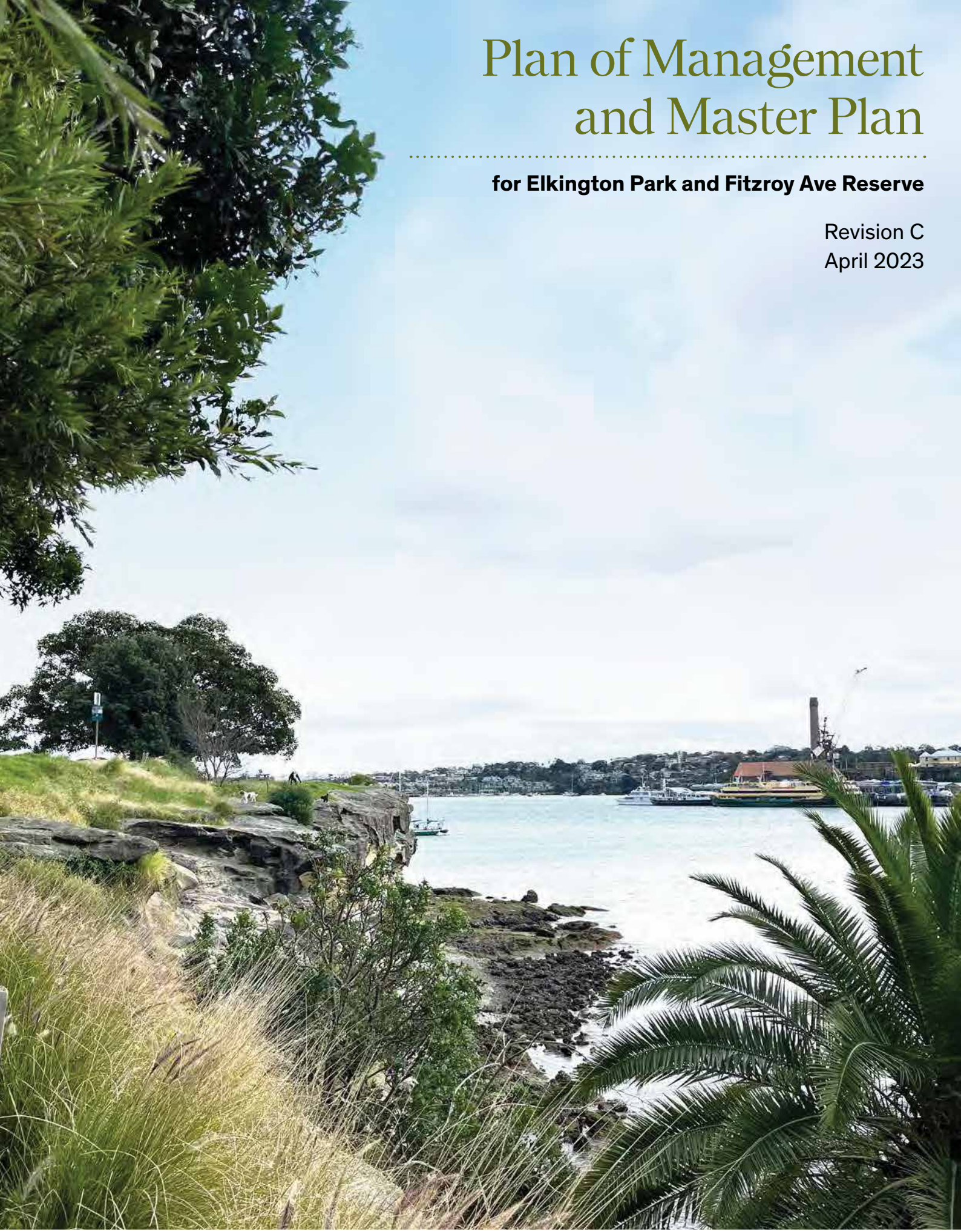
Plan of Management and Master Plan

for Elkington Park and Fitzroy Ave Reserve

Revision C
April 2023



INNER WEST

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Front cover image: Looking north to White Horse Point + Cockatoo Island, Parramatta River. Photography by Welsh + Major.

We acknowledge the traditional custodians of the land on which Elkington 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
15/02/2023	A	Minor text corrections	DW
27/03/2023	B	Sections 2 and 4 combined; Leases and Licences included	DW
26/04/2023	C	Various 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 seven top priority parks.

This document contains a Plan of Management and Master Plan for Elkington Park and Fitzroy Ave Reserve. Elkington Park is located in Balmain and bound by Sydney Harbour to the north, and White St and Glassop St to the south. The park connects to Fitzroy Ave Reserve to the north west. Combined, the park consists of approximately 7.4 acres (3 hectares).

Plan of Management

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

Master Plan

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

How to use this document

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

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

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

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

Key features of the Master Plan:

01 **Upgrade rotunda**:
Provide accessible path to rotunda through sensitive modifications.

02 Maintain historic planting to the southern end of the park.

03 Expand biodiversity with low native planting along Glassop Street.

04 **Upgrade caretaker's cottage**
to celebrate the history of the park. The cottage should be transformed for the benefit of the wider community.

05 **Improve park amenities block.**

06 **New consolidated playground**
around existing fig tree. Playground to feature nature play equipment for a diverse range of age groups.

07 Upgrade concrete stairs to Dawn Fraser Baths.

08 New bollard style lighting strategy to illuminate pathways at night to provide safe passageway for users, with low impact on surrounding wildlife.

09 **New park entry** from White Street opposite Tilba Ave.

