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KEMPT FIELD
PLAN OF MANAGEMENT
Final (October 2017)

Kempt Field Plan of Management & Masterplan

**Department of Planning & Environment
(Office of Strategic Lands)**

with

Georges River Council

The Kempt Field Plan of Management and Masterplan (October, 2017) has been adopted by Council on 27 November 2017 under the provisions of the *Local Government Act 1993*.

Owners Consent issued by the Department of Planning & Environment by letter dated 24 April 2018.

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1. Introduction

What is a Plan of Management

A Plan of Management is a document that provides a clear set of guidelines for the short and long term management of land that is owned or managed by Council. A Plan of Management outlines how a park or reserve will be used, improved and managed in the future. It identifies Council's goals and objectives for the land and establishes the overall direction for planning, resource management and maintenance of the land.

A Plan of Management is accompanied by a Masterplan which shows the proposed physical changes to the park or reserve. It allows Council to set priorities when preparing Works Programs and related budgets.

The Plan of Management has been prepared in accordance with Chapter 6 of the *Local Government Act 1993* and in consultation with the Department of Planning and Environment (Office of Strategic Lands).

Land to which this Plan of Management Applies

The Kempt Field Plan of Management applies to a 3.173 hectare site on the eastern edge of the Hurstville City Centre, fronting Durham Street and bounded by Roberts Lane to the east, the Illawarra Rail Line to the south and the "East Quarter" development to the west. The site comprises Lot 1 in Deposited Plan 596535 which is known as 75 Durham Street, Hurstville as shown in **Figure 1** below.



Figure 1: Kempt Field and Surrounds (Source: Six Maps NSW)

Background

Kempt Field is a public park, and a public reserve under the *Local Government Act 1993*, which is owned by the NSW Planning and Environment Commission (Office of Strategic Lands within the NSW Department of Planning and Environment) and which Georges River Council (former Hurstville City Council) has the care, control and management.

On 16 June 1978, the Site was resumed under the *Public Works Act, 1912*, for the purposes of the *State Planning Authority Act, 1963* for the “*purpose of promoting and co-ordinating town and country planning and securing the orderly and economic development and use of the said land, and in particular for open space purposes and that the said land is vested in the New South Wales Planning and Environment Commission*”.

On 29 September 1978, it was notified in the Government Gazette that the land was placed under the care, control and management of the Council of the Municipality of Hurstville for use only as a public park, public reserve or public recreation area for active recreational purposes. The land is described as follows:

“All that piece or parcel of land fronting Durham Street, Roberts Lane and the Illawarra Railway Line at Hurstville, in the Municipality of Hurstville, Parish of St George and County of Cumberland, being Lot 1 in Deposited Plan 596535, having an area of 3.173 hectares or thereabouts and being part of the land comprised in Certificate of Title, volume 13032, folio 250, excluding thereout that interest as regards part of the land abovementioned created by Covenant in Transfer No. B607224”.

The primary reason for preparing the Plan of Management is to ensure that developments and improvements in Kempt Field are relevant to the community's sports and recreational needs (both current and future). In 2016, Council commissioned independent landscape architects to prepare a Masterplan for Kempt Field; the landscape improvements within this Plan of Management reflect those in the Masterplan and address the comments raised during the public exhibition of the Plans.

The Plan of Management has been prepared under the provisions of the *Local Government Act 1993* and provides the statutory requirements, clear guidelines and designation of areas, to enhance the use of Kempt Field by all the community and minimise any conflict between existing and future user groups.

Objectives of this Plan of Management

The key objective of the Plan of Management is to ensure that Kempt Field retains its use as an area of active open space while providing increased opportunities and improvements in passive recreation (eg walking paths, picnic and BBQ areas, children's playground and dog off-leash area). This has been achieved in the Masterplan which outlines the design issues and provides a concept design for Kempt Field's future that includes the comments raised during the community consultation during July/August 2017.

2. Strategic and Legislative Framework

Local Government Act 1993

The NSW *Local Government Act 1993* provides the legislative framework for Council's operations and emphasises Council's responsibility to actively manage land and to involve the community in developing the strategy for management.

Kempt Field is classified as "community land" under the *Local Government Act 1993* and must be used and managed in accordance with the Plan of Management applying to the land. The *Local Government Act 1993*, Division 2 Use and Management of Community Land provides for the preparation, consultation and finalisation of Plans of Management.

Under Section 36(3) of the *Local Government Act 1993* a Plan of Management for community land must identify the following:

- a) *The category of the land,*
- b) *The objectives and performance targets of the plan with respect to the land,*
- c) *The means by which the council proposes to achieve the plan's objectives and performance targets,*
- d) *The manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets,*

and may require the prior approval of the council to the carrying out of any specified activity on the land.

Under Section 36(3A) a plan of management that applies to just one area of community land:

- a) *must include a description of:*
 - (i) *the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and*
 - (ii) *the use of the land and any such buildings or improvements as at that date, and*
- b) *must:*
 - (i) *specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and*
 - (ii) *specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and*
 - (iii) *describe the scale and intensity of any such permitted use or development.*

The Plan of Management and the accompanying Masterplan describe the condition of Kempt Field and address the requirements above.

Under Section 36(4) of the Act land is to be categorised as one or more of the following:

- a) *a natural area,*
- b) *a sportsground,*
- c) *a park,*
- d) *an area of cultural significance,*
- e) *general community use.*

Kempt Field is used for the multiple purposes of park, general community use and sportsground which have the following core objectives:

Parks are land used mainly for passive or active recreational uses. Under Section 36G of the Act, 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 is land made available for public use. Under 36I of the Act, 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).*

Sportsground is land used or proposed to be used primarily for active recreation involving organised sports of playing of outdoor games. Under Section 36F of the Act, the core objectives for management of community land categorised as a sportsground are:

- a) *to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and*
- b) *to ensure that such activities are managed having regard to any adverse impact on nearby residences.*

Section 37 of the Act (Requirements of plans of management for community land that is not owned by the Council) also applies to the Kempt Field site and states that the Plan of Management:

- a) *Must identify the owner of the land, and*
- b) *Must state whether the land is subject of any trust, estate, interest, dedication, condition, restriction or covenant, and*
- c) *Must state whether the use or management of the land is subject to any condition or restriction imposed by the owners, and*
- d) *Must not contain any provisions inconsistent with anything required to be stated by paragraph (a), (b) or (c) above.*

This description is included in Section 3 of the Plan of Management.

The requirements for consultation and public notice, landowner notification and adoption of plans of management are contained in Sections 38 to 40 of the Act.

Environmental Planning Instruments

Hurstville Local Environmental Plan 2012

Kempt Field falls within the land to which the Hurstville Local Environmental Plan 2012 (“LEP 2012”) applies and the following provisions are relevant:

Land Use Zone: RE1 Public Recreation which includes as zone objectives:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

The Land Use Zone Table includes the following land uses:

Permitted without consent:	Environmental facilities, environmental protection works, roads.
Permitted with consent	Building identification signs, business identification signs, child care centres, community facilities, information and educational facilities, kiosks, markets, recreation areas, recreation facilities (indoor), recreation facilities (outdoor), respite day care centres, restaurants or cafes.
Prohibited	All development not specified above.

Table 1: Hurstville LEP 2012 RE1 Public Recreation Zone – Table Extract

There is no minimum subdivision size, maximum building height or maximum FSR identified for Kempt Field, consistent with all RE1 Public Recreation zoned land. The site is not identified as containing “acid sulfate soils” and is not identified as a “heritage item” in the Hurstville LEP 2012.

State Environmental Planning Policy (Infrastructure) 2007 ("Infrastructure SEPP")

The Infrastructure SEPP assists the NSW Government and local councils by simplifying the process for providing infrastructure, including public recreation. The SEPP includes specific planning provisions and development controls for 25 types of infrastructure works or facilities, including parks and other public reserves.

Division 12 (Parks and other public reserves) of the Infrastructure SEPP applies to public reserves as identified by the *Local Government Act 1993*. Kempt Field is a public reserve for the purpose of the Act, and therefore the provisions of the Infrastructure SEPP apply.

Georges River Council Plans, Strategies and Policies

Hurstville Community Strategic Plan 2025

Georges River Council is currently working with the community to develop a draft Community Strategic Plan to be ready for the new Council to consider following the Local Government elections in September 2017. The current Hurstville Community Strategic Plan 2025, which relates to the site, includes four (4) pillars:

- *Social and Cultural Development*: Creating a diverse, harmonious and inclusive City that provides a range of social, cultural, educational and leisure opportunities. Issues relevant to Kempt Field include:

A1 Crime and Anti-social Behaviour - Reducing crime and anti-social behaviour (including vandalism and graffiti).

A5 Recreation and Sporting Facilities - Improving recreation and sporting facilities (including ground conditions, seating, signage and lighting) as well as parks and open spaces (such as natural bushland).

- *Environmental Sustainability*: Protecting and improving the City's natural and built environments and cultural assets for the health, well-being and benefit of current and future residents. Issues relevant to Kempt Field include:

B1 Environmentally Sustainable Practices - Adopting and promoting environmentally sustainable practices (such as saving water/energy, improving water quality in creeks, and biodiversity).

