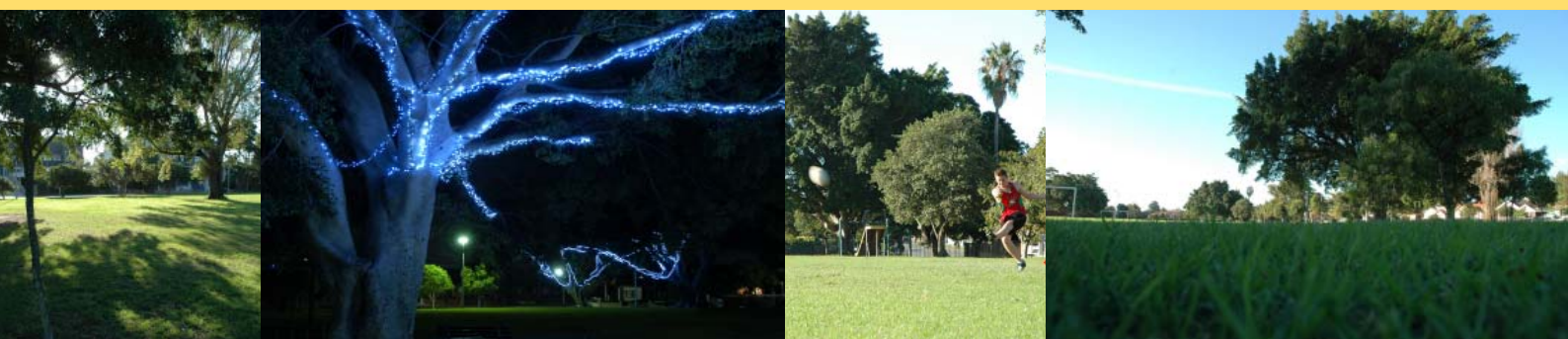


**Draft**  
**TURRUWUL PARK**  
Plan of Management

July 2006



*city of villages*



# Table of Contents

	Preamble	I
I	Introduction	I
	1.1 What is a Plan of Management	I
2	Need for this Plan of Management	2
3	Requirements of the Local Government Act 1993	2
4	Consultation	3
5	Area Covered by this Draft Plan of Management	4
6	Ownership	5
7	History and Cultural Heritage	5
8	Legislative Framework	8
	8.1 Local Government Act 1993	8
	8.2 Zoning and Planning Controls	8
	8.3 Other Relevant Legislation	8
9	Current Leases and Licences	9
10	Category of the Land under this Draft Plan of Management	10
	10.1 Core Objectives for Management of Community Land Categorised as a Park	11
	10.2 Core Objectives of Community Land Categorised as Sportsground	11
11	Sportsground Use – Strategies to Reduce Impact on Neighbouring Residents	12
12	Description of Study Area and Current Permissible Activities	13
13	Description of Proposed Future Development and Permissible Uses	16
	13.1 Dog Management	17
	13.2 Park Ordinance Regulations	17
14	Leases, Licences and other Estates	18
	14.1 Short Term Casual Hire	18
15	Strategy and Action Plan	20
16	Masterplan	23
17	Review of Plan of Management	24
	REFERENCES	25
	APPENDIX A	26
	APPENDIX B	27



## Preamble

### Recognition of Indigenous Australians

Council recognises the Gadigal People of the Eora Nation, are the traditional custodians of the land. It recognises and celebrates the rich culture and strong community values that Indigenous Australians continue to provide to the City of Sydney today, and acknowledges the Indigenous community's right to self-determination. (*City of Sydney Social Plan 2006*)

## I Introduction

### I.1 What is a Plan of Management

A Plan of Management is a document that identifies issues affecting public open space, and outlines how that open space is intended to be used, improved, maintained and managed in the future.

A Plan of Management is typically accompanied by a Landscape Master Plan that shows proposed on the ground changes to that open space.

## 2 Need for this Plan of Management

The *Local Government Act 1993* requires all Council owned or vested land classified as Community Land to be managed and used in accordance with a Plan of Management.

Turruwul Park is included in the adopted Generic Plan of Management prepared by South Sydney Council in July 1996. Since the amalgamation of South Sydney City Council and City of Sydney in February 2004, the City has embarked on an extensive capital works program for its open space network. A master plan development project has been initiated for Turruwul Park which has included a community consultation process.

