

Kogarah Council  
**KOGARAH PARK COMMUNITY LAND**  
PLAN OF MANAGEMENT

---

2005



Prepared by

KOGARAH COUNCIL

Department of Asset & Services

Parks & Urban Landscapes Division

# Kogarah Park Plan of Management

This plan of management for Kogarah Park was placed on public exhibition on Thursday, 13<sup>th</sup> January, 2005 and submissions closed on 25<sup>th</sup> February, 2005.

The public hearing to categorise the community land within the parkland was independently conducted by M.E.McMahon & Associates Solicitors and was held on Wednesday, 16<sup>th</sup> March, 2005 at Council's Civic Centre, 2 Belgrave Street, Kogarah.

After review of submissions Council adopted the plan of management at its Regular Council Meeting held on 29<sup>th</sup> March, 2005.

To ensure that this plan of management is representative of the changing needs of the community it should be periodically reviewed and when necessary revise in accordance with the legislative requirements of the Local Government Act.

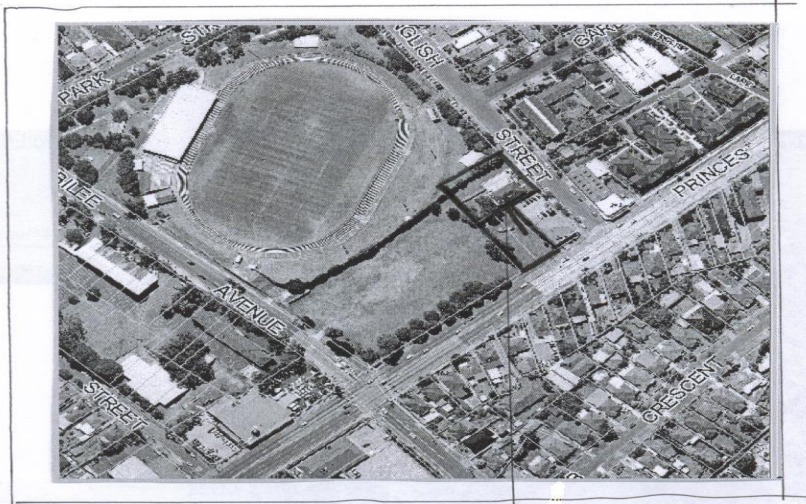
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Diagram 1



Subject Area

Kogarah Council

Site Location  
49 English Street

## Executive Summary

This Plan of Management was prepared in consultation with local residents and provides for the future direction and policy for the planning, management and development of Community Land that comprises Kogarah Park Community Land, Kogarah refer to Diagram 1. It should be noted that the implementation of the strategies herein, whether wholly undertaken in one attempt or staged over an extended period of time, would be dependent on the demands made on Council. The implementation of the plan will also be influenced by Council's preferred priorities in any one financial year and the availability of resources each financial year. The principal recommendations of this plan are:

- (i) to categorise the community land as required under the provisions of the *Local Government Act, 1993*. With reference to the terms of the Act, Kogarah Park Community Land, Kogarah and its surrounds has been categorised as "General Community Use".
- (ii) to permit licensing and or the leasing of the land or the built structures on Community Land within Kogarah Park for a purpose that provides a community or recreational service or benefit to the community.
- (iii) to permit either alterations or additions to the existing community building or demolish and construct new community or recreation facilities that adequately meets current and future community needs and demands.
- (iv) to ensure access to the existing or future facilities for persons with a disability, improve playground facilities, park furniture and visual landscape while retaining suitable open space grassed areas for local children and other visitors to the park (Refer to Diagram 2).
- (v) to incorporate ecological sustainable development principles in the development and management of the community land and its built structures.

Briefly, the aim of the strategies and principle recommendations of this plan is to ensure access to a quality community or recreational venue that addresses identified community needs. Secondly, to ensure the parkland is managed and develop in a way that ensures that the land and its resources are sustained and managed in an ecologically sound manner. Finally, to promote and market the site to maximise public awareness, increase its use and capitalise on the community benefits that can be experienced at the site by local residents and visitors alike.







## 1.0 INTRODUCTION

The Plan of Management focuses solely on the site of Kogarah Park Community Land, Kogarah. Therefore, unless otherwise stated, the use of the term or phrase “site”, “study area” or “community land” refers to that area of the Community Land, the facilities therein and surrounding parkland being Lots A & B, DP 162265, Lot 2, DP 170281 and Lots A & B, DP316338 (Refer to Diagram 1). This Plan takes a holistic approach to the planning, management and future development of the site as a community facility, however, it is intended at a later date when resources become available to incorporate this plan into an overall master plan for Kogarah Park including that area of the park that is Crown land. This will include Jubilee Oval, the passive park areas and sports fields that are Crown land held in Trust by Kogarah Council.

### 1.1 STRUCTURE OF THE PLAN of DRAFT MANAGEMENT

The plan of management is structured in a manner that first presents a description of the site’s history and property details and then proceeds to present strategies for the site relative to the recommended land management category in accordance with the provisions of the *Local Government Act, 1993*.

The Appendices provide additional information as required under the *Local Government Act, 1993* in that the description and condition of the land, its resources, both natural and man-made are described in more detail. Appendix 1, is entitled “Planning & Development” and provides information on planning controls, proposed major developments etc. While Appendix 2, entitled “Land Assessment” reviews the natural and man-made resources within the study area. Appendix 3 contains a summary of the local community survey that was undertaken to provide initial community input into the planning process. Appendix 4 tables the submissions received during the public exhibition period while Appendix 5 list where significant amendments have been made to the plan. Appendix 6 presents the consultant’s report from the public hearing to categorise the land “Community Land”.

### 1.2 STUDY AREA

The study area is in Precinct 2 of the Kogarah Municipality and consists of land that incorporates 49 English Street, Kogarah and a further four adjoining land parcels one on the western and three other land parcels on the eastern boundaries of the cited property. These four parcels of land form part of Kogarah Park and are in Council’s ownership (Refer to Diagram 1). The study area is approximately 2,589m<sup>2</sup>. The three parcels of land on the eastern side boundary of 49 English Street form a 90° angle to the two lots that face English Street. In the middle of the study area, on the corner of English Street and Princes Highway, is a privately owned parcel of land with a two-storey building that has been converted into a restaurant and, being privately owned, is not included in this study.

The study area adjoins Crown land that comprises Jubilee Oval and parts of Kogarah Park that have been listed as sites of regional Heritage Significance and a Habitat Reinforcement Area under the

Kogarah Local Environmental Plan. The Crown land is also excluded from this study as it is managed in accordance with the *Crown Lands Act, 1989* and not the *Local Government Act, 1993*. At the appropriate time a plan of management will need to be prepared for the whole site to include the Crown Reserve land and at that time this plan of management will be incorporated into that overall plan.

### 1.3 RECENT SITE HISTORY

Previously Lots A & B, DP162265 which incorporates 49 English Street was the Jubilee Oval Caretakers residence. In more recent times in 1996 the building had alterations and additions made to it for conversion into a kitchen for Meals on Wheels (Building Application No.217/96). Council entered into a Commercial Lease with Kogarah Meals On Wheels Inc on 16<sup>th</sup> July, 1996 terminating on 15<sup>th</sup> July, 2006 a period of 10 years. However, in May, 2004 Kogarah Meals On Wheels Inc requested a termination of their lease and relocated elsewhere leaving 49A English Street vacant. Because of its location, the site remains an ideal location for Council to provide and operate a community service. With reference to those portions of the study area that comprise part of Kogarah Park this has been parkland since the sites inception.

### 1.4 PROPERTY DETAILS

Kogarah Council is the current owner of the land. The property details are outlined in Table 1.

Table 1

**PROPERTY DETAILS – KOGARAH PARK COMMUNITY LAND**

| <b>DP No</b> | <b>Lot No</b> | <b>Site</b>  | <b>Owner</b>    |
|--------------|---------------|--|-----------------|
| DP162265     | A             | Kogarah Park, land adjoining 49 English Street on its western boundary and forms part of Jubilee Oval. | Kogarah Council |
| DP162265     | B             | 49A English Street, Kogarah – Community Building   | Kogarah Council |
| DP170281     | 2             | Kogarah Park, playground site  | Kogarah Council |
| DP316338     | A             | Kogarah Park   | Kogarah Council |
| DP316338     | B             | Kogarah Park   | Kogarah Council |

Lots A & B in DP 162265 are Council owned but Certificate of Title is not held with the Department of Lands. Ownership is confirmed from Council rates files. Certificate of Title for all other Lots has been confirmed by the Department of Lands. Council will need to investigate this matter and finalise ownership.

