

Bell Park

Plan of Management



Adopted by Council 14TH December 2009

Kogarah Council



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Executive Summary

This Plan of Management applies to all land which is described as Lot B DP 329049, Lots 49-54 DP 6816, part lot 55 and part lot 56 DP 6816, Hurstville Road, Hurstville. (refer to diagram following). 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 Bell Park as a valuable recreational community asset, it is necessary to prepare a strategic framework and an action plan for this site. This will also permit the issue of a lease for the use of the subject site by various sporting and community and other groups.



Photo 1: Bell Park at its frontage to King Georges Road and Hurstville Road.

1. Introduction

This Plan applies to all land which is described as Lot B DP 329049, Lots 49-54 DP 6816, part lot 55 and part lot 56 DP 6816, Hurstville Road, Hurstville. Kogarah City Council is the principal land owner. The site is located on the north-eastern corner of the intersection of King Georges Road and Hurstville Road and has a frontage to Denman Street. Bell Park currently includes a range of passive and active recreation uses. Unless otherwise stated, the use of the term or phrase “site” or “study area” refers to all property included within Bell Park. The plan reviews the current operational needs of the site, examines a number of potential uses for this community classified land, documents the results of the consultation program which has been completed and recommended initiatives for the future improvement of the site.



Photo 2: Location of the subject site and surrounding context

2. Structure of the Plan of Management

This plan of management has been prepared in a format that first describes the site and explains in summary the events which have occurred that help to explain its current composition and operational needs. This is also explained in the review of the recent site operation, and the information obtained from residents living nearby and users of the facilities within Bell Park. Assessment of the strategic needs of the site is completed using the recommended land management categories specified in the provisions of the Local Government Act 1993.

Information regarding the planning and development of the subject site, and land assessment information about the natural and man-made resources on the site are reviewed in the body of the document. Appendices are provided which summarise the outcome of the individual interviews and the postal questionnaire.



Photo 3: Frontage of Bell Park to King Georges Road indicating the extent of the landscape treatment. This section of Bell Park was considered as a potential location for the new Kogarah State Emergency Services facility. Council has since confirmed that this is not to occur.

3. Study Area

The subject site functions as a local reserve which services the immediate surrounding area of Hurstville South. It is a component of a linear parkland system which links Denman Reserve with Quarry Reserve. Although Bell Park has a total area of 1.1 hectare, it forms part of this more comprehensive system which provides for an expanded range of recreational activities. The main features of Bell Park can be summarised as follows:

- the park is effectively located to provide for the needs of the surrounding residential area;
- the frontages to the perimeter roads, and the orientation of housing to the Park provides for a high level of informal surveillance and potential community safety;
- Bell Park has a significant quantity of established trees and shrubs;
- the eastern edge of the Park is impacted by the traffic noise from King Georges Road;
- at the western end of the site is a playground, which has required the removal of some equipment;
- the aging amenities building, recently demolished, was the subject of significant vandalism. The replacement of the amenities building will require consultation with the community as to its future design;
- seating is provided within the eastern and western ends of the site; and
- parking is currently available as kerb-side allocation within Hurstville Road and Denman Street.



Photo 4: The site is proximate to Quarry Reserve and provides the opportunity for pedestrian links.



Photo 5: Within Bell Park was a small playground and amenities block which services the park. The amenities block was removed and the playground upgraded in March 2009.



Photo 6: A pedestrian link to Albert Street provides effective off-road access for the students of Hurstville South Public Primary School. Installation of a hand rail is recommended as part of the plan.



Photo 7: View to the east towards King Georges Road indicates the quality and extent of the tree planting at the perimeter of the subject site.

The demographic composition of the area which surrounds Bell Park is highly relevant in the consideration of the future use of the facilities and services such as the Hurstville South Public School and the Connells Point Rovers Football Club. The key features of this area which are notable are as follows:

- Hurstville South has a median age of 37, the same as for national average (Census, 2006)
- The area has a slightly higher than average median income than the national average;
- Of the 1193 families within Hurstville South, 53.0% were couples with children, (45.3% nationally) 27.2% were couples without children, 17.4% were single parent families and 2.4 were other families;
- The proportion of the population within the age group 5-14 is 13.4% which is again consistent with the national average (13.3%);
- There is a higher proportion of semi-detached, row/terrace and town houses 22.2% compared to 9.2% nationally;
- There is also a higher proportion of flats/units and apartments, 21.3% compare with 14.2% nationally.

The household structure within the area surrounding Bell Park indicates that the proportion of families with children, and of children in the age group 5-14 is consistent with the national average. The user catchment is supplemented by the significant number of children from the Hurstville South Primary School who use Bell Park in the morning, at lunch-time and during afternoon periods. The higher proportion of semi-detached, row/terraces, town houses,

flats/units and apartments within the Hurstville South area which have less private open space, also increases the value of Bell Park as an important passive recreation area.

The proportion of males and females in the 15-19 year age group is also high, and given the relative popularity of soccer on a state wide basis (NSW Government Inquiry Into Sportsground Management, 2006), this would indicate continued demand for the use of the open space for active recreation. In regard to sports participation, soccer played by children is ranked first and by adults is rated ninth (ibid p.5). In a ranking of participation for the top sporting and recreational activities in NSW in the past five years, outdoor soccer has maintained its position, and is ranked fourth as the fastest growing ranking.

The visual quality of Bell Park is already high, and with ongoing improvement works, it will become an even more valuable community asset. Bell Park makes a significant contribution to the visual quality of the streetscape along King Georges Road, Hurstville Road and Denman Street. This should be maintained in the future use and treatment of the Park.

4. Property Details

Under the Kogarah Local Environment Plan 1998, the subject area is currently zoned 6(a) Open Space (Public). Its use prior to being used for recreation purposes was as a caravan park.

Within the Green Web - Sydney, a metropolitan wide initiative to establish a green web of native vegetation and habitat corridors, the site is included in an area designated as Habitat Reinforcement. Council requires the planting of native trees and vegetation to establish a green web link for migrating birds and habitat opportunities. This is particularly relevant to the contiguous open space corridor which includes Bell Park, Quarry Reserve, Lapham Reserve, and Denman Street Reserve.

The previous history of site operation indicates that there is a low level of risk that the site contains any form of contamination. Due to the separation of the site from the coast it is not anticipated that portions of land will be affected by Acid Sulphate soils.

The site has a significant amount of vegetation that contributes to the visual and environmental value of the park. This is located principally along the boundary of the site, and includes a range of trees and large shrubs. An audit of the site by Council's Landscape Architect has conformed that the trees on the site include *Eucalyptus microcorys*, *Eucalyptus punctata*, *Eucalyptus pilularis*, *Eucalyptus resinifera*, *Eucalyptus saligna*, *Lophostemon conferta* and *Syncarpia glomerifera*. Weed species on the site include Bamboo, olea and campher laurel.

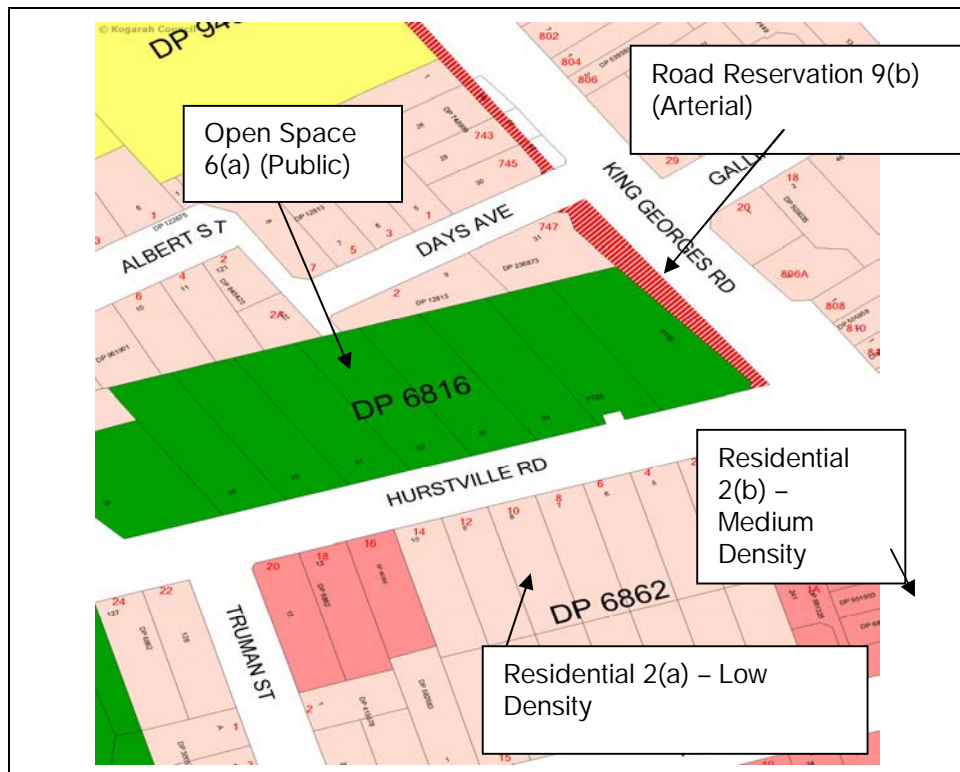


Diagram 8: Kogarah Local Environment Plan 1998 with annotations

5. Land Classification

Under the provisions of the Local Government Act, 1993 Council has resolved to classify the land Bell Park in its ownership as "Community Land". Essentially, the purpose of this classification is to identify land that should be kept for use by the general public (community)

5.1 Land Categorisation

The Local Government Act requires the classification of Council owned land into "community" or "operational" land (LGA 1993). The classification "operational" does not apply to the subject land. The purpose of classifying the land "community land" and then proceeding to categorise the land into management units is to assign core objectives to provide clear direction in the management for the various types of landscapes and their resources. Landscape components of the subject site should be managed to sustain and complement the purpose, function and quality of the various land resources to preserve the existing character and amenity.