The proposed major upgrade and improvement to Turruwul Park has made it opportune to prepare a specific Plan of Management to ensure compliance with the *Local Government Act 1993* and provide clarity in the future development, use and management of the Park.

## 3 Requirements of the Local Government Act 1993

This Plan of Management (PoM) has been prepared in accordance with the requirements of the *Local Government Act 1993*.

Requirements of the Local Government Act for the contents of a Plan of Management and where these are located in this Plan are listed in **Table I**.

TABLE I

### Contents of a Plan of Management required under the Local Government Act 1993

Requirements of the Local Government Act 1993	How this Plan satisfies the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management.	Refer to Section 12
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Refer to Section 12
Categorisation of community land.	Refer to Section 10
Core objectives for management of the land.	Refer to Section 10.1 & 10.2
The purposes for which the land, and any such buildings or improvements will be permitted to be used.	Refer to Section 13
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Refer to Section 13
A description of the scale and intensity of any such permitted use or development.	Refer to Section 13
Authorisation of leases, licences or other estates over community land.	Refer to Section 14
Performance Targets.	Refer to Section 15
A means for assessing achievements of objectives and performance targets.	Refer to Section 15

## 4 Consultation

The *Local Government Act 1993* requires that prior to final adoption the draft Plan of Management must be placed on public exhibition for a period of 28 days with a further 14 days during which submissions can be received.

The development of the plan of management and master plan has been guided by the following consultation sessions.

- Distribution of resident survey in December 2005 (**Appendix D**)
- Conduct of a community consultation day at the Park on Saturday 20 May 2006 (**Appendix C**)
- Specific consultation sessions with the following stakeholders:
  - Tuesday 4 July 2006 – Junior Cricket clubs
  - Tuesday 4 July 2006 – Redfern raiders soccer club.



## 5 Area Covered by this Draft Plan of Management

Turruwul Park is defined by its boundaries of Rothschild Avenue, Harcourt Parade, Hayes Road and Primrose Avenue. (Figure 1)

Relevant land information details of Turruwul Park is as follows:

Area	DP / Lot Information	Size (m <sup>2</sup> )	Classification	LEP Zoning (South Sydney LEP 98)
Turruwul Park	Lot 481-495 in DP 7534	24,000	Community Land	6(a) Local Recreation



Figure 1 Location context



## 6 Ownership

Turruwul Park is owned by Council and classified as Community Land.

## 7 History and Cultural Heritage

The land upon which the park is located was originally planned as factory sites in the Rosebery Estate. This ambitious estate was subdivided as a model residential and industrial suburb by Richard Stanton in 1912. What distinguished Rosebery from other “garden suburb” developments, such as Concord and Daceyville, was that factories in garden settings were planned, as well as houses. The subdivision was not particularly successful.<sup>1</sup>

Waterloo Municipal Council started looking for appropriate land for a park in the southern area of the municipality in c.1925. The block bounded by Rothschild Avenue, Hayes Road, Primrose Avenue and Harcourt Parade was purchased by Waterloo Council in 1926 from two land holders, Miss Armstrong and Mr Daniel P Hayes, at a cost of £1572 10s.<sup>2</sup> Approaches to the Department of Lands for financial assistance towards the cost of acquisition were rebuffed.<sup>3</sup>

The Council considered the naming of the park in October 1926. The Mayor, Alderman D. Mulcahy, invited aldermen to suggest names. Three names were submitted and put to the vote on 26 October: Lang Park; Lynch Park; and Turruwul Park. On a show of hands, it was decided that it be called Turruwul Park.<sup>4</sup> While no explanation of the name was given in the Council minutes, a history of the area suggests Turruwul is the dialect of the Kamilaroi people, who once inhabited the Rosebery area.<sup>5</sup> Due to its location, the park has also been known informally for much of its existence as Rosebery Park; there are frequent references to it in Council minutes and correspondence with this name. Council's Significant Trees Register records another alternative name for the park - Primrose Park - however the source of this alternative name is not cited in the report and no evidence in the Council records has been uncovered for this alternative name at this stage.<sup>6</sup>

Initial improvements to the land included connecting water supply to the park, enclosing the site with a 'one rail fence', removing an 'old cottage', and laying cricket wickets.<sup>7</sup> The recently formed South Sydney Junior Cricket Club jumped at the opportunity to utilise the new park for their first season (1926-27);<sup>8</sup> the Rosebery Australian Rules Football Club were equally eager, applying to play their Saturday afternoon matches at Turruwul Park for the 1927 season.<sup>9</sup> Thus from its very beginning, Turruwul Park has been an important sporting facility for local clubs, both for training and competition matches.

