialled in high wear areas (eg goal mouths)

15 Condition of existing flood lighting to sports ground monitored,

16 maintained and upgraded as required. Enable text message activation system as per tennis court lighting

Bike Track

17 Bike track for learner riders incorporates creative surface treatment and local history interpretation

New tables and benches around sports ground sidelines

18 Entrance arbour used for interpretation signage, including park map, instructional and historical information about Hammond Park

Plan of Management Stakeholder Targets and Activities

The Plan of Management Process has a number of engagement targets both internally and externally. These Include:

Community and External Stakeholders:

- The Local Inner West community
- Neighbouring properties
- Sports clubs
- User groups

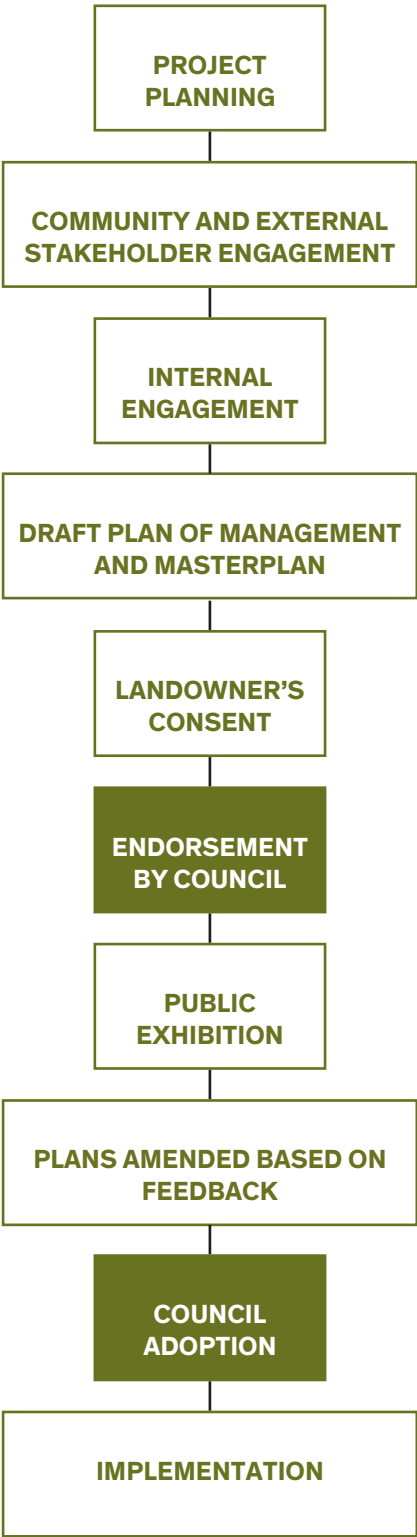
Activities Include:

- Onsite drop-in sessions
- Online survey, comment, and/ or discussion

Internal (Council) Activities Include:

- Internal workshops
- Online survey, comment, and/ or discussion
- Meetings, phone calls, and written submissions

