

**LEGEND**

- Railway Line
- LGA Boundary
- Cadastre
- Green Parks
- Developed Zones
- Strathfield Town Hall
- Strathfield Shops
- Strathfield Library



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date  
31st January 2020

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01

scale 1:10000  
0m 100 250 500 1000m

North Point

- |   |                                   |                            |
|---|-----------------------------------|----------------------------|
| 1. Bressington Park                     | 21. Davey Square Memorial Reserve | 41. Palmer Reserve         |
| 2. Mason Park & Wetlands                | 22. Kessel Square                 | 42. Prentice Reserve       |
| 3. Wentworth Reserve                    | 23. Strathfield Square            | 43. Humphries Reserve      |
| 4. Allen Street Reserve (Ismay Reserve) | 24. Inveresk Park                 | 44. Edwards Park           |
| 5. Ismay Reserve                        | 25. Frank Zions Reserve           | 45. St Annes Reserve       |
| 6. Austin Park                          | 26. Boden Reserve                 | 46. Dean Reserve           |
| 7. Bill Boyce Reserve                   | 27. Redmyre Road Croquet Lawns    | 47. Ford Park              |
| 8. Henley Reserve                       | 28. Mt Royal Reserve              | 48. Water Reserve          |
| 9. Airey Park                           | 29. Centenary Playground          | 49. Maria Reserve          |
| 10. Augustus Loftus Reserve             | 30. Todman Reserve                | 50. Cooke Park             |
| 11. Slater Reserve                      | 31. Florence Reserve              | 51. Southern Tennis        |
| 12. Shortland Reserve Gardens           | 32. Cosgrove Reserve              | 52. Elliott Reserve        |
| 13. Melville Reserve                    | 33. Pemberton Reserve             | 53. Bark Hut Reserve       |
| 14. Sutherland Gardens                  | 34. Freshwater Park               | 54. Beggall Field          |
| 15. Tavistock Reserve                   | 35. Marlene Reserve               | 55. Cox's Creek Reserve    |
| 16. Fitzgerald Park                     | 36. Wallis Reserve                | 56. Drew St Playground     |
| 17. Laker Reserve                       | 37. Chain of Ponds Reserve        | 57. Nichol Reserve         |
| 18. Hudson Park                         | 38. Strathfield Park              | 58. Coronation Reserve     |
| 19. Lowe's Garden                       | 39. Thew Reserve                  | 59. South Cooks River Land |
| 20. Pilgrim Park                        | 40. Fitzgerald Reserve            | 60. Chiswick Reserve       |
|   |                                   | 61. Greenacre Frog Ponds   |

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## **1. Introduction**

### **1.1 Title**

This plan is titled Bark Huts Reserve Plan of Management.

The current plan was exhibited from 30 September to 11 December 2020. A public hearing was held on 15 October 2020 concerning land categorisations. The plan was adopted by Council resolution at the meeting of 1 December 2020

This plan of management applies to land located at Bark Huts Reserve. This land is located at Elliott Street and Clareville Close, Belfield. The reserve is bounded to the south by Clareville Close, east by residential properties along Water Street and west by Elliott Street.

Ownership, lot details and zoning information is set out in Table 1 (based on information in Council Geographical Information System (GIS) 2019).

The location map of Bark Huts Reserve is set out in Figure 1.

**Table 1 – Ownership, title and zoning details**

<b>Owner</b>	<b>Lot Details</b>	<b>Zoning Strathfield LEP 2012</b>
Strathfield Council	Lot 1-3 DP 548994	RE1 - Public Recreation
Department of Planning, Industry and Environment	Lot 20 DP 653429	RE1 - Public Recreation

**Figure 1 – Bark Huts Reserve Location Map**



## **1.2 Purpose of this Plan of Management**

The *Local Government Act 1993* and amendments to the *Crown Land Management Act 2016* require all public land including Crown Reserves, owned or managed by Council, to be classified as either 'community' land or 'operational' land. Land classified as 'community' land must be managed and used in accordance with an adopted Plan of Management. The land described in this Plan of Management is classified as community land.

Plans of Management are developed by Council in consultation with the community. A Plan of Management describes the features of the community land and outlines how the land may be managed and used, consistent with land categorisations, core objectives and zoning, to provide a transparent and co-ordinated approach to public land management.

The purpose of this Plan of Management is to:

- contribute to the strategic goals and vision as set out in the Strathfield Community Strategic Plan
- ensure compliance with the *Local Government Act 1993* and relevant legislation and guidelines
- provide clarity regarding use and access to the community land as described in this plan.

### 1.3 Contents of this Plan of Management

This Plan of Management is divided into the following sections, as outlined in Table 2.

**Table 2 – Structure of this Plan of Management**

<b>Section</b>	<b>What does it include?</b>
1. Introduction	Title, land covered by plan, purpose, contents and review of the plan
2. About the Strathfield LGA	Recognition of traditional custodians, Strathfield LGA snapshot, trends, community vision, legislative and policy framework and references.
3. Land – category, classification, use and access	Site description, land use/history, land categories and classifications, maps, use of land and structures, environmental features, condition of land and structures and heritage.
4. Land Uses	Permissible uses and developments, scale and intensity of use, authorisation of leases, licences and short term uses.
5. Management of the land	Objectives, performance targets, means and manner for assessment of performance

### 1.4. Change and Review of Plan of Management

This Plan of Management will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities. The performance of this Plan of Management will be reviewed on a regular basis to ensure the use of land and structures is well maintained and consistent with Council's strategic objectives and community values.