6. Brief History of Site Development

The key events which are relevant in the preparation and implementation of the Bell Park Plan of Management may be summarised as follows:

- letter requesting acquisition Part Lot 48 Denman Street for public toilets (Oct 62) report to Council that toilet block be located at the rear of 22 Denman Street and the laneway of Days Avenue (Oct 62) ; concern by resident of 2 Days Avenue regarding siting (Nov 62);Council consideration of lighting of toilet block;
- report to Council on advice to Connells Point Rovers Soccer Club regarding lighting; advice to club that if lighting installed restricted to three nights per week between certain hours (Jan 68); request that club pay for cost of lighting, and response that club unable to do so (June 68); use of lights for training before 9.30 pm (March 70);
- request to Council to augment floodlights and reposition close to the kerb in Hurstville Road (July 71);
- residents of 747 King Georges Road requesting removal of branches overhanging from Bell Park (Jan 67, March 73, July 76, Oct 79, Aug 81, Oct 82, Feb 89., Dec 90
- advice to Council from Department of Main Roads, NSW that proposed widening of King Georges Road, between Carrington Street and Rickard Road, Hurstville, will impact on Bell Park northern boundary (Sept 68);
- request for use of park as starting point for Walkathon (Sept 69,
- request to Council by Connells Point Rovers Soccer Club for cyclone wire fence along Hurstville Road to prevent balls from leaving the site, and creating danger during retrieval; Council response that not required (April 70); request for junior baseball not supported (Sept 74);
- use of park for Lady Mayoress's Fundraising Event causing concern to residents of 747 King Georges Road (March 71);
- concern expressed to Council regarding use of the park by residents of 6 Hurstville Road;
- concern by residents of 5 Days Avenue regarding traffic, conflicts to children accessing park from the school;
- concern about bushes blocking views for residents at 22 Denman Street (July 74);
- motorcycle traffic in Bell Park prompting request for residents of Albert Street Hurstville to be made honorary park manager (Oct 74);

- request by Hurstville South Public School for 45 foot softball diamond marked at Northern end of the park (Feb 76); letter of thanks to Council regarding pedestrian safety improvements in Denman Street (May 95); application by SRC for new cricket nets (May 96); Request for sports Friday afternoon (Dec 72), Letter of thanks for use of two netball courts (March 73); use for tabloid sports day (Nov 77)
- concern by resident of 39 Denman Street regarding condition of the cricket wicket (Dec 78), and Council decision to replace cricket wicket (Feb 79);
- replacement of electricity substation (July 79)
- proposed AGL gas regulator fronting KG Road, and gas valve and test point (May 84);
- advice that carnival held 28th Jan -11th Feb 86 requires operating times to be adhered to (Jan 86);
- proposed acquisition of part lot 9 Days Avenue withdrawn (Nov 65);
- use of Bell Park by Connells Point Rovers Netball Club (March 85); Concern regarding condition of netball courts (March 83);
- use for Gala Day fete (July 85), by St George Christian School for sports (Jan 86), Mini – Commonwealth Games Sports Day (July 86), refusal of Silvers Circus (April 87), support for Lennon Bros. Circus Zoo and Carnival for fundraising for St George Hospital (May 88);St George Christian School fete; South Hurstville Gospel Chapel use for games day (Aug 92) ; Sunnyhurst School for Subnormal Children use for a fete is approved without pony rides (Nov 66); Woniora District Scout Assoc Soccer competition (June 66); Ashtons Circus (Nov 67), Knights of Charity Carnival (Nov 67), Rotary Club Carnival (Jan 68); Kogarah Rockhounds Lapidary Club fete (April 70); Lady Mayoress's fund Mardi Gras (Aug 70); Use by Blakehurst High School (Dec 70); Paraplegic and Quadriplegic Assoc NSW Carnival not supported (Oct 71); Birthright carnival (March 72); Lions Club of Beverly Hills for carnival not approved (March 72); use by Brownie Groups for sports(April 73); Hurstville Grove and Oatley Brownie Guides Revel day (April 75); Blakehurst High School for winter sports (March 76); Flinders District Scout Association of Australia for Fun day (Jan 78); Ladies Touch Football Team (July 81);
- Ikara Model Aero Club permitted for use every second week (June 69); complaint regarding the use of the park by Model Aero Club (April 71);
- letter of thanks regarding new fence and play equipment (Dec 90);
- vegetation management adjacent to 2 Days Avenue (Oct 90);
- concerns regarding playing of cricket near playground area (Dec 92);
- request to land helicopter on park for purpose of a wedding (Oct 93);

- resident of 7 Days Avenue regarding damaged trees, gutter maintenance, noxious weeds (Sept 96) and tree removal (Dec 96);
- Hurstville Legion Cricket Club request to use cricket wickets(Aug 76);

In summary the use of Bell Park has been consistent and during some periods quite intensive. More recently the use of the site has been more highly regulated with reduced availability for large scale events such as a visiting circus or carnival. Consistent use for informal and semi-formal sports activities such as school sports days, has been a feature of this use of the site.

7. Recent Operation

The current operation of Bell Park has been examined in the context of the proposed use of part of the site for the Kogarah State Emergency Services Building. Because this would constitute a significant change in the function of the plan, it required more detailed assessment- now resolved by Council to not proceed. The other features of the park, such as the informal active and passive recreation areas, are discussed later in this plan of management.

7.1 Surrounding Activities

The nature of the surrounding land use is useful in providing some passive surveillance of the site. This is particularly relevant to the houses located to the south side of Hurstville Road, which have a view across Bell Park. The lighting which currently exists is considered by most of the residents of the surrounding area to be adequate, with a small number requesting either additional lights or more severe pruning of tree branches around existing stands.

8. Consultation

It is recognised that the success of the Plan of Management will be greatly determined by the extent to which key stakeholders are aware of and able to effectively participate in the plan preparation process, and can continue to support the initiatives included in the plan.

The consultation process adopted in the formulation of this plan of management included the following:

- Individual interview surveys of residents of properties located adjacent, opposite or nearby to Bell Park. These sites were identified because they have views towards Bell Park or are directly effected by the activities which may occur within the Park. A copy of the interview questionnaire is provided in Appendix A.
- Letters were sent to agencies and authorities including the Hurstville South Public School, Connells Point Rovers Football Club, Hurstville Police, Hurstville Fire Brigade and Ambulance Service. Telephone contact took place with the Council Liaison Officer of the Connells Point Rovers Football Club.
- A survey questionnaire was hand delivered to a total of 200 properties located in the area surrounding the subject sites. A copy of the postal questionnaire is provided in Appendix B; and the extent of the distribution is identified in the plan following.
- Contact was made with the Councillors and relevant officers of the Kogarah Council.

A summary of the outcomes from these various consultations is provided as follows:

8.1 Residents Observations

The consultation strategy adopted for this project has included distribution of a postal questionnaire and personal interviews with residents living adjacent or opposite Bell Park. In general most residents are pleased with the current composition, type and level of use, and of the way in which the site is managed by Kogarah City Council. The majority of residents are however opposed to the establishment and use of a new Kogarah State Emergency Services facility. This concern is based on the general view that the park is of insufficient size to effectively absorb the proposed facility, and that the existing established use of the site will be compromised. During the conduct of the community consultation it was made aware to the consultant that some of the residents had formed a concerned citizens group and were letterbox dropping residents and seeking signatures to a petition in opposition to the proposed SES facility. The degree of concern and opposition to the proposed Kogarah State Emergency Facility resulted in a high degree of interest in the overall Plan.