### 1.5 INTENSITY OF USE

Part of the site contains a single storey brick residential house and single garage that was previously used by the Kogarah Meals on Wheels Inc. The service has now vacated the house and relocated to more suitable premises within the municipality. The building is currently vacant with no community

services operating from the building. In addition, within the study area is an aging playground and limited park furniture. Local residents and the nearby school use the playground. However, these facilities are currently under utilised partly owing to the aging play equipment and vacant building. The study area needs to be upgraded and modernised as it is well positioned to provide a key local community service as well as make provision for unstructured play areas for young children and shaded rest areas for aged persons.



Kogarah Park Community Land – Playground Area

land classification  
& category



Photograph of part of the Community Land at Kogarah Park (*building to the right of photograph is on private land*)

## 2.0 LAND CLASSIFICATION

The *Local Government Act, 1993* requires the classification of Council owned land into “community” or “operational” land (LGA:1993). The classification “operational” land does not apply to the study area as the community and Council wish to retain the land for a community purpose. The land has been classified as “Community Land”. Essentially, the purpose of this classification is to identify land that should be kept for use by the general public (community). The purpose of classifying the land “community land” and then proceeding to categorise it is to assign core objectives that are relevant to the proposed or existing use of the land. The core objectives are to provide clear direction in the management of the site.

## 2.1 LAND CATEGORISATION

As the land is classified “Community Land” then Council is required under the legislation to categorise the land. Council has assigned the land category “General Community Use” to the study area (Refer to Appendix 6). The assigned category introduces a number of core management objectives that are outlined in the legislation that are specifically aimed at managing community land and facilities. These objectives guide the future use of the site. Owing to the existing development on the site and its former and prospective use as a venue for the promotion of community services no other category was considered valid. Table 3 provides the reasoning for the assigned category.

Table 3

**LAND CATEGORISATION ASSESSMENT**

| <b>Category</b>              | <b>Assessment</b>  |
|------------------------------|--|
| <b>General Community Use</b> | The category "General Community Use" applies to the whole site outlined in Diagram 1 and all the facilities and amenities therein.<br>Relative to the facilities and amenities of the site being purposely designed and built to provide community services their use and purpose for social, intellectual welfare and recreational opportunities no other category is considered valid. |

## 2.2 OTHER CATEGORIES

The following are the remaining categories but because they are not consistent with the character of the land and/or existing or future use of the site they do not apply:

**Sportsground** – applies to areas of parkland specifically to be used for sports related activities.

**Natural Area** – consisting of bushland, wetlands, escarpment, natural watercourse, and foreshore.

**Park** – consisting of passive recreational activities or pastimes and for the casual playing of games.

**Cultural Significance** – land that comprises elements of historical or cultural significance.

land category  
general community use



Community Land at 49 English Street, Kogarah

### 3.0 LAND CATEGORY – GENERAL COMMUNITY USE

#### 3.1 Core Objectives

The core objectives for management of community land categorised – “General Community Use”, are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet current and future needs of the local community and of the wider public and, therefore, the land must be used:

- (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, license 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).

#### 3.2 Licensing & Leasing

There are restrictions on Community Land relative to the granting of licenses or leases. For example, under the provisions of the *Local Government Act, 1993* Council may grant a licence or lease for a period up to 21 years. In addition, the lease or licence must be consistent with the core objectives for the nominated land category in which the licence or lease is confined.

It is Council's preference to maintain the site for a community purpose and to offer a lease or licence agreement for the use and development of the land for such a purpose.

#### 3.3 Licensing & Leasing Principles

It is Council's and the community's preference to ensure the provision of quality community services by providing a diversity of services that enhance the recreational, educational and social benefits to the community. This can be achieved by Council responding to identified community needs that have been established as having a high priority within the community. In such cases where Council does not have the infrastructure and / or resources, then consideration should be given to offering third parties leases or licenses to provide these identified community needs and services.

Subsequently, this plan of management permits Council to offer to third parties short or long-term licenses and/or lease agreements for any approved purpose that is relative to the category and is consistent with the core objectives for the management and use of the land. This also includes the use and management of any approved future recreational or community facilities that complement and enhance the recreational, educational and social benefits that can be derived from appropriate use of the land. Determination of the appropriateness of any proposed future use is dependent on the criteria outlined in this plan, permissible use relative to the ascribed land category, the zoning and

permitted uses under the Kogarah Local Environmental Plan and, where development of recreational or community facilities are proposed, through due process in determining Development Applications.

With reference to Table 4, the Table cites the Principles to be adopted for licensing and leasing within the land category “General Community Use”. The Principles apply to future license or lease agreements. In addition, further reference needs to be made to Council’s policy entitled “*Leasing of Community Land and Buildings*” adopted 27 August, 2001, which addresses leasing and licensing to community groups or associations.

Table 4

**PRINCIPLES FOR LEASING & LICENSING – COMMUNITY LAND & BUILDINGS**

| Item   | Principles  |
|--|---|
| <i>Lease Agreements</i>                                | Subject to the termination of any management, license or lease or other agreement for the use of the land including its built structures, either by default, voluntary surrender, termination at Council’s discretion or any other means, any future agreement for the use of land and/or built structures on that land are to adopt the following principles.  |
| <i>Lease or Licence Areas</i>                          | The plan permits the leasing or licensing of the Community Land and built structures in Kogarah Park ,outlined in Diagram 1, for community service, welfare or recreational use.  |
| <i>Community Services &amp; Recreation Development</i> | Any proposed development for a community purpose is to demonstrate how it achieves the Ecological Sustainable Development principles outlined in this plan. Reference should be made to the Development Assessment Criteria, Section 5.2 of this plan.<br><br>Any future development, alteration or additions to the site should not dominate but complement and not unduly impose on the surrounding parkland.   |
| <i>Aesthetics</i>                                      | Future built form should relate to the scale and character of the site as established by the existing surrounding buildings. The design of built structures must consider the proposed building mass, form, height, roof pitch and shape, materials, detailing and colour and their impact on the site, its users, existing site buildings and the surrounding residential area.<br><br>Any lessee operating a commercially operated community service on the site shall first notify and obtain consent in writing from Council prior to erecting, placing, fixing or attaching or otherwise any product advertising, promotional material or otherwise to the buildings or the surrounding grounds within the lease area. |
| <i>Maintenance</i>                                     | Lessees shall be responsible for the maintenance and good appearance of the building(s), fences, landscape and surrounding area within the boundary of the licensed or leased area.   |
| <i>Permitted Uses</i>                                  | Activities associated with passive or active educational, community service, sports, and recreational activities, ancillary social activities as permitted under the Kogarah Local Environmental Plan and as determined by Council in accordance with this plan of management.  |
| <i>Intensity of Use</i>                                | Council is to seek to maximise the diversity of social, educational, recreational experiences and opportunities that the site and its facilities can provide to both genders and a broad range of age, ethnic groups and for those with varying degrees of disability.<br><br>However, the use and the type of use of the site and its facilities are to be managed in a manner that avoids detriment to public assets, the environment or the enjoyment of the site by other individuals or groups or results in unreasonable inconvenience to adjoining residents.  |
| <i>Hours of Use</i>                                    | Where a new lease or license is proposed through negotiation with Council and in accordance with the provisions of the <i>Local Government Act, 1993</i> . Where a new development is proposed through the conditions of development consent in accordance with development assessment under the <i>Environmental Planning &amp; Assessment Act, 1979</i> .   |
| <i>Lease or Licence Term</i>                           | (i) Council is permitted to negotiate either a lease, licence or management agreement for the management of any part or all the facilities on the site for a period of not more than 21 years.<br><br>(ii) Leases for community land that exceed 5 years are only to be offered where the total capital investment to be expended at the site by the lessee for new capital works (excluding maintenance works) on the site exceeds \$100,000 Sydney CPI adjusted annually from 2004.   |