Strategic reviews of this Plan of Management will be required where there is significant change to legislation, land ownership/management or proposed land use. Regular reviews should occur at five (5) year intervals.

## 2. About the Strathfield Local Government Area

### 2.1 Recognition of Traditional Custodians

Strathfield Council acknowledges the Wangal people, the traditional Custodians of the lands on which the Strathfield area is located. We pay respect to Elders past, present and emerging.

### 2.2 Snapshot of Strathfield Local Government Area (LGA)

The Strathfield Local Government Area (LGA) is well known for transport connections, educational opportunities, attractive streetscapes, parks, heritage and buildings. The Strathfield LGA is centrally located in Sydney's Inner West, approximately 10.5 kilometres from the Sydney CBD and half way between Parramatta and the Sydney CBD. The LGA includes the suburbs of Strathfield (postcode 2135), Strathfield South (2136), Homebush (2140), Homebush West (2140), part of Belfield (2191) and part of Greenacre (2190). Sydney Markets (postcode 2129) is also located within Strathfield LGA.

Strathfield LGA is well known for its extensive green open spaces and high quality recreational facilities, which enhance the liveability, amenity and sustainability of the local area. The Strathfield LGA has a total area of approximately 1390 ha (13.9km<sup>2</sup>) with 104 ha of the total area being public open space (2018 estimates). There is currently 9.06 ha of remnant bushland in the LGA and about 6 ha is under Council management.

In 2019, the estimated residential LGA population was about 47,000 residents and by 2041, the resident population is estimated to reach over 80,000 people (NSW Planning 2019). The growing population and accompanying building density will increase demand for access to and usage of available open space and community facilities. Therefore, management of community land is of critical important to current and future communities.

Open spaces range from regional and district sporting grounds to smaller local parks and reserves. Significant parks with major sporting facilities include Airey Park, Bressington Park, Bark Huts Reserve, Begnell Field, Cooke Park, Hudson Park, Mason Park and Strathfield Park. Many local biodiversity conservation and habitat connectivity priority areas, including flora and fauna assets, are located within Strathfield LGA's parks and reserves. A number of connected parks and open spaces form the Cooks River Foreshore open space network, an important local and regional habitat corridor and pedestrian and cycle transport connection.

Strathfield LGA also provides many community facilities, located on community land including meeting rooms, halls and community centres which are available for hire by groups and individuals for sporting, community, recreation, social and other purposes.

### **2.3 Strathfield LGA community and recreational trends**

Some of the challenges facing the Strathfield LGA include increasing and competing demands for public open space and community facilities. Strathfield Council is strongly focused on identifying and meeting the current and future needs of the Strathfield community in a sustainable manner.

Recent community engagement and analysis of social and recreational trends indicate increasing participation in recreation, sporting and leisure activities such as organised team sports, walking, cycling, running, aerobic fitness and dog walking. There is increased demand for access to community and recreation facilities, outdoor and indoor.

Priorities for Council involve increasing the capacity of local community facilities, parks and sportsgrounds, developing new community and recreational facilities as required and ensuring equity of access to land and facilities, to meet changing and diverse needs.

### **2.4 Community Vision and Key Strategic Directions**

The community vision describes the community's aspirations for the future of the Strathfield Local Government Area by 2030:

*"Strathfield is a culturally diverse and socially cohesive community with respect for its heritage and environment and proud of its well-connected transport, business and educational institutions".*

Strathfield 2030 is the community strategic plan for the Strathfield Local Government Area until 2030. The plan was developed following extensive community engagement and is divided into the key themes of Connectivity, Community Wellbeing, Civic Pride and Management. Liveable Neighbourhoods and Responsible Leadership

This plan is aligned with the Strathfield Local Strategic Planning Statement (LSPS) which defines the long term vision for land use and infrastructure provisions within the Strathfield LGA and supports place within the Greater Sydney and District planning frameworks. This plan of management aligns with the LSPS Priority P13 'Biodiversity and ecological health and resiliency is conserved, restored and enhanced' and Priority P15 'Quality Open Spaces and thriving green corridors offset the impacts of growth across the LGA' and action plan A93 to review and prepare new plans of management.

### **2.5 Legislative and Policy Framework**

The following legislation and policies provide a framework for the preparation of this Plan of Management.

Local Government Act 1993 (NSW) (LG Act) requires the preparation of Plans of Management (POMs) for Council owned land, and requires all community land to be categorised.

Environmental Planning and Assessment Act 1979 (NSW) (EP&A Act) is the principal planning legislation for NSW, that provides a framework for the environmental planning and assessment of development proposals and preparation of environmental planning instruments (including the Local Environmental Plan or LEP).

Crown Lands Management Act 2016 (NSW) (CLM Act) governs the planning, management and use of Crown land, including provisions to reserve or dedicate lands for a prescribed public purpose and for leasing and licensing. Crown land under Council management requires classification and categorisations under the LG Act and preparation of Plans of Management.



Biodiversity Conservation Act 2016 (NSW) (BC Act) requires that Councils consider the impact on threatened species, populations and communities in fulfilling their statutory responsibilities under the EP&A Act for development approvals. It also covers management of threatened species and communities on Council owned lands.

Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) (EPBC Act) provides a national scheme for environmental protection and biodiversity conservation, and incorporates referral mechanisms and environmental impact assessment processes for projects of national significance.