- *Economic Prosperity*: Increasing levels of income and capital, and distributing this wealth to the community in the form of local facilities, services and jobs. Issues relevant to Kempt Field include:

C1 Town Planning - Addressing town planning issues that result from an increasing population.

- *Civic Leadership*: A highly effective, efficient and accountable organisation which engages with the community to provide responsive and relevant services. Issues relevant to Kempt Field include:

D1 Customer Communications - Customer focused communication, informing and raising general awareness of Council activities and making resources accessible, relevant and timely on activities, services, policies and plans.

D2 Community Engagement – Facilitating good communication and relationships with businesses and residents. Developing a framework that facilitates the engagement process. Promoting the benefits and value of proper engagement.

D3 Financial Stability - Stable and healthy financial portfolio which is resistant to financial and economic volatility. Prudent financial management and enhanced overall efficiency and delivery of facilities and services.

D4 Governance - Open and transparent form of Government. Minimise risk to the organisation. Highly skilled and well-resourced staff. Unified and cohesive approach via strategic alliances with other Government stakeholders, businesses, etc.

The preparation of the Plan of Management, design of the Masterplan and the associated Action Plan has been developed to reflect the key issues identified in the Community Strategic Plan, and the four (4) pillars above.

Hurstville Open Space, Recreation, Community & Library Facilities Strategy (June 2010)

The Strategy provides a strategic review of the former Hurstville's broad open space, recreation, community facility and library current needs and develops strategies for the future update and improvement of existing facilities and new facilities (where necessary). The Strategy provides a framework for the planning and provision of open space, recreation, community facilities and library to the year 2031.

The Guiding Principles of the Strategy which relate to Kempt Field are to ensure:

- **Quality assets:** Provision of facilities of a high standard and a size that directly respond to needs.
- **Size and scale:** Provision of larger spaces and places which cater for a wide range of needs rather than small, stand-alone community buildings, one code sports facilities or recreation venues spaces that serve neighbourhoods.
- **Location:** Close to transport, shops and other places where people already gather and are easy to access.
- **Co-Location:** Clustering together different services and facilities including open space is intended to enhance both coordination among services and convenience for clients who can access multiple services from a single point of contact.
- **Multipurpose and multi-function:** Provision of facilities that can be used for a number of different purposes by different people.
- **Reuse and Adaptability:** Transforming underutilised places and spaces where older style buildings and spaces were often designed and built for one purpose.

- **Place Making & Community Identity:** Spaces and places as focal points for community activity.
- **Community Building & Social Gathering:** Provision of places for neighbours to meet each other, take part in activities and form the bonds of the community.
- **Partnerships:** Council could team up with schools, community organisations or the private sector to provide facilities.
- **Sustainability:** Considering the short and long term design, delivery and management of facilities and service so that all aspects of sustainability are equally important.
- **Facility Hierarchy:** Enhancing and/or creating facilities that serve the community at an appropriate scale.
- **Equitable distribution:** Respond to the suburbs and areas that need facilities to cater for increased population.

This Strategy recognises the need to provide open spaces and facilities that cater for varying numbers of people depending on location and proximity to growth areas, and provides the following classifications which form a hierarchy assist determining and encouraging equity of access to a range of services and facilities.

The Strategy notes that Kempt Field is an area of existing open space that has the potential to be upgraded to Neighbourhood Open Space and Recreation facilities within the Hurstville area. Neighbourhood level open space and facilities cater for sub-district catchments such as suburbs and neighbourhoods. Typically such areas include play areas, sometimes with a separate area for senior play (6-12 age group) and areas for informal sport and recreation such as areas of open grass. These parks attract greater level of use and encourage purpose visitation (longer stays) and therefore include appropriate amenities such as toilets, car parking (usually on the park side of the street) and areas for family picnic and social gatherings. Key elements include:

- Play opportunities, such as passive areas for informal ball games, grass mounding, natural areas,
- Playground,
- Basic amenities such as seating, footpaths, shelter and./or shade, litter bins,
- Gathering space with shelter for large groups,
- Toilets,
- May cater for some sports uses such as cricket nets or one sports pitch.

The Strategy identifies, in relation to Active Recreation Strategy Projects, the preparation of a Masterplan and Plan of Management to identify upgrade works required to Kempt Field to meet Neighbourhood Level facilities (Low Priority with 1-5 year timeframe). Kempt Field is also as a high priority Passive Recreation Strategy Project due to its proximity to the Hurstville City Centre. The upgrade of Kempt Field is to include:

- Inclusion of a new play area including equipment and other forms of play with fencing and shade structures
- Installation of new fitness equipment along the existing circuit path

- New seating, shelters and barbecues,
- New planting for shade and interest at key locations in the park.

The Strategy identifies the following requirements for Neighbourhood (Active Recreation), including Kempt Field, which have been addressed in the preparation of the Plan of Management and accompanying Masterplan:

Facilities

- Cater range of complimentary codes and fields/courts
- One main building with flexible spaces which can be used by other non-sports community groups as meeting rooms, halls etc.
- Low key spectator facilities
- Lighting of some facilities

Access & Circulation

- Close to a major road/station/bus route
- Some on-site parking and street parking on park side of road (not residential side)

Passive Recreation Capacity (incl. play)

- Areas of grass with no specific sports facilities to be available for informal play
- Passive areas to be integrated into overall park design
- Play area with equipment suitable for 0 to 12 age group
- All play areas to be fenced and include shade structures.
- Perimeter shared pedestrian/cycle path to provide circuit, linked to a regional or local trail where possible.
- Fitness and outdoor exercise equipment located along circuit route

Natural Systems

- Existing planting should be retained as far as possible with regard to expansion of or provision of new facilities.
- Boundary areas should be planted with native species.
- Exotic species acceptable for entrance and feature areas and cultural heritage interpretation.
- On site storm water harvesting used for irrigation where the site is large enough.
- Storm water discharge to street through natural filter.

Amenity

- Additional outlying toilet, change rooms as required.
- Barbeque, seating, picnic tables, shelters, litter bins.

Management & Maintenance

- Medium to high frequency mowing regime by Council
- 1 License OR separate summer winter lessees

Character

- Respond to existing and/or surrounding landscape and cultural heritage
- Preserve Aboriginal heritage sites
- Retain/refurbish heritage buildings

- Retain listed trees
- Minimise impact of lighting with screen planting
- Retain middle and distant views where possible

Hurstville Sportsgrounds Generic Plan of Management (2006)

Kempt Field currently does not have a site specific Plan of Management and is included in Hurstville's Sportsgrounds Generic Plan of Management (2006).

The Kempt Field Plan of Management and Masterplan have been prepared to ensure that Kempt Field is managed and appropriately maintained. The provisions of the Kempt Field Plan of Management will apply where there is an inconsistency with any other generic Plan of Management that also applies to Kempt Field, including the Hurstville Sportsgrounds Generic Plan of Management.

Hurstville Development Contributions Plan 2012

Kempt Field is identified in the Hurstville Development Contributions Plan 2012 (Appendix F) Comprehensive Works Program for Hurstville (up to 2031) in relation to Open Space, Recreation and Public Domain Facilities as Priority 2 Infrastructure (note that Priority 1 works will only be funded under the Contributions Plan, this will be reviewed and priorities may be adjusted from time to time to respond to evolving community needs), aligning with the review of open space undertaken in the Hurstville Open Space, Recreation, Community Facilities and Library Facilities Strategy (2010).

Georges River Council Policy on Planning Agreements (August 2016)

The objectives of Policy on Planning Agreements (August 2016) are to establish a policy on the use of planning agreements and provide an enhanced and more flexible development contribution system for Council. The Policy will supplement (or replace) the application of s94 or s94A Contributions and establishes a clear and transparent framework governing the use of planning agreements. The Policy provides a framework that allows for development contributions to be informed by and/or based on the concept of land value capture or alternative mechanisms and facilitates the provision of public facilities, services and amenity outcomes that align with Council's corporate and strategic planning contract. The Policy enables the provision of development contributions above those required to address the direct impact of a particular development on neighbouring land and the wider community.

Planning Agreements are being considered for changes to a local environmental plan or in association with a development application. Copies of all Planning Agreements (notified, finalised and executed) can be viewed on the Georges River Council website.

Current Planning Agreements which identify works and monetary contributions for Kempt Field include the *Voluntary Planning Agreement, East Quarter Hurstville Pty Limited and Hurstville City Council (7 September 2011)* which identifies works to Kempt Field including:

- Removal of the redundant tennis courts and the provision of tree planting and planter beds and landscaping,
- Enhancement of the existing amenities block or the construction of a new amenities block including safety lighting,
- The provision of new footpaths, park furniture, regrading of existing park surfaces and tree planting at the northern end of the park to integrate with the works (above),
- The provision of a new footpath between East Quarter and Allawah Railway Station through Kempt Field to accommodate pedestrian traffic,
- Provision of several shelter for weather protection for pedestrians and additional lighting to facilitate pedestrian safety in conjunction with the footpath (refer above),
- The provision of connections between Kempt Field and East Quarter for pedestrian and bicycle traffic,
- Construction of a community facility at Kempt Field.