10 New accessible pathway connection from White Horse Point to centre of the park

11 Maintain 'shaded gully' style planting around Dawn Fraser baths, including tree assessment + noxious weed control.

12 Maintain existing park furniture and replace dilapidated furniture throughout the park.

13 **Upgrade picnic area** at Fitzroy Ave.

- Upgrade existing pathway, remove existing trees to reduce obstruction and new picnic table arrangements.

14 Maintain three existing seating structures.

15 Maintain existing asphalt road from Fitzroy Ave to lower accessible car park.

16 **Improve surface of accessible path** between lower accessible car park and Dawn Fraser Baths.

17 New bollard style lighting strategy.

18 New sheltered picnic tables at lower area of Fitzroy Ave Reserve to match existing.

19 New pathway connection at Fitzroy Ave to connect upper and lower circulation paths.

20 Expand understorey planting to screen Fitzroy Ave car parking. Provide two new bench seats within planting to maximise views of Sydney Harbour.

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

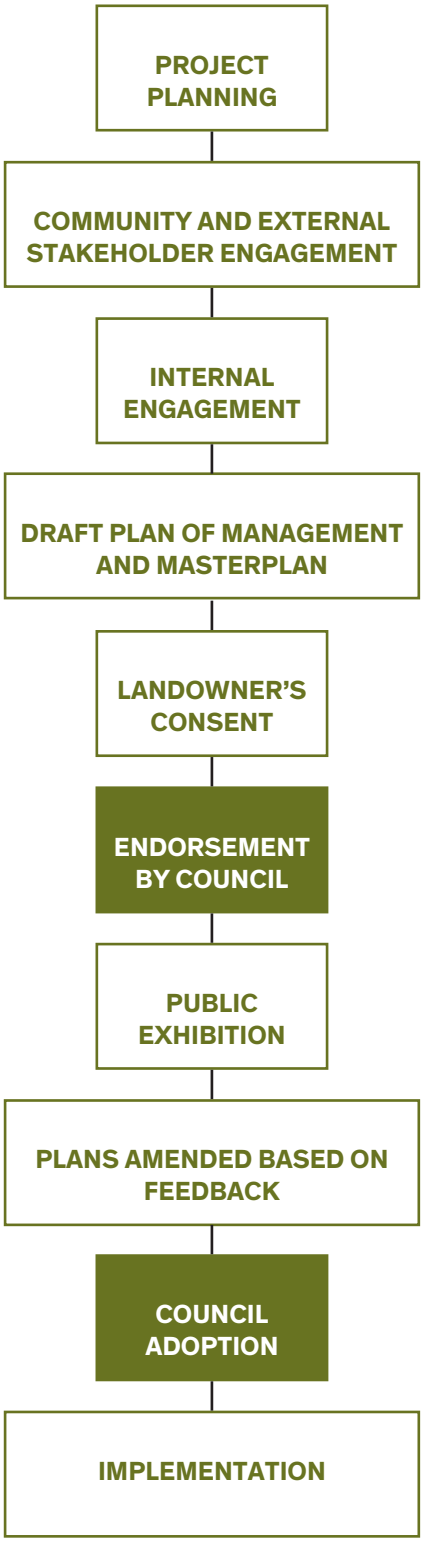
Activities Include:

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

Internal (Council) Activities Include:

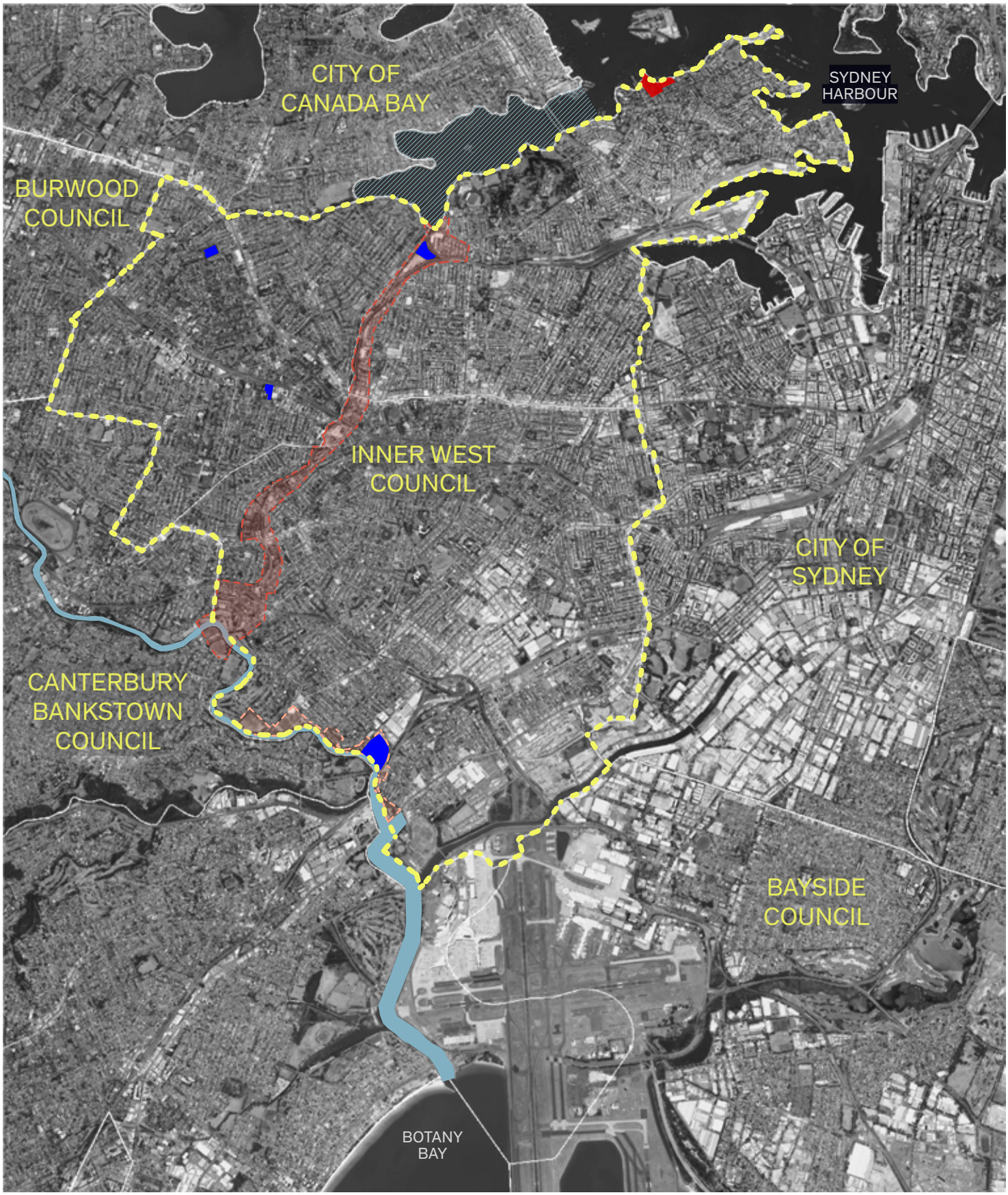
- Internal workshops
- Online survey, comment, and/ or discussion
- Meetings, phone calls, and written submissions