**PRINCIPLES FOR LEASING & LICENSING – COMMUNITY LAND & BUILDINGS**

| Item             | Principles   |
|------------------|--|
|                  | <p>(iii) Leases for community land that exceed 5 years are to be conditional on the commencement of new capital works within an agreed timeframe between the Council and the lessee.</p> <p>(iv) Other than leases entered into under Item (i) for a 21 year period, future agreements are to be generally restricted to 5 years. The latter to also comply with Council's policy for community groups and associations entitled "<i>Leasing of Community Land and Buildings</i>" adopted 27 August, 2001, Part 2(c) of that policy.</p>   |
| <i>Rent</i>      | <p><i>Commercial Activity</i></p> <p>Where a licence or lease permits a commercial activity preference is to be given to commercial rental rates or a percentage thereof based on an independent valuation.</p> <p><i>Community Activity</i></p> <p>All lease or licence agreements with community groups or associations are to comply with Council's policy entitled "<i>Leasing of Community Land and Buildings</i>" and are also to be based on an independent valuation. Community groups must demonstrate their ability to meet the commitments of the terms and conditions of any proposed lease or license agreement.</p> <p><i>Periodic Rent Review</i></p> <p>Part 2(c) of Council's policy entitled "<i>Leasing of Community Land and Buildings</i>" makes provisions for periodic rent reviews. This condition should be extended to lease agreements for facilities and amenities that operate on a commercial basis and are profit orientated. Minimal rent increases should be based on the annual Sydney Consumer Price Index.</p> <p><i>Subsidised Rents</i></p> <p>Any agreement that results in Council subsidising the rent, activity or service then that amount is to be compared with similar full commercial rates and the level of annual subsidisation as well as for the term of the agreement is to reported to Council.</p> |
| <i>Reporting</i> | <p>Subsidised rental conditions in any lease or license agreement to a community group or commercial enterprise is to be reflected in Council's annual financial report as well as property and or community service subsidy reports.</p>  |

### 3.4 Strategies

The strategies or actions outlined in Table 5 apply to the study area and are intended to provide a system of management by objectives. The stated objectives direct the management, planning and development of the site. These are formulated so that it is possible to apply assessment criteria to measure the implementation of the plan. It is this element of measurability that makes the objectives valuable in determining accountability. These strategies are based in part on primary community research, discussions with key stakeholders, secondary research that provided relevant information in formulating the strategies. The strategies will enhance management decision-making in resource allocation, and assist in implementing best practice site management.

Table 5

**STRATEGIES FOR COMMUNITY LAND – CATEGORY “GENERAL COMMUNITY USE”**

| <b>Strategy</b>   | <b>Objectives</b>  | <b>Performance Measures</b>   |
|---|--|---|
| <p><b>Leasing, Licensing &amp; Management</b></p> <p>Permit licensing and or the leasing of Kogarah Park Community Land as determined by Council.</p> <p>Permit the land to be used for a community service, or recreational and or sporting venue as approved by Council.</p> <p>Lease or license agreements to address Principles for Leasing &amp; Licensing, (Refer to Table 4)</p> | <p>to ensure responsible management, service provision and marketing of a community service, sports and/or recreational venue.</p> <p>where feasible, as determined by Council, to provide a source of income to assist in the maintenance and improvement of the land and its built structures.</p> <p>to enable Council to be accountable for the management and financial planning for the facility and its surrounds.</p> <p>to ensure the responsible use, management and maintenance of the assets and surrounds of the venue.</p> | <p>Consistently manage the site and its built structures in a responsible manner for a range of community benefits in a manner that:</p> <ul style="list-style-type: none"> <li>• adheres to health and safety regulations. No infringements.</li> <li>• adheres to the terms and conditions of any lease or license agreement. No infringements.</li> </ul> <p>Adherence to Council Policy on Leasing of Community Land and Buildings.</p> |
| <p><b>Ascribe the category “General Community Use”</b> to that area of land as outlined in Diagram 1 of this plan.</p>  | <p>to conform to the requirements of the Local Government Act, 1993.</p> <p>to assign core objectives for the management of the land.</p>  | <p>Ascribe land category “General Community Use” to the designated area of community land as described in Diagram 1 of this plan.</p>   |
| <p><b>Implement life cycle property asset management</b> and maintenance practices.</p>   | <p>to provide cost-benefits analysis (depreciation rates, remaining life span, major repair and replacement costs, social costs and benefits, etc) of assets and services for decision making and resource allocation purposes.</p>  | <p>Appearance of the facility as determined and assessed by users.</p> <p>60% satisfaction rating by users of the facility.</p>   |
| <p>Council to prepare and maintain a five (5) year <b>Budget &amp; Asset Maintenance Plan</b> for the study area.</p> <p>The Plan to include:</p> <p>(a) An assessment of the condition of buildings, structures, fixtures</p>  | <p>to ensure accountability in the management of Council assets.</p> <p>to ensure appropriate service levels relative to reasonable user demands.</p> <p>to adhere to health and safety regulations to ensure the protection</p>   | <p>Compliance with health and safety regulations.</p> <p>Completion of the works and recommendations outlined in the condition report.</p> <p>Completion of the works and recommendations outlines in the</p>   |

**STRATEGIES FOR COMMUNITY LAND – CATEGORY “GENERAL COMMUNITY USE”**

| <b>Strategy</b>  | <b>Objectives</b>   | <b>Performance Measures</b>   |
|--|---|---|
| <p>and fittings; and</p> <p>(b) A landscape assessment of the surrounding area.</p> <p>(c) Assessment of the accessibility for persons with a disability.</p> <p>Council to frequently monitor the condition and use of its assets and infrastructure.</p> | <p>of site visitors.</p> <p>to retain the visual amenity of the site and its resources.</p>   | <p>landscape assessment report.</p> <p>Greater than 60% visitor satisfaction with appearance and, where relevant, the function and reliability of assets, within the site.</p>  |
| <p>Council to conduct an <b>Access Audit</b> on the building and site, which identifies and assesses issues of public access to the facilities for able bodied and for persons with a disability.</p>  | <p>to ensure ease in environmental negotiability to, in and around facilities for aged and persons with a disability.</p> <p>to provide ease of interpretation of signage by using international symbols where appropriate.</p>   | <p>Adhere to appropriate Australian Standards for public access and signage for people with disabilities.</p> <p>Adherence to Disability Discrimination Act, 1992.</p> <p>Implement the recommendations of the Access Audit relevant to the site and include these recommendations in Councils DDA Action Plan.</p> |
| <p>Council to undertake an <b>Energy Audit</b> of buildings and other energy uses within the site.</p>   | <p>to minimise the use of fossil fuels and increase the use of sustainable energy systems.</p> <p>to achieve savings in energy consumption costs.</p> <p>to establish a fair and equitable user pays pricing system.</p> <p>to identify Council’s level of subsidisation of energy used by third parties within the site.</p> | <p>Adherence to appropriate environmental legislation, regulatory and policy requirements.</p> <p>Reduction in energy costs.</p>  |
| <p>Council to include the site in a <b>Strategic Marketing Plan</b> for Council Community Facilities and Services throughout the Kogarah Municipality.</p> <p>Install signage promoting the venue, its facilities and services to the community.</p>       | <p>to maximise the use of the venue for a community purpose.</p> <p>to promote the site as a community facility.</p>  | <p>Completion and implementation of the approved recommendations in the Community Facilities Strategic Marketing Plan.</p> <p>Completion of a range of promotional material promoting the site as a community service and or educational or recreational venue.</p>   |

**STRATEGIES FOR COMMUNITY LAND – CATEGORY “GENERAL COMMUNITY USE”**

| <b>Strategy</b>  | <b>Objectives</b>   | <b>Performance Measures</b>  |
|--|---|--|
|  |   | Preparation of a Strategic Marketing Plan for Council Community Facilities.  |
| <b>Permit development that is ancillary to the purpose</b> , use and enjoyment of the site as permitted under the Kogarah Local Environmental Plan.                    | to maximise the use of community land for a public benefit in terms of providing appropriate community facilities and services and / or educational, sports and recreational opportunities.   | Adherence to the current Kogarah Local Environmental Plan and this plan of management.   |
| Where feasible, Council to <b>avoid excessive building development</b> within the site.  | to retain a significant area of public open space.  | Open space ratio to exceed that of the area of built structures.   |
| Prepare a <b>Hazard &amp; Risk Management Plan</b> for the study area based on Australian Standard AS/NZS 4360:1999.   | to manage or eliminate potential hazards and risk within the site.<br><br>to ensure best practise in public health and safety of the site and its surrounds.<br><br>to comply with occupational health and safety regulations.  | Reduction in public risk liability.<br><br>Compliance with requirements of AAS27, Workcover, Occupational, Health and Safety regulations, Building Codes of Australia and access requirements in accordance with AS1428. |
| Council to monitor and apply for <b>capital assistance grants</b> through the provision of State and Federal Government Grants or other <b>funding opportunities</b> . | to provide capital assistance to undertake works to improve the amenity and environmental quality of the site, provide additional services and facilities in the study area for the community's benefit or provide any other advantage to improve and contribute to the quality of life in the Kogarah Municipality | Acquire capital assistance grants for a range of projects outlined in the plan of management.  |
| <b>Prepare an Environmental Management Plan</b> for the site.  | to ensure best practice environmental management of the parkland.   | Completed within 2 years after commencement of the lease agreement.<br><br>Implementation of the recommendations of the plan.  |
| <b>Implement the Schedule of Works</b><br>Implement Plan of Management strategies.   | to ensure accountability and timely implementation of the plan of management.   | Implementation of plan of management strategies.   |
| <b>Upgrade the children's playground</b> .   | to prevent dogs entering the playground area.   | 70% user satisfaction.<br>Installation of appropriate  |