Future Planning Agreements for sites within (and outside) the Hurstville City Centre may consider contributions for improvements to Kempt Field in accordance with this Plan of Management and the Hurstville Open Space, Recreation, Community and Library Facilities Strategy (June 2010).

3. Description of Kempt Field

Location & Site Description

The Kempt Field is a 3.173 hectare site fronting Durham Street and bounded by Roberts Lane to the east, the Illawarra Rail Line to the south and the high density residential development (“East Quarter”) to the west (refer **Figure 1**).

Kempt Field comprises Lot 1 in Deposited Plan 596535 which is known as 75 Durham Street, Hurstville as shown in **Figure 2** and includes the following boundaries:

- Durham Street to the north (approx. 72 metres),
- 95 Durham Street (“East Quarter”) to the west (approx. 175 metres),
- Roberts Lane to the east (approx. 235 metres),
- Illawarra Railway Line to the south (approx. 240 metres).



Figure 2: Kempt Field and Surrounds (Source: Six Map NSW)

Site History

A history of the ownership and land use of Kempt Field and adjoining land to the west (95 Durham Street “East Quarter”)¹, is summarised below:

- Prior to 1928 the site was part of a much larger privately owned property.
- In 1928, The Federal Brick Company purchased the land bounded by the railway, Forest Road, Durham Street, Roberts Lane and carried out extensive quarry operations during occupancy of the site as shown in the 1943 aerial photo in **Figure 3**.
- Containers Packaging Pty Ltd bought most of the land owned by the Federal Brick Company in 1958. A factory was built on the western side of the property. The quarry remained on the eastern side of the property (Kempt Field site). This was used as an industrial landfill until about 1974.
- In 1978 the site was subdivided into two lots (Lots 1 and 2 in DP596535). Lot 1 was resumed by the NSW Planning and Environment Commission under the State Planning Authority Act, 1963 (Government Gazette Notice 16 June 1978). On 28 September 1978 Lot 1 was placed under the Care, Control and Management of the Municipality of Hurstville in accordance with the State Planning Authority Act, 1963. The gazettal notice requires Council to seek consent prior to the erection of any building or structure.

Kempt Field Aerial 1943



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Figure 3: Kempt Field Aerial Photograph (1943) (Source: Six Maps NSW)

- A notice under the Unhealthy Building Land Act for the eastern portion of the site (Kempt Field), which has previously operated as a landfill, was published in

¹ Stage 4 Groundwater Investigation Kempt Field, 95 Forest Road prepared for Hurstville Council and Containers Packaging (Golder Associates, March 1998)

the NSW Government Gazette in July 1977. Part of Lot 2 and all of Lot 1 DP 5967535 is listed as a previous landfill site. The Notice requires garbage deposited on the land to be assimilated to the satisfaction of the EPA or the area to be treated in a manner approved by the EPA prior to the erection of any buildings. Consideration of contamination investigations of Kempt Field is provided below.

Land Ownership & Management

Kempt Field is owned by the NSW Planning and Environment Commission (Office of Strategic Lands within the NSW Department of Planning and Environment). Georges River Council (former Hurstville City Council) has the care, control and management of Kempt Field.

This Plan of Management has been prepared in consultation with the Department of Planning and Environment (Office of Strategic Lands) and the final adopted Plan of Management has been endorsed by the Department of Planning and Environment by letter dated 24 April 2018 (D18/86007). Owners consent has been granted by the Department on the basis that:

- Council is responsible for undertaking the Kempt Field Plan of Management; and
- Council will notify and seek the Planning Ministerial Corporation consent to any amendment or variation to the Kempt Field Plan of Management.

Granting a Lease of Licence

Licences are for short term occupation or control of all or part of an area. A number of licences can apply to the same site at the same time provided there is no conflict of interest.

A lease is a contract between a land owner and another entity, granting that entity the right to occupy an area for a specific period of time. They are generally exclusive and long-term commitments.

There are no leases or licences currently applying to Kempt Field.

This Plan of Management authorises Council to grant leases, licences or any other estates for land covered in this Plan of Management for purposes and uses which are consistent with the permitted uses identified in **Table 2**. Prior to the granting of a lease or licence, Council must:

- Give public notice of the proposal,
- Exhibit notice of the proposal on the land to which the proposal relates,
- Give notice of the proposal to such person who appear to own or occupy adjoining land,
- Give notice of the proposal to any other person, appearing to the Council to be the owner or occupiers of land in the vicinity, if in the opinion of Council the land the subject of the proposal is likely to form the primary focus of the person's enjoyment of the land.

Council is also required to obtain the Planning Ministerial Corporation consent prior to entering into any lease, licence or other estate for land.

Permitted Uses

The permitted land uses in the RE1 Public Recreation Zone under the Hurstville Local Environmental Plan 2012 are described in Section 2 above and **Table 2** below. The following uses are also specifically identified for Kempt Field:

Purpose/Use	Development
RE1 Public Recreation Zone (permitted development)	<p><u>Without consent:</u> Environmental facilities, environmental protection works, roads (without consent)</p> <p><u>With consent:</u> Building identification signs, business identification signs, child care centres, community facilities, information and educational facilities, kiosks, markets, recreation areas, recreation facilities (indoor), recreation facilities (outdoor), respite day care centres, restaurants or cafes.</p>
<p>Provides a location for, and supports, the gathering of groups for a range of general social, cultural or recreational purposes. Uses may include:</p> <ul style="list-style-type: none"> • Community events and cultural celebrations • Casual or informal recreational use • Meetings (including for social, recreational, educational or cultural purposes) • Concerts (including all musical genres) • Performances (including film and stage) • Leisure or training classes • Child care (e.g. before or after school care) • Designated group use (e.g. scout or girl guide use). 	<p>Development for the purposes of social, community, cultural and recreational activities, including:</p> <ul style="list-style-type: none"> • Landscaping and finishes, improving access, shade structures, lighting, hard and soft landscape areas to improve the amenity and the visual character of Kempt Field, • Provision of buildings or other amenity areas to facilitate use and enjoyment of the community.
Community use.	Community notice boards, events and gatherings.
Ancillary service areas related to the use of Kempt Field in accordance with the Plan of Management.	Loading areas (events/maintenance), car parking spaces and bicycle racks.
Lease, licence or the grant of another estate.	Any of the above as well as the provision of public utilities and associated works or short term casual purposes as prescribed by the Local Government (General) Regulation 2005. These may include uses

such as outdoor dining or pedestrian access to adjacent buildings, commercial and retail premises.

Table 2: Permitted Uses for Kempt Field, Hurstville

Description and Condition of Land

Landform

Kempt Field slopes towards the centre of the site, reflecting the previous excavation and landfill operations (refer **Figure 3**). The landform slopes steeply westward from Roberts Lane, with a contour of approx. 63.5m AHD along the internal bitumen pathway to approx. 56.5m AHD within the centre of the site as shown in the contour map (**Figure 4**) and site photos (**Figures 8 and 9**).