The Plan of Management Process: Stages



1.0 Context Overview

Morten Bay Fig + historically significant terrace houses on Glassop Street. Photography by Welsh + Major.



Site
Inner West Council Boundary
Cooks River Parklands Masterplan
Cooks River
Iron Cove
Greenway Masterplan
Other IWC parks undergoing POM and Master Plan

N
0 0.5 1 1.5 2km

Regional Context

Inner West Council

The Inner West Council area is located five kilometres west of the Sydney Central Business District (CBD). 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 36km^2 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 recreational 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. Elkington Park lies within Catchment 1 - North.

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 16.4m^2 to 14.3m^2 per person within this time frame.

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 (multi-purpose) courts
- 9 outdoor (multi-purpose) 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 recrea (of any kind), and an additional 1.4% participa regularly in "passive recreation" but not any other kind of recreation.

Figure 18 shows the most popular ecreation activities across all community engagement types.

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

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

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

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

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

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

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

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

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

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

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

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

Figure 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:

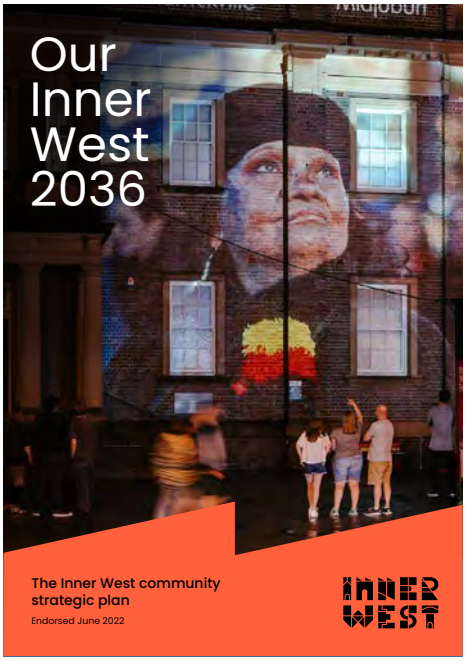
Parks (80% of people using them at least weekly)

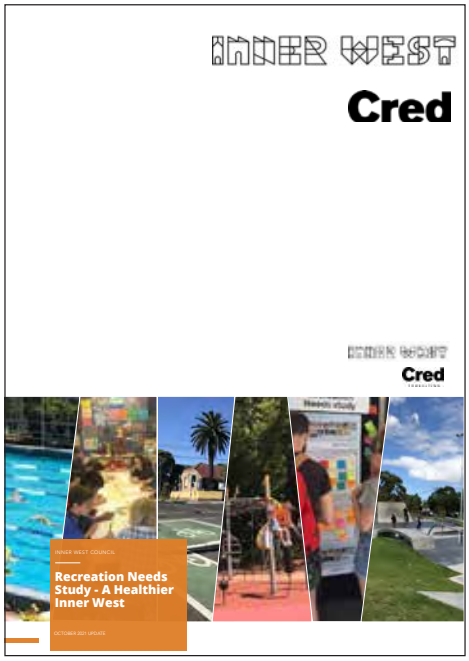
Footpaths, streets and town centres (75% at least weekly)

Sporting fields/courts (38% at least weekly)

Aquatic centres/baths (37% at least weekly)

Children's playgrounds (36% at least weekly)


Our Inner West 2036
The Inner West community strategic plan
Endorsed June 2022
INNER WEST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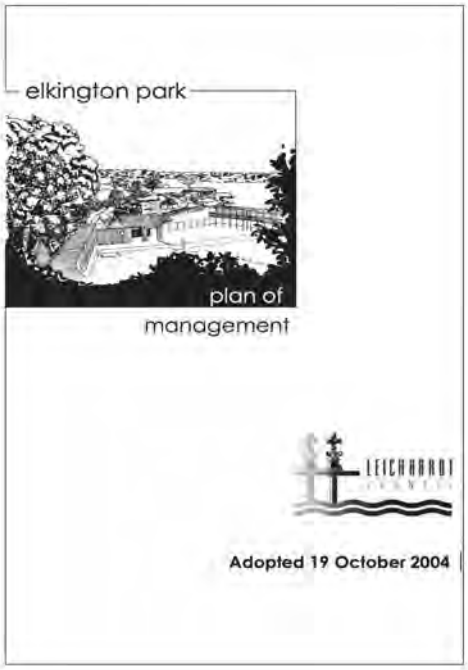
Cred
Recreation Needs Study - A Healthier Inner West


elkington park
plan of management
Adopted 19 October 2004

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)