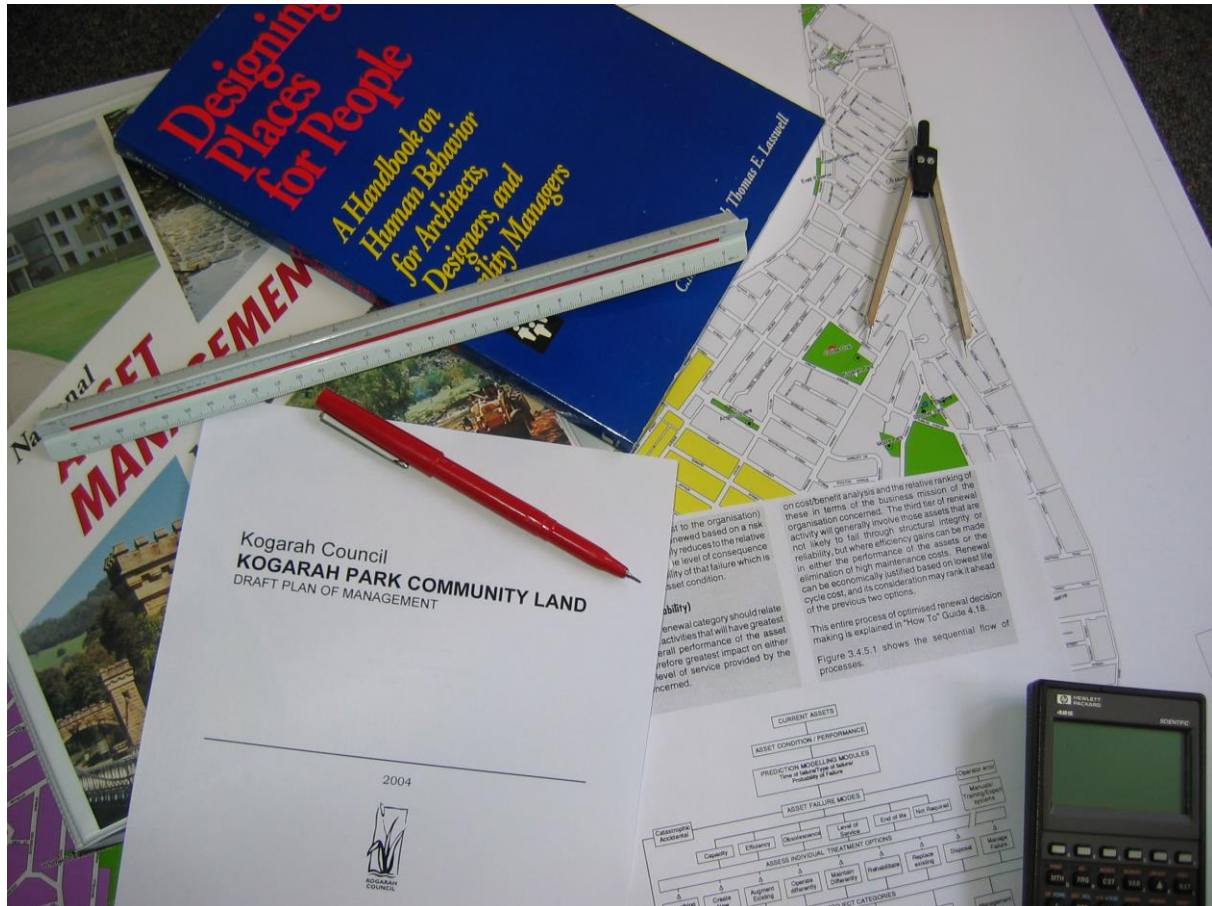
**STRATEGIES FOR COMMUNITY LAND – CATEGORY “GENERAL COMMUNITY USE”**

| <b>Strategy</b>   | <b>Objectives</b>  | <b>Performance Measures</b>  |
|---|--|--|
| <p>Install safety fence.</p> <p>Install of <b>shade device over the play area.</b></p> <p><b>Install park furniture</b> for adult supervision.</p>  | <p>to make provision for children under the age of 8 years who visit the complex with parents.</p> <p>to provide appropriate health protection from ultra-violet rays.</p>   | <p>playground equipment for targeted age group.</p> <p>Installation of safety fencing, shade device and park furniture.</p>  |
| <p>Council to prepare a <b>Landscape Master Plan</b> to include a schedule of works &amp; maintenance program for the surrounding landscape area of the Community Land and adopt <b>Landscape Design Guidelines (LDG)</b> for the site furniture, fixtures and fittings based on sustainable design principles.</p> <p>Council is to ensure public consultation and neighbour notification in preparing the Landscape Master Plan as required under Council Policy entitled “Neighbour Notification – Park Improvements” adopted 14 June, 1988.</p> <p>Consideration to be given to the issues and preferences identified in the community survey (refer to Appendix 3) when preparing the Landscape Master Plan.</p> | <p>to synthesise the landscape development of the site.</p> <p>to incorporate sustainable design principles.</p> <p>to maximise the site potential as a diverse recreational, educational, cultural, and community resource.</p> <p>to ensure public input into the design process.</p> <p>to provide a quality standard for site furniture, fixtures, fittings, form, colour, texture and construction materials that aesthetically complements the site’s environment and its surrounds.</p> <p>to improve and maintain the quality and amenity of the site and its resources.</p> | <p>65% community acceptance of the Landscape Master Plan.</p> <p>Landscape design in accordance with the requirements of this plan and ecological sustainable design principles.</p> <p>Adherence to the criteria within the Council approved Landscape Design Guidelines.</p> <p>Adherence to Council Policy on “Neighbour Notification – Park Improvements”.</p> |
| <p>Subject to and prior to any future development, Council to prepare <b>Architectural Design Guidelines (ADG)</b> for built structures within the site based on sustainable design principles.</p>   | <p>to adopt sustainable architectural design principles for buildings based on the following:</p> <ul style="list-style-type: none"> <li>• Flexible designs to enhance building longevity.</li> <li>• Utilise strategies that protect and restore water resources.</li> <li>• Improve energy efficiency while ensuring thermal comfort.</li> <li>• Reduce environmental impacts related to energy use.</li> <li>• Promote Occupational Health</li> </ul>   | <p>Adherence to the criteria within the Council approved Architectural Design Guidelines and Landscape Design Guidelines.</p> <p>65% visitor and resident satisfaction with appearance of the site and its buildings.</p>  |

**STRATEGIES FOR COMMUNITY LAND – CATEGORY “GENERAL COMMUNITY USE”**

| <b>Strategy</b>  | <b>Objectives</b>  | <b>Performance Measures</b>  |
|--|--|--|
|  | <p>and Safety in the indoor [and outdoor] environment.</p> <ul style="list-style-type: none"> <li>• Conserve water and consider water reuse systems.</li> <li>• Use environmentally preferable building materials.</li> <li>• Use appropriate plant materials.</li> <li>• Plan for recycling during construction, demolition and occupancy” (Mendler &amp; Odell : 2000).</li> </ul> <p>to ensure quality in building fixtures and fittings relative to their design, form, colour, texture and construction materials and that they aesthetically complement the site.</p> <p>to improve and maintain the facilities of the site and its resources.</p> |  |
| <p>Prepare a <b>Water Conservation Plan</b> for the site based on the findings of a water audit which is to provide:</p> <ul style="list-style-type: none"> <li>• An inventory of water-using equipment and fixtures.</li> <li>• Analysis of water consumption patterns.</li> <li>• Estimates of potential costs savings, the costs of implementation and the payback period.</li> <li>• The recommended measures to achieve these savings.</li> </ul> | <p>to provide a step-by-step process to assist council in the design and implementation of a successful water conservation program.</p> <p>to identify options for financing the conversion to water efficient operations.</p>   | <p>Reduction in water consumption.</p> <p>Reduction in water cost.</p> |
| <p>Assess the effectiveness of <b>Waste Management</b> needs including the provision of additional garbage bins during major sports events.</p>  | <p>to retain the visual amenity of the area and eliminate waste entering into the street drainage systems.</p>   | <p>Implement findings of the Waste Management assessment study.</p>    |