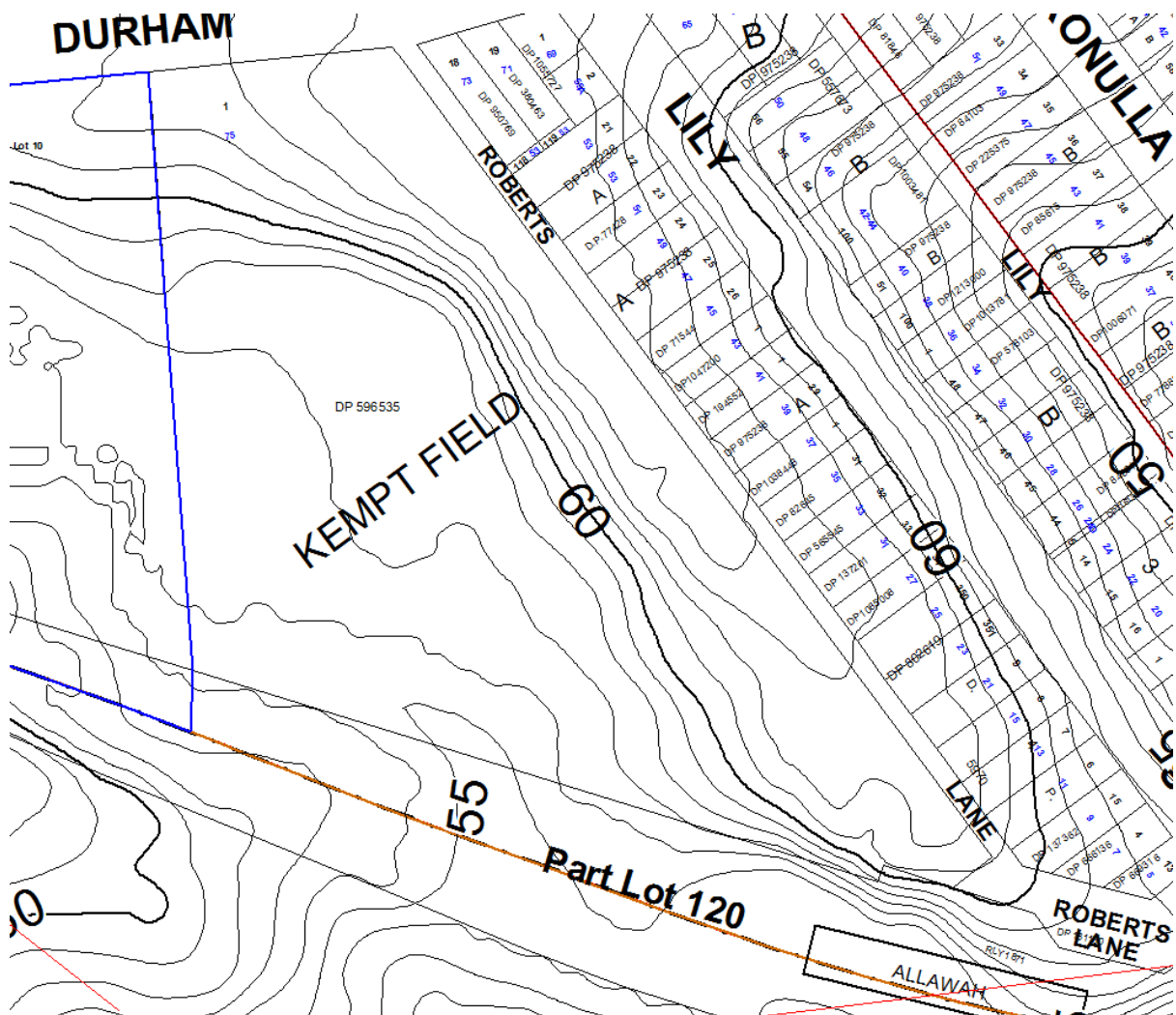


Figure 4: Kempt Field Contour Map (Source: Georges River Council, Exponaire)

Geology, Groundwater and Contamination

Given Kempt Field's site history, including the excavation and importation of fill material, appropriate contamination and groundwater investigations, according to the State legislative requirements, will be undertaken.

Council will commission environmental consultants to review all documentation relating to previous environmental investigations of Kempt Field and undertaken any supplementary investigations (as required). This will require the preparation of an environmental management strategy prior to any major development to ensure that all future works and development, and maintenance within Kempt Field, complies with State legislative requirements (including State Environmental Planning Policy No.55 – Remediation of Land) and ensures the ongoing safe use of the park.

The final design and layout of Kempt Field and the Masterplan may be impacted by the findings and outcomes of the environmental investigations, and the Plan of Management will be updated accordingly.

Ongoing monitoring will be undertaken by Council of Kempt Field in accordance with this Plan of Management.

Landscape and vegetation

Kempt Field is grassed for active recreation in the centre, with planting of mature trees and shrubs (indigenous and introduced species) predominantly around the perimeter and interface with surrounding streets as shown in the aerial photograph of the site (**Figure 1**) and site photos in **Figures 5 and 6**. A number of established trees are located within the central area as shown in **Figures 1 and 6**.



Figure 5: Existing landscaping along western boundary showing a range of native, indigenous and exotic species (Photograph June, 2017)



Figure 6: Existing landscaping in the centre of the site showing grassed areas and feature trees planting (Photograph, June 2017)

Visual assessment

The location of Kempt Field adjacent to the eastern edge of the Hurstville City Centre and high density residential development (“East Quarter Site”), provides a distinct visual break between the built up environment of the City Centre and the lower density residential development to the west (along Lily Street).

Views within Kempt Field to the west show the high density residential development of East Quarter, with ground level views broken by extensive planting along the western boundary as shown in **Figure 5**. Views of the residential towers (19-20 storeys) can be easily seen from most points within Kempt Field (**Figure 6**).

Views to the south and the Illawarra Rail Line are obstructed by both boundary planting, boundary (chainmesh fencing) and differences in the level of the land (rail line cutting) as shown in **Figures 7 and 8**.

The views to the east show Roberts Lane, car parking and the rear of properties fronting Lily Street. Kempt Field rises at the eastern boundary, with a grassed slope rising to the bitumen pathway within the site as shown in **Figure 9**.



Figure 7: View of the southern boundary of the site (adjacent to the Illawarra Rail Line) showing boundary landscaping.



Figure 8: View looking south across Kempt Field showing landscaping along the southern boundary and interrupted views of residential development along Railway Parade (Photograph, June 2017)



Figure 9: View looking east showing land sloping up to Roberts Lane, car parking and the rear of residential properties fronting Lily Street (Photograph, June 2017)

Access, circulation and parking

A five (5) metre wide bitumen circular pathway runs along the upper slope on the eastern side of Kempt Field, extending generally around the boundary of the site and setback from Durham Street as shown in **Figure 1**. The pathway currently provides for north/south cycle and pedestrian access to Allawah Railway Station (and connections south over the Lily Street bridge) and with an opportunity for a future link to the residential development to the west. There is no pathway intersecting Kempt Field and unstructured pedestrian movement (off the established pathway) is not evident. A locked gateway is located on the south eastern corner of the site, providing maintenance and Council access to the bitumen pathway from the Roberts Lane car park. All other vehicle access is restricted.

Line marked car parking spaces are located along part of Roberts Lane (approx. 40 spaces), with a carpark (approx. 43 spaces) located in the south eastern corner of the Kempt Field site. This car parking is not time restricted and appears to be primarily used by Allawah Railway Station commuters.

Existing Facilities and Current Use

The existing facilities in Kempt Field include:

- a bocce court and baseball nets in the south (**Figures 10 and 11**),
- circular bitumen pathway around the edge of the site,
- toilet facilities located on the northern (Durham Street) side of the site (**Figure 12**),
- remnant tennis courts (paved area) in the north eastern corner (adjacent to Roberts Lane) (**Figure 1**),

- seating, lighting and garbage bins located throughout,
- Scout memorial stone located on the Durham Street frontage (**Figure 13**),
- barbeque facilities located in the south (adjacent to the bocce court).

A range of groups and individuals currently use Kempt Field including one-off sporting group bookings (eg AFL and baseball), community groups, school groups (local public and private schools) and informal usage (Tai Chi, exercise groups, bocce, cycle and running track).



Figure 10: Baseball nets located in the south western corner (Photograph, June 2017)



Figure 11: Bocce court located towards the southern boundary (Photograph, June 2017)



Figure 12: Amenities building located on the Durham Street frontage (Photograph, June 2017)



Figure 13: Scout Hall memorial stone located on the Durham Street frontage (Photograph, June 2017)

4. Preparing the Plan of Management

The Planning Process

The process for preparing a Plan of Management and its final implementation is outlined in **Figure 14** below.