State Environmental Planning Policy 19 – Bushland in Urban Areas aims to protect and preserve bushland in the Sydney Metropolitan area. The SEPP is concerned with disturbances and development affecting bushland areas.

Companion Animal Act 1998 (NSW) requires the identification and registration of companion animals (e.g. cats and dogs) and sets out the duties and responsibilities in relation to management of animals and specific areas of land.

Local Land Services Act 2013 (NSW) provides a framework to ensure the proper management of natural resources in the social, economic and environmental interests of the State. Strathfield is part of the Greater Sydney Local Land Services (GSLLS), which provides guidance on matters such as community engagement, biosecurity and weeds.

Also relevant are:

- Protection of the Environment Operations Act 1997 (NSW)
- Water Management Act 2000 (NSW)
- Disability Discrimination Act 1992 (NSW) and Disability Inclusion Act 2014 (NSW)
- Biosecurity Act 2015 (NSW)
- Fisheries Management Act 1994 (NSW)
- Rural Fires Act 1997 (NSW)
- National Parks and Wildlife Act 1974 (NSW)

#### **Related Strathfield Council policies and plans**

- Strathfield Biodiversity Conservation Strategy and Action Plan 2020-2030
- Strathfield 2030 Community Strategic Plan (CSP)
- Strathfield Local Environmental Plan 2012 and Development Control Plans 2005
- Strathfield Local Strategic Planning Statement (LSPS) 2020
- Disability Inclusion Plan 2020-2024

## 2.6 References

Eco Logical Australia and Strathfield Council, 2019, *Strathfield Biodiversity Strategy 2020-2030*, viewed at <https://www.strathfield.nsw.gov.au/live/biodiversity/>

Insight Ecology, 2017, *The Fauna of Strathfield (Local Government Area)*, viewed at <https://www.strathfield.nsw.gov.au/live/biodiversity/>

Jones, Cathy, 2019, *Parks and Reserves*, Strathfield Heritage website at <https://strathfieldheritage.org/parks-and-reserves>

Near Maps – Strathfield LGA, 2019 at <https://www.nearmap.com/au/en>

NSW Department Planning, 2019, *Strathfield LGA Population Projections 2016-2041*, viewed at <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-faqs/Research-and-demography/Population-projections/2019-Strathfield.pdf>

Strathfield Council, *Strathfield Local Environmental Plan 2012*, viewed at <https://www.legislation.nsw.gov.au/#/view/EPI/2013/115>

Strathfield Council, 2018, *Community Strategic Plan – Strathfield 2030* viewed at <https://www.strathfield.nsw.gov.au/council/policies-plans-and-regulations/community-strategic-plan/>

Strathfield Council, 2019, *Geographical Information System (GIS) Data*

## 3. Land – category, classification, use and access

### 3.1 Description of site

Bark Huts Reserve is one of Strathfield LGA's largest parks with a total land area of over 34 hectares. The Reserve contains mostly open space dedicated to sportsfields and recreation. There are areas of parkland occupied by a playground, seating, BBQs and shelters as well as a recently built amenities building, multipurpose court and cricket practice wickets.

Bark Huts Reserve joins Maria Reserve at its northern boundary. Maria Reserve is categorised as natural area (bushland). The northern area of Bark Huts Reserve has been categorised as park, which provides a transition or buffer area between Bark Huts and Maria Reserve.

### 3.2 Land prior use and history

Bark Huts Reserve was formerly known as Elliott Street Reserve, but renamed Bark Huts Reserve in 1985. Bark Huts was a former name of a half-way hotel and settlement near the Cooks River and Liverpool Road in the late 1800s. The hotel was built of long, low slabs with a bark roof and was a changing station for the coaches between Liverpool and Sydney for many years (Jones 2019).

The land on which the Reserve is situated was originally part of the land grant to John Alford in 1810, which was later subdivided as the 'Clareville Estate'. It appears that the site remained vacant until it was reserved in 1951 for county open space and road purposes under the Cumberland Planning Scheme. The road plans did not proceed and the land was later dedicated to Strathfield Council for park and recreation purposes.

**Figure 2: Historical photograph of Bark Huts Reserve.**

These historic photographs indicate the development of the reserve since the 1940s with additions of sportsfields, amenities, playgrounds and tree plantings.



Bark Huts Reserve aerial photograph (1947)



Bark Huts Reserve aerial photograph (1997)



Bark Huts Reserve aerial photograph (2009).  
© Near Maps.



Bark Huts Reserve aerial photograph (2019).  
© Near Maps.

### 3.3 Categories and classifications of Community Land

The management of community land is governed by the categorisation of the land, and the core objectives of the relevant category of community land. The core objectives for each category are set out in the *Local Government Act 1993*. The guidelines and core objectives for relevant categories are set out in Table 3.