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:

- Elkington Park Plan of Management - (former) Leichhardt Council adopted Oct 2004
- Inner West Local Environment Plan 2022
- Going Places - An Integrated Transport Strategy for Inner West, adopted March 2020
- Inner West Pedestrian Access and Mobility Plan, August 2021
- Inner West Council Public Toilet Strategy, May 2020

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 divides the Inner West into four catchment areas, with Balmain in Catchment 1 - North. Catchment 1 has an above average, but declining, provision of open space per person at 34.4m2 in 2016, and an estimated 32.5m2 by 2036. The benchmark for the combined LGA in 2036 is stated as 14.3m2 per person. With an increase in population it is predicted that Catchment 1 will provide more than double the LGA benchmark for open space per person in 2036, while the neighbouring Catchment 3 is expected to provide less than half this area to its residents.

Sporting Capacity:

The Dawn Fraser Baths lie within Elkington park, but are not included within this POM + Masterplan. Elkington Park has no other existing organised sporting facilities.

By 2036, Catchment 1 will have a gap of:

- 5.9 outdoor multi-purpose courts
- 0.53 indoor leisure centres
- 2 indoor multi-purpose courts

Community Engagement:

The study undertook extensive engagement with the community to determine both recreational participation within the Inner West as well as comments and suggestions about the quality of public open space within the LGA. These findings form a body of information about the community's needs and desires for public open space which have informed this Plan of Management and Master Plan.

Objectives:

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

NEED	OPPORTUNITIES
Increased quality of open space to optimise use, address demand and meet higher and more diverse needs	• Multi-use, flexible open space that is designed to support sharing and reduce conflict between users
Well maintained public toilets, water bubblers and bins in parks.	• Extend the 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.
Picnic and BBQ facilities, seating and shade for informal social gatherings, as well as informal grassed passive recreation areas.	• Provide space for social gatherings outside of the home.

New facilities in parks including: table tennis tables; outdoor gyms including for seniors, and hard surfaces with shelter for tai chi.	• 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. Improved lighting to support evening and night time recreation opportunities after work hours.	• Street lighting around perimeter to connect park with surrounding streets and to Balmain CBD. • 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 .	• 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.	• 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.	• Review throughout the LGA.
Cycling infrastructure including end of trip facilities and bike parking.	• Cycling infrastructure at connections to public transport and recreation facilities.
Play spaces for older children / young people; Play opportunities for other age groups and abilities.	• Play for older children such as basket swings, trampolines, climbing walls, monkey bars, flying foxes • Innovative play spaces such as nature play, and adventure/ junk play. • Include inclusive play equipment in all playgrounds, rather than only in some dedicated inclusive playgrounds.
Increased access to recreation opportunities for older people.	• 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.	• Improved lighting on streets and in parks to enable night time use including for informal activities.
Inclusive recreation opportunities for people with a disability.	• 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	• Welcoming bathroom amenities for gender diverse people.
Inclusive recreation opportunities for people from culturally and linguistically diverse backgrounds.	• Recreation opportunities located close to public transport and promoted in community languages • Recreation programs targeting people from culturally and linguistically diverse backgrounds • Recreation opportunities that reflect popular activities
New off leash dog parks, including dog swimming and water play; Ongoing provision and maintenance of existing dog off leash areas; Managing and preventing conflicts between users of parks, particularly children and dogs.	• Clarity in signage to enable regulation and enforcement. • Design of parks and playgrounds to minimise conflict e.g. planting borders 10m from playgrounds to identify dog free areas.

2.0 Categorisation / Ownership, Statutory Conditions and Legislation

View towards White Horse Point. Photography by Welsh + Major.