Diagram 9: Extent of Consultation- Postal Questionnaire



Photo 10: Extent of Consultation- Interview Questionnaire

8.2 Kogarah State Emergency Services

Information provided by Mr Warwick Carey in regard to the operation of the Kogarah Emergency Services building at Harold Fraser Reserve was useful in understanding the requirements for Bell Park, and confirmed a number of the operational requirements of the facility.. It is acknowledged that Council has decided to no longer propose the establishment of the facility at Bell Park. This is due to the concerns of the residents and to infrastructure constraints which would add considerably to the capital cost of the project. The process of considering Bell Park as a candidate site for the facility may be useful in informing the assessment of other sites outside the area covered by this plan of management.

8.3 Hurstville South Public School

In discussions with, Ms Phyllis Frederick, Principal of Hurstville South Public School, reference was made to the following matters:

- Hurstville South Public School currently has 440 students (staff of 20-30), and is forecast to have continued high enrolment accompanying the redevelopment of surrounding residential properties. For this reason there will be continued demand for the use of outdoor recreation space at the school and at Bell Park;
- the use of Bell Park by the students of Hurstville South Public School is essential to the effective delivery of the curriculum in addition to extra-curricular activities provided by this educational facility. Bell Park is used for morning (sport team training), mid-day (for children's play) and on Fridays, and this supplements the available outdoor playground area of the school. It is important as an open grassed area close to the School;
- the access route between the School and Bell Park provides for safe pedestrian movement, however a safety audit should be completed regarding the physical condition of pavements, sight lines and the need for traffic safety signs;
- when using Bell Park the students were not permitted to use the public toilets located on the site because of the concerns regarding safety. Construction of new toilets may improve this situation;
- the proposed use of part of the site for the Kogarah SES facility may be acceptable as long as it was a secure installation, did not result in traffic impacts on the park, and maintained the majority of the site as public open space. It has now been confirmed by Council that this will not occur.

Written advice was received from the Hurstville South Public School P & C Committee. The submission indicated that the use of Bell Park for the proposed Kogarah SES facility was not supported, due to the reduced extent of open space area available, and of the anticipated impacts on the remaining open space area during the construction of the facility. The preference of the Committee is for the area to remain in its current form, and to maintain its current informal access, rather than being used for organised activities.

The submission notes that it is understood that Bell Park was willed to the Council by the Bell Family for the benefit of the local community and any developments on the site may be restricted.

The Committee also suggest that alternative locations such as the nearby Quarry Reserve or within the Council Quarry on Hurstville also be considered. The submission notes the overall support for the installation of the facility within the local area, but not within Bell Park.

Finally the submission indicates that should the Kogarah SES facility be located within Bell Park, that the School be involved in the consideration of park access and security during and after construction. Council has however confirmed that the construction of the SES facility will not occur.

Review of the current arrangements regarding the use of Bell Park by the students from the Hurstville South Public School requires that the following matters be addressed.

- use of the Park by students of the Hurstville South Public School during the hours of operation of the School requires that students be managed by staff members of the school.;
- playground equipment at Bell Park could be selected to complement the range of equipment currently available at the School;
- opportunities exist for the involvement of the students of the Hurstville South Public School in any artwork or community design project to be created at Bell Park, such ceramic-mosaic table tops for the two picnic tables proposed;
- further consideration of the need for the use of the toilet facilities at Bell Park is required. It is unreasonable for the children using the Park not to be permitted to use this facility.

8.4 Connell's Point Rovers Football Club

Information provided on the web-site indicates that the club was established in 1966 and is now the largest sporting club in the St George Area with a total of 70 teams. The current use of Bell Park is for the purposes of junior training (6-8 year olds) at least three nights per week. A single floodlight provides illumination for practice during the evenings.

8.5 Kogarah Council

Advice from the Roads and Traffic Section of Council and the RTA regarding the current operation of the roads surrounding the Park has confirmed that provision has been made for the possible widening of King Georges Road. Consideration of the proposed establishment of the Kogarah State Emergency Services would have required that access is provided from Hurstville Road, and that all parking generated by the facility is provided within the site. Up to 40 carparking spaces are required, in addition to the areas for the storage of trucks and rescue boats.

Council has investigated the potential to convert the traffic calming- raised sections of paving along Hurstville Road into pedestrian crossings. This was also noted by a resident of Hurstville Road as a useful initiative. To provide these crossing points, the volume of traffic needs to exceed levels specified by the RTA, and this has not occurred.

The possible conversion of Albert Street, Druery Lane and Days Avenue into one way roads has also been examined by Council's Road Safety officer, however it is not considered to be appropriate. Investigations are however underway for this area to become a 10km/hr shared pedestrian vehicle zone.

8.5 Hurstville Ambulance Service

Comments provided by Mr Karl Cronan, Acting District Manager - Sydney South Sector have confirmed that there are no problems in regard to the delivery of ambulance services to the Bell Park and surrounding area. In considering the appropriateness of the site for the proposed Kogarah SES facility, the ease of access/egress from the proposed site having regard to the prevailing traffic conditions on King Georges Road was considered to be an issue.

8.6 Written Questionnaire

Over 200 questionnaires were hand delivered to the properties in the area surrounding Bell Park. A significant quantity of the questionnaires were returned which indicated the extent of interest in the future use of the site. The results of the questionnaire are provided in Appendix A. The main finding of the survey may be summarised as follows:

- There is a high level of appreciation for the value of the park by residents;
- The significance of the park in meeting the needs of the children who attend the Hurstville South Public Primary School is acknowledged by residents;
- There are a limited number of concerns regarding the current operation of Bell Park;
- Although there was some support for the proposed establishment of the SES facility within Bell Park, and some qualified support for its establishment subject to a number of conditions, there was an overwhelming concern regarding this proposed change on land use.
- The level of concern regarding the proposed establishment of the Kogarah SES facility was such that there is unlikely to be change in public opinion about the proposal, even if special attention is given to the full site assessment and presentation of the plans of development.

8.7 Interview Questionnaire

A total of 23 interviews were conducted with residents who live immediately adjacent or opposite Bell Park. The results of the interviews are provided in Appendix A. The main finding of these contacts may be summarised as follows

- there is a general appreciation of the value of Bell Park as a visually attractive, and comfortable location for passive and active informal recreation;
- the range of activities available on the site are generally considered to be compatible with the adjacent and nearby residential properties;
- in regard to the proposed site for the Kogarah SES facility, there was significant concern by residents who live immediately opposite the proposed site about the impact of this building on Bell Park and the value of their properties;
- there is also recognition of the value of the proposed SES facility by residents who live at a further distance from the suggested site, however this is most often qualified support;
- specific matters of concern and interest in regard to the operation of the Park include the management of traffic along Hurstville Road, and pedestrian access along Albert Street and Days Avenue; management of vegetation within the park; the future impact of widening of King Georges Road

9. Issues Assessment

Key issues relating to the future value of the site have been identified through a process which:

- determines the existing value of the site assets and assessment of the factors that may have an effect on its future value;
- consultation with key stakeholders (authorities and agencies); and
- consultation with the local community.

Based on this process the following values have been identified as being of importance:

- Community use;
- Informal- active and passive recreation.

Review of the results of the consultation indicates that minimal concerns exist about the operation of future recreation and community activities on the site. The main issues identified which have been addressed in formulating a strategy for the future use of the site may be summarised as follows:

Impact of the proposed State Emergency Services building on the site.

The extent of the required site cover for this proposed facility, and the required reduction in the extent of the available area for passive and active informal recreation was of concern to the current users of the park, and specifically to the community of Hurstville South Public School. This is because of the limited extent of Bell Park, and its convenient proximity to the school. Observations of the current operation of the park confirm that all of the site with the exception of the area between King Georges Road and the earth berm, are used for some form of active or passive recreation.

Vegetation Management

There is a significant amount of trees and large shrubs on the site, and it is important that this resource is managed effectively, to protect the amenity of the residents of the adjacent properties. Trees located at the boundary of the site need to be pruned more comprehensively, to safeguard the properties located to the north. This will also provide an improved context for a suggested walking-fitness track at the perimeter of the site.

Playground Area

Replacement of the playground equipment has been completed. Review of the Council files has confirmed that the last installation of equipment occurred in December 1990. Most recently deterioration of the condition of this equipment required the progressive removal and finally replacement of the playground. It is anticipated that the new equipment will be used intensively.

Public Toilets

Replacement of the now demolished public toilets is to occur in the future, and would occupy the same position on the site. The previous structure was the subject of serious graffiti attack. Anti-social behaviour was also reported by some of the nearby residents. It is desirable that the design of the new facility respond to these issues.