**Table 3 – Guidelines for and core objectives of community land**

Category	Guidelines <sup>1</sup>	Core objectives <sup>2</sup>
Park	<i>Regulation cl.104</i> Land which is, or proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that not unduly intrude on the peaceful enjoyment of the land by others.	<i>Category Park – (Section 36G)</i> <ul style="list-style-type: none"> <li>encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities.</li> <li>provide for passive recreational activities or pastimes and for the casual playing of games.</li> <li>improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</li> </ul>
Sportsground	<i>Regulation cl.103</i> Land should be categorised as 'sportsground' if the land is used primarily for active recreation involving organised sports or the playing of outdoor games.	<i>Category Sportsground - (Section 36F)</i> <ul style="list-style-type: none"> <li>to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and</li> <li>to ensure that such activities are managed having regard to any adverse impact on nearby residences.</li> </ul>

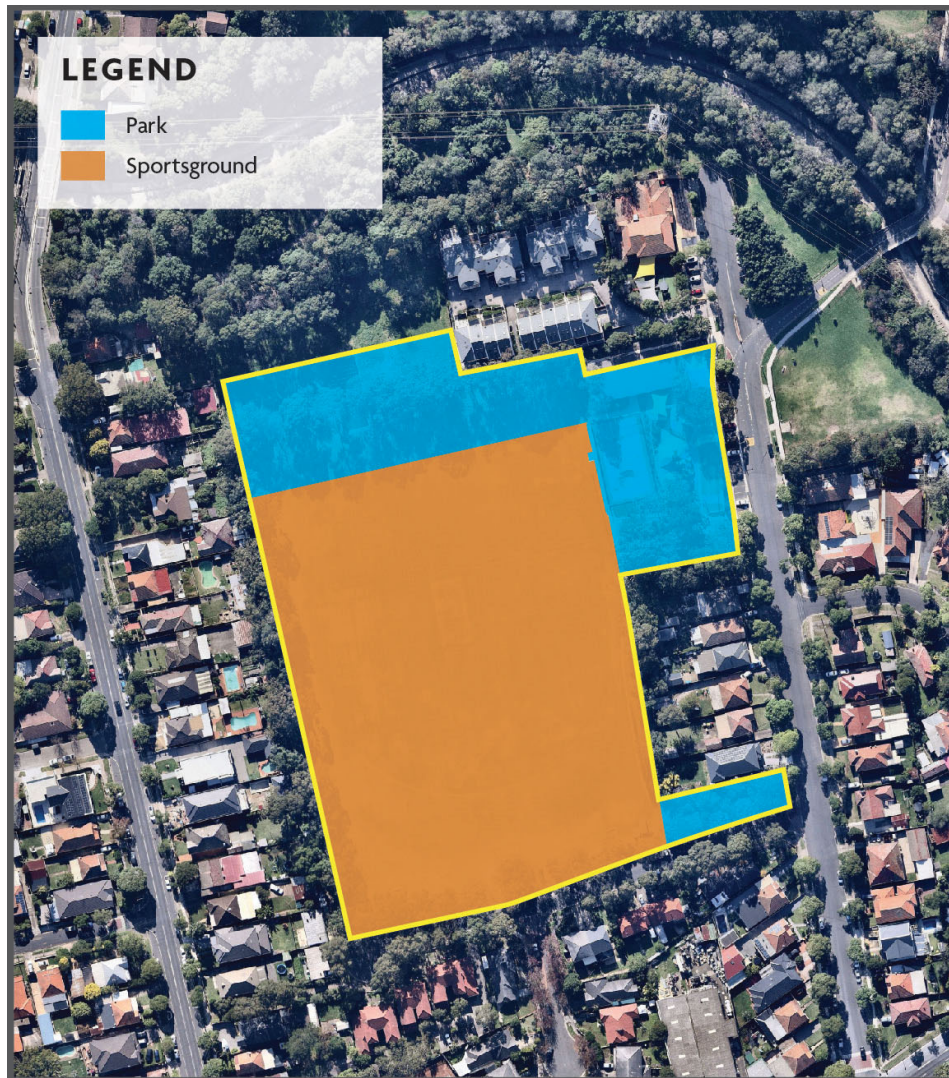
Council must manage community land in according to these core objectives. Any activities or uses of the land should be consistent with the core objectives for that category of land. Additional objectives which support the above core objectives are included in Section 5 Management of the land.

The land classified as community land under the *Local Government Act 1993* is categorised as Park and Sportsground. The categorised areas are marked in Figure 3.

<sup>1</sup> *Local Government General Regulation 2005*

<sup>2</sup> *Local Government Act 1993*

**Figure 3 – Map of Bark Huts Reserve land categorisations**



### **3.4 Use of the land and structures at date of adoption of the plan**

Bark Huts Reserve is categorised for park and sportsground use.

The area categorised as Sportsground contains three sportsfields, sportsfield seating and lighting.

The area categorised as a Park contains open space, general park lighting, an outdoor multipurpose court, three cricket practice wickets, children's playground, amenities building, and general park seating, BBQ and shelter facilities, pathways and a carpark.

### 3.5 Environmental features

Bark Huts Reserve joins Maria Reserve at its northern boundary. Maria Reserve is categorised as natural area (bushland). The northern area of Bark Huts Reserve has been categorised as park, which provides a transition or buffer area into Maria Reserve.

The Strathfield Fauna Study 2017 identifies Bark Huts Reserve as containing revegetated parkland mostly indigenous vegetation of established eucalypts, bottlebrush and lomandra beds on the boundaries of the reserve and sportsfields. The revegetation provides an important habitat linkage role in Strathfield's southern landscape with the other parks on the Cooks River/Coxs Creek foreshore.

Green and Golden Bellfrogs (GGBF) are usually located in and around water bodies such as wetlands and lakes or on sites which humans have disturbed such as abandoned quarries or brickpits. In the Strathfield LGA, the GGBF core habitat area is located in Greenacre such as Coxs Creek Reserve and Greenacre Frog Ponds. An east-west GGBF linkage area is mapped in the Strathfield Biodiversity Strategy and covers parks such as Begnell Field, Cooke Park, and parts of Ford Park and Maria Reserve. However, with dispersal and movement of frogs, infrequent sightings have been reported in parks further along the Cooks River such as Elliott Reserve, Southend Tennis Centre and 'Chiswick Reserve'. However, these sightings were infrequent and have become increasingly rare. Since 2012, Council has received no reported sightings of GGBF in the Strathfield LGA.