Lots and Zoning Map

Site Boundary
Lot Boundaries
RE1 Public Recreation

N

0 10 20 30 50m

SCALE 1:2000 @ A4

Land Categorisation + Ownership

Community Land - Local Government Act Requirements

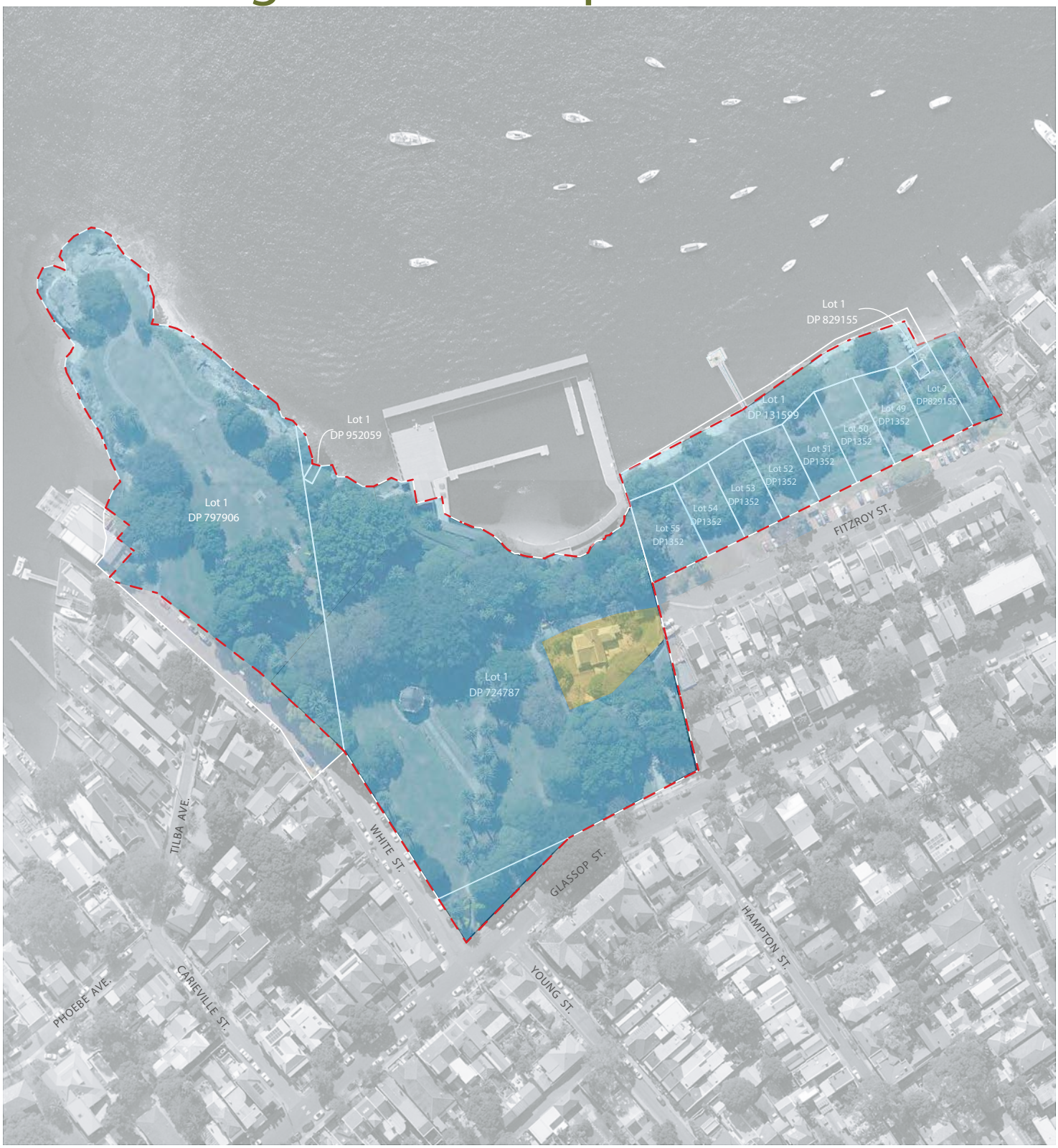
Public land as defined under the Local Government Act 1993, must be classified as either community or operational land.

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.

Lot/DP	Name & Location	Current Management & Agreement Recommendations	Ownership	Area	Notes
Lot 1 DP 724787	Elkington Park, Glassop Street, Balmain	Inner West Council	Inner West Council	1.47ha	
Lot 1 DP 797906	Elkington Park (White Horse Point), Glassop Street, Balmain	Inner West Council	Inner West Council	1.05ha	
Lot 1 DP 952059	Elkington Park, Glassop Street, Balmain	Inner West Council	Telstra	26m²	
Lot 49-55 DP 1352	Fitzroy Ave Reserve, Fitzroy Avenue, Balmain	Inner West Council	Department of Planning and Environment	0.36ha	
Lot 1 + 2 DP 829155	Elkington Park, 42 Glassop Street, Balmain	Inner West Council	Lot 1: Sydney Water; Lot 2: Department of Planning and Environment	500m²	
Lot 1 DP 131599	Elkington Park, 42 Glassop Street, Balmain	Inner West Council	Department of Planning and Environment	0.17ha	

Land Categorisation Map



Site Boundary
Lot Boundaries
Park
General Community Use

N

0 10 20 30 50m

SCALE 1:2000 @ A4

Land Categories

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).

Existing Park Conditions

Site Boundary

N

0 10 20 30 50m

SCALE 1:2000 @ A4

	Use of land or structure (on adoption of the PoM)	Condition of the land or structure (on adoption of the PoM)	Future Condition (targeted following adoption of the PoM)
01	Sandstone boundary wall	Good	Good - maintain
02	Rose gardens	Fair	Fair - maintain
03	Palm tree promanade	Fair	Good - assess + maintain
04	Brick rotunda	Fair	Good - upgrade
05	Staircase to Dawn Fraser Baths	Very Poor	Good - upgrade
06	Caretakers cottage	Poor	Good - upgrade
07	Central paths + stairs	Fair	Good - upgrade
08	Swing set	Poor	Good - replace + relocate
09	Playground	Fair	Good - replace
10	Amenities block	Very Poor	Good - replace or upgrade
11	Lookout paths + furniture	Fair	Good - upgrade
12	Walking trail	Good	Good - upgrade
13	'Shady Gully' planting	Fair	Good - maintain
14	Fitzroy Reserve lower lawn + furniture	Good	Good - maintain
15	Fitzroy Reserve jetty	Good	Good - maintain
16	Fitzroy Reserve lower car park + accessible path	Poor	Good - upgrade
17	Fitzroy Reserve staircase	Good	Good - maintain
18	Fitzroy Ave picnic area	Poor	Good - upgrade
19	Lighting	Fair	Good - upgrade