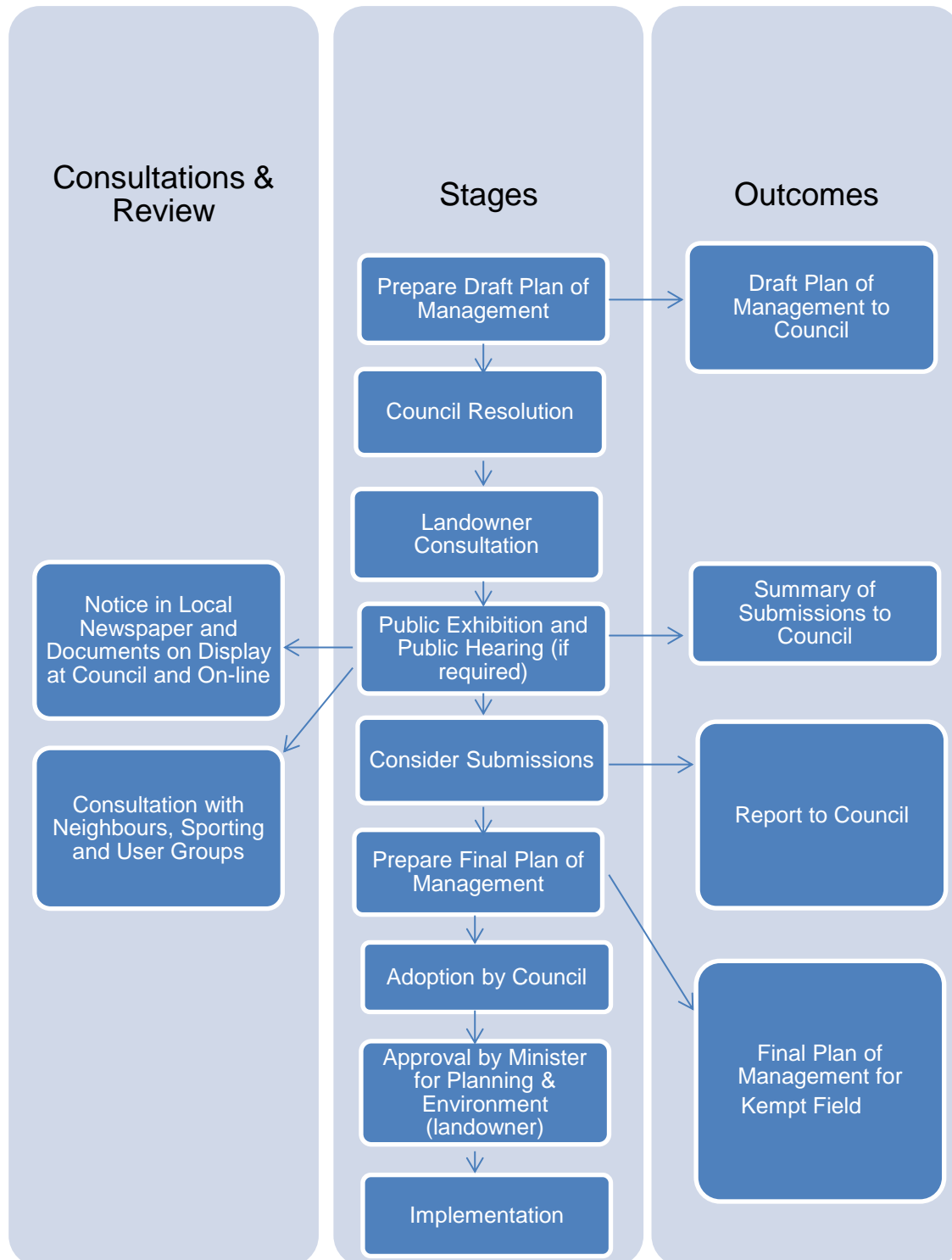


Figure 14: Process for Preparing the Plan of Management

Kempt Field Masterplan

The Masterplan is a graphic representation of the landscaping and building works being proposed for Kempt Field, which has informed the preparation of the Plan of Management including the Action Plan, Staging Plan and Costings. A copy of the Kempt Field Masterplan is included in **Attachment 1**, and an extract provided in **Figure 15** below.

Community Consultation

The draft Kempt Field Plan of Management and draft Masterplan were placed on public exhibition from 26 July to 23 August 2017, with submissions received until 6 September 2017 and in accordance with the requirements of the Local Government Act 1993. Exhibition material (printed public exhibition folder at Council's Customer Service Centre and Hurstville and Kogarah Libraries and on Council's website) included:

- Information Sheet: objectives and description of the draft Plan, details of the public exhibition and how to make a submission,
- Council report: copy of the report which considered the draft Plans and endorsed the public exhibition (CCL088-17, 5 June 2017),
- Draft Kempt Field Plan of Management (June 2017),
- Draft Kempt Field Masterplan (September 2016).

Notification of the public exhibition was through:

- Newspaper advertisements in The St George and Sutherland Shire Leader,
- Exhibition notice on Council's website,
- Notices in the Hurstville Customer Service Centre and Hurstville and Kogarah libraries during exhibition period,
- Letters to adjoining landowners and occupiers,
- Letters to sporting groups, park users and other interested persons.

The issues raised in the written submissions, telephone calls on on-site visits include:

- Support for a basketball court within the Park,
- Steepness of current landform, particularly pathways dangerous for children cycling,
- Bocce group uses Kempt Field, would like bocce court and seating/tables not too far from car parking,
- Suggested using the old basketball courts for badminton area,
- More seating and shade,
- Playground in south eastern corner (adjacent to railway and East Quarter),
- Improved toilet facilities supported,
- Landscaping around the track which doesn't drop foliage and make track slippery,
- Privacy and overlooking from the north eastern playground (adjoining residents),

- Consider screening along Roberts Lane to provide privacy for adjoining properties,
- Objection to off-leash dog area, park is too small to accommodate this and would be dangerous for children and older people,
- Park currently works well, the changes in the Plan would be over development,
- Parking situation is inadequate, suggest using redundant tennis courts as additional parking and more parking along Roberts Lane,
- Need drop off area for buses, which would be safer for children and older people,
- Parking and access for Lily Street rear garages requires double parking and blocking lane, suggest time restricted parking on part of Roberts Lane.

The above comments raised during the public exhibition were considered by Georges River Council at its meeting of XXX (CCLXXX) and a number of changes to the Kempt Field Masterplan were endorsed. These changes are reflected in the Masterplan in **Figure 15** below and in **Attachment 1**.

KEY PRINCIPLES

- improved connections through to train station**
 - proposed pathways linking train station to recreational and commercial precincts
- utilise existing trees as natural shade over play space**
 - proposed natural play with rocks & logs, and adventurous play with rope climb, flying fox, spinners, giant slide, with further shade trees and nature play elements
- opportunity to modify existing circuit path as fitness path**
 - proposed 4m wide, 500m long circuit path with distance markers, line marking, fitness stations and active zones around circuit path
- retain existing car parking**
- retain central oval for informal ball sports and community events**
 - proposed informal goals, amphitheatre seating, concrete stage, social spaces and open lawn area for community markets and events
- utilise existing slope as natural amphitheatre**
 - proposed terraced seating and viewing area over grass lawn
- consider placement of key facilities in line with environmental assessment**
 - ensure proposed new toilet and other facilities are in line with council recommendations
- ensure provision of range of activities for all ages to enjoy**



Figure 15: Kempt Field Masterplan Extract (Source: Playce, October 2017)

5. Management of Kempt Field

Vision Statement

Kempt Field is a high quality open space which provides for active recreation, and will also provide for increased opportunities and improvements in passive recreation (e.g. walking paths, picnic and BBQ areas, children's playground and dog off-leash area) for the current and future residents of Hurstville City Centre and Georges River Council.

Design Principles

The key principles and actions in the Masterplan are detailed below:

Principles	Actions
1 Improve connections through to Allawah Station.	Proposed pathways linking train station to residential, recreational and commercial premises.
2 Utilise existing trees as natural shade over play space.	Proposed natural play with rocks and logs, and adventurous play with rope climb, flying fox, spinners, giant slide, with further shade trees and nature play elements.
3 Utilise the opportunity to modify existing circuit path as fitness path.	Proposed 4m wide, 500m long circuit path with distance markers, line marking, fitness stations and active zones around circuit path.
4 Retain central oval for informal ball sports and community events.	Proposed informal goals, amphitheatre seating, concrete stage, social spaces and open lawn area for community markets and events.
5 Utilise existing slope as natural amphitheatre.	Proposed terrace seating and viewing area over grass lawn.
6 Consider placement of key facilities in line with environmental assessment.	Ensure proposed new toilet and other facilities are located in line with the Masterplan and Council contamination investigation recommendations.
7 Ensure provision of a range of activities for all ages to enjoy.	A range of activities as identified in the Masterplan including bike training circuit, shelters, BBQ and picnic tables, fitness stations, dog off leash zone, circuit track, playing field and play zone.
8 Retain existing car parking.	No change proposed to the existing car parking area along Roberts Lane and within the car park.

Kempt Field Masterplan Zones

The Kempt Field Masterplan includes sporting and passive recreation improvements to Kempt Field and identifies three (3) distinct zones, “active zones”, “social zones”, “passive zones” and two (2) connection paths, “circuit path” and “linking spine” as considered below:

Active Zones

Four (4) Active Zone areas are identified which include areas for:

- Play space
- Bike training circuit
- Multi-purpose ball court (including badminton court)
- Fitness stations and bocce court
- Dog off leash zone

The central playing field also provides for an Active Zone for sporting groups and school sports bookings and a shared Passive Zone.



Social Zones

Six (6) Social Zone areas are identified which include areas for:

- Shelter and BBQs
- Picnic tables and seating
- Stage for events
- Upgraded toilet facility



Passive Zones

Four (4) Passive Zone areas are identified which include areas for:

- Seating
- Viewing areas
- Resting / stretching zones
- Open space for markets and events

As well as providing for a Passive Zone, the central playing field also provides for an Active Zone for shared sporting group and school sports bookings.



Circuit Path

A circuit path is identified which includes:

- Fitness track
- Connection to Allawah Rail Station
- Fitness stations along track
- Line marking and running lanes

Pedestrian connections will be provided to the East Quarter site adjacent to the west.



Linking Spine

A linking spine is identified which includes:

- Connection for the whole space
- Activity spine
- Wayfinding signage



Indicative Costing

A cost estimate of the Master Plan (October 2017), based on the works within each of the Masterplan Zones, has been provided at \$3.52M based on the following estimates for each Zone:

Play Zone	\$1,000,000
Circuit Track	\$220,000
Eastern Social Zone	\$60,000
Multi-Purpose Zone	\$400,000
Dog Off Leash Zone	\$150,000
Toilets	\$250,000
Northern Access Path	\$60,000
Bike Training Circuit	\$250,000
Western Social Zone	\$150,000
Lighting	\$350,000
Fitness Zone	\$200,000
Southern Access Path	\$60,000
Other (incl. preliminaries, demolition, site preparation & earthworks, drainage)	\$370,000
Total (Approx.)	\$3.52M²

This cost estimate will be reviewed as part of the detailed design project works programme (including any remediation works). This cost estimate has been included in the Plan of Management to assist with the staging of the project and with sourcing funding opportunities and includes:

- All landscaping and building works identified in the Masterplan including new and upgraded central sporting field, multi-purpose court, fitness zones, lighting, resurfacing and changes to the pedestrian/cycle rack, new pedestrian pathways, dog off-leash zone, fencing, extensive landscaping and improvements to passive recreation areas (including children's playgrounds, circuit track, seating, BBQ and picnic areas) and replacement toilet block.