Assessment of the overall demand for the recreation and open space needs of the Kogarah Bay area, and South Sydney generally has been confirmed in recent investigations studies and inquiries. The outcomes of these investigations, which are relevant to the future use of Bell Park are as follows:

The report on the Inquiry into Sportsground Management in NSW (Report No. 53/08-November 2006 p.3) has identified that due to the projected increase in population levels, there is an immediate requirement for additional soccer and cricket facilities with the State. This is because the participation rates in sporting activities has been increasing for more that twenty years. The NSW Government submission to the Inquiry notes that in the top ten sports participation by children, soccer is ranked first, and cricket ranked sixth. For adults, soccer is ranked ninth. Over the past five years, participation in the top sporting and recreational activities in NSW has shown that soccer has demonstrated a consistent position, and cricket though slightly less highly ranked, have maintained their position within the top 15 sporting and recreational activities. The recommendation of the Inquiry is as follows:

"The Committee recommends that (in regard to the provision of sportsgrounds), that each Council, in conjunction with sporting clubs/associations in its area, should develop a strategic plan of management, demonstrating partnership arrangements with other clubs to manage increasing demand on facilities and acknowledge shifting sports requirements across the community." (ibid, p. 12)

The need for continued access to existing sporting grounds is acknowledged by the proposed ongoing use of Bell Park for soccer practice.

In Assessing Sydney's Recreation Demand and Opportunities (Department of Infrastructure, Planning and Natural Resources) it is confirmed that overall there will continue to be growth in demand for sports and recreation facilities, however demand will differ across the city. A significant demand for outdoor sports grounds in south Sydney was noted. The priorities noted for Southern Sydney in term of gaps in delivery were for more and better used sports fields, more passive informal park, particularly with upgraded playgrounds, and services such as shade, seating and signage (ibid. p. 10).

The continued use of Bell Park for passive and active informal park, with an upgraded playground, shade, seating and signage, is consistent with the assessment of the current demand for sports and recreation facilities within South Sydney generally.

Kogarah Council Leisure and Recreation Strategy –Action Plan HM Leisure Planning Pty Ltd and Inspiring Place Pty Ltd Volume 3 identifies a number of principles that should underpin decisions on leisure and recreation in the city, which specifically apply to the future use of Bell Park which include:

Principle 7: Multi-use and Efficiency such as "Only supporting leisure and recreation provision initiatives which are designed to facilitate and encourage multi-use.

Principle 10: Partnerships and Shared Responsibility for example "encouraging shared leisure and recreation venue use and management regimes between clubs and/or community groups

This is also expressed in the Policy Position of Council which requires that "5. Council will encourage a transition to a shared or multiple occupations of existing grounds, facilities, clubrooms and social activities". (ibid p. 12)

The current arrangements which apply to the shared use of Bell Park by students of the Hurstville South Public Primary School, and members of the Connells Point Rovers Soccer Club, is consistent with these principles.

Of the six key decision areas identified in the Kogarah Council Leisure and Recreation Strategy Action Plan. The following are directly relevant to the Management Plan:

3. Maintaining, upgrading and redeveloping existing leisure and recreation facilities
4. Maintaining and upgrading existing, and developing new leisure and recreation programs
5. Upgrading the existing, and developing new leisure and recreation services. (ibid p. 14)

The continued upgrading of Bell Park, supplementary landscape treatment, and installation of a new playground is also consistent with the key directions of the Strategy Plan.

Within the key decision areas of the Recreation Action Plan which seeks to build operational processes and policies in the Council and in the wider community,

Initiative 5: Ensure that master plans and management plans prepared for recreation and open space venues are based on the a comprehensive assessment of demographic, residential development, leisure trend and need information, and that they are developed in the context of their contribution to the overall set of leisure opportunities. Adopt the hierarchy open spaces to assist identify priorities.

Initiative 6. Improve the safety, use and attractiveness of existing informal open spaces through the improved lighting, security, footpaths and street landscaping.

These initiatives can be effectively supported by the continued improvement of Bell Park. The installation of a walking path within the site, and additional lighting are worthwhile initiatives.

10. Preliminary Review

Based on this interim assessment of the public consultation and of the key stakeholder consultation it was considered useful to provide Council with an assessment of the overall status of the plan of management prior to completing the final stage of community consultation.

This project was required to address a major issue in regard to the potential establishment of the Kogarah SES facility, a valued community orientated activity, within a public park. It is notable that the community seemed compromised by its expressed support for SES, and its belief that Bell Park was not an appropriate location for such a land use. The community view was based on the belief that Bell Park is not of adequate size to accommodate the SES facility, and the maintenance of the use of the park for passive and active informal recreation would be compromised. That this view was expressed by not only the residents who are potentially directly affected by the establishment of the facility (living opposite the candidate site), but also residents located a substantial distance from the intended site was a matter of concern.

The response by a small group within the consultation target area, to form an active opposition group, which collected signatures in opposition to the proposed SES facility, and communicated its concerns directly with other members of the community was also of concern. This had implications for the programmed next phase of the consultation process, an informal " drop-in session" which was to be held during March/April. It was anticipated that the community would require a more formal process to express its collective view.

It was decided at a meeting of the officers of Council that in view of the community concern and the additional costs associated with the remediation of drainage problems on the site that Council investigate the suitability of alternative sites for the Kogarah SES, and notify all stakeholders involved in the plan preparation process of this decision, prior to the finalisation of the draft plan of management.

11. Community Review

A meeting-drop in session was held on Thursday 30th April at the Australian Scouts Hall Association Hall at Hurstville Grove, between 4.00pm-7.00pm. Notification of the meeting was provided to all stakeholders and residents who submitted responses to the postal questionnaires, via a letter drop to over 200 properties surrounding Bell Park and with newspaper advertisements. Council made available the consultant and the officer responsible for the management of the project. The purpose of the session was to:

- an opportunity was provided to review the results of the community consultation and to contribute further observations
- a plan indicating the improvement initiatives for the site was provided for comment
- an opportunity was provided to contribute further ideas for future improvements to Bell Park
- an opportunity to meet fellow residents who share an interest in the future of Bell Park
- information was provided on the next steps in the preparation of the Plan of Management and how residents could stay informed.

A total of nine residents attended the session, and the following matters were raised in questions and discussion. Some of these matters were discussed in previous consultation, which reinforced their concern to residents. Other observations may be described as refinements to the "Site Initiatives Plan", and added potential value to the delivery of these improvements. The comments from the session have been reviewed in the context

| Works Improvements | Operational Improvements | Other comments |
|--|--|---|
| <p>Playground</p> <p>Consider small section of fencing near the children's playground.</p> <p>Consider small section of pavement surrounding playground for tricycles and push toys. Provide additional spring toys and equipment for infants Consider future improvements to playground that cater for children with a disability. (The phone number of Roslyn McLeod was</p> | <p>Increases the utility of the existing playground.</p> | <p>Given the popularity of the park and of the playground this would seem justified</p> <p>Assess the performance of the pedestrian pathway-fitness trail near the playground for this purpose.</p> <p>Progressive augmentation of play equipment is warranted.</p> |

| | | |
|--|---|--|
| <p>volunteered by Bob Meyers to consult her on a playground that is inclusive.)</p> | | |
| <p>Flood lighting</p> <p>Installation of improved lighting of the area used for soccer practice is proposed.</p> <p>Explore opportunity of soft lighting for area surrounding new amenities block to discourage undesirable activity.</p> | <p>Need to more effectively manage the use of the flood lights to save energy</p> | <p>Provide the opportunity for review by potentially effected residents. Trees near the old toilet area have a lot of growth and need more effective pruning.</p> |
| <p>Community Art</p> <p>Installation of community art in close proximity to playground, such as part of fence or treatment of picnic tables</p> | | <p>Shelter for picnic tables not considered necessary</p> <p>Park not adequate scale and range of activities to justify installation of BBQ.</p> |
| <p>Pedestrian Access</p> <p>Addition of hand rail to steps from Druery Lane to improve pedestrian safety</p> <p>Investigate opportunities to improve pedestrian safety between the park and the school</p> <p>Consider wheelchair access at pram ramps to Hurstville Road and Denman Street.</p> | <p>Pleased with the current level of park maintenance.</p> | <p>Management of grass clippings to avoid impact on drainage is required.</p> <p>The school would have vested interest in the achievement of this opportunity.</p> |
| <p>Fitness Track</p> | | <p>A perimeter walking track would</p> |

| | | |
|---|---|---|
| <p>Investigate opportunity to install a walking track. Install 1-2 fitness stations at opposite ends of park</p> | <p>Limit fitness stations accepted as long as it doesn't detract from the park remaining a children's park or impede on the training.</p> | <p>encroach on the training of children from Connells Point Rovers Football Club. (Accepted as long as it doesn't detract from the park remaining a children's park or impede on the training.)</p> |
| <p>Parking</p> <p>Parking during school drop off and pick up in Albert Street can result in blocked drive for residential properties Improved signage for protection of residents access</p> <p>Review parking on the corner of Denman Street and Hurstville Road (Cars park up to the kerb when the park is being used by Connells Point Rovers)</p> | <p>Continued policing of parking by school community</p> | <p>Current stewardship of children walking along Albert Street is considered effective.</p> |
| <p>Amenities Block</p> <p>Installation of the new toilet block on site where previous facility was located. Evaluate opportunity to modify design of toilets to improve safety.</p> <p>Replace bin that was removed in the demolition of the toilet block.</p> | <p>Effective management of hours of operation</p> | <p>Need more comprehensive approach to maximise safety</p> |
| <p>Additional Recreation Uses</p> <p>Investigate opportunity for a fenced off leash dog exercise area with a self closing gate to be located between King Georges Road and the berm.</p> <p>Explore opportunity to locate a childrens' bicycle BMX track</p> | | <p>These initiatives should follow assessment of the desirability of using this area for drainage management Types of facilities considered by residents not desirable for Bell Park include Basketball ring and Tennis court</p> |

| | | |
|---|--|---|
| between King Georges Road and the berm. | | |
| <p>Landscaping</p> <p>Improve landscape treatment along fence line. Include additional native plants and shrubs</p> | | <p>Maintenance of the park is considered to be of a high standard. Investigate initiative as part of the proposed drainage management area.</p> |