During the Second World War, air raid shelters were constructed in the park for the employees of Briteshine Pty. Ltd. Under the conditions of license, Waterloo Council required the company to remove the structures after the war.<sup>10</sup>

<sup>1</sup> The Town Planning Company of Australia Ltd: *Rosebery: Sydney's Model & Industrial Suburb*, 1916; Tropman and Tropman, *South Sydney Heritage Study*, 1992-1993.

<sup>2</sup> Waterloo Municipal Council, Minute Book, 1926: 16 March, 17 August, 31 August, & 7 December. (City of Sydney Archives, CRS 637/26)

<sup>3</sup> Waterloo Municipal Council, Minute Book, 1927: 1 February & 15 February. (City of Sydney Archives, CRS 637/27)

<sup>4</sup> Waterloo Municipal Council, Minute Book, 1926: 12 October & 26 October. (City of Sydney Archives, CRS 637/26)

<sup>5</sup> “*The Model Suburb of Rosebery, Municipality of Waterloo, Parish of Alexandria, County of Cumberland, South Sydney Municipal Council*”, October 1980. Typescript. (City of Sydney Archives, Rosebery file)

<sup>6</sup> Land Arc Pty Ltd: *Register of Significant Trees, vol.1 Public Parks & Reserves*, City of Sydney Council, December 2005: Turruwul Park, Rosebery p.121.

<sup>7</sup> Waterloo Municipal Council, Minute Book, 1926: 20 July, 12 October, 23 November, 7 December. (City of Sydney Archives, CRS 637/26)

<sup>8</sup> Waterloo Municipal Council, Minute Book, 1926: 11 May 1926, 31 August 1926. (City of Sydney Archives, CRS 637/26)

<sup>9</sup> Waterloo Municipal Council, Minute Book, 1927: 1 March 1927. (City of Sydney Archives, CRS 637/27)

<sup>10</sup> City of Sydney Archives, CRS 82/4691.

Waterloo Municipal Council was amalgamated with the Municipal Council of the City of Sydney in 1949. At this time, the park land was valued at £9,914 2s. 8d. The parks depot, a simple tool shed constructed of timber and iron, with lavatory, located near the boundary of Hayes Road, was valued at £100. After reviewing the assets, the Director of Parks recommended that a suitable depot be built in the park.<sup>11</sup>

The original plan for the parks depot, drawn up by the City Building Surveyor's Department, was for a new women's toilet fronting Hayes Road and new staff amenities, along with a men's toilet fronting Rothschild Avenue. This design was approved by Council on 7 July 1952. Twelve months later, Alderman Cahill suggested that the amenities should incorporate a football dressing room, with showers. Back to the drawing board. The result, a new, larger brick amenities building designed fronting Rothschild Avenue, with women's toilets, sports change room (including four (4) showers), parks depot (with tool store, mess room, locker room, shower and toilet), and men's toilets. Estimated cost: £4,800.

The new design was approved by Council on 23 November 1953. It was proposed by the City Building Surveyor that the construction could be done by Council's staff. However, the City Engineer advised that their department had a large amount of building work on their hands, and more waiting in the wings; so it was recommended that tenders for the construction of the parks depot building be invited. Tenders closed on 21 December 1953, with the lowest tender of £5,825 by Architon Construction Co. Pty Ltd (142 Phillip Street, Sydney) being accepted.

The contract for work was executed on 13 April 1954 and work commenced three months later. The parks depot and footballers' dressing room was completed on 24 August 1954 and the toilets opened to the public 10 days later.<sup>12</sup>

In the 1960s the park was floodlit by a single light for night training. The park's lighting was finally upgraded in 1970 by South Sydney Municipal Council, when they installed 10 1500w. Quartz iodine flood lamps.<sup>13</sup> At the same time, the dressing room facilities were extended with the addition of a referee's room. This work was completed in March 1971.<sup>14</sup>