The cost estimate does not include remediation of the site and subsequent reinstatement and improvements to landscaping. The full costs of any remediation will be determined once detailed environmental investigations have been carried out.

² Estimated cost excludes: GST, contingency, consultant fees, bulk earthworks, existing tree pruning works, civil works packages, services connections other than listed, street lighting, public art and sculpture, signage elements.

Note: the design proposals included in the Masterplan are indicative only and detailed design will be required and this may result in minor variations in the location of facilities and works such as active zones, cycleways and pathways.

Funding for the landscape and building works identified in the Masterplan will include the use of funding from future Section 94 Development Contributions (LGA Wide works including park furniture and signage and shade structures), funds from planning agreements (existing and future), existing budget and contributions from Government Grants (where available). Landscaping works will commence in the short term and be staged based on funding availability.

Action Plan

The Action Plan below, and the Masterplan summarise the purposes for which land, and any buildings or improvements, will be used and developed.

The Action Plan provides the basis for the implementation of the Plan of Management (including the Masterplan). The Action Plan outlines the strategies and actions which will be adopted in order to achieve the objectives and an indication of the staging and timing.

The design and upgrade proposals are indicative only and detailed design will be required for the proposals. This detailed design may require minor variations in the location of facilities and works such as cycleways and pathways.

The costings are based on estimates provided as part of the Masterplan. These have been incorporated into the Staging Plan for budgeting future works. Further detailed costing will need to be undertaken at detailed design and documentation stages. The identified actions, staging and estimated costings will be implemented via Council's future annual Operational Plan (and associated budgets).

The Action Plan includes actions which are management based and those that involve landscape and building works. The actions involving landscape and building works are further detailed in the Works and Staging Program below.

The anticipated timeframes for the commencement of individual stages are:

Stage 1 (1-2 years)	Immediate / Short Term
Stage 2 (5 years)	Short Term
Stage 3 (10+ years)	Medium Term

Social and Cultural Development

Objectives:

- a) To provide a range of quality structured and unstructured recreational opportunities based on identified community needs and accessible to all age groups and ability levels.
- b) To restrict vehicular access to the park and provide adequate parking areas on the periphery.
- c) To provide safe pedestrian linkages and general environment within the park.
- d) To encourage modern and functional architectural designs for future park facilities, landscaping and buildings which enhance the parks environment and surrounds.
- e) To provide well-designed, secure, energy and water efficient and conveniently located facilities and amenities to cater to the needs of all user groups.
- f) To minimise any detrimental impacts to surrounding residential areas from sporting activities.

Strategy	Management Action	Priority/Staging
<i>Use of Kempt Field</i>		
Range of quality structured and unstructured recreational opportunities.	Passive Recreation: Construction additional areas for passive recreation including walking paths, BBQ and picnic areas, children's playgrounds, dog-off leash area and pedestrian and cycle paths and associated landscaping.	All stages.
	Active Recreation: Implement the Masterplan which incorporates a central playing field, multi-purpose court, fitness zones and areas for unstructured active recreation.	All stages.
<i>Playing Field & Multi-Purpose Ball Court</i>		
	Locate and design sporting field, courts and cycling track to create efficient use of the park and multi-use of sporting fields (where possible).	Timing to be confirmed (affected by funding available).
	Construct playing field and multi-purpose ball court in accordance with the Masterplan.	Timing to be confirmed (affected by funding available).
	Maximise playing field and multi-purpose ball court usage through Australian Standard floodlighting whilst ensuring minimal adverse impact upon adjoining residents.	As above.

Strategy	Management Action	Priority/Staging
<i>Traffic, Parking & Pedestrian Access</i>		
Restrict vehicle access to Kempt Field.	Restrict vehicular access (other than service and emergency vehicles) to designated car parking areas on the perimeter of the Park.	Ongoing.
To provide safe pedestrian linkages within the park.	Formalise the main pedestrian access points into the Park and entry points to carparks.	Ongoing.
	Build pedestrian pathways throughout the park for walking for exercise and to provide north/south and east/west linkages. All pathways are to provide options for access for people with a disability.	Within each Stage.
To provide car parking in suitable locations on the perimeter of the park and minimise parking impacts on surrounding residential streets.	Retain car parking areas which are located adjacent to the park or in proximity to areas which require handy access to car parking.	Stage 1.
	Carparks are to provide adequate shade, safety, visual amenity and have sufficient capacity to cater for the parking requirements of sporting and recreational users.	Timing to be confirmed (affected by funding available).
	Bicycle parking facilities are to be included throughout the Park	Timing to be confirmed (affected by funding available).
<i>Shared Cycle and Pedestrian Track</i>		
To provide safe, pervious and aesthetic pedestrian pathways around the perimeter of the Park and providing connections to areas outside the Park.	Construct a walking and running track around the perimeter of the park which provides cross park linkages to the north, east and west as shown on the Masterplan. Where possible this track should be wheelchair and double stroller accessible.	Timing to be confirmed (affected by funding available).
	Provide clear signage (in accordance with any Council Signage requirements) at suitable locations on the walking and running tracks to identify points of potential conflict with the cycle tracks including adjacent to BBQ areas, playgrounds, dog off-leash zone and	Ongoing.

Strategy	Management Action	Priority/Staging
	pedestrian crossings.	
To provide a cycle track which is able to cater for competition and non-competition cycling for all levels and age groups.	The shared pedestrian and cycling track around the perimeter is to provide a venue which can be used competitions, training and non-competitive cyclists (where possible). All path design is to be in accordance with current bicycle standards and guidelines.	Timing to be confirmed (affected by funding available).
	Cycle tracks (including children's track) are designed to reduce any potential conflict with pedestrians, are an aesthetic feature and connect with existing and proposed cycle routes, promoting the use of these connections.	As above.
<i>BBQ and Picnic Areas</i>		
Provide a range of BBQ and picnic areas throughout the park which are well designed, safe and are provided with shade and wind protection.	Install BBQ facilities, picnic shelters and seating as identified in the Masterplan.	Timing to be confirmed (affected by funding available).
<i>Playgrounds</i>		
Ensure that children's playgrounds are well designed, safe and attractive and cater for a range of play activity and age groups.	Construct new children's play zone on the northern side of the park adjacent to Durham Street.	Timing to be confirmed (affected by funding available).
	Install impact absorbing synthetic soft fall material under the playground equipment and where possible, provide shade over the playground, play areas and supervising areas.	As above.
<i>Dog Off Leash Zone</i>		
	Provide a new dog off leash zone in the south eastern corner of the park, including fencing, dog fitness obstacles and seating.	Timing to be confirmed (affected by funding available).
	Provide interpretative education for dog owners using the park through signed and facilities (eg waste disposal).	As above.

Strategy	Management Action	Priority/Staging
<i>Amenities Buildings</i>		
Construct new amenities building.	Demolish the existing amenities building and construct a new amenities in the same location (as shown in the Masterplan). All buildings are to incorporate energy and water efficient features and designed to promote safety.	Stage 1.
	Provide community access to toilets adjacent to children's playground during daylight hours and access to toilets by sporting groups during training and any competitions.	Stage 1.
Council Landscaping and Maintenance Equipment Storage	Include an area for equipment storage within the new amenities building (if required).	Stage 1.
<i>Landscaping</i>		
Ensure landscaping is well designed and water efficient and incorporates primarily indigenous vegetation.	Provide mass planting and lawns throughout the park as identified in the Masterplan and using (where possible) species listed in Tree Species for Landscaping (Attachment 2).	Within each Stage.
	Retain areas of indigenous and feature exotic landscaping (where possible).	Ongoing.
	Provide streetscape tree planting around the perimeter of the park to integrate the urban residential area within the park environment. Ensure that the trees selected for the new planting will not provide a hazard for the circuit track through fallen leaves etc.	Within each Stage.
	Provide additional landscaping using native species throughout the park and avenue tree planning (detailing and location/design based on the Masterplan and Tree Species for Landscaping Attachment 2).	Within each Stage.
	Establish a tree inspection program, inventory and maintenance replacement program.	Stage 1.
<i>Seating, Lighting and Other Features</i>		
To ensure that all features and fittings are well-designed and energy efficient.	Prepare design criteria for the park furnishing and fittings in accordance with Council's standard specifications. Ensure that park seating is suitable for	Ongoing.