# funding & schedule of works



## 4.0 FUNDING

The implementation of the strategies outlined in the plan that are Council's responsibility, whether wholly undertaken in one attempt or staged over a period of time, will be dependent on the demands made on Council, its preferred priorities in any one financial year and the availability of resources each financial year. Table 6, outlines possible external sources of funding to assist Council or its appointed lessee or licensee of the site to undertake capital works, studies or provide approved services from the site. The cited external grants are generally available annually but may vary as to the sum of capital assistance available and the criteria for preferred projects being promoted by the funding body. It should be noted that grants are not available to contribute towards maintenance works. These remain the responsibility of Council or may in part be the responsibility of a lessee. In addition, grants are available only for a limited time and are not always available every year. The availability of grants can be limited to only 12 months or may be available for a set period, for example grant funding may be available over a three (3) year period for a specific staged project that requires, owing to the extent of the project, extensive financial assistance. Financial assistance from grants is generally confined to a dollar-for-dollar contribution. This requires Council to contribute 50% of the costs of the project and the funding body contributing the other 50%.

The total amount and number of grant funds that are available from any one source at any one time is very limited. The availability of grant funding is also competitive between Councils. Therefore, Council cannot entirely rely solely on grants to commence and supplement a project and may need to rely on its general funds, Section 94 contribution or loan funds to commence works. However, it should apply to any grant body for assistance where any of its projects comply with the grant criteria. This plan of management can assist Council in the preparation of appropriate applications.

In addition, the State and Federal Government periodically introduce new grant programs. These may address specific social, economic or environmental issues. Council will need to monitor these as they are introduced.

As previously noted, grants are not available to assist Council in financing its maintenance for its parks, reserves and sports facilities. Unless balanced by the introduction of new efficiency measures any reduction in existing maintenance expenditure to supplement new capital works should be avoided. The consequences of failing to adequately maintain valuable asset's is the necessity to bring that asset back online later. This is usually at a higher financial cost to the community. Further consequences result in a loss of public credibility and accountability in asset management as well as a reduction in asset service value. The adage "*prevention is better than cure*" has significant relevance in the management of valuable community assets. In addition, it should be noted that where monitoring of works is required then this too would incur additional costs for Council.



The ongoing maintenance of the site’s existing assets should be the preferred course of action where that asset has high community value and use. However, assets whose rate of deterioration has exceeded reasonable ongoing maintenance expenditure, repair or replacement costs then Council will need to give consideration to asset disposal and divert funding to supplement new development or improved maintenance of other assets.

Table 6

| <b>POSSIBLE FUNDING SOURCES</b>                                   |  |
|---|--|
| NSW Department of Sport & Recreation – Capital Assistance Program |  |
| Council General, Section 94 and Loan Funds                        |  |

#### 4.1 RANKING

The following outlines the schedule to implement the strategies outlined in the plan. The implementation of some strategies are dependent on or may be affected by the findings of one of the cited studies which may identify additional works that need to be undertaken prior to any of those nominated in Table 7.

The suggested ranking’s are also subject to other factors necessitating a change but there is nothing to prevent all or a limited number of strategies within the plan being implemented at any one time or lesser items being implemented first. The cited priorities may be subject to other changes to accommodate a program of works that best achieves a consistent means of development relative to available funding and resources. However, where changes are proposed prior consideration needs to be given to the impact of any proposed undertaking on other future works to avoid unnecessary expenditure, duplication or inconvenience.

The schedule of works listed in the plan has been prioritised in a hierarchy expressed by the numeric symbols “1” indicating a “First Order Priority”, “2” a “Second Order Priority” and “3” a “Third Order Priority”. These are further detailed in Table 7.

Table 7

| <b>PRIORITY ORDER KEY</b> |  |
|---------------------------|--|
| <b>Priority</b>           | <b>Description</b>   |
| 1                         | First Order Priority<br>Items allocated “1” are the preferred first items to be addressed in implementing the plan.  |
| 2                         | Second Order Priority<br>Items allocated “2” are the preferred secondary items to be addressed in implementing the plan but can be upgraded or downgraded.   |
| 3                         | Third Order Priority<br>Items allocated “3” are the preferred third order items to be addressed in implementing the plan and should be implemented after items “1” and “2” have been initiated. Items in this category may be upgraded to secondary items. |

## 4.2 SCHEDULE OF STRATEGIES & ACTIONS

Table 8 presents a schedule for implementing the strategies outlined in this plan of management. The Table indicates the strategy and the preferred priority for each of the actions. The schedule of actions forms part of the overall strategies for the management of the site. The Tabled strategies are listed in the order of priority.

Table 8

| <b>SCHEDULE OF STRATEGIES &amp; ACTIONS</b> |   |
|---|---|
| <b>Priority</b>                             | <b>Action</b>   |
| <b>Land Category: General Community Use</b> |   |
| 1   | Ascribe the land category "General Community Use" to that area of land as outlined in Diagram 1 of this plan.   |
| 1   | Offer a licensing or lease for the facilities and amenities within the Community Land in Kogarah Park as determined by Council.   |
| 1   | Implement life cycle property asset management and maintenance practices.   |
| 1   | Council to prepare and maintain a five (5) year Budget & Asset Maintenance Plan for the study area.   |
| 1   | Council to conduct an Access Audit on the building and site and implement the findings.   |
| 1   | Permit development that is ancillary to the purpose, use and enjoyment of the site as permitted under the Kogarah Local Environmental Plan and this plan of management. |
| 1   | Council to avoid excessive building development within the site.  |
| 1   | Prepare a Hazard & Risk Management Plan for the study area based on Australian Standard AS/NZS 4360:1999.   |
| 1   | Council to monitor and apply for capital assistance grants  |
| 1   | Implement the Schedule of Works Implement Plan of Management strategies.  |
| 1   | Upgrade the children's playground.  |
| 1   | Council to prepare a Landscape Master Plan  |
| 1   | Assess the effectiveness of Waste Management needs including the provision of additional garbage bins during major sports events.                                       |
| 1   | Council to monitor noise and vandalism within Kogarah Park and implement appropriate actions to police these impacts.   |
| 2   | Council to prepare Architectural Design Guidelines (ADG) for built structures within the site based on sustainable design principles.                                   |
| 2   | Prepare an Environmental Management Plan for the site.  |
| 2   | Council to undertake an Energy Audit of buildings and other energy uses within the site.  |
| 3   | Prepare a Water Conservation Plan for the site based on the findings of a water audit.  |
| 3   | Council to include the site in a Strategic Marketing Plan for Council Community Facilities and Services throughout the Kogarah Municipality.                            |

appendix 1

## planning & development

## 5.0 PLANNING & DEVELOPMENT

### 5.1 *Local Environmental Plan*

Kogarah Park Community Land, Kogarah is zoned 6(a) Open Space in Kogarah Council's Local Environmental Plan, 1998. The objectives of this zoning are to recognise publicly owned land used or capable of being used for public recreation or community services and to identify and protect land intended to be acquired for local public open space. The plan allows specific types of development with and without consent. Relative to Kogarah Park Community Land, development within the zoning for the site must be ancillary to or promote the use and enjoyment of the site by the community for public recreation or community services.

### 5.2 *Development Assessment Criteria*

Council considers development applications for its sites and reserves with reference to its Local Environmental Plan and the development assessment criteria within the plan. The plan states that the Council as the consent authority should not grant its consent to development on land zoned Open Space 6(a) unless it has considered the following assessment criteria:

- the need for the proposed development on that land;
- whether the proposed development promotes or is related to the use and enjoyment of the land;
- the impact of the proposed development on the existing or likely future use of the land; and
- the need to retain the land for its existing or likely future use, and in addition;
- the total area to be effected by a proposed development is to be a relevant factor in assessing the appropriateness of that development. Where a development proposal results in a permanent loss of a substantial area of the open space on the community land, then the total area to be alienated is to be weighted against the impact on the purpose, enjoyment and amenity of the reserve.
- the incorporation and use of ecological sustainable development building and management practices are also to be a relevant factor in assessing the appropriateness of a proposed development on community land.