12. Site Development Initiatives

- **Community Focus:** The facilities within Bell Park have been confirmed as being of significance to the local and wider community. They are of particular importance to the Hurstville South Public School which has a continuing interest in use of the use of the open space for informal active recreation. The use of the site as a venue for local sports competitions should continue.
- **Hours of Operation:** The current extent of use of the facilities within Bell Park meets with the requirements of Hurstville South Public School, Connells Point Soccer Club and the local residents. The use of flood lighting for Soccer Practice should continue, however the extension of hours of operation for this facility do not form part of this plan of management.
- **Noise Generation:** Current noise generation from the site is generally acceptable to residents in the properties surrounding the Reserve, and this may be part due to the proximity of the King Georges Road.
- **Environmental Values:** The maintenance of the health of the vegetation on the site is important. It is appropriate to continue to improve the landscape treatment of the site.
- **Drainage Management:** No major alterations are proposed to the drainage arrangements on the site. It is acknowledged that to address the drainage issues on the site to the north-east a more comprehensive drainage management scheme is required. There is however potential to introduce some water sensitive urban design treatments as part of the ongoing landscape treatments on the site. This would however require a more detailed drainage study.
- **Carparking and Access:** The continued monitoring of the traffic movement along Albert Street and Faye Avenue is required. This is currently being completed by Council and consideration should be given to the continued improvement of pedestrian safety along the route between Bell Park and the Hurstville South Public School.

13. Values Based Response

The Department of Lands recommends values based approach in the preparation of the Plan of Management. By addressing the importance of the expressed values of the site, the unique qualities and characteristics of the site identified through the community consultation process can provide the basis of the plan of management. Based on the consultation conducted, the expressed values of the site are its potential open space and its function as a potential resource for passive recreation. Features of the open space that are highly valued are its proximity, accessibility, and visual quality. The potential informal recreation function of the site is seen as an important value. This is because the site offers sufficient space for informal passive recreation activities.

In regard to the continued use of the Park by the Hurstville South Public School, there is no requirement to formalise the informal use of this facility by the school. The holding of sports days and events will however require specific authority be given by Council and this could occur within the authority of this plan of management.

The use of Bell Park by the Connells Point Soccer Club is also the subject of annual review and this shall be formalised in this plan of management. Again the use of the site for soccer practice sits within the expressed values of the site of maintaining its availability to the public and limiting the impact of activities on the environmental features which exist.



Photo 12: Area used by Connells Point Rovers Soccer Club for soccer practice.

14. Management Requirements

Goals and objectives have been formulated for each of the identified values of the site.

Value: Park

Bell Park is used intensively and consistently for a wide range of passive and active informal recreation uses. The attendance of groups and individuals is due to the visual and aesthetic quality of Bell Park, and the availability of a large open area for ball games, athletics and informal play. The Park complements the streetscape of the adjacent streets, and the level of visibility of the park and level of informal surveillance is high. The effect of the planted earth berm is significant in providing some acoustic protection for the site. There is scope to augment the available park furniture on the site. Opportunities also exist for the incorporation of drainage management features at the eastern edge of the site to improve the quality of stormwater runoff, however this would be the subject of further investigation.

Goal: To maintain and promote the use of the site for a wide range of informal recreation activities commensurate with the size and context of the site, and to increase the environmental significance of the Park.

Core Objectives: Park

- To provide an equitable distribution of facilities for all user groups.
- To provide recreational opportunities for a wide range of community groups including outdoor educational activities.
- Ensure that there are no adverse impacts on adjacent residential properties.
- Provide recreational activities which complement the role played by the park as part of Council's Green Web.
- Continue to provide for the use of Bell Park by the Hurstville South Public School, and the Connells Point Rovers Soccer Club.

15. Action Plan

This Action Plan has been prepared for Bell Park to achieve the long term planning, development and management of the site. The strategies for action are based on the objectives and management requirements of the Park. The content of the Action Plan, which is illustrated in the diagram following, includes:

- identification of values and desired goals to achieve the vision statement for this site;
- objectives to achieve the value goal;
- statement of general strategies and actions to achieve the objectives;
- the timing and priority of these strategies and actions;
- the individuals and groups responsible for the implementation and coordination of each action;
- opinion of probable costs of the actions; and
- performance indicators for these actions.

The content of the Action Plan for Bell Park should be reviewed during the reassessment of the Plan of Management, which occurs every five years.

The main initiatives of the Action Plan are as follows:.

Passive Recreation: Provide high quality vegetation treatment to create attractive setting for seating, walking and general relaxation.

Environment: Continue to enhance the Park by planting of locally indigenous trees and shrubs to create an identifiable character consistent with context. Effective management of these assets, particularly at the boundary of the site to the adjacent residential allotments.

Park Furniture: Provide additional seating and in the future replace perimeter logs with upright bollards. Install two picnic tables near the new playground. Install a water bubbler near the playground.

Pedestrian Access: Improve the gateway to the site at the intersection of Hurstville Road and King Georges Road.

Drainage: Investigate the provision of on-site drainage management treatments particularly at the frontage of the site to King Georges Road.

Public Toilet : Replace the public toilet which has been removed to a standard suitable for access by the main park user groups . Explain that the design will be an improved high security design to maximise public safety, including consideration of roof design to limit access for undesirable and unsafe activities.

Lighting: Regular pruning of trees to improve effectiveness of overhead lighting with the park

Floodlighting: Continue restricted use of the light system for training sessions of the Connells Point Rovers Soccer Club. Investigate improvement of this lighting in the future.

Playground: The installation of the new playground equipment was completed in March 2009. Review the adequacy of shade provided for this area and if appropriate install shade structures.

Fitness Track: Installation of gravel pathway around perimeter of site, with 2-4 fitness stations at intervals along track.

Community Art: Drawing on the rich community history of the site such as its use for carnivals and circus visits, create special furniture items that celebrate the local history and importance of the site. Involve the Hurstville South Public School in this process.

Signage: Review the current direction and information signs on the site, with a view to replacement and augmentation where required.


These features and other comments are illustrated in the site initiatives plan following.

Proposed Future Development

The Local Government Act 1993 requires a description of the future use and development that will be permitted in Bell Park as follows:

| TABLE 1 | |
|---------------------------|--|
| Local Government Act 1993 | |
| Clause | Requirement |
| 36 (3A) (b) (i) | Specify the purposes for which the land and any such buildings or improvements will be permitted to be used |
| 36 (3A) (b) (ii) | Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise. |
| 36 (3A) (b) (iii) | Describe the scale and intensity of any such permitted use or development. |

Under the Local Government Act development and uses within land classified as community land must be consistent with the Park's categorisation and the core objectives of each category. The following table refers to the specific clauses in the Local Government Act and provides a response to each clause.

| TABLE 2 | | | |
|---|--|---|---|
| Bell Park | | | |
| Description of Proposed Future Development and Permissible Use | | | |
| Item | Purpose for which the land and any such buildings or improvements will be permitted to be used. | The purpose for which any further development of the land will be permitted, whether under lease or licence or otherwise. | The scale and intensity of any such permitted use or development. |
| Use of Playground, open space areas, seating and future amenities building. | Clause 36 (3A) (b) (i) | Clause 36 (3A) (b) (ii) | Clause 36 (3A) (b) (iii) |
|  | Continue use for informal active recreation, and for organised sports events subject to prior notification and approval by Council | Public toilets to be made available to users of the park, that are locked outside at night. Additional park furniture . | |

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| Objectives and performance targets of the plan with respect to the land s.36 (b) | How Council proposes to achieve the objectives of the plan and the required performance targets s 36 (c). | How Council proposes to assess its performance with respect to the plans objectives and performance targets s 36 (d). |
|--|---|--|
| <p>Parking and Access</p>  | <p>Continued enhancement of the amenity of the Park by improvements to the traffic management of the adjacent streets</p> | <p>Reduction in the number of traffic incidents in the streets surrounding the site.</p> |
| <p>Pedestrian Access</p>  | <p>Improvements to the safety and security to the pedestrian links to the site.</p> | <p>Reduction in the number of incidents experienced by persons moving between the Hurstville South Primary School and Bell Park</p> |
| <p>Drainage Management</p>  | <p>Attention to the improved management of drainage on the site.</p> | <p>Investigation of drainage management for wider catchment and assessment of the contribution which can be made by on-site drainage treatments.</p> |