### 3.6 Condition of the land and structures on adoption of the plan

The criteria for assessing the condition of land and structures upon adoption of this plan of management are shown in Table 4 and the interpretation of the conditions of infrastructure in Table 5.

**Table 4 - Condition rating assessment criteria**

Rating	Descriptor	Guide	Residual Life as a % of Total Life	Mean % age residual life
1 Excellent	Sound physical condition. Asset likely to perform adequately without major work.	Normal maintenance required	>86	95
2 Good	Acceptable physical condition, minimal short term risk of failure.	Normal maintenance plus minor repairs required (to 5% or less of the asset)	65 to 85	80
3 Satisfactory	Deterioration evident, failure in the short term unlikely. Minor components need replacement or repair now but asset still functions safely.	Significant maintenance and/or repairs required (to 10-20% of the asset)	41 to 64	55
4 Worn	Deterioration of the asset is evident and failure is possible in the short term. No immediate risk to health and safety.	Significant renewal required (to 20 - 40% of the asset)	10 to 40	35
5 Poor	Failed or failure is imminent or there is significant deterioration of the asset. Health and safety hazards exist which present a possible risk to public safety.	Over 50% of the asset requires renewal	<10	5

**Table 5 – Condition of assets at Bark Huts Reserve**

<b>Description</b>	<b>Condition</b>
Amenities building – toilets, kiosk, change rooms, storage and umpire room	Excellent (built 2018)
BBQ and shelters	Excellent (built 2018)
Carpark	Excellent (built 2018)
Children's playground	Excellent (built 2018)
Cricket practice wickets (3)	Excellent (built 2019)
Multipurpose court	Excellent (built 2018)
Park seating	Excellent (built 2018)
Pathways	Excellent (new & upgraded 2019)
Sports participant seating	Satisfactory
Sportsfield lighting and general park lighting	Good
Sportsfields (3)	Good

### **3.7 Heritage**

There are no statutory heritage listings associated with this land.



### 3.8 Photographs of Bark Huts Reserve

Photographs dated January 2019 which provide an overview of the parkland and facilities



Bark Huts Reserve



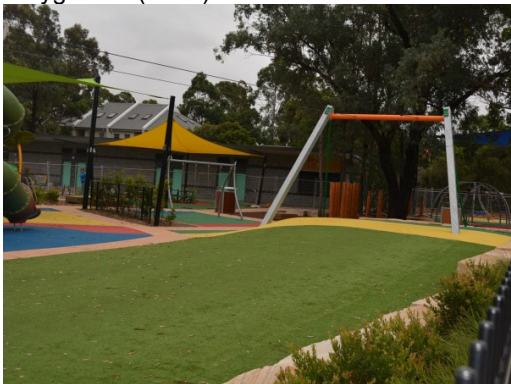
Bark Huts Reserve sportsfield (2019)



Playground (2019)



Sportsfield (2019)



Playground (2019)



Playground (2019)



Amenities building (2019)



BBQ, shelter & seating (2019)



Multipurpose Court (2019)



Three lane cricket practice wickets (2020)

## 4. Land Uses

### 4.1 Permissible uses and developments

The tables below set out the purpose/use of the land consistent with its land categorisation and the types of development generally associated with those uses. Facilities on community land may change over time, reflecting the needs of the community. The anticipated uses, and associated development, identified in Tables 6 and 7 are intended to provide an overview or general guide. Development is subject to requirements set out in clauses 4.2 and 4.3

**Table 6 – Permissible uses of land categories – Park**

Purpose/Use	Development
<ul style="list-style-type: none"> <li>• Active and passive recreation including children’s play</li> <li>• Group recreational use, such as picnics and celebrations</li> <li>• Publicly accessible ancillary areas eg toilets</li> <li>• Festivals, fairs, similar events and gatherings</li> <li>• Low intensity commercial activities</li> <li>• Filming and photographic projects</li> <li>• Public address (speeches)</li> <li>• Easement, utilities and estate</li> <li>• Community gardening</li> </ul>	<ul style="list-style-type: none"> <li>• Development for the purposes of improving access, amenity, and the visual character of the park eg paths, pergolas, flagpoles, lights, water bubblers, seating, paved areas, hard and soft landscaped areas etc</li> <li>• Development for the purposes of active recreation eg play equipment, children’s playgrounds, exercise equipment, courts etc</li> <li>• Amenities to facilitate leisure use of the park eg picnic tables and shelters, BBQ’s &amp; sheltered eating areas</li> <li>• Kiosk/café, mobile food vans or refreshment areas</li> <li>• Restricted access ancillary areas (e.g. storage areas associated with functions, gardening equipment)</li> <li>• Transport access and service areas ancillary to the use of land (eg public transport, car parking, loading zones, bicycle racks)</li> <li>• Community gardens</li> <li>• Off-leash areas</li> <li>• Heritage and cultural interpretation eg signs, public art etc</li> <li>• Locational, directional and regulatory signage</li> <li>• Advertising structures and signage (such as A-frames and banners) that relate to approved uses/activities, discreet and temporary and approved by Council.</li> <li>• Water/Energy savings initiatives</li> </ul>