Ecologically sustainable development seeks to provide economic, social and environmental benefits in the long term; the Commonwealth Government as defines it:

*“...using, conserving and enhancing the community’s resources so that ecological processes, on which life depends, are maintained and the total quality of life, now and in the future, can be increased”* (Commonwealth Gov:1990).

Essentially this means that any activity carried out at this site should meet current sustainability requirements in that the activity should not degrade or deplete the environment so much that a society or community will not be able to meet their needs in the future (Beder:1996). These core principles should form the basis for guiding any future development, alteration or addition to the built environment as well as landscape works that may take place within the study area.

The following provides a summary of these principles that are to be adopted as guiding principles in this plan of management.

a) *Conservation of Energy*

Any new building or landscape works should be constructed to minimise the reliance on fossil fuels and promote renewable energy alternatives.

b) *Utilisation of Ecological Systems*

Buildings or landscape works are to be designed to work with the seasonal climatic conditions, natural energy sources and other ecological systems.

c) *Minimisation of New Resources*

Buildings and landscape works are to be designed to minimise the use of new resources. Existing resources at the end of their useful life in one form, where feasible, to be incorporated into new works.

d) *Integrating User Needs while ensuring Ecological Sustainable Practices*

Buildings and landscape works are to be designed relative to the principal user purpose and needs with least impact on the environment. Works associated with the landscape are to consider the inclusion of endemic vegetation and the creation of habitat opportunities for native species and furthering life supporting ecological systems.

e) *Consideration of the Sites & its Ecological Systems*

Works associated with buildings or landscape and their use are to give consideration to the site and impacts on ecological systems, eg. wildlife habitat and water quality.

f) *Adopting a Holistic Approach*

From the above-cited Principle's, Items (a) to (e) are to be embodied in a holistic approach to the built and landscaped environment within the site.

## 5.4 NOISE CONTROL

Council is to notify the lessee that under the provisions of the *Protection of the Environment Operations Act, 1997* an on the spot fine of \$200 can be imposed on anyone who continues to make noise after being directed to stop by an EPA officer, the police, or a local council officer. Council is to monitor complaints relative to noise generated from the facility and, where a breach is established, impose the appropriate fines.

## 5.5 COMMUNITY NEEDS

During October 2004, Council completed community consultation with the residents who occupy properties in the immediate environs of the subject site, using a combination of informal interviews and a written questionnaire. A total of 40 properties, which have a frontage to Kogarah Park and are located along English Street, Princes Highway, Park Street and Garden Street were visited at least once, and an interview obtained where possible. The purpose of the plan of management was explained, and the written questionnaire was hand delivered to each resident. Where the property owner was absent, the written questionnaire was delivered by hand to the premises. Properties immediately abutting and opposite the subject site were visited more than once in an attempt to talk directly with the owner.

The results of the informal interviews may be summarised as follows:

- there was general support for the use of the premises for an alternative community use;
- of the 19 residents who were interviewed, a total of 12 residents supported its use for the purposes of a pre-school/child care centre;
- of the 19 residents who were interviewed, a total of 9 residents supported its use for the purposes of a gymnasium/ fitness centre and two residents were opposed to this use;
- other issues of concern were generally regarding the use of Kogarah Park, and included the unsightly nature of the mesh used to screen view by spectators; inadequate lighting of the perimeter, the impact of display lighting on the adjacent residential area, the need to

improve the playground facilities, the need for improved seating, and the problems which are created by street closures during major sporting events;

- there was no real suggestion regarding an alternative use of the facility;
- there was some apprehension about the potential effect of the redevelopment of the sporting facilities at Kogarah Park; and
- there was concern about safety for children using the existing playground equipment on the subject site.



Aging children's play equipment, Kogarah Park

Following the distribution of the written questionnaires to a total of 40 households, 16 were received by the Council. The results of this survey are provided in Appendix 3 of this document, and a summary of the key outcomes may be summarised as follows:

- there was general interest and concern in regard to the overall operation of Kogarah Park as a sporting venue, and the way in which it can also meet the needs of residents;
- there was general support for the use of 49 English Street premises for an alternative community use;
- of the 16 residents who responded to the survey, a total of 16 residents supported its use for the purposes of a pre-school/child care centre. No major concerns were identified regarding this potential use.

- of the 16 residents who responded to the survey, 14 did not support its use as a fitness centre/gymnasium and one resident group (Carlton South Public School) supported its use for this purpose;
- matters of concern regarding the operation of the community use facility were primarily in regard to the management of traffic, and to a lesser extent the potential for noise emission; and
- the need to improve the safety and quality of the playground was noted.



Kogarah Park – Poor landscaping, a lack of pathways for ease of access for aged and persons with a disability, limited park furniture and shade impact on the use and amenity of the site as a significant local recreation resource.



appendix 2

## land assessment

## 6.0 LAND ASSESSMENT

The primary function for describing and assessing the land's assets and resources is to identify the principal attributes of the land, determine the condition of both the natural elements and man-made structures on the site as well as identify constraints. The process provides the basis for ascribing land categories, identifying land management issues, determining objectives to supplement the core objectives for each category of land and for determining the appropriate action plan and performance measures as required by the *Local Government Act, 1993*.

### 6.1 FLORA

There are 21 plant species on the site of which seven (7) are semi-mature trees located to the southern side of the Community Land (Refer to Table 9). Most have some form of lower trunk damage the cause having yet to be identified. The site's aspect is open to the prevailing salt laden southerly winds that affect the health of the trees. This aspect needs to be considered in any future landscaping works for the site. The following table lists the flora found on site, their location and condition.

Table 9

**FLORA LIST- PARKSIDE DRIVE COMMUNITY LAND, KOGARAH**

| <b>Species</b>             | <b>Common Name</b> | <b>No.</b> | <b>Condition</b> | <b>Location</b>                 |
|----------------------------|--------------------|------------|------------------|---------------------------------|
| <i>Eucalyptus sp</i>       | Eucalyptus         | 4          | Fair             | Southern side of Community Land |
| <i>Agonis flexuosa</i>     | Weeping Myrtle     | 1          | Fair             | Southern side of Community Land |
| <i>Shinus molle</i>        | Peppercorn         | 2          | Fair             | Southern side of Community Land |
| <i>Brunfelsia bonadora</i> | Night & Day        | 14         | Fair to good     | Northern side of Community Land |

In an arborist assessment on the condition of the flora it was determined that there is a need for:

- Complete planting of the *Brunfelsia bonadora* that are located on the northern side of the Community Land.
- Weed management of the garden area where the *Brunfelsia bonadora* are located.
- Monitoring specimen trees located on the Oval side of Community Land. (Mainly *Eucalypts*).
- Special attention to be given to *Eucalyptus sp* located nearest the walkway to Community Land. This tree has partly recovered from previous mechanical damage and requires monitoring to ensure its ongoing health.

## 6.2 LANDSCAPE

In an assessment of the site, Council's Landscape Architect noted that the following elements be considered in any future design for the study area:

- Screen planting is needed on the boundaries of the Community Land to act as a buffer between the Princes Highway and adjoining restaurant.
- Planting should consist of native species to complement those species growing on the adjoining State Reserve land that comprises the remainder of Kogarah Park and Jubilee Oval and is a Habitat Reinforcement Area.
- The study area needs more colour, changes in textures and patterns to enhance the visual amenity of this area of Kogarah Park and enhance the visual amenity and status of Jubilee Oval as a Regional Heritage site.
- New park fixtures and fittings, playground equipment should adopt a specific and relevant theme with respect to the location, heritage values and the local area's history.



The Community Land that adjoining 49A English Street, Kogarah lacks landscaping and provides an opportunity to create a formal entry point from English Street into Kogarah Park.

### 6.3 ARCHITECTURE

There are two buildings located within the study area. A single storey house converted for use as a Meals on Wheels Kitchen occupies number 49A English Street. The house incorporates suspended timber floors, cavity brick walls internally rendered and a pitched terracotta tiled roof. The now vacant converted house has an area of 164.35m<sup>2</sup> together with a separate single garage that also occupies the site and has an area of 17.40m<sup>2</sup>.