16 Lease and Licence Conditions

16.1 General Conditions

This Plan of Management expressly authorises the issue of temporary licences only on community land subject to the general and specific conditions and uses set out in this Plan. Council in the future may impose conditions or amplify these conditions as it sees fit in order to achieve the aims and objectives of the Plan of Management. For the purpose of the administration of any future temporary licence, the following restrictions apply:

- All temporary licences are to be in keeping and consistent with the objectives, general and specific conditions and uses set out in this Plan of Management, must not alienate land unreasonably, must be sustainable and have a high component of community benefit;
- Council shall not permit private or commercial use of community land unless in accordance with a temporary licence;
- Advertising signs are not to be erected without the prior written consent of the Council and should conform with Council's signage policy;
- Permanent advertising on facility signage is permitted providing that it is for the purpose of directing the public to the facility amenities, does not dominate the public amenity of, or signage for, the land;
- Licences or permits for purely promotional or marketing activities will only be permitted if associated with recreation and/or open space values;
- Temporary signage may be permitted and will be limited to the times and days of a particular event or service;
- All improvements to the land shall remain the property of Kogarah Council and any removal of such improvements shall require the consent of Council;
- The temporary lessee/s shall not let, sub-let or assign the premises without the prior written consent of the Council unless the lease agreement specifically permits such arrangements.

The plan permits Council to offer third parties short or long term temporary lease or licence agreements for any approved purpose. This includes the use and management of any approved future facilities that complement the recreational and community use of the site. Determination of the appropriateness of any future facility will depend on the criteria outlined in this plan, permissible use ascribed to this land category and where development is proposed, through due process in determining Development Applications. It is Council's preference to ensure the provision of quality recreation and community use and maximise the benefits or existing infrastructure on the site. The table following indicates the principles to be adopted for temporary licensing agreements for future uses on the site.

PRINCIPLES FOR LEASING & LICENSING –

LAND CATEGORY: PARK AREA

| Item | Principles |
|------------------|---|
| Lease Agreements | Subject to the termination of any occupancy agreement for the use of any of the existing built structures within the site, either by default or voluntary surrender or Council initiative of any occupancy agreement any future agreements for the use of land or built structures are to adopt the following principles. |
| Lease Area | It is not to encroach onto or permit the use at anytime on the subject land without Council approval. |
| Development | <p>Any development is to demonstrate how it achieves the Ecological Sustainable Development principles outlined in this plan.</p> <p>Where feasible, Council should strive to rationalise the number of buildings by limiting future building development to alterations and additions or replacement and, where appropriate, seek multiple use of existing facilities.</p> |
| Aesthetics | <p>Future built form or structures should relate to the scale and character of the site as established by the existing buildings on the site and surrounding buildings. The design of built structures must consider the proposed building mass, form, roof pitch and shape, materials, detailing and colour and their impact on the site, its users, existing site buildings and surrounding residential area.</p> <p>Any lease operating a commercial enterprise on the site shall first notify and obtain consent in writing from Council prior to erecting, place, fixing or attaching or otherwise any product advertising, promotional material or otherwise to the buildings or their surrounding grounds.</p> |
| Maintenance | Lessees shall be responsible for the maintenance and good appearance of the building and surrounding site within the boundary of the licensed or leased area. |
| Permitted Uses | Activities associated with passive or active recreational activities, community and ancillary services as permitted under the Kogarah Local Environmental Plan or as determined by Council with reference to this plan of management. Organised district and local cultural, social, educational, recreational and community services should be encouraged to take place within the leased or licensed area. |
| Intensity of Use | Council is to seek to maximise the diversity of cultural, social, educational, recreational and community services, experiences and opportunities that the site and its facilities offer to both genders and a broad range of age and ethnic groups. |
| Hours of Use | Hours of use will be subject to the outcome of negotiations between the Council, licensee or lessee or as approved under any Development |

| | |
|------------------------------|--|
| | <p>Application.</p> |
| <p>Lease or License Term</p> | <p>Agreed negotiated period between Council and the lessor up to 21 years where the land is "community land" and categorised "General Community Use". Where the land is State Land although a lease may extend beyond 21 years this plan limits the leasing of State Land to a period not greater than 21 years.</p> <p>Leases exceeding 5 years are only to be offered where total investment capital to be expended by the lessee for new capital works within the lease period exceeds \$100,000 Sydney CPI adjusted annually from 2004/5 financial year.</p> <p>Leases extending 5 years are to be conditional on the commencement of the new capital works within 12 months of lease commencement and the completion of the proposed works within an agreed timeframe between Council and the lessee. Any development is to be ancillary to the purpose of the park as a venue for public recreation and as permitted under the Kogarah Local Environmental Plan.</p> |
| <p>Rent</p> | <p>Commercial Activity</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>Community Activity</p> <p>All lease or license agreements with community groups or associations are to comply with Council's policy entitled "Leasing of Community Land and Buildings" adopted 27 August, 2001 and are also to be based on an independent valuation.</p> <p>Periodic Rent Review</p> <p>Part 2© of Council's policy entitled "Leasing of Community Land and Buildings" makes provisions for periodic rent reviews. This condition should be extended to lease agreements for facilities and amenities that also operate on a commercial basis and are profit orientated. Minimal rent increases should be based on the annual Sydney Consumer Price Index.</p> <p>Subsidised Rents</p> <p>Any Agreement that results in Council subsidising the activity or service then that amount is to be compared with similar full commercial rates and the level of annual subsidisation as well as the term of the agreement is to be reported to Council.</p> |
| <p>Public Access</p> | <p>To provide, manage and maintain public access through the reserve to the foreshore area and crown land.</p> |
| <p>Reporting</p> | <p>To ensure Council's accountability in the management of a public asset any new lease or license agreement is to ensure that Council is provided with an annual report and other reports as required by this</p> |

| | |
|--|---|
| | <p>plan and the license or lease agreement.</p> <p>Subsidised rental conditions in a lease or license 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> |
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16.2 Land Category – Park

It is important that Council assist in retaining and maximising the value to the community of the site to provide for the widest possible range of passive and active informal recreation.

16.2.1 Core Objectives

The core objectives for the management of the land category park use focuses on promoting, encouraging and providing for the use of the land, and to provide ancillary facilities on the land, to meet the current and future needs of the local community and of the wider public:

- in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and
- 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) .



Photo 13: Land Category for Bell Park

16.3 Strategies

The strategies or actions outlined in Table 7 are for land categorised as “Park” and are intended to provide a system of management by objectives. The stated objectives direct the

management, planning and development of the parkland. 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.

16.3.2 Park

| Strategies | Objectives | Performance Measures |
|--|--|--|
| Ascribe the land category "Park" to that area of land as outlined in the above diagram of this plan of management. Improve the diversity of recreation experiences which are available | To achieve a balanced and sustainable approach to the use of the site To provide more specifically for the needs of passive recreation with facilities such as seating, and public toilets. | Seek assistance from staff at Hurstville South Public School in monitoring use of park and facilities |
| Integrate the parkland area with pedestrian and cycle routes | To construct a safe and attractive connecting pathway to the site. | Review condition of pathway and complete necessary repairs and required |
| Promote shared use of park by users of Hurstville South Public School. | To incorporate nature study as part of childcare curriculum subject to appropriate safety and management requirements being met | Contact staff at Hurstville South Public School to inform them of proposed works and ongoing management issues regarding the park. |
| Introduce improved environmental awareness of Bell Park. | To provide demonstration areas for drainage management (if required) and interpretive information signs | Review condition of signage and update when required |
| Promote education opportunities on site | To investigate potential interest of Hurstville South Primary School in participating in selected site works and management tasks. | Prepare information to contribute to School curriculum about the natural resource values of the site, and management needs. |

17. Funding

Possible sources of external funding to assist Council to complete required capital works on the site are as follows:

- NSW Department of Sport and Recreation- Capital Assistance Program, and
- Department of Planning – Green Web-Sydney Program

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 grants are not available to contribute towards maintenance works. These remain the responsibility of Council and therefore the selection of works that require limited maintenance is required. 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, owing to the extent of the project. 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 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 on grants to commence and supplement a project. 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 a specific social need, economic or environmental issue. Council will endeavour to monitor these programs as they are introduced.

As previously noted, grants are not available to assist Council in financing its maintenance to its parks, reserves and 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 a failure to adequately maintain a valuable asset is the necessity to bring that asset back online at a later date. 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 cost to Council.

The ongoing maintenance of the sites 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.