The Plan of Management Process: Stages

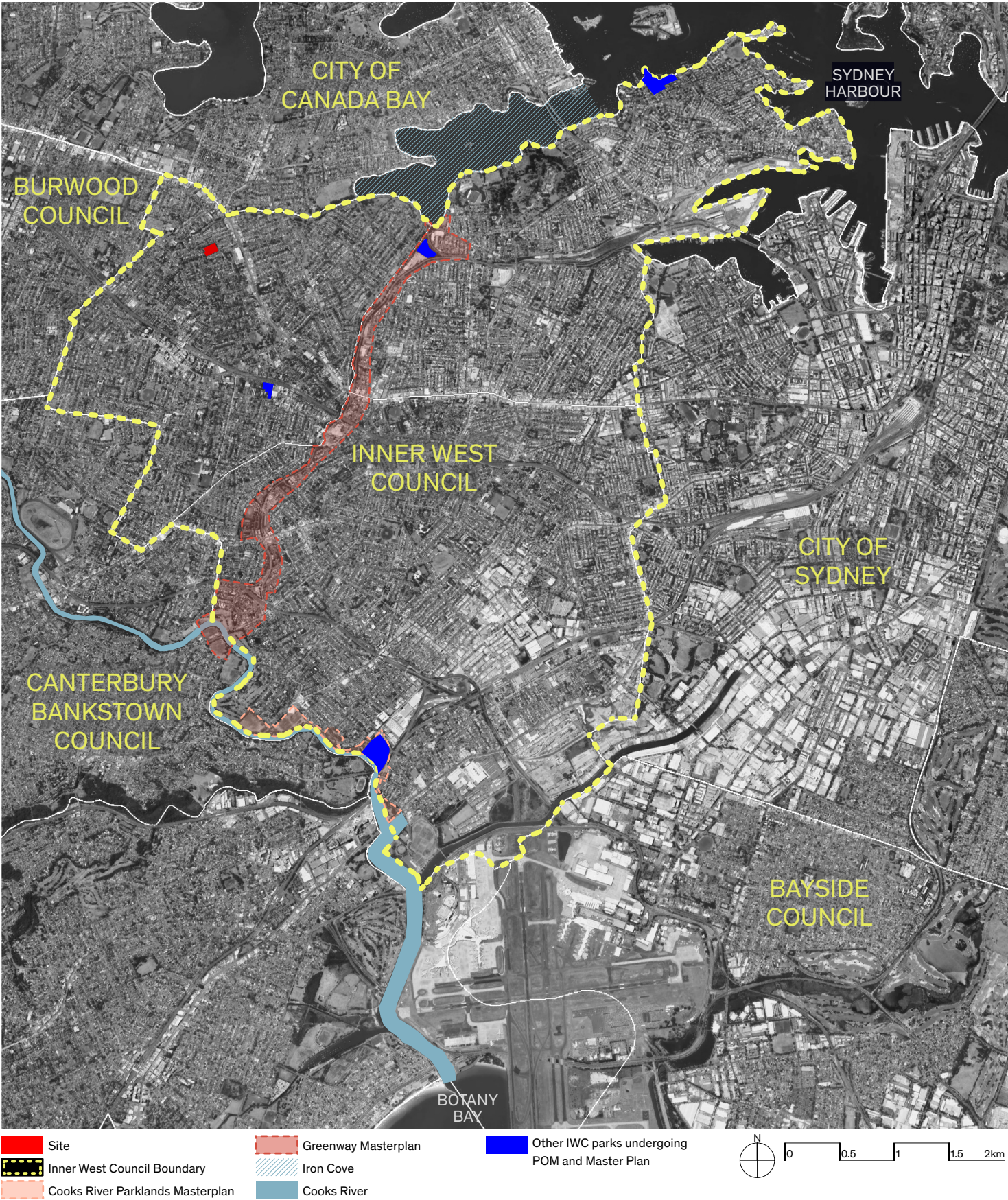


1.0 Context Overview



Looking towards oval from Henry Street. Photography by Welsh + Major.





Regional Context

Inner West Council

The Inner West Council area is located five kilometres west of the Sydney Central Business District (CBD). It was established when the former councils of Ashfield, Leichhardt and Marrickville merged in May 2016. Five wards make up the council: 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.

In total (including non-Council owned land), there is 321.6 hectares of open space within the Inner West, making up 9.1% of the total land area. Based on the 2016 population, this equates to 16.4m² of open space provision per person.

There are 278 Council-owned or controlled parks and sporting grounds, totalling 256 hectares. This makes up 7.3% of the total land area of the Inner West.

Existing Recreational Needs and Future Projections

Recreation Needs Study - A Healthier Inner West, published in 2018 and then updated in October 2021, is a study commissioned by Inner West Council in 2018 providing an analysis of the existing recreation facilities within the LGA, including their current and predicted usage. The document breaks down the Inner West into 4 catchment areas to provide accurate information regarding the future needs of each catchment.

Hammond Park lies within Catchment 2 - West.

The Inner West community is expected to grow with an additional 34,815 residents projected by the year 2036. If new open space is not provided the amount of open space per person will decline from 16.4m² to 14.3m² 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:

- 3 summer sporting grounds
- 5 winter sporting grounds
- 6 indoor (multipurpose) courts
- 9 outdoor (multipurpose) courts
- 0.9 indoor leisure centre (dry)
- 0.6 indoor leisure centre (aquatic)
- 0.5 skate park/facility.

COMMUNITY 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 18 shows the most popular recreation activities across all community engagement types.