The house was modified in 1996 for the purpose of providing a kitchen for the Meals on Wheels service. These modifications were principally made to the interior with alterations and additions for conversion to Meals on Wheels meal kitchen preparation area. The alterations and additions focused on the construction of a commercial size kitchen within the existing interior of the house. As a condition of consent provision was made for off-street parking for 6 vehicles.

The design of the house is considered to be around the late 1930's with an estimated age of approximately 65 to 70 years. Its remaining useful life is expected to be between 25 to 30 years.



The cottage located at 49A English Street, Kogarah, design 1930's

## 6.4 SITE ASSETS & CONDITION

The condition of the assets in that portion of Kogarah Park that is Community Land, the built structures including the converted house, separate garage and surrounds are generally in good condition. However, should Council retain the building a more comprehensive structural engineers report would provide a better basis from which to plan the ongoing maintenance of the building.

The playground within the study area is aging and is dull and uninteresting in colour and uninviting in appearance and requires modernisation. This is the case for the park furniture that is very limited and uninteresting in terms of the setting promoting social interaction. The equipment is in good condition for its age.

The surrounding fencing is a mix of arris rail, paling fencing and chain wire fencing. This should be standardised if possible. Overall the fences are in good condition.

## 6.5 *Asset Management*

Council has completed its asset register and has prepared its first asset management plan. As the number of assets it has in its possession increases and as other assets age it is important to monitor their condition. Monitoring is undertaken to assess each stage of the assets life cycle from new to eventual disposal. The above information on the condition of the assets in the study area and the required additional dilapidation reports will provide the means for Council to evaluate and make decisions relative to the allocation of scarce resources and the need for repairing, renewing, replacing or disposing of an asset. The process also allows for budget and service planning relative to the expenditure required to retain the quantity and/or quality of service to be provided to a particular asset. Asset management is a central component of this plan.

## 6.6 *Risk Management*

Standards Australia note that:

*“Risk management is recognised as an integral part of good management practice”.* (AS/NZS 4360:1999)

Risk management is a systematic method for establishing the context, identification, analysis, evaluation, treatment, monitoring and communication of risks (AS/NZS 4360:1999). Council will need to prepare a hazard identification and risk management plan for the study area to ensure continued public safety in the use of the facility. The risk management plan should be prepared by an appropriately qualified person and in accordance with Australian Standard AS/NZS 4360 or similar other accepted risk management methodology.



Adjoining private property infrastructure is accessible to park users creating a potential hazard as well as significantly affecting the visual amenity of the parkland.

## 6.7 ACCESS

There is a need to ensure safety, ease of access and unimpeded transition to and within the facilities and amenities throughout the site. An essential requirement is to ensure environmental negotiability in the event of an emergency and to ensure the comfort for aged and for persons with a disability. Therefore, all formal points of access and egress to the site as well as facilities and amenities within the site should, where feasible, make provision for persons with a disability and meet appropriate Australian Standards.

It is noted that there are no public toilet facilities servicing Kogarah Park and this may need to be considered should development within the park proceed to a level where community demand requires such a facility. With regard to the current low usage patterns and the fact that there are no records expressly seeking Council to construct such facilities in the parkland Council will need to monitor usage patterns and changing needs overtime as the park evolves and is developed to increase use.

### 6.7.1 *Vehicle Parking*

Provision has been made for on-site vehicle parking for up to 6 vehicles visiting the building, however, no provision has been made to provide a designated parking bay for persons with a disability. A single garage makes provision for an additional vehicle on-site. During the week there is kerbside parking available in English Street and limited 90°-angle parking on the nearby perimeter of Jubilee Oval. On the weekends during the winter season when first grade rugby league is played at Jubilee Oval street parking for visitors to the park is extremely difficult.



Adjoining concrete vehicle parking area for 6 vehicles at 49 English Street, Kogarah

### 6.7.2 *Pedestrian & Wheelchair Access*

Pedestrian access can be attained with relative ease throughout the site. However, wheelchair users will find that the toilet is inaccessible to them. An access audit should be carried out to identify insufficiencies in access to the site of Kogarah Park Community Land and its facilities for wheelchair users and persons with other physical disabilities.



appendix 3

# Community Survey Results

**COMMUNITY QUESTIONNAIRE: CONSULTATION LETTER**

**KOGARAH COUNCIL LETTERHEAD**

**PLAN OF MANAGEMENT FOR 49 ENGLISH STREET KOGARAH**

Dear Resident,

As you may be aware, the use of 49 English Street, Kogarah as Meals on Wheels facility has now ceased. In accordance with the requirements of the Local Government Act 1993, to permit further use of the site, Council is required to prepare a Plan of Management for this site. This will provide future strategic direction and policy for the planning, management and development of the site. To enable optimum benefit to be obtained from any proposed improvements, and that will complement the overall performance of Jubilee Park as a valuable recreational community asset, it is necessary to prepare a strategic framework and an action plan for the site. Council is keen to obtain your comments about the future use of the site, and to assist with this process we seek your response to the following questions. Please feel free to write any additional comments on the back of this response form. When completed please return this form in the reply paid envelope. We thank you for your assistance and would appreciate your comments by 5<sup>th</sup> November 2004.

Yours.....

**KOGARAH PARK COMMUNITY LAND**

**DRAFT PLAN OF MANAGEMENT**

**COMMUNITY QUESTIONNAIRE**

Question 1: What do you like most about living near Kogarah Park?

.....  
Question 2: What do you dislike?  
.....

Question 3: The use of no. 49 English Street for a meals on wheels kitchen, has now ceased. Are there facilities or particular uses that Council should consider for the site?  
.....  
.....

Question 4: Interest has been expressed in the use of the building as a fitness centre- gymnasium. How would you feel about this? Would you use this facility?.....  
.....

Question 5: Another possible use of the site may be as a childcare centre or a pre-school? How would you feel about this? Would you use such a facility?  
.....  
.....

Question 6: Are there any other considerations you think Council should be aware of when preparing the plan?.....  
.....  
.....

Question 7: May we ask you how long you have lived at this address?

(Optional).....

Question 8: Would you like to be kept informed about the preparation of the plan? If so, please provide your contact details.....  
.....

.....Thank you for your assistance.

**KOGARAH PARK COMMUNITY LAND  
DRAFT PLAN OF MANAGEMENT  
COMMUNITY QUESTIONNAIRE RESULTS**

On Friday 22<sup>nd</sup> October 2004, a total of 40 properties were visited and a total of 19 residents were interviewed informally, and given a copy of the questionnaire. At the remaining 21 properties the questionnaire survey was hand delivered. The initial comments made by residents are noted below:

| Address             | Comment   |
|---------------------|---|
| English Street      |   |
| 42 English Street   | Both uses acceptable<br>( gym/fitness and child care/preschool)<br>but favour child care<br>Would like to operate |
| 45 English Street   | The Laurels A Unit of Care of UPA – no response obtained  |
| 46 English Street   | not home  |
| 52 English Street   | Not gym, child care ok  |
| 54 English Street   | OK for uses if community use<br>Need to address issues at oval<br>Graffiti<br>Remove mesh from fence              |
| 56 English Street   | Not home  |
| 58 English Street   | Not home  |
| 60 English Street   | Not home  |
| 72 English Street   | Both uses acceptable  |
| 74 English Street   | Not home  |
| 24 Garden Street    | Redemptorist community Centre-Aged Care Both uses acceptable. Not really effected                                 |
| 245 Princes Highway | As long as not youth facility   |

**KOGARAH PARK COMMUNITY LAND  
DRAFT PLAN OF MANAGEMENT  
COMMUNITY QUESTIONNAIRE RESULTS**

|                     |  |
|---------------------|--|
| Chinese Restaurant  | No response  |
| 82 Princes Highway  | Both uses acceptable   |
| 84 Princes Highway  | Both uses acceptable   |
| 86 Princes Highway  | Not home   |
| 88 Princes Highway  | Not home   |
| 90 Princes Highway  | Both uses acceptable   |
| 92 Princes Highway  | Both uses acceptable   |
|                     | OK illuminated sign shines into home –Owner Pam Garray has spoken to Gary Sawyer |
| 94 Princes Highway  | Not home   |
| 94A Princes Highway | Business use, no response  |
| 96 Princes Highway  | Not home   |
| 96A Princes Highway | Not home   |
| 98 Princes Highway  | Not home   |
| 100 Princes Highway | Not Home   |
| 102 Princes Highway | Not home   |
| 104 Princes Highway | Not home   |
| 106 Princes Highway | Not home   |
| Car yard            | Both uses acceptable   |
|                     | Issues arise at major events   |