17.1 Ranking

The following outlines the schedule to implement the strategies outlined in the plan. The implementation of the preferred schedule, whether wholly undertaken in one attempt or staged over time, will be dependent on the demands made by Council, its preferred priorities in any one financial year and the availability of resources each financial year. The implementation of some strategies are dependent on or may be affected by the findings of one of the sited studies which may identify additional works that need to be undertaken prior to those nominated in Table

The suggested ranking's are also subject to other factors 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 so as to accommodate a program of works that best achieves a consistent means of development relative to 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 so as 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 the Table following.

PRIORITY ORDER KEY

| Priority | Description |
|----------|---|
| 1 | <p>First Order Priority</p> <p>Items allocated "1" are the preferred first items to be addressed in implementing the plan</p> |
| 2 | <p>Second Order Priority</p> <p>Items allocated "2" are the preferred secondary items to be addressed in implementing the plan but can be upgraded or downgraded</p> |
| 3 | <p>Third Order Priority</p> <p>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.</p> |

17.2 Schedule of Strategies and Actions

The following table 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 parkland. The Tabled strategies are listed in the order that they appear in the plan.

PRIORITY AND SCHEDULE OF ACTIONS FOR FUTURE SITE IMPROVEMENTS

| Priority | Action: Land Use Category: Park | Responsibility |
|----------|--|---------------------------------------|
| 1 | Supplementary planting and maintenance of the trees at the perimeter of the site. | R&UL ⁽¹⁾ |
| 1 | Additional park furniture | R&UL |
| 1 | Installation of a new public toilet | R&UL |
| 1 | Installation of small section of fencing to protect playground from traffic movement at intersection of Denman Street and Hurstville Road. | R&UL |
| 1 | Installation of a handrail to the existing concrete steps at the access point from Days Avenue | R&UL |
| 2 | Improvements to public access to the park from corner of King Georges Road and Hurstville Road | R&UL |
| 2 | Investigation of future drainage management opportunities | SW ⁽²⁾ /C&W ⁽³⁾ |
| 2 | Installation of pedestrian path-fitness track and 2-4 fitness stations | R&UL |
| 3 | Investigate improved lighting for the section used for soccer training | R&UL |
| 3 | Replacement of the perimeter of logs with upright bollards | R&UL |

(1) Recreation & Urban Landscapes Department of the Assets & Services Directorate

(2) Sydney Water

(3) Catchment & Waterways Department of the Assets & Services Directorate

18. Planning and Development

The following outlines a number of planning instruments that will be relevant in the consideration of future use and development on the subject land.

18.1 Local Environmental Plan

The subject site 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 or land capable of being used for public recreation 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. The development within the zoning for the site must be ancillary to or promote the use and enjoyment of parkland.

18.2 Development Assessment Criteria

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

- the need for the proposed development of 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.

When assessing whether a particular use or development on a public reserve is appropriate at this site then:

The total area to be affected by the proposed development is to be a relevant factor in assessing the appropriateness of the development. Where a development proposal results in a permanent loss of a substantial area of open space parkland, then the total area to be alienated is to be weighed 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 within a public reserve.

18.3 Green Web Sydney

Green Web – Sydney is a metropolitan wide initiative to establish a green web of native vegetation and habitat corridors. Its principal objectives are to establish habitat corridors to provide links between fragmented sections of urban native bushland as well as to protect conserve and enhance the remaining bushland in the Sydney region (Seidlich, 1997). The aim of the project is to facilitate the migration of wildlife and the natural dispersal of native plants (ibid, 1997). Parklands, can make substantial contributions to these ideals without undue impact on their existing use or conflict with core objective for such use.

The Green Web – Sydney Scheme identifies the subject site as part of the “Habitat Reinforcement Area”. As a consequence Council requires the planting of native trees and vegetation to establish a green link to provide for migrating birds and habitat opportunities with the City of Kogarah.

18.4 Ecological Sustainable Development

Ecological sustainable development is now a mandatory objective of all development and works, as it seeks to maximise the environmental, social and economic benefits over the long term. Defined by the Commonwealth Government in 1990 as “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.” It is therefore essential that any use and development of the site should meet current sustainability requirements, while at the same time not diminish the utility of the site for its future users. These requirements are to be embodied in the future initiatives for the site and adopted in the following principles:

(a) Conservation of Energy

Any building or landscape works should be constructed to minimise the reliance on fossil fuels and promote the use of 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 resources and ecological systems.

(c) Minimisation of New Resources

Building and landscape works are to be designed to minimise the use of new resources. Existing resources at the end of their usual life in one form, where feasible, to be incorporated in 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 Site and its Ecological Systems

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

(f) Adopting a holistic approach

Principles (a) to (e) are to be embodied in a holistic approach to the built and landscape environment.

19. Public Hearing

In accordance with the Local Government Act 1993 (as amended) a public hearing will be held in respect to the categorising of community land which includes the subject site. The hearing will consider that the logical categorisation of the land is “park” and that the Bell Park Plan of Management be considered for adoption. The following summary will be submitted to this public hearing for consideration.

19.1 Issues Assessment

Bell Park to be categorised as a “park”.

19.2 The Site

The subject site is bounded by King Georges Road, Hurstville Road, and Denman Street.

19.3 Zoning

Under the Kogarah Local Environment Plan 1998, the subject area is currently zoned 6(a) Open Space (Public).

19.4 Property Description

This Plan applies to all land which is described as Lot B DP 329049, Lots 49-54 DP 6816, part lot 55 and part lot 56 DP 6816, Hurstville Road, Hurstville.

19.5 Values

Park and informal recreation.

19.6 Assessment

Due to the proposed ongoing use of the site for the same purposes, residents are able to benchmark the operation of the site against its previous operation.

19.7 Classification (Local Government Act)

Categorised as park.

Appendix A

KOGARAH COUNCIL:

DRAFT PLAN OF MANAGEMENT BELL PARK

COMMUNITY QUESTIONNAIRE- INDIVIDUAL

KOGARAH COUNCIL: DRAFT PLAN OF MANAGEMENT BELL PARK

COMMUNITY QUESTIONNAIRE- INDIVIDUAL

Question 1: During the past year, what do you like most about living near Bell Park and its facilities?

.....

Question 2: Do you currently use Bell Park? If so, for what activities?

.....

Question 3: Have you experienced any problems in regard to the use of Bell Park and the areas immediately surrounding area?

.....

Question 4: Are you aware of the current Kogarah State Emergency Services facility in Harold Fraser Reserve?

.....

Question 5: Council has been requested to consider the proposed establishment of a new State Emergency Facility within Bell Park, at its frontage to King Georges Road? This would be a building used for weekly training sessions, storage of equipment and for management during emergency events (e.g. floods, storm damage, bushfire etc). How would you feel about this?

.....

Question 6: Are there other recreational facilities or particular uses which Council should consider for the use of Bell Park?

.....

Question 7: Are there any comments which you would like to make about Bell Park generally?

.....

Question 8: May I ask you how long you have lived at this address?

.....

Question 9 Council is also intending to conduct an information "drop-in" session early in 2009 to advise residents of the outcome of the consultation and to provide further information about initiatives for the park. Would you like to be contacted about this event?

KOGARAH COUNCIL: DRAFT PLAN OF MANAGEMENT BELL PARK

RESULTS OF COMMUNITY QUESTIONNAIRE- INDIVIDUAL

Question 1: During the past year, what do you like most about living near Bell Park and its facilities?

Its availability (5)

Proximity for family (4)

Views of the park (3)

Don't use park (3)

Visiting the park

Just love it

New resident-not visited yet

Just like it for walking

Like it for the quiet

Summary Comment

The proximity of the park to the residents who live immediately adjacent and opposite the site and the contribution which the views make to the overall enjoyment of the areas was emphasised. The comment " we live so close, we don't use it as much as we should" was relevant to the significant number of older aged residents who were interviewed. Although this was often accompanied by reference to the enjoyment of taking grand-children to the park.

Question 2: Do you currently use Bell Park? If so, for what activities?

Children use it (7)

Walk the dog (2)

Take grandchildren (2)

No activities (6)

Walking (1)

New resident-not visited yet

Summary Comment

The park is used by the residents of the adjoining allotments for passive recreation activities and by children/grandchildren for informal play.

Question 3: Have you experienced any problems in regard to the use of Bell Park and the areas immediately surrounding area?

No problems (9)

Minor anti-social behaviour (3) including building fire near back fence, and behaviour at toilets, and behind the berm at the edge of King George Road.

Rubbish left (bottles)

Graffiti (1) including once during the middle of the day (cost \$950 for removal)

Cannot get out of drive sometimes due to kerb-side parking

High speed vehicles along Hurstville Road

Early morning truck movements

Tree branches hanging over the fence from the park

Children kicking balls against the back fence

Not well lit at night (1)

Use of park by motorbike

Summary Comment

There is a limited number of problems associated with the current operation of the park. Concerns which were identified include matters that have been long standing issues by a small number of residents, such as the management of vegetation at the perimeter of the park.