Figure 18 - 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

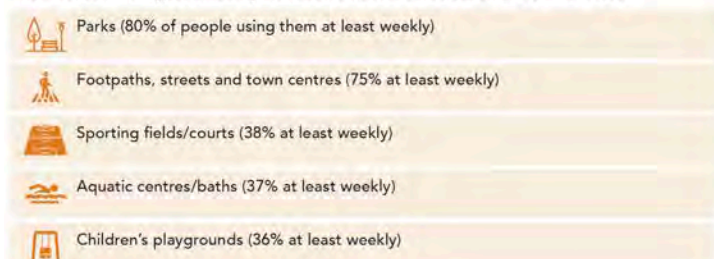
The most popular recreation spaces in the Inner West identified through a range of consultation activities:

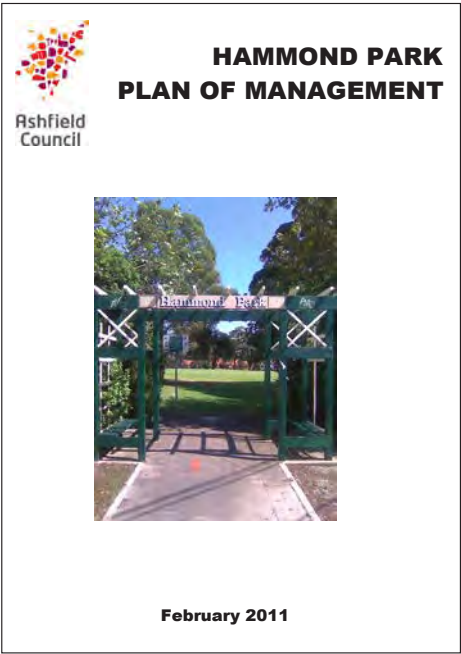
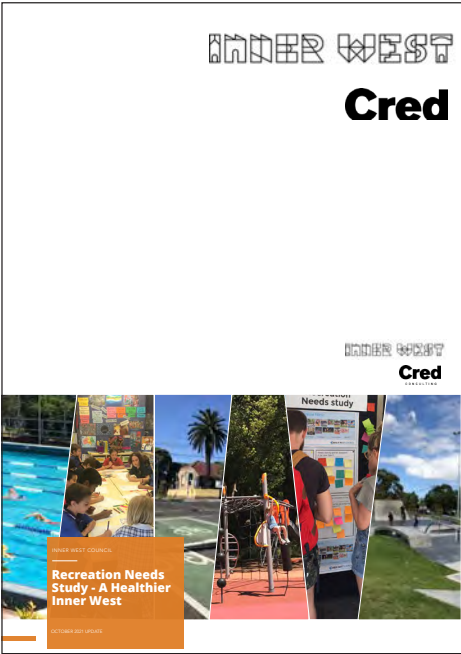
- Footpaths, streets and town centres
- Cycle paths
- Bay Run
- Cooks River foreshore path
- Leichhardt Park Aquatic Centre
- Annette Kellerman Aquatic Centre
- The GreenWay
- Steel Park
- Private gyms
- Hawthorne Canal/Richard Murden Reserve
- Enmore Park
- Ashfield Park

Key differences between different groups:

- 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:





Reviewed Documents

Our Inner West 2036; The Inner West Community Strategic Plan (endorsed by council 06/2022)

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 - Liveable, connected neighbourhoods and transport
- 3 - Creative communities and a strong economy
- 4 - Healthy, resilient and caring communities
- 5 - Progressive, responsive and effective civic leadership

Among the stated aims, those which apply directly to the regeneration of public parkland are to increase community satisfaction with: connected natural areas + increased biodiversity, improved health of waterways, public infrastructure which fulfils the needs of diverse communities, safe networks of transport.

Recreation Needs Study - A Healthier Inner West

Cred Consulting for Inner West Council, published 10/2018, (Updated Oct 2021)

This study is an 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 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 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:

- Hammond Park Plan of Management - (former) Ashfield Council adopted Feb 2011
- Going Places - An Integrated Transport Strategy for Inner West, adopted March 2020
- Ashfield Local Environment Plan 2013
- Comprehensive Inner West DCP 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill
- Inner West Pedestrian Access and Mobility Plan, August 2021
- Inner West Council Public Toilet Strategy, May 2020
- Inner West Council Local Environment Plan 2022

Our Inner West 2036



SD1 – An ecologically sustainable Inner West

1. The Inner West community is recognised for its leadership in sustainability and tackling climate change

- Provide the community the information, knowledge, and tools for a sustainable Inner West
- Share successes and publicise community and Council achievements in sustainability