Strategy	Management Action	Priority/Staging
	individuals with different physical attributes and abilities.	
	Locate and provide water bubblers in suitable locations throughout Kempt Field.	Within each Stage.
	Install new lighting (including playing field lighting) and review and modify existing amenity and safety lighting (if required); ensure minimal light spill on any adjacent residential areas.	Within each Stage.
<i>Safety and Security</i>		
Ensure that Kempt Field is designed and managed to maximise safety and security.	Identify passive surveillance opportunities and ensure the park is designed to maximise safety and security (including landscaping).	Within each Stage.
	Install lighting in accordance with the Masterplan and designed to ensure no light spill to adjoining residential areas.	Within each Stage.
	All structures, where possible, are to use surface materials that deter graffiti.	Within each Stage.
	Manage a system of recording and following up any vandalism and incidents of antisocial behaviour. This information should be used to initiate methods to deal with any problem areas.	Stage 1.
	Engage in regular ongoing maintenance checks and evaluation of current facilities including landscaping to ensure that they do not pose any safety risks to visitors of the park.	Ongoing.
	Provide emergency service information signs at all park entry points, amenity buildings and car parks.	Stage 1.
	Retain access gates in the south eastern corner of Kempt Field.	Ongoing.
	Install signage to clearly identify prohibited activities (eg. rubbish dumping, golfing and motorcycle riding) in the main entrances to the park and other key areas.	Within each Stage.
<i>Fencing</i>		
	Install landscaping and land forming buffer areas to delineate uses in accordance with the Masterplan.	Within each Stage.
	Replace existing log fencing adjacent to the car parking area along Roberts Lane	Within each Stage.

Strategy	Management Action	Priority/Staging
	with more suitable materials.	
Events		
	Council will administer bookings for all sporting events and carnivals and may request an event management strategy which identifies impacts on surrounding residents, park users and sporting groups and identifies measures to minimise or manage these impacts.	Ongoing.

Environmental Sustainability

Objectives:

- a) To ensure environmentally sustainable development in the parks design and maintenance.
- b) Promote environmental awareness and education.
- c) To protect, restore and maintain the parks natural resources and areas of remnant indigenous vegetation and promote the use of native indigenous plants in landscaping.

Strategy	Management Action	Priority/Staging
Stormwater and Water Usage		
	Install new irrigation system in new sports field (as required). Install water tanks for irrigation water recycling (as required).	Within each Stage.
	Provide water saving measures such as rainwater tanks, town water taps with auto-shut off in picnic areas.	Within each Stage.
	Install stormwater re-use measures such as sub-surface drainage, stormwater system and stormwater tanks (as required).	Within each Stage.
Waste Management		
	Provide waste disposal and recycling bins – including information about recycling at key active and passive recreation points throughout the park.	Within each Stage.
Contamination		
	Prior to any development (including demolition), report on the condition of	Prior to any development.

Strategy	Management Action	Priority/Staging
	the buildings located within the park and identify any required remediation measures.	
	Prior to any development prepare an environmental management strategy for the park which considers previous uses, risk analysis and guidelines for any future development to ensure that all future works and development within the park complies with State legislative requirements (including SEPP 55 – Remediation of Land) and the ongoing safe use of the park.	Stage 1.
<i>Use of Fertilisers</i>		
	Minimise the use of chemical fertilisers within the park.	Ongoing.
<i>Integrating Sporting and Cultural Events</i>		
	Investigate the use of the park for cultural events such as markets, festivals and other such events when not conflicting with sporting activities and neighbouring residents.	Stage 1.

Civic Leadership

Objectives:

- a) To ensure public awareness, participation and consultation in the use, management, planning and development of the park and its resources.
- b) To initiate efficient and effective park management and maintenance programs.
- c) To ensure best practice and accountability in the financial management of the parks assets.

Strategy	Management Action	Priority/Staging
<i>Ongoing Management</i>		
Management Committee	Establish a regular meeting (biannual or annual) of key users of the park to discuss any issues relating to park operation, conflict between users, development within the park, and the monitoring and future review of the Plan of Management and Master Plan.	Ongoing.

Strategy	Management Action	Priority/Staging
Masterplan	Identify a project manager (or project team) to oversee the design and project management of Masterplan works including preliminary concepts, staging, environmental investigations, development applications and construction.	Stage 1.
	Masterplan construction works are to consider existing users within Kempt Field and (where possible) are to timetable construction to fit in with seasonal sports.	Ongoing.
<i>Sports Field and Facilities Bookings</i>		
	Guidelines for the use of sporting fields and facilities are to be distributed to all sporting groups and individuals who make a booking and are to be available on community information brochures (refer below) and Council's website.	Ongoing.
	Applications to Council for the use of sporting field, multi-purpose court, cycle track and facilities (eg. BBQ areas) are to be through Council's booking system and must be in writing and submitted to Council before proposed commencement, including dates and times of booking, anticipated player numbers, ages and teams.	Ongoing.
<i>Management of Licenses and Leases</i>		
	Ensure that any new licence or lease agreements clearly define the rights to occupancy and avoid any rights to exclusive occupancy or access.	Stage 1.
<i>Financial Management</i>		
	Manage all financial transactions relating to the management of Kempt Field under the one project account and report details (including an itemised account of all income and expenditure) quarterly or as required.	Stage 1.
	User fees and charges should partially cover the operation and management costs of Kempt Field and are to be based on the Georges River Schedule of Fees and Charges.	Stage 1.

Strategy	Management Action	Priority/Staging
	A review of the management and maintenance costs for the Park is to be undertaken annually and the costs considered in the review of the Georges River Schedule of Fees and Charges.	Stage 1.
	Investigate biannually the means to supplement Council's expenditure on the Park with external funding opportunities (eg. grants) to facilitate Kempt Field improvements.	Stage 1.
<i>Community & User Groups Involvement</i>		
	Undertake park visitor surveys (annually) to identify issues and suggestions for park design and operational improvements.	Stage 1.
	Undertake annual surveys of sporting groups which use the park to ascertain usage, satisfaction with playing fields and facilities and Council's management.	Ongoing.
<i>Promotion of Kempt Field</i>		
	Prepare general information brochures for Kempt Field describing fields and facilities, maps showing location of sporting field, multi-purpose court, picnic areas and details of how to make bookings and information on responsibilities of park users.	Stage 1.
	Produce periodic media releases about the upgrades and new facilities and uses within Kempt Field.	Stage 1.
	Prior to any significant works commencing within the park, notify surrounding residents that may be affected, identifying the reasons for the works, anticipated timeframe and Council contact person.	Ongoing.

Program for Implementation

The works proposed in the Masterplan will be implemented in stages as funding becomes available. A Works and Staging Program has been developed, focusing each stage on development of a particular zone, while allowing the rest of the park to function as normal. The order of stages, or elements within these stages, may vary according to the availability of funding and future detailed design work.

The indicative cost of works is based on estimate provided in the Masterplan. As noted above, this indicative cost estimate will be reviewed once the layout and works programme (including any remediation works) has been established.

The indicative costs for each zone and proposed staging are shown below:

Masterplan Zone	Indicative Cost	Proposed Staging
<p>Play Zone</p> <ul style="list-style-type: none"> • Social area, shelter, BBQs, picnic tables, drink fountain, bike racks and seating. • Motion elements – flying fox, big basket swing, spinners and big slide. • Adventure ropes course with giant climbing net and balance ropes. • Nature play logs, rock garden beds and new trees. • Existing nature shade trees. • Fence along Durham Street and Roberts Lane. 	\$1M	To be confirmed based on contamination investigations and funding sources.
<p>Circuit Track</p> <ul style="list-style-type: none"> • 500m running track with distance markers every 100m. • 100m sprint track with line-marking. • 4m wide share path for pedestrians, bikes and scooters. • Social seating along path. • Social zone with stage for community events, picnic tables and seating. 	\$220,000	As above.
<p>Eastern Social Zone</p> <ul style="list-style-type: none"> • Seats and stretching stations along circuit path. 	\$60,000	As above.
<p>Multi-Purpose Zone</p> <ul style="list-style-type: none"> • Ball court with various line-marking (including basketball and badminton). • Amphitheatre seating for viewing. • Shelter and social space with picnic tables and seating. 	\$400,000	To be confirmed based on contamination investigations and funding sources.
<p>Dog Off Leash Zone</p> <ul style="list-style-type: none"> • Fencing and dog fitness obstacles and seating. 	\$150,000	As above.

Toilets	\$250,000	Stage 1
<ul style="list-style-type: none"> Replacement of existing toilet block. 		
Northern Access Path	\$60,000	To be confirmed based on contamination investigations and funding sources.
<ul style="list-style-type: none"> As detailed in the Masterplan. 		
Bike Training Circuit	\$250,000	As above.
<ul style="list-style-type: none"> Line-marked path with signs and roundabout. Social zone with shelter, BBQs and picnic tables, seating, drink fountain and bike racks. Shade trees and garden beds. 		
Western Social Zone	\$150,000	As above.
<ul style="list-style-type: none"> Shelter, BBQs, picnic tables and drink fountain. Stage for community events. Seating along path. Informal goal posts. Open space for community events. Key connection to new development to the west. 		
Lighting	\$350,000	To be confirmed based on contamination investigations and funding sources.
<ul style="list-style-type: none"> Around circuit track, multi-purpose zone and other locations (sites identified in Masterplan) for night use. 		
Fitness Zone	\$200,000	As above.
<ul style="list-style-type: none"> Fitness stations on either side of circuit track. Seating and rest stops along path. Bocce court. 		
Southern Access Path	\$60,000	As above.
<ul style="list-style-type: none"> As detailed in the Masterplan. 		
Other	\$370,000	As above.
<ul style="list-style-type: none"> Preliminaries, drainage, demolition, earthworks, grassing. 		
Total	\$3.52M³	

³ Estimated cost excludes: GST, contingency, consultant fees, bulk earthworks, existing tree pruning works, civil works packages, services connections other than listed, street lighting, public art and sculpture, signage elements.