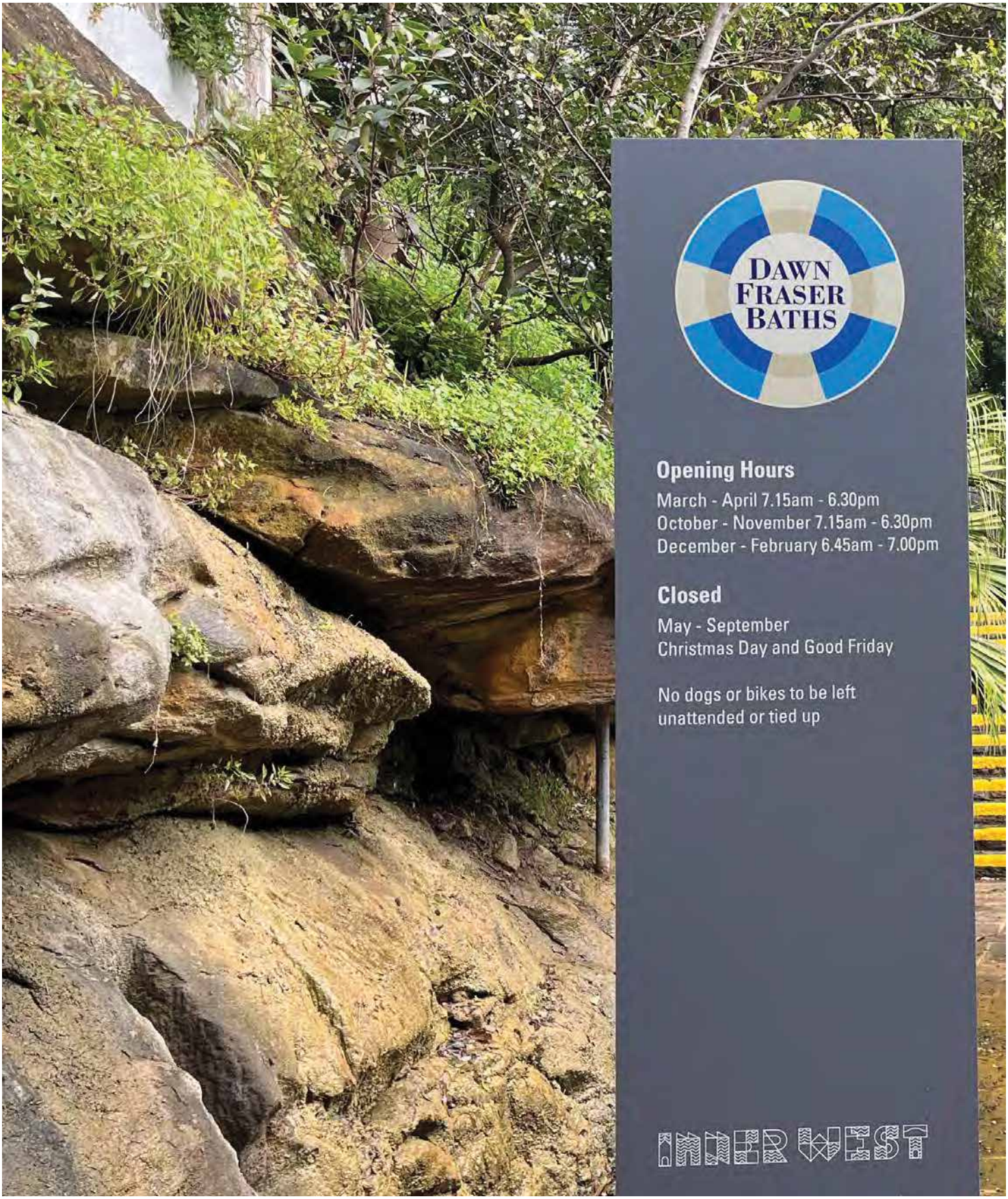
Zoning + Classification

Inner West LEP : RE1 'Public recreation'

Other Relevant Legislation

- Foreshore Building Line LEP 2013
- Native title Act 1993 (cwlth)
- Companion Animals Act.
- Disability Discrimination Act.
- Environmental Planning and Assessment Act 1979.
- National Construction Code 2019.
- National Parks and Wildlife Act 1974
- State Environmental Planning Policy (infrastructure) 2007
- Work, Health and Safety Act.
- Biodiversity Conservation Act 2016
- Vegetation SEPP

3.0 Leases + Licences



Entrance to Dawn Fraser Baths. Photography by Welsh + Major.

FIRE BRIGADE
BOOSTER ASSEMBLY
& PUMP ROOM LOCATED
ON FITZROY AVENUE
IN CASE OF FIRE
RING 000

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 Elkington Park + Fitzroy Avenue Reserve 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 Elkington Park + Fitzroy Avenue Reserve 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 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

Lease: Balmain Rowing Club Incorporated. Purpose: Club House (part). Balance of Clubhouse is over water leased from Transport for NSW

Future Leases and Licences

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

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

Type of arrangement/ categorisation and facilities	Purpose for which licencing/ leasing will be granted
Lease: General Community Use Building	General Community Use Cafe/ kiosk including outdoor seating and tables
Licence/ Lease: General Community Use Buildings	Bistro, restaurant, function venue with the provision to sell alcohol.
Licence: General Community Use Building	Creative industry/Artist in residence
Licence: Park	School and community group recreation and education use
Licence/ Deed: Park	Community garden and associated uses including minimal storage, compost facilities, worm farms.

Table T.01

Type of arrangement/ categorisation and facilities	Purpose for which up to 12 month licence will be granted
Licence: Park and Areas of Cultural Significance	• School and community group recreation and education use
Licence: Park and Areas of Cultural Significance	• 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 • Community garden • 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

4.0 Master Plan Strategies

View form Elkington Park Entry point towards the Rotunda and White Horse Point. Photography by Welsh + Major Architects.