2. An increasing and resilient network of green corridors provide habitat for plants and animals

- Maintain and increase Inner West's urban tree canopy
- Manage and improve Inner West's mid and understorey vegetation
- Protect, connect and enhance natural areas, biodiversity corridors and sensitive habitat

3. Waterways are healthy and the community is water-sensitive, treating water as a precious resource

- Implement water-sensitive policies and projects to improve the health of our waterways
- Capture and use water from Inner West catchments
- Identify and plan for river swimming sites

4. Air quality is good and air pollution is managed effectively

- Improve air quality through effective regulation and education
- Facilitate alternatives to private motor vehicle use to reduce exhaust emissions
- Minimise air pollution through policy and regulation

5. Inner West is zero emissions, climate adapted and resilient to the changing climate

- Respond to the Climate Emergency and implement the Inner West Climate and Renewables Strategy to mitigate greenhouse gas emissions
- Develop and implement a whole of Council climate adaptation strategy to build resilience to the changing climate

6. Inner West is a zero waste community with an active share economy

- Move towards a circular economy to avoid waste, reuse, share and recycle through education, information, projects and initiatives
- Publicise and broaden access to local reuse and recycling infrastructure
- Increase recovery of organic material and provide a food organics recycling service to all households



SD2 – Liveable, connected neighbourhoods and transport

1. Development is designed for sustainability, net zero and improves health and wellbeing of the community

- Pursue integrated planning and urban design across public and private spaces to benefit community and local environment needs
- Monitor local development and ensure it meets legislative requirements for safety and amenity

2. The unique character and heritage of neighbourhoods is retained and enhanced

- Provide clear and consistent planning and management that respects heritage, accessibility and the distinct characters of urban centres

3. Public spaces are welcoming, accessible, clean and safe

- Plan, deliver and maintain public spaces and infrastructure that fulfil and support diverse community needs and life
- Ensure private spaces and developments contribute positively to their surrounding public spaces
- Advocate for and develop planning controls that retain and protect existing public and open spaces and provision of additional public and open spaces

4. People have a roof over their head and a safe, secure place to call home

- Increase social, community and affordable, livable housing with good amenity, across the Inner West

- Encourage diversity of housing type, tenure and price in new developments
- Assist people who are homeless or sleeping rough

5. Public transport is reliable, accessible and interconnected

- Improve public transport services
- Provide transport infrastructure that aligns to population growth

6. People walk, cycle and move around the Inner West with ease

- Deliver safe, connected and well-maintained networks of transport infrastructure
- Manage the road network to increase safety and prioritise active and public transport over private motor vehicles
- Collaborate on innovative, accessible transport options



SD3 – Creative communities and a strong economy

1. Creativity and culture are valued and celebrated

- Create opportunities for all members of the community to participate in arts and culture and pursue creative lives
- Celebrate and promote awareness of the community's history and heritage

2. Inner West remains the engine room of creative industries and services

- Promote the Inner West as a leading destination for creativity including street art, live music and performance
- Enable creative and cultural industries to thrive through targeted investment and support
- Build new content, audiences and professional opportunities through local programs, including for young and emerging creatives

3. The local economy is thriving

- Assist businesses growth, innovation and improvement
- Encourage new enterprises in Inner West

4. Employment is diverse and accessible

- Manage the strategic future of industrial and employment lands
- Collaborate with business and industry on social and environmental initiatives



SD4 – Healthy, resilient and caring communities

1. The Inner West community is welcoming and connected

- Celebrate, value and respect the diversity of the Inner West community
- Foster inclusive communities where everyone can participate in community life
- Address social inequity, obstacles to participation and social exclusion

2. Aboriginal and Torres Strait Islander Peoples and culture flourish and enrich the Inner West

- Centre Aboriginal and Torres Strait

Islander needs and voices at the heart of initiatives, policies and strategies

- Celebrate Aboriginal and Torres Strait Islander cultures and history

3. People have opportunities to participate, and develop their health and wellbeing

- Provide facilities, spaces and programs that support community health and wellbeing
- Build connected communities and provide opportunities for social participation

4. People have access to the services and facilities they need at all stages of life and all abilities

- Plan and deliver infrastructure and services for the changing population and those with disabilities
- Provide quality children's education and care services to ensure a strong foundation for lifelong learning
- Provide facilities, resources and activities for lifelong learning
- Improve the quality and use of existing community assets