**Table 7 – Permissible uses of land categories – Sportsgrounds**

Purpose/Use	Development
<ul style="list-style-type: none"> <li>• Active and passive recreational and sporting activities consistent with the nature of the particular land and any relevant facilities</li> <li>• Organised and unstructured recreation activities</li> <li>• Community events or gatherings, and public meetings</li> <li>• Commercial uses associated with sports facilities</li> <li>• Easement, utilities and estate</li> </ul>	<ul style="list-style-type: none"> <li>• Development for the purpose of conducting and facilitating organised sport</li> <li>• Sportsfields (turf and synthetic) including cricket, football, soccer, track and field athletics, baseball, softball etc</li> <li>• Courts (basketball, netball, badminton, tennis, hockey, badminton etc)</li> <li>• Amenities eg change room, lockers, shower/toilet facilities, first aid rooms, seating</li> <li>• Café or kiosk facilities, mobile coffee cart or food vending subject to site assessment and Council approval</li> <li>• Car parking and loading areas</li> <li>• Ancillary areas eg staff rooms, meeting rooms, equipment storage areas</li> <li>• Shade structures</li> <li>• Seating and scoreboards</li> <li>• Sports or fitness training, and practice facilities</li> <li>• Heritage and cultural interpretation eg signs, public art</li> <li>• Advertising structures and signage (such as A-frames and banners) that relate to approved uses/activities, discreet and temporary and approved by Council.</li> <li>• Water/Energy savings initiatives</li> <li>• Lighting and water (eg taps, bubblers)</li> </ul>

#### **4.2 Future development and use of the community land**

There have been recent significant upgrades made to Bark Huts Reserve which include new amenities, multipurpose court, playgrounds, changes to sportsfield configurations, cricket practice wickets and pathways. There are no proposed plans for further development in Bark Huts Reserve.

Minor changes to community land are regularly made on a routine basis, such as garden beds are replanted, and damaged play equipment is replaced.

In the event of potential future development other than that listed, proposed changes of use of community land will:

1. Meet legislative requirements – land use tables (zoning) in the Strathfield Council Local Environmental Plan specifies the range of uses and activities that may be permitted on the land. A number of uses are also set out in the Regulations to the *Local Government Act 1993*.
2. Be consistent with the guidelines and core objectives of the community land category - under the *Local Government Act 1993* uses and development of community land must be consistent with the guidelines for categorisation and the core objectives of each category, and any other additional objectives the Council proposes to place on the community land categories.

3. Be consistent with relevant Council policies - substantial upgrades and proposed new development will take into account a range of factors, including:

- this Plan of Management and the core objectives for the land
- the planning controls for the land
- Council's adopted policies
- the characteristics of the land affected, including existing and future use patterns
- any landscape masterplan for the land.

#### **4.3 Scale and intensity of land use**

The scale and intensity of use and development associated with community land in Strathfield is generally dependent on:

- the nature of the approved uses and developments
- approved Development Applications and any conditions
- an approved masterplan
- the physical constraints of the land
- the carrying capacity of the land
- relevant government legislation
- permissible times of use
- proximity of neighbours

The scale and intensity of use of parks and sportsgrounds should be monitored by:

- regular inspection of the physical impacts on the park or sportsground
- consideration of reports regarding any conflicts between park and sportsground users or from adjoining neighbours

#### **4.4 Authorisation of leases, licences or other estates over community land**

Council may from time to time enter into a licence or lease arrangements or permit casual, seasonal or regular bookings in order to encourage the use of the land and/or buildings appropriately and effectively.

The Act requires that any lease or licence of community land must be authorised by a Plan of Management. The lease or licence must be for purposes consistent with the categorisation and zoning of the land.

This Plan of Management authorises Council to grant leases, licences or any other estates for community land covered in this Plan of Management for purposes and uses which are identified or consistent with those in Tables 6 and 7. Some examples of longer term arrangements are outlined in the following Table 8. Shorter arrangements (for example, a short term agreement associated with a particular event, or an activity recurring regularly either annual or seasonal agreement) are set out in Table 9.

Calculations for fees and charges for leases and licences will be based on independent market rental valuations that are based on comparisons to similar services and facilities with similar locations, building and land conditions. As a minimum standard, the financial return from licence fees should offset asset maintenance, renewal and any operational costs. Council may also apply subsidies to not for profit organisations where there are demonstrated community benefits or financial hardship. Subsidies are generally not applied to commercial or residential leases or licences.

**Table 8 – Leases, Licences and other estates**

<b>Type of Arrangement Authorised</b>	<b>Land and Facilities covered</b>	<b>Purposes for which long term leasing/licensing will be granted</b>
Licence or lease	Park/ Sportsground	<p>Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this Plan of Management and Council's goals and objectives in its Community Strategic Plan and Delivery Program and the capacity of the land area to support the activity. Sympathetic, compatible uses include:</p> <ul style="list-style-type: none"> <li>• sporting and recreational purposes, including team sports, fitness activities and games</li> <li>• kiosk, café and refreshment purposes</li> <li>• use of court or similar facilities</li> <li>• community and social activities</li> </ul>
Other Estates	Park/ Sportsground	<p>This Plan of Management allows Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the <i>Local Government Act 1993</i>.</p> <p>Estates may also be granted across community land that is not affected by endangered communities for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider that is situated on community land.</p>

The grant of a lease or licence is an important step in using community land, but there may be other requirements relevant to any proposed use. For example, the refurbishment of a kiosk may also require development consent under the *Environmental Planning and Assessment Act 1979*. Any interested person should check carefully to make sure they are aware of all relevant requirements.