Other works (to be confirmed) include:

- Remediation works (as required) (to be investigated in Stage 1),
- Demolition works (existing structures and landscape features),
- Removal of log fencing around the perimeter of Kempt Field,
- Car parking (landscaping improvements) (if required),
- Drainage (subsurface draining, stormwater system, irrigation and detention),
- Soft landscaping (tree planting and grassed areas),
- Fixtures and furniture (bins, bubblers and directional signage),
- Electrical services (amenity lighting on footpaths and as identified in Masterplan).

Review of this Plan of Management

The Plan of Management and the Action Plan Tables will be reviewed and updated as necessary according to changing circumstances and to reflect changing community needs and Council's priorities, issues and funding sources.

Attachments

Attachment 1

Kempt Field Masterplan

(provided under separate cover)

Attachment 2

Landscaping Species List

Landscaping Species List

Botanic Name	Common Name	Height (Appox)	Preferred Soil Type	Comments
Indigenous Trees - (all wards)				
<i>Acmena smithii</i>	Lilly Pilly	7m	sheltered, sandstone	Rainforest tree
<i>Angophora bakeri</i>	Narrow-leaved Apple	2-10m	varied	
<i>Angophora costata</i>	Sydney Red Gum	15-20m	sandstone	
<i>Angophora floribunda</i>	Rough-barked Apple	12-20m	sandstone	
<i>Backhousia myrtifolia</i>	Grey Myrtle	3-4m	sheltered, fertile	
<i>Banksia serrata</i>	Old Man Banksia	4-8m	sandstone	Used as street tree
<i>Callicoma serratifolia</i>	Black Wattle	4-8m	sandstone/ varied	
<i>Callitris rhomboidea</i>	Port Jackson Pine	6m	sandstone, sheltered	Native conifer
<i>Casuarina glauca</i>	Swamp Oak	to 20m	estuarine	
<i>Ceratopetalum apetalum</i>	Coachwood	to 25m	sheltered	Rainforest tree
<i>Ceratopetalum gummiferum</i>	NSW Christmas Bush	5m	sandstone	
<i>Corymbia gummifera</i>	Red Bloodwood	12m	sandstone	
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	4-8m	fertile, well drained	Used as street tree
<i>Eucalyptus capitellata</i>	Brown Stringybark	10m	sandstone	
<i>Eucalyptus globoidea</i>	White Stringybark	15-30m	varied	
<i>Eucalyptus haemastoma/ Eucalyptus haemarac</i>	Scribbly Gum	8m	sandstone	
<i>Eucalyptus longifolia</i>	Woollybutt	to 25m	clay/shale	Rare species
<i>Eucalyptus maculata</i>	Spotted Gum	30m	varied	
<i>Eucalyptus moluccana</i>	Grey Box	to 30m	clay	
<i>Eucalyptus paniculata</i>	Grey Ironbark	30m	clay/shale	
<i>Eucalyptus parramattensis</i>	Drooping red Gum	8m	clay/shale	
<i>Eucalyptus pilularis</i>	Blackbutt	to 30m	sandstone	
<i>Eucalyptus piperita</i>	Sydney Peppermint	15m	sandstone	
<i>Eucalyptus punctata</i>	Grey Gum	16m	varied	
<i>Eucalyptus resinifera</i>	Red Mahogany	20m	sandstone	
<i>Eucalyptus tereticomis</i>	Forest Red Gum	30m	clay	
<i>Glochidion ferdinandi</i>	Cheese Tree	4-8m	sandstone/ rainforest	
<i>Leptospermum attenuatum</i>	Tea Tree	4m	moist	
<i>Leptospermum polygalifolium</i>	Tea Tree	to 5m	sandstone	
<i>Melaleuca amillarlis</i>	Bracelet Honey Myrtle	5-8m	varied	
<i>Melaleuca linariifolia</i>	Snow in Summer	5-8m	varied	
<i>Melaleuca stypelioides</i>	Prickly Paperbark	6-15m	varied	Used as street tree
<i>Myoporum acuminatum</i>	Mangrove Boobialla	4-6m	sheltered	

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<i>Rapanea howittiana</i>	Brush Muttonwood	to 10m	fertile, sheltered	Rainforest tree
<i>Syncarpia glomulifera</i>	Turpentine	to 25m	clay/shale	Used as street tree
<i>Xylomelum pyriforme</i>	Woody Pear	4m	sandstone	
Native Trees - (all wards)				
<i>Agonis flexuosa</i>	Willow Myrtle	8m	varied	Used as street tree
<i>Alectryon tomentosus</i>	Red Jacket	8-15m	sheltered, fertile	Rainforest tree
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	15m	moist, sheltered	
<i>Backhousia citriodora</i>	Lemon Scented Myrtle	6-8m	fertile, sheltered	Rainforest tree
<i>Banksia integrifolia</i>	Coast Banksia	5-8m	sandstone	
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	12-15m	fertile, well drained	Deciduous
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	6-10m	fertile, sheltered	
<i>Callistemon salignus</i>	Willow Bottlebrush	8-10m	alluvial, varied	
<i>Cupaniopsis anacardioides</i>	Tuckeroo	4-8m	coastal, sandy	
<i>Eucalyptus ficifolia</i>	Red Flowering Gum	8m	sandstone	
<i>Eucalyptus maculata</i>	Spotted Gum	15-30m	varied	
<i>Eucalyptus scoparia</i>	Willow Gum	10-20m	well drained	Used as street tree
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	12m	shale	Used as street tree
<i>Hymenosporum flavum</i>	Native Frangipani	10m	fertile, well drained	Perfumed flowers
<i>Leptospermum laevigatum</i>	Coast Tea Tree	3-5m	sandy	
<i>Livistona australis</i>	Cabbage Tree Palm	to 25m	moist, fertile	
<i>Lophostemon confertus</i>	Brush Box	10m	varied	Used as street tree
<i>Macadamia integrifolia</i>	Macadamia	5-8m	sandstone	Used as street tree
<i>Podocarpus elatus</i>	Plum Pine	12-25m	moist, fertile	Edible fruit
<i>Stenocarpus sinuatus</i>	Firewheel Tree	8-10m	fertile, sandy	Rainforest tree
<i>Syzygium spp.</i>	Lilly Pilly	3m ⁺	sheltered/ sandstone	Rainforest tree
<i>Tristaniaopsis laurina</i>	Water Gum	4-7m	varied	Used as street tree
Exotic Trees - (Hurstville and Penshurst Wards only)				
<i>Acer species</i>	Maple	4m ⁺	moist, fertile	Deciduous
<i>Arbutus unedo</i>	Strawberry Tree	6-8m	well drained	Edible fruit
<i>Betula species</i>	Birch	12-20m	sandy loam	Deciduous
<i>Calodendrum capense</i>	Cape Chestnut	8-15m	fertile	Semi-deciduous
<i>Fraxinus griffithii</i>	Himalayan Ash	5m	varied	Used as street tree
<i>Ginkgo biloba</i>	Maidenhair Tree	12-25m	fertile, alluvial	Ancient species
<i>Gordonia axillaris</i>	Crepe Camellia	3-5m	fertile, moist	Used as street tree
<i>Lagerstroemia indica</i>	Crepe Myrtle	6-8m	well drained, fertile	Deciduous
<i>Liriodendron tulipifera</i>	Tulip Tree	15-30m	fertile, sheltered	Deciduous
<i>Jacaranda mimosifolia</i>	Jacaranda	12-15m	fertile, well drained	Deciduous
<i>Magnolia grandiflora</i>	Bull-bay Magnolia	15m	well drained, fertile	
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	10-12m	sandy	
<i>Michelia figo</i>	Port Wine Magnolia	3m	well drained, fertile	

Botanic Name	Common Name	Height (Approx)	Preferred Soil Type	Comments
<i>Pistacia chinensis</i>	Chinese Pistachio	8-15m	well drained	Deciduous
<i>Quercus</i> species	Oak (various)	10-30m	fertile, moist	Deciduous
<i>Robinia</i> 'Mop Top'	Mop Top Robinia	6m	varied	Semi deciduous
<i>Schinus areira</i>	Peppercorn Tree	6-15m	sandy, moist	Deciduous
<i>Ulmus</i> species	Elm (various)	12m*	fertile	Used as street tree, semi-deciduous

Note: The guide to the size of the trees and shrubs indicated are approximate only. The size guide has been approximated based on growing conditions in Georges River Council area. The growth of vegetation can be affected by many factors including restricted area for canopy and trunk spread, restricted area for root systems, soil type, exposure to light etc. Council recommends and encourages the use of indigenous species over others.