Elkington Park and Fitzroy Avenue Reserve
Companion Animals Public Notice
YOU ARE ENTERING A TIME SHARED AREA

Overview

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

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

ACCESS+INCLUSIVENESS

Key Objectives:

1. *Improve access to the site for all users and existing connections through the park.*
2. *Improve the appeal and range of the existing playground.*
3. *Create a simple signage and way-finding strategy*

Key Strategies to achieve this in Master Plan:

- Upgrade existing pathways and entry points
- Upgrade the existing Playground with additional elements which facilitate wild and imaginative play
- Consolidate way-finding, regulatory and information signage into a consistent, clear and concise format.
- Sympathetically undertaken refurbishment of the rotunda to provide inclusive accessibility

SENSE OF PLACE+COMMUNITY

Key Objectives:

1. *Maintain the heritage charm and character of the park*
2. *Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets.*
3. *Provide high quality furniture and facilities.*

Key Strategies to achieve this in Master Plan:

- Upgrade the existing Caretaker's cottage for wider community use and enjoyment.
- Sympathetically undertaken refurbishment of the rotunda to provide inclusive accessibility
- Establish additional shady seating areas and upgrade existing amenities block

SUSTAINABILITY

Key Objectives:

1. *Support local ecology and biodiversity within Elkington Park*
2. *Protect existing vegetation within the park.*
3. *Integrate sustainable measures into new and existing facilities.*

Key Strategies to achieve this in Master Plan:

- Maintain health and extent of existing canopy.
- Densify and diversify flora within the park by introducing understorey planting to park fringes.
- Design and upgrade facilities with sustainable principles and measures.

SAFETY

Key Objectives:

1. *Ensure park users feel safe entering and leaving the park*
2. *Support safer interactions between vehicles, people and dogs*

Key Strategies to achieve this in Master Plan:

- Provide consistent after dark lighting around primary routes
- Provide buffers to parking and seating areas

SPORTS+RECREATION

Key Objectives:

1. *Address the demand for play areas to cater for wider age range.*
2. *Provide opportunities for informal recreation to encourage active and healthy communities*

Key Strategies to achieve this in Master Plan:

- Provide additional recreational facilities near playground
- Provide additional shaded seat and picnic areas to increase the amount of spaces for unstructured and casual sports use

Access + Inclusiveness

Key Objectives:

1. *Improve access to the site for all users and existing connections through the park.*
2. *Improve the appeal and range of the existing playground.*
3. *Create a simple signage and way-finding strategy*

Key Strategies to achieve this in Master Plan:

- Upgrade existing pathways and entry points
- Upgrade the existing Playground with additional elements which facilitate wild and imaginative play
- Consolidate way-finding, regulatory and information signage into a consistent, clear and concise format.

Park Connections

People visit and move through Elkington Park and Fitzroy Avenue Reserve in a variety of ways. Some may be visiting the parks as a destination, strolling around the park or walking and jogging for exercise, others may use the park as a gateway to go to the Dawn Fraser Baths.

There is a lack of connection and continuity between the different paths within the parks, several of them ending in a dead end, steep narrow paths or stairs. As a result, cyclists and other park users with limited mobility are not able to go freely around the parks.

It is proposed to extend the primary accessible path to connect White Horse Point to the centre of the park as well as creating an accessible entry point at White Street opposite Tilba Avenue that will be connected to the amenities block and the playground area. The Master Plan proposes also to create an accessible ramp to the rotunda in Elkington Park

It is also recommended to improve the irregular surface of the accessible path between the accessible car park on Fitzroy Avenue and Dawn Fraser Baths.

Unobtrusive way-finding system incorporated into paving. Stratford, London, UK. Thomas Matthews Design. Photography by Dashti Jahfar / Peter Clarkson.

Playground Upgrades

The current playground is in an acceptable condition and well used by the community. However there is scope to consolidate the playground into an enclosed area with elements catering to a broader age range.

The Master Plan recommends including a more diverse range of play experiences, which could include imaginative and wild play as well as climbing and seating elements. More information on this is outlined in the 'Sports + Recreations' section of the Master Plan Strategies.

Signage + Wayfinding

A cohesive signage strategy should be implemented for the park and its assets, which would assist in maintaining the identity of Elkington Park.

Signage should be clear, concise and designed to suit an overall signage strategy. Adding to signage over time in an ad-hoc manner should be discouraged. Signage related to key assets should contribute to the character of the asset and the identity of the park overall. Signage can also inform the public as to what is occurring within the park. For example:

• New park maps should be located at the different entry points to inform about the different assets and amenities available in the parks and their significant historic aspects

• Signage related to the rotunda, Dawn Fraser Baths, the Caretaker's cottage, significant midden sites and the Cockatoo Island lookout should be sympathetic to the heritage nature of the asset and inform that it is publicly accessible with a number of programs and events.

Sense of Place + Community

Key Objectives:

1. *Maintain the heritage charm and character of the park*
2. *Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets.*
3. *Provide high quality furniture and facilities.*

Key Strategies to achieve this in Master Plan:

- Upgrade the existing Caretaker's cottage
- Retain and repairs to existing Rotunda
- Establish additional shady seating areas and upgrade existing amenities block

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Unique History

Elkington Park is a historical park with a number of unique assets which contribute to the character of the park and its strong sense of place. The Master Plan recommends restoration and better utilisation of these assets to ensure that they can be experienced and enjoyed by the community.

Caretaker's Cottage

The Caretaker's cottage is a very significant heritage asset. It was built in 1883 and is in reasonable condition. The Master Plan recommends transforming it into a multi-purpose community space equipped to host events and exhibitions, and potentially serve food and beverage., which could include a social enterprise opportunity, including a cafe/ kiosk.

Rotunda

The band rotunda, built in 1936, is located at the centre of the park and is also a significant historical asset. It is in reasonable condition, however the Community Consultation mentions that restorations and better access would benefit all users. It is recommended to build an accessible ramp to access the rotunda and to widen the existing opening. It is also proposed to restore the lighting to reflect the heritage architectural style of the rotunda, for extended use in the early morning and after dark. Repairs and painting to the existing ceiling and walls are also required.