Question 4: Are you aware of the current Kogarah State Emergency Services facility in Harold Fraser Reserve?

Yes 4

No 19

Summary

There is limited knowledge of the operation of the SES facility at Harold Fraser Reserve. There is also unfamiliarity with the overall operation of an SES facility. In some instances where there was initial apprehension about this anticipated operation of the facility, explanation of the way in which the operation occurs at Harold Fraser, resulted in residents changing their view and wishing to reconsider their position.

Question 5: Council has been requested to consider the proposed establishment of a new State Emergency Facility within Bell Park, at its frontage to King Georges Road? This would be a building used for weekly training sessions, storage of equipment, and for management during emergency events (e.g. floods, storm damage, bushfire etc). How would you feel about this?

Support (7)

If not visible (2)

If located adjacent to King George Road

OK if shown plans first

Qualified support (1)

Would depend on visual impact

Do not support (12)

Still unsure how it will change park

Prefer parkland (1)

Prefer nice view (1)

Increase in noise (1)

Not another building in the park.

The flood issue at Harold Fraser is overrated.

Prefer trees

Need to review the potential flood effects at Harold Fraser

Should be on Industrial land

Need to consider other sites in Quarry Park

Will inevitably lead to expansion on the site

No Response (2)

Summary Comment

There is a balanced view by residents living in close proximity to the nominated site for the SES facility, as to whether they support or do not support this initiative. Where there is concern, this was sometimes lessened if the facility was anticipated to be out of view from adjoining properties.

Question 6: Are there other recreational facilities or particular uses which Council should consider for the use of Bell Park?

Pathway at the edge of the site (2)

Clean Toilet and new bins

No pathway around edge

Practice Goals

None (14)

Summary Comment

There is a general absence of interest in the use of Bell Park for supplementary activities.

Question 7: Are there any comments which you would like to make about Bell Park generally?

The traffic speed control device on Hurstville Road should be converted to a mid-block pedestrian crossing.

Could be useful to increase the level of maintenance

The use of the site by school children and for soccer practice is acceptable

It's generally a good park

Trees do need more regular trimming

The big logs used to restrict vehicle access may attract termites

Council keeps the park " absolutely beautiful "; mowing of park edges should avoid blocking drains with clippings; car movement in Albert Street/ Days Avenue should be one way to maintain the safety of pedestrians; concern regarding tree in front of 2A Albert Street; consider alternative location for proposed SES facility in Quarry Reserve;

Children do not use the area proximate to King George Road;

Could be improved lighting

I go to the park to get away from the lights

Pedestrian crossing required on King Georges Road

Understood that park used by Hurstville South Public School while the open space areas in the school are being upgraded.

Question 8: May I ask you how long you have lived at this address? Average 20 years

Appendix B

KOGARAH COUNCIL:

DRAFT PLAN OF MANAGEMENT BELL PARK

RESULTS OF COMMUNITY QUESTIONNAIRE- POSTAL

KOGARAH COUNCIL: DRAFT PLAN OF MANAGEMENT BELL PARK

RESULTS OF COMMUNITY QUESTIONNAIRE- POSTAL

Question 1: During the past year, what do you like most about living near Bell Park and its facilities?

Open Space (21)

Vegetation and scenery (5)

Relaxing and quiet feel (4)

Close proximity (2)

Children's Playground (3)

Open grassed area close to the school

Being away from high rise buildings

Having no neighbours opposite

Well maintained

Having children playing in the park (4)

Summary Comment

The proximity of the park to the residents who live immediately adjacent and opposite the site and the contribution which the views make to the overall enjoyment of the areas was emphasised. The comment, "we live so close, we don't use it as much as we should" was relevant to the significant number of older aged residents who were interviewed. Although this was often accompanied by reference to the enjoyment of taking grand-children to the park. The appreciation of the open nature of the site as an area for outdoor activities, and as a retreat from the more intensive urban areas was noted.

Question 2: Do you currently use Bell Park? If so, for what activities?

Children's play (19)

Walking / exercise (9)

Ball games (5)

Dog walking (5)

No (2)

Kite flying (2)

Swings (2)

Relaxing (1)

Sport training (before and after school)

Summary Comment

Bell Park is an extremely popular venue for children's play and for informal active recreation generally. Although sport training was noted by one respondent, it is understood that the students of Hurstville South Public School use the site regularly. The use of the playground equipment has not been significant because of the condition of the equipment and the progressive removal due to damage.

Question 3: Have you experienced any problems in regard to the use of Bell Park and the immediately surrounding area?

No (18)

Issues with graffiti (3)

Noise levels at late hours (2)

Excess traffic (large trucks and motorbikes) (2)

Only being able to access the park from across King Georges Road (1)

Too dark, more lighting required

Lack of footpath between Albert Street and Day Avenue between the school and the park.

Too dark, more lighting required

Summary Comment

There is generally a high level of satisfaction with Bell Park, and the anti-social behaviour is limited to the area immediately surrounding the public toilets and the playgrounds. Some pedestrian and traffic management issues were also noted, however residents did comment that they were aware of Council initiatives that had been undertaken in regard to these matters.

Question 4: Are you aware of the current Kogarah State Emergency Services facility in Harold Fraser Reserve?

No (23)

Yes (10)

Summary Comment

Although the majority of respondents were not aware of the current Kogarah SES facility, there was a general awareness by some residents, and an intimate knowledge of the operational requirements of the facility. In some responses, as with the individual interviews, it is evident that the operation of an SES facility is sometimes confused with that of an Ambulance Station.

Question 5: Council has been requested to consider the proposed establishment of a new State Emergency Facility within Bell Park, at its frontage to King Georges Road. This would be a building used for weekly training sessions, storage of equipment, and for management during emergency events that impact on Kogarah residents (e.g. floods, storm damage, bushfire etc). How would you feel about this?

Unqualified support (4)

Comments:

Great idea

I feel comfortable with this

That would be OK

Summary Comment

A limited number of respondents (4) strongly in favour of the Kogarah SES facility being established at Bell Park.

Qualified support (6)

Comments:

Concerns of extra traffic and parked cars (2)

As long as it doesn't interfere with regular park users and other residents (2)

As long as there is still plenty of open space left (1)

As long as it is kept secure

As long as doesn't block the visibility of open space

As long as no trees are removed

Concerns of vandalism

Would like to see plans of exactly where in the park it would be situated

Would like to know what size the building would be and how much of the park would be used

Don't support the idea (21)

Summary Comment:

There was a range of qualifications to support being given (6), which seek to maintain the amenity of the park, and protect it from external impacts such as parking.

Summary Comment:

The majority of the respondents did not support the establishment of the Kogarah SES within the Park.

Comments:

Concerns of increased traffic (6)

Concerns with noise levels (4)

Would prefer it remains as is for the community to enjoy (2)

Loss of open space is not supported (1)

It will destroy the natural border, and de-beautify the park and surrounds (1)

It's taking away the only park in the area

It would alter the park irreversibly in a negative way

It would take away from play and sport activities

Training would be noisy and intrusive

The public school will suffer, should be left for the public to use

The area would be lost to further development

We are not Kogarah residents so place this facility near them

It would increase the graffiti problem with extra buildings

Bell Park is not operational land. Try Quarry North Reserve.

Loss of any part of the park would impact greatly on Hurstville South Public School

The park is not big enough.

Summary Comment

There is considerable community concern, and in some instances opposition to the proposed use of part of Bell Park for the Kogarah SES facility. The key areas of concern are anticipated traffic impacts, reduction in available parkland, and the change in use of the Park. It is anticipated that further clarification of the required extent of site cover for the Kogarah SES facility, by providing detailed site plans, may alter the current views of some of the respondents. There will be respondents who will continue to oppose any non recreational use within Bell Park.

Question 6: Are there other recreational facilities or particular uses, which Council should consider for the use of Bell Park?

Appropriate children's equipment/playground (10)

Walking / bike track (6)

More benches / seating (1)

Summer houses for picnickers / picnic tables

Swing area

Dog off lead area

More facilities for school children

Toilets (1)

Sporting courts

Leave it alone (2)

Question 7: Are there any comments that you would like to make about Bell Park generally?

Well Maintained (2)

More rubbish bins required

Prevention of graffiti vandalism is required (1)

Prevention of big trucks parking around the park and nearby streets is needed

More lighting required (1)

Needs to be upgraded

More shaded areas required

Toilet block needs to be fixed up

Park is greatly valued and is used extensively (1)

Grass needs to be cut more often

Leave it alone (2)

Traffic access should be restricted

It is the only park of a considerable size available for all ages to use

It's a beautiful serene park and should stay the way it is (1)

It's a great bit of green against King Georges Road

It's a wonderful spot, a lot of families and children enjoy the park

Would like to see it cater more for families

It is a fantastic park within walking distance, don't want to see it lost.

End of Document