SD5 – Progressive, responsive and effective civic leadership

1. Council is responsive and service-focused

- Deliver responsive and innovative customer service
- Monitor performance and implement continuous improvement to meet the changing needs of the community

2. Council makes responsible decisions to manage finite resources in the best interest of current and future communities

- Undertake visionary, integrated, long term planning and decision

making, reflective of community needs and aspirations

- Ensure probity and responsible, sustainable, ethical and open local government
- Manage public resources to achieve financial sustainability

3. People are well informed and actively engaged in local decision making and problem solving

- Inform communities through multi-channel communications
- Support local democracy through inclusive participatory community engagement

- Support evidence-based Council decision-making

4. Partnerships and collaboration are valued and enhance community leadership creating positive change

- Advocate for emerging community issues
- Build resilience and capacity of local leaders, groups and communities
- Work with suppliers to deliver positive outcomes for the community, economy and environment

Recreation Needs Study – A Healthier Inner West

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 Ashfield, falling into Catchment 2, has a below average provision of public space per person at 10.2m² and an expected 8.7m² per person by 2036. The benchmark for the combined LGA in 2036, as stated in this study, is 14.3m² per person.

Sporting Capacity:

The study indicates the sporting ground of Hammond Park having an optimal capacity of 30 hours of use per week, which ensures a usable surface. The study suggests that the field is being used for 28 hours each week, close to it’s maximum capacity. The study indicates that it was last upgraded in 2018.

By 2036, Catchment 2 will have a gap of:

- 2.2 summer sporting fields
- 6 winter sporting fields
- 1.5 outdoor multipurpose courts
- 0.7 indoor leiseure centres
- 2.7 indoor multipurpose courts
- 0.4 indoor aquatic centres

Objectives:

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

NEED
Increased quality of open space to optimise use, address demand and meet higher and more diverse needs
Well maintained public toilets, water bubblers and bins in parks.
Picnic and BBQ facilities, seating and shade for informal social gatherings, as well as informal grassed passive recreation areas.

OPPORTUNITIES
<ul style="list-style-type: none">• Multi-use, flexible open space that is designed to support sharing and reduce conflict between users• Extend the Inner West Council Public Toilet Strategy, May 2020 recommendation that all residents and visitors be within 400m of a public toilet that is open during daylight hours throughout the LGA.
<ul style="list-style-type: none">• 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.	<ul style="list-style-type: none"> • Provide equipment and designated areas for a diverse range of outdoor activities.
Lighting and design of parks to increase (feelings of) safety. Lighting should be fauna-friendly and use sustainable technologies to support environmental outcomes.	<ul style="list-style-type: none"> • Street lighting around perimeter to connect park with surrounding streets and to Ashfield CBD.
Improved lighting to support evening and night time recreation opportunities after work hours.	<ul style="list-style-type: none"> • Lighting in specific areas of park for informal night time use, e.g. dog walking, running paths and areas for informal sport.
Improved walkable connections to open space and recreation opportunities .	<ul style="list-style-type: none"> • Improved connections to Elkington Park from the Balmain 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.	<ul style="list-style-type: none"> • Improved access paths to Dawn Fraser Baths, specifically to provide safe accessible entry.
Signage and wayfinding on cycle routes. Safer shared paths, and/or separate bike/pedestrian paths.	<ul style="list-style-type: none"> • Review throughout the LGA.
Cycling infrastructure including end of trip facilities and bike parking.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.
Increased access to recreation opportunities for older people.	<ul style="list-style-type: none"> • Footpath improvements, specifically to consider steepness of paths into the park. • More recreation opportunities for older people.
Informal, flexible and social recreation opportunities that cater to a time-poor population.	<ul style="list-style-type: none"> • Improved lighting on streets and in parks to enable night time use including for informal activities.
Inclusive recreation opportunities for people with a disability.	<ul style="list-style-type: none"> • Prioritise accessibility in the upgrades of recreation facilities in 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	<ul style="list-style-type: none"> • Welcoming bathroom amenities for gender diverse people.
Inclusive recreation opportunities for people from culturally and linguistically diverse backgrounds.	<ul style="list-style-type: none"> • 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
New off leash dog parks, including dog swimming and water play; Ongoing provision and maintenance of existing dog off leash areas; Managing and preventing conflicts between users of parks, particularly children and dogs.	<ul style="list-style-type: none"> • 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.