**KOGARAH PARK COMMUNITY LAND  
DRAFT PLAN OF MANAGEMENT  
COMMUNITY QUESTIONNAIRE RESULTS**

|                                      |    |                                   |
|--------------------------------------|----|-----------------------------------|
| Jubilee Avenue                       |    |                                   |
| Carlton South Public School 95875777 |    | Not available                     |
| 55 Jubilee Avenue                    |    |                                   |
| Park Street                          |    |                                   |
| 53 Park Street                       |    | Not home                          |
| 51 Park Street                       |    | Not home                          |
| 49 Park Street                       |    | Concern about stadium             |
|                                      |    | Need to improve playground        |
|                                      |    | Need for seating ( for elderly)   |
| 45 Park Street                       |    | Both uses acceptable              |
| 43 Park Street                       |    | Not home                          |
| 41 Park Street                       |    | Not home                          |
| 39 Park Street                       |    | Not home                          |
| 37 Park Street                       |    | Street closure can cause problems |
| 35 Park Street                       |    | Not home                          |
| 33 Park Street                       |    | Both uses acceptable              |
| 31 Park Street                       |    | Not home                          |
| Total interviewed                    | 19 |                                   |
| Total unavailable                    | 21 |                                   |
| Total properties visited             | 40 |                                   |

**KOGARAH PARK COMMUNITY LAND  
DRAFT PLAN OF MANAGEMENT  
COMMUNITY QUESTIONNAIRE RESULTS**

## **SUMMARY**

Overall support for the use of the building for gym/fitness or child care

No real proposals for alternative use

Emphasised the need for community accessible use

Awareness of future projects planned for the sports venue

Parking as a result of the hospital is issue

The removal of the damaged shade cloth along the fence is required

Improvements to the playground, including the protection from the machinery along the side wall of the Chinese Restaurant

## COMMUNITY QUESTIONNAIRE RESULTS

A total of 40 questionnaire surveys were delivered to households which occupy the properties which are located opposite Kogarah Park. In response, 16 survey forms were completed and returned to Council. The results of this survey are provided as follows in the form of a summary of the responses, noting those which were recorded more than once in brackets.

### Question 1: What do you like most about living near Kogarah Park?

|                                  |   |
|----------------------------------|---|
| The park – greenspace/open space | 6 |
| Trees                            | 2 |
| Quiet (particularly at night)    | 1 |
| Walking ( including to events)   | 1 |
| Children play on grass           | 1 |
| Play equipment                   | 1 |
| Convenience                      | 1 |
| Grass                            | 1 |
| Birdlife                         | 1 |
| Well maintained                  |   |
| Watching children play in park   |   |
| Facilities                       |   |
| Football                         |   |
| No response                      |   |

### Summary Comments

Residents value their proximity to Kogarah Park, and appreciate the trees and outdoor seating areas. There is regular use of the perimeter of the park, particularly by visitors to the aged persons accommodation. Carlton South Public School uses the Park, and would appreciate any improvements which supplement the recreation opportunities within the Park



**DRAFT PLAN OF MANAGEMENT  
COMMUNITY QUESTIONNAIRE RESULTS**

**Question 2: What do you dislike?**

Rubbish after games 3

Lack of appreciation

Inconsistent care of park (lawn care, furniture maintenance, new plant establishment –watering)

Lack of lighting

Absence of pathway

Absence of footpath where Carss Park, as people walk on road.

Not being able to park in front of house

Children's playground without safety fence, adjacent to Chinese restaurant, and rubbish in playground

Difficulty parking near house- regulations not enforced

Noise and behaviour after games

Noise late at night from restaurant

Loss of parkland

Hours of use

Traffic during major events

Nothing

**Summary Comments**

The operation of the Kogarah Park and particularly during major events is the focus of concern by residents. Residents believe that the operation of previous and future land use of 49 English Street is limited in its potential impact to the immediate surrounds. The effect of parking and noise ( which was noted in regard to the Chinese restaurant) is the main area of concern regarding the operation of the site.

## COMMUNITY QUESTIONNAIRE RESULTS

**Question 3: The use of no. 49 English Street for a meals on wheels kitchen, has now ceased. Are there facilities or particular uses which Council should consider for the this site?**

|                                  |   |
|----------------------------------|---|
| Childcare/ Preschool             | 8 |
| No response                      | 6 |
| Playground for public use        | 1 |
| Workshop centre for disabled     |   |
| Community Group use              |   |
| Demolition and extend parkland   |   |
| Continue use for meals on wheels |   |
| Recreation for older persons     |   |

### Summary Comments

Residents were keen to maintain the community use for the facility, and this is evident in the only uses nominated without prompting. It is relevant that some of the residents who responded were also those who had been interviewed informally.

## COMMUNITY QUESTIONNAIRE RESULTS

**Question 4: Interest has been expressed in the use of the building as a fitness centre-gymnasium. How would you feel about this? Would you use this facility?**

|                             |    |
|-----------------------------|----|
| Yes                         | 1* |
| No                          | 14 |
| Would use                   | 1* |
| Would not use               | 6  |
| Comments                    |    |
| Already available/          | 6  |
| Noise at night              | 1  |
| Parking                     | 1  |
| There are too many          |    |
| Not appropriate for area    |    |
| Seems an overcrowded field  |    |
| Greater need for child care |    |
| Prefer just the oval        |    |

\* providing the cost was not too high for school students to access

### Summary Comment

There was no real support expressed for this form of land use, however it is notable that the Carlton South Public School would be a potential user of this facility if the cost of access was not too high. It should be noted that the results of the informal interviews were that 10 respondents were in support of both the establishment of a gymnasium/fitness centre or a pre-school/childcare centre. Of these 10 respondents, some also favoured the use of the pre-school/childcare centre ahead of the gymnasium/fitness centre, believing that the former use would more effectively meet community need. Also relevant was the view, which suggested that a gymnasium/fitness centre would be likely to be included in the overall redevelopment of the sports facility. Concerns noted in the nomination of this use were the current availability of such facilities elsewhere, and the potential impacts of noise and parking requirements.

## KOGARAH PARK COMMUNITY LAND

### DRAFT PLAN OF MANAGEMENT

## COMMUNITY QUESTIONNAIRE RESULTS

**Question 5: Another possible use of the site may be as a child care centre or a pre-school?  
How would you feel about this? Would you use such a facility?**

|                  |           |
|------------------|-----------|
| <b>Yes</b>       | <b>16</b> |
| <b>No</b>        | <b>0</b>  |
| <b>Would use</b> | <b>6</b>  |

Comments

If parking provided

Would be delighted

Great idea

Baby boom in surrounding area

Appropriate distance from Carlton South Public School 1

Additional child care/pre-school is always needed by working parents

If demand is demonstrated

Sensible Use

Centres nearby have waiting list

Would depend on cost and who was operating

### Summary Comments

There was support for this potential land use, and belief that its operation would be successful. There was no real concern regarding the operation of this use, if parking and pick-up/ delivery arrangements were adequate.

**KOGARAH PARK COMMUNITY LAND**

**DRAFT PLAN OF MANAGEMENT**

**COMMUNITY QUESTIONNAIRE RESULTS**

**Question 6: Are there any other considerations you think Council should be aware of when preparing the plan?**

- Need parking area provided for park 2
- The increase in young children in the area
- Council should consider the open green space
- Make it available to children
- Provide for all people not just the rich
- Need to provide for community
- Need to recognise the residential function of area
- Maintain integrity of area
- More rubbish bins
- Already noise from Chinese restaurant
- No more noise
- Noise and Traffic
- Vandalism
- Safety for children
- More playground equipment
- Priority should be given to facilities for aged persons from hospitals/community
- No response 3

**Summary Comments**

The scope of concerns includes activities within Kogarah Park generally, however they are also directly relevant to the future use of 49 English Street. The relationship of the site with the adjacent restaurant use requires consideration. Noted by residents during the interview, the future use of 49 English Street requires that parking be adequately provided, and the quality of the playground needs to be improved.

**Question 7: May we ask you how long you have lived at this address?**

33 50 40 5 40 9 5 85 30 12 35 32 3 2.5 6 Average 25.8 years from information provided

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