Existing proposal for Elkington Park cottage to be converted into cafe. Image: Welsh + Major

Cohen Park Amenities. Example of open communal basin.
Image: Welsh + Major

Park furniture and facilities

Maintaining and adding new furniture and facilities throughout the parks are recommended to support passive enjoyment of the park. These are indicated to a number of areas including:

• New seating benches and picnic tables near the playground, facing White Horse Point

• Upgrades to the existing picnic area at Fitzroy Avenue including extending and maintaining the existing pathway, replacement of the existing dilapidated bench seats and new picnic tables

• New sheltered picnic tables in the lower part of Fitzroy Avenue Reserve to match existing ones.

• New unisex accessible amenities block either in the existing location or relocated further east to provide better access and to reduce its visual impact.

Sustainability

Key Objectives:

1. *Support local ecology and biodiversity within Elkington Park*
2. *Protect existing vegetation within the park.*
3. *Integrate sustainable measures into new and existing facilities.*

Key Strategies to achieve this in Master Plan:

- Maintain health and extent of existing canopy.
- Densify and diversify flora within the park by introducing understory planting to park fringes.
- Design and upgrade facilities with sustainable principles and measures.

Trees and Planting

Elkington Park and Fitzroy Avenue Reserve have a variety of established plants and trees which have a heritage significance and contribute to the aesthetic qualities of the parks while also providing shade and habitat. Trees should be maintained and protected during their serviceable life.

It is proposed to undertake a condition assessment of the existing trees for potential renewal, as some of them have reached the end of their lifespan. This will ensure consistent continuous canopy cover within the parks. Guidelines for new plantings should maintain the scenic qualities of the parks, provide arboricultural diversity, shade and habitat.

Understory planting

It is proposed to introduce new understory planting in under utilised areas to screen the road traffic from the park. Understory planting is also recommended to improve the range of habitats available for local fauna and to encourage greater biodiversity.

The Master Plan proposes to introduce new understory planting along Glassop Street, following the park boundary to Fitzroy avenue. The planting should also be extended to Fitzroy Avenue to create a natural barrier between the car park and the seating areas.

Existing understory planting in Elkington Park, corner White St and Glassop St

Native grassland meadow, Prince Alfred Park, Sydney by Sue Barnsley Design. Photo © Sue Stubbs

Example of use of understory planting as physical barrier - High Line, New York

Existing tree in Elkington park

Safety

Key Objectives:

1. *Ensure park users feel safe entering and leaving the park*
2. *Support safer interactions between vehicles, people and dogs*

Key Strategies to achieve this in Master Plan:

- Provide consistent after dark lighting around primary routes
- Provide buffers to parking and seating areas

Lighting

There was support for lighting upgrades to improve safety and to extend the hours that the park can be used. The Master Plan proposes an new low level consistent lighting along the main paths for increased safety of visitors after dark.

Consideration should be given that this area is a biodiverse environment and lighting should be directed so as not to limit the effect of light pollution on sensitive nocturnal habitats.

Safer interactions

The interaction between vehicles and pedestrians on Fitzroy Avenue could be improved to increase safety for pedestrians. The master plan looks to address this by adding new understory planting between the car park and the picnic area, acting as a natural barrier. The pedestrian path to the east of the car park should also be extended to connect to the existing stair and prevent people from walking on the road.

Example of low bollard path lighting. Lighting to be directional to target paths without light pollution into wildlife habitat.

Safer pathways

Some areas of the paths and stairs are in poor condition, with uneven surfaces and can be a trip hazard. The master plan recommends addressing these areas to reduce the risk of trips and falls. This includes the accessible sandstone path to Dawn Fraser Baths in the Fitzroy Avenue Reserve and the stairs from Elkington Park to Dawn Fraser Baths including handrail and lighting upgrades.

Accessible promenade in Barangaroo Reserve, PWP Landscape Architecture

Sports + Recreation

Key Objectives:

1. *Address the demand for play areas to cater for wider age range.*
2. *Provide opportunities for informal recreation to encourage active and healthy communities*

Key Strategies to achieve this in Master Plan:

- Provide additional recreational facilities near playground
- Provide additional shaded seat and picnic areas to increase the amount of spaces for unstructured and casual sports use

Supporting Healthy Lifestyles

Elkington Park is well used by the community for informal sports and recreation. The Master Plan recognises the importance of facilitating sports and exercise for all. New and upgraded recreation spaces are recommended to support a broader range of informal recreational pursuits and to activate underutilised areas of the park. This should be provided with the new connections to a full accessible path as described in the 'Accessibility and Inclusiveness' section of the Master Plan Strategies, new benches and tables and upgraded amenities.

Playground Upgrades

Playground upgrades are proposed to support a greater range of age groups, abilities and opportunities for play.

The playground is well used but offers a limited range of play experiences as highlighted in the Community Engagement Outcomes. The Master Plan recommends upgrading the playground to cater for a greater range of ages, abilities and interests with imaginative, inclusive and wild play elements. The playground should be consolidated and fenced, and should include more seating options and accessible connection to the street and to the amenities.

Additional specific community engagement consultation on the expansion of the playground is to be undertaken. The expansion will be sympathetic to the parkland and consist of more nature play rather than hard surface, traditional play elements.

Playground incorporating planting and sculptural elements, designed to encourage imaginative and spontaneous play. Garden City Play Environment, USA by space2place

Playground incorporating planting and sculptural elements, designed to encourage imaginative and spontaneous play. Garden City Play Environment, USA by space2place