2.0 Categorisation / Ownership, Statutory Conditions and Legislation



View towards planting along Lucy Street. Photography by Welsh + Major.



Lots and Zoning



Land Categorisation + Ownership

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.

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

A plan of management places Community Land into categories which impact how they can be used. The Plan must categorise the land from five categories: Natural Area, Area of Cultural Significance, Park, Sportsground and 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.

The Community Land within Hammond Park falls into the category Sportsground, detailed in the table below:

Category	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 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).
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.

Lot/DP	Name & Location	Current Management & Agreement Recommendations	Ownership & Classification	Area	Notes
Lot 1 DP 65178	Hammond Park, 34 Henry St	Inner West Council	Inner West Council; Sportsground	11077m2	-
Lot 3-9 DP 433	Hammond Park, 34 Henry St	Inner West Council	Inner West Council; Sportsground	5248m2	-
Lot 3A, 4A, 5A, 6A DP 1455	Hammond Park, 34 Henry St	Inner West Council	Inner West Council; Sportsground	634m2	-
Lot 1 DP 724792	Hammond Park, 34 Henry St	Inner West Council	Inner West Council; Sportsground	160m2	-
Unformed Road	-	Inner West Council		248m2	-

Existing Park Conditions



	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	Timber entryway pergola	Fair	Good - upgrade + maintain
02	Historical plaque	Fair	Fair - maintain
03	Boundary fence along Henry Street	Fair	Good - replace + maintain
04	Low planting along Henry Street	Poor	Good - upgrade + maintain
05	Bollard fence along Frederick Street	Poor	Good - replace + maintain
06	Sports field	Very Poor	Good - upgrade + maintain
07	Park lighting	Very Poor	Good - replace + maintain
08	Flood lighting to sports field	Poor	Good - upgrade + maintain
09	Planting at south Lucy Street	Good	Good - maintain
10	Swing set	Good	Good - maintain
11	Playground	Good	Good - maintain
12	Playground shade structure + sails	Good	Good - maintain
13	Public toilets + sports amenities block	Very Poor	Good - replace + maintain
14	Netball hoop	Fair	Good - replace + maintain
15	Tennis court	Fair	Fair - maintain
16	Park furniture	Fair	Good - upgrade + maintain

Zoning + Classification

Inner West LEP : RE1 'Public recreation' + SP2 'Infrastructure'

Other Relevant Legislation:

- 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

Land Categorisation Map

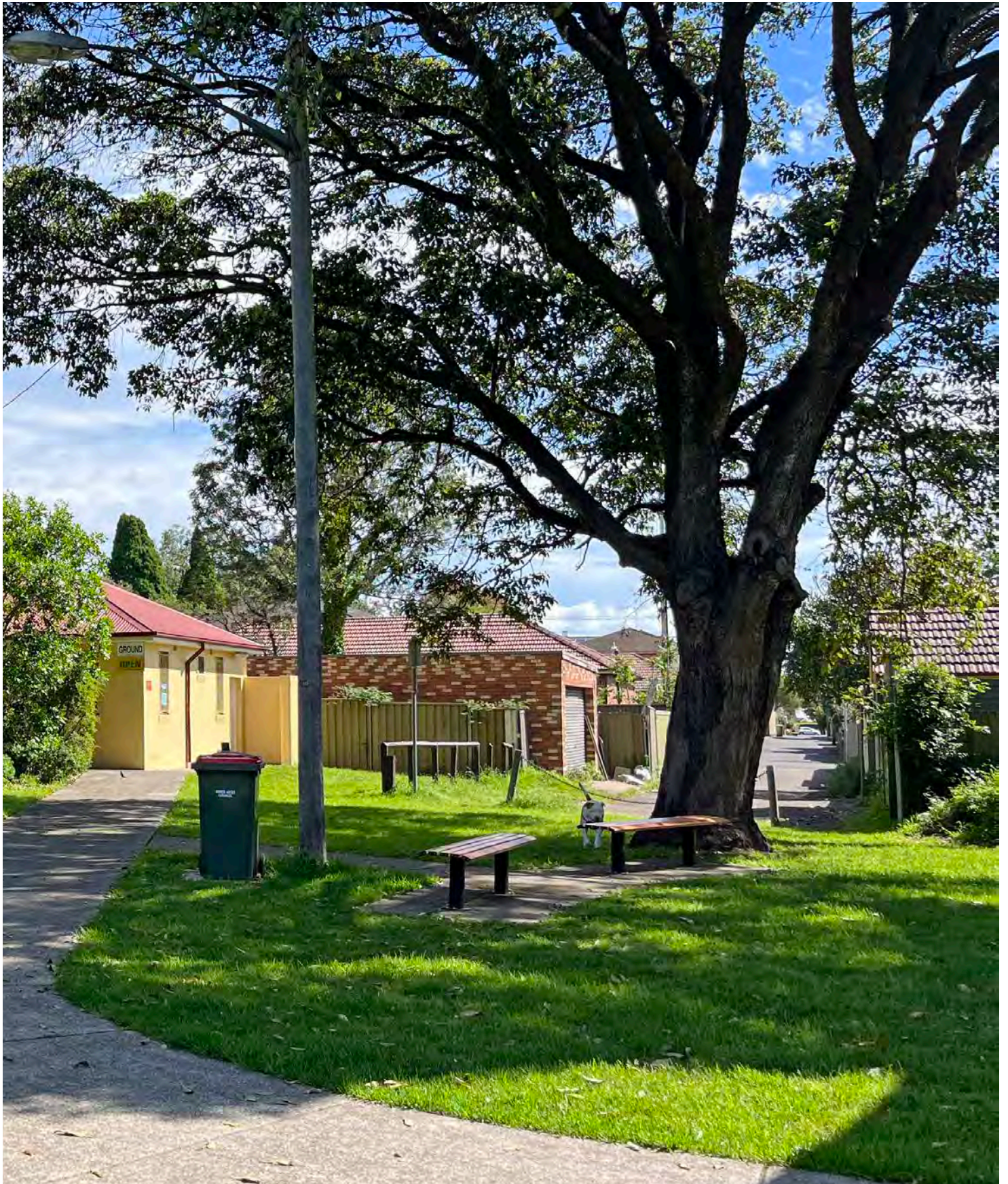


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3.0 Leases + Licences



View towards amenities + tennis court. Photography by Welsh + Major.



An Overview

The Local Government Act allows council to grant leases, licences or undertake works over all or part of Community Land.

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 Hammond Park allows for the provision of leases and licences in accordance with the Local Government Act 1993, and any subsequent legislation. Future leases and licences will be authorised consistent with this Plan of Management, the Inner West Council Local Environment Plan (2022) and any other applicable legislation. Any licences for biodiversity works are permitted.

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 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 Hammond Park 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 authorised on this land align with original gazetted purpose of "Public Recreation".

Leases and licences for the use of an area of land need to be permissible under this PoM, the LG Act, the Local Government Regulations 2005, the Inner West Council LEP 2022, 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 and Licences

None currently in place.

Future Leases and Licences

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

Note: 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.

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, cricket.
Licence: Sports Grounds	School and community group recreation and education use
Lease: General Community Use Building	Sporting club and associated uses including but not limited to filming, training, and storage.
Lease: General Community Use Building	General Community Use Cafe/ kiosk including outdoor seating and tables
Licence: Park	School and community group recreation and education use

Table T.01

Type of arrangement/ categorisation and facilities	Purpose for which up to 12 month licence will be granted
Licence: Sports Ground	<ul style="list-style-type: none"> Seasonal licences Sporting fixtures and events Uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events Use as per the sporting ground allocations policy; school use: Tuesday - Friday, 9am - 3pm; all ages training: Tuesday - Friday, 5pm - 9pm; all ages games: Saturday 8am - 5pm & Sunday, 9am - 5pm
Licence: Sports Ground	<ul style="list-style-type: none"> School and community group recreation and education use
Licence: Sports Ground	<ul style="list-style-type: none"> Commercial fitness trainers
Licence: Park	<ul style="list-style-type: none"> School and community group recreation and education use
Licence: Park	<ul style="list-style-type: none"> 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 Playing a musical instrument or singing for fee or reward Advertising Catering Community, training or education Environmental protection, conservation or restoration or environmental studies Exhibitions Functions Hiring of equipment Meetings Outdoor cinema Site investigations Sporting and organised recreational activities Storage Emergency purposes including training

Table T.02