While it has not been possible to compile a comprehensive list of users of the park, Council records clearly document that the park is highly valued sporting and recreational facility which has been widely utilised by the local community including schools, community clubs, social clubs and local businesses. Cricket, soccer, rugby league, rugby union, hockey, netball, and softball clubs have all benefited from Turruwul Park and its facilities. The South Sydney United Girls' Marching Association trained there in the 1970s, preparing for the national championships,<sup>15</sup> and it was the home ground of the Castellorizian Club from their formation in 1974 until at least 1982.<sup>16</sup> Turruwul Park was also the home ground of the Rosebery-Rhodes Soccer Football Club from their formation in 1968 until their amalgamation with the Enmore-Newtown Soccer Club in 1974, when they moved to Erskineville Oval.<sup>17</sup> The sporting teams of local businesses, such as Austral Bronze, the Motor Transport Department, and the Sydney County Council, trained at Turruwul Park. Local businesses also utilised the park for Christmas parties and family days.<sup>18</sup>

<sup>11</sup> Assets of the former Waterloo Municipal Council, transferred to Parks & Rec Dept. (City of Sydney Archives, CRS 34/5541/50); Building Application file: Rosebery Park Rosebery. (City of Sydney Archives, CRS 59/955/54); Rosebery Park. Provision of new Parks Depot & new Conveniences for Men & Women, & football dressing room. Tenders. Architon Construction Co. Pty Ltd. (City of Sydney Archives, CRS 34/4525/51.)

<sup>12</sup> Building Application file: Rosebery Park, Rosebery. (City of Sydney Archives, CRS 59/955/54); Rosebery Park. Provision of new Parks Depot & new Conveniences for Men & Women, & football dressing room. Tenders. Architon Construction Co. Pty Ltd. (City of Sydney Archives, CRS 34/4525/51)

<sup>13</sup> Turruwul [sic] Park. Hire Charges, Lighting Charges. (City of Sydney Archives, CRS 87/1006/13)

<sup>14</sup> Turruwul [sic] Park – Provision of Referee's Room (City of Sydney Archives, CRS 87/1006/17)

<sup>15</sup> Turruwul [sic] Park – Provision of Referee's Room. (City of Sydney Archives, CRS 87/1006/17); Turruwul [sic] Park – alterations, repairs. (City of Sydney Archives, CRS 87/1006/6)

<sup>16</sup> Turruwul [sic] Park. Hiring by the Castellorizian Club Ltd (City of Sydney Archives, CRS 87/1006/35)

<sup>17</sup> Turruwul [sic] Park Rosebery. (City of Sydney Archives, CRS 87/1006); Turruwul [sic] Park. Use by the Rosebery Rhodes Soccer Football Club. (City of Sydney Archives, CRE 87/1006/10)

<sup>18</sup> Turruwul [sic] Park Rosebery. (City of Sydney Archives, CRS 87/1006)

Time constraints on research have meant that little has been uncovered about the history of the park's landscape, its maintenance regimes or upgrades. A thorough search of Council minutes would be required and is beyond the scope of this history. It is known that in 1977 the existing soccer field was 100 yards long by 75 yards wide, and that, on the lobbying of the Kingsford Megisti Junior Soccer Club (part of the Castellarozian Club), the field was extended by five (5) yards.<sup>19</sup> Two trees in the park are scheduled on the Significant Tree Register – a Hills Weeping Fig (*Ficus microcarpa* var. *hillii*) and a Port Jackson Fig (*Ficus rubiginosa* f. *glabrescens*).<sup>20</sup>

<sup>19</sup> Turruwul [sic] Park – alterations, repairs. (City of Sydney Archives, CRS 87 / 1006 / 6)

<sup>20</sup> Land Arc Pty Ltd: *Register of Significant Trees*, vol. I *Public Parks & Reserves*, City of Sydney Council, December 2005: Turruwul Park, Rosebery p.121.

## 8 Legislative Framework

This section comprises the Basis for Management for Turruwul Park. It describes the legislative and policy framework applying to the Park.

### 8.1 Local Government Act 1993

Turruwul Park is owned by the City of Sydney and classified as Community Land. Requirements of the Local Government Act for a Plan of Management for Community Land are shown in **Table 1**.

### 8.2 Zoning and Planning Controls

*The Environmental Planning and Assessment Act 1997* (EPA Act) establishes the statutory planning framework for environmental and landuse planning in NSW through State Environmental Policies (SEPPs and Local Environmental Plans (LEPs)).

*The South Sydney Local Environmental Plan 1998* zones the Redfern Park