#### 4.5 Short Term Uses

Agreements for use of community land may be granted for short duration which may include casual hires, seasonal use (eg sportsfields) or regular hire arrangement. These short term arrangements should be for the types of uses identified in Table 9 and consistent with prevailing Council policies.

**Table 9 – Seasonal, regular and casual use agreements**

Community land category	Purposes for which short term uses may be granted subject to council approval	Requirements
Park	<ul style="list-style-type: none"> <li>• community events and festivals</li> <li>• playing a musical instrument, or singing for fee or reward</li> <li>• picnics and private celebrations such as family gatherings</li> <li>• filming and photography session</li> <li>• public performances</li> <li>• engaging in an appropriate trade or business</li> </ul>	<ul style="list-style-type: none"> <li>• the proposed use must comply with terms and conditions approved eg SafeWork NSW regulations, insurance, waste management etc</li> <li>• the use should not result in physical damage to the park</li> <li>• the use should not result in a significant adverse impact on adjoining residents or disturbance to nearby residents</li> <li>• organisers of the site should be responsible for cleaning up the site and notify authorities and Council of any damage or incidents that may occur</li> </ul>
Sportsground	<ul style="list-style-type: none"> <li>• community events and festivals</li> <li>• sporting fixtures and events</li> <li>• sports and fitness training and classes</li> <li>• filming or photography of sporting fixtures or events</li> <li>• uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events</li> </ul>	

In assessing community land categorised as Park or Sportsground as a venue for any proposed utilisation, the Council applies the following minimum criteria:

- Council reserves the right to refuse bookings based on previous unsatisfactory payment or performance history or where proposed use would damage the facility or cause significant disruption to other regular users.
- Fees for short-term casual bookings will be charged in accordance with Council's adopted Fees and Charges at the time.

## 5. Management of the land

### 5.1 Objectives and management of community land

The land is managed in accordance with the objectives and methods set out below:

**Table 10 – Objectives, means and performance measures**

<b>Issues</b>	<b>Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993</b>	<b>Means by which Council proposes to achieve the plan’s objectives and performance targets s.36 (c) Local Government Act 1993</b>	<b>Manner in which Council proposes to assess its performance with respect to the plan’s objectives and performance targets s.36 (d) Local Government Act 1993</b>
<b>Access</b>	<ol style="list-style-type: none"> <li>1. Provide safe and improved access to the parks, sportsgrounds and general community use properties for pedestrians and cyclists.</li> <li>2. Provide access to and within parks for people with disabilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Upgrades, refurbishments and/or improvement works on community land to consider public access requirements for mobility and connections.</li> <li>2. Proposed ramps, stairs and pathways to comply with relevant Council and BCA requirements consistent with Australian Standards.</li> </ol>	<ol style="list-style-type: none"> <li>1. Audits of community land and facilities to comply with standards</li> </ol>
<b>Amenity and Character</b>	<ol style="list-style-type: none"> <li>1. Ensure Council’s community land and facilities contribute to the amenity and character of the Strathfield LGA.</li> <li>2. Promote parks, sportsgrounds and community use properties as desirable places for recreation, community celebration and commemoration.</li> </ol>	<ol style="list-style-type: none"> <li>1. Provide parks and facilities and pathways as attractive destinations.</li> <li>2. Maintain and enhance community land and facilities</li> <li>3. Promote parks, sportsgrounds and facilities in local media and website.</li> </ol>	<ol style="list-style-type: none"> <li>1. Consult with residents and users regarding satisfaction of parks and facilities</li> <li>2. Monitor and action complaint data</li> </ol>
<b>Community Facilities</b>	<ol style="list-style-type: none"> <li>1. Provide sustainable community facilities for a range of community, social and other compatible activities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Building and structure design specifications to consider park, sportsground and general community use character, expected use and environmental sustainability features.</li> </ol>	<ol style="list-style-type: none"> <li>1. Monitor usage of community facilities as measured by bookings.</li> <li>2. Community satisfaction surveys.</li> </ol>



<b>Issues</b>	<b>Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993</b>	<b>Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c) Local Government Act 1993</b>	<b>Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d) Local Government Act 1993</b>
	2. Ensure buildings positively contribute to community land amenity, facilitate a range of uses and have regard for environmental sustainable design, resource use and maintenance.	2. Provide community facilities which are multi-purpose and flexible to a range of appropriate uses. 3. Ensure community facilities are universally accessible. 4. Community facilities meet sustainable building requirements and/or are progressively upgraded to incorporate best practice energy and water efficiencies.	3. Facility inspections and audits. 4. Monitor comments and complaints
<b>Environmentally Sustainable Principles</b>	1. Manage community land to ensure best environmental management practises and principles having regard to environmental sustainable design, resource use and maintenance.	1. Promote and monitor energy efficiency 2. Minimise use of water 3. Implement waste reduction programs 4. Utilise natural heating and cooling	1. Measure and monitor via plans and strategies such as Energy and Water plans. 2. Monitor usage and trends via quarterly and annual consumption and billing. 3. Monitor and minimise water and energy use in parks, sportsgrounds and ancillary facilities.
<b>Historical and Heritage Significance</b>	1. Appreciation and interpretation of the historical and/or heritage significance of the site and structures eg memorials in terms of both natural and cultural components.	1. Undertake, when required, historical research or heritage and cultural assessment studies to identify cultural and heritage values for retention and interpretation. 2. Incorporate historical information on property signage to enhance understanding and appreciation of the site and the history it represents, where relevant. 3. Promote sense of place and local identity	1. Retention and interpretation of heritage and cultural values provides increased appreciation of the property and its history through community consultation.
<b>Landscape Character</b>	1. Maintain and improve landscape character and visual quality of public open spaces	1. Manage replacement planting strategies to ensure improvement to the current character.	1. Community consultation including surveys regarding community views

<b>Issues</b>	<b>Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993</b>	<b>Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c) Local Government Act 1993</b>	<b>Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d) Local Government Act 1993</b>
		<ol style="list-style-type: none"> <li>2. Maintain consistency in selection and design of park and sportsground furniture, paving, fencing that is appropriate to the setting and the sport or activity type.</li> <li>3. Implement &amp; maintain co-ordinated signage strategy</li> </ol>	
<b>Managing assets</b>	<ol style="list-style-type: none"> <li>1. Provide effective and efficient management of community land and facilities</li> </ol>	<ol style="list-style-type: none"> <li>1. Schedule regular inspections and condition assessments.</li> <li>2. Inclusion of maintenance standards in licence, lease or hire agreements.</li> <li>3. Provide waste and recycling bins to cater for public use.</li> <li>4. Regular waste and recycling collection to minimise litter overflow</li> </ol>	<ol style="list-style-type: none"> <li>1. Measure against Service Standard KPIs.</li> <li>2. Respond to complaints and audits.</li> <li>3. Monitor agreements</li> <li>4. Review and update asset management plans periodically</li> </ol>
<b>Natural Environment</b>	<ol style="list-style-type: none"> <li>1. To maintain and enhance the health of park ecology, including flora and fauna, trees and soil</li> </ol>	<ol style="list-style-type: none"> <li>1. Manage trees, gardens and natural areas to maintain and improve the quality of the environment in accordance with Council's tree management and biodiversity strategies and plans.</li> <li>2. Retain habitat trees, protect foraging habitat and create/maintain habitat corridors through revegetation where possible</li> <li>3. Ensure revegetation is undertaken using locally sourced stock from agreed planting lists (refer Strathfield Biodiversity Strategy)</li> <li>4. Maintain weed management program to minimise spread of weeds</li> <li>5. Implement actions where required under recovery or threat abatement plan.</li> </ol>	<ol style="list-style-type: none"> <li>1. Measure and monitor tree canopies, vegetation, weeds and habitat.</li> <li>2. Undertake periodic flora and fauna reviews</li> </ol>

<b>Issues</b>	<b>Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993</b>	<b>Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c) Local Government Act 1993</b>	<b>Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d) Local Government Act 1993</b>
<b>Promote varied recreational uses</b>	<ol style="list-style-type: none"> <li>1. Enhance opportunities for a balanced organised and unstructured recreational use of public open space</li> <li>2. Optimise public access to public open space.</li> <li>3. Maintain condition and useability of sportsgrounds and 'sustainable capacity'.</li> </ol>	<ol style="list-style-type: none"> <li>1. Capital works program to plan for improvements and upgrades to community land.</li> <li>2. Promote a range of organised and informal/unstructured activities on community land</li> <li>3. Provide amenities that support use and enjoyment of parks and sportsgrounds eg toilets, change rooms and kiosk/café facilities.</li> <li>4. Enforce provisions for management of dogs on community land as per requirements of Council's Companion Animal Policy.</li> </ol>	<ol style="list-style-type: none"> <li>1. Monitor local use of parks and sportsgrounds by bookings, surveys, complaints and observation.</li> </ol>
<b>Safety and Risk Management</b>	<ol style="list-style-type: none"> <li>1. Provide safe use and access to public land and facilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Design and maintain layouts, landscaping and facilities in accordance with CPTED principles (Crime Prevention through Environmental Design) principles including passive surveillance, good sight lines, territorial reinforcement and space management and lighting.</li> <li>2. Review lighting and security for both day and night time use.</li> <li>3. Work with local police to identify and act on safety issues.</li> <li>4. Install and maintain facilities in accordance with relevant Australian standards.</li> <li>5. Repair vandalism or graffiti within 48 hours where possible.</li> </ol>	<ol style="list-style-type: none"> <li>1. Works to be in accordance with relevant Australian Standards and CPTED principles.</li> <li>2. Monitor and action incident and accident reports.</li> </ol>

<b>Issues</b>	<b>Objectives and performance targets of the plan with respect to the land s.36 (b) Local Government Act 1993</b>	<b>Means by which Council proposes to achieve the plan's objectives and performance targets s.36 (c) Local Government Act 1993</b>	<b>Manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets s.36 (d) Local Government Act 1993</b>
<b>Traffic and Parking</b>	1. Ensure traffic and parking requirements provide a safe environment for park, sportsgrounds and general community use property users and do not impact on the amenity of the properties.	1. Minimise use of vehicles on community land and regulate and monitor vehicle access. 2. Installation of signage preventing vehicles from entering unauthorised areas. 3. Where vehicles are permitted, provide clearly marked vehicle movement areas 4. Provide access for emergency or works services.	1. Reduced pedestrian, cyclist and vehicle conflicts. 2. Improved public safety. 3. Traffic access to community land is via agreement.
<b>Use agreements</b>	1. That use arrangements facilitate wide community access to community land, community benefits and support financial sustainability.	1. Licence, leases, estates and short term use agreements comply with legislative and policy requirements.	1. Monitor agreements in accordance with terms and conditions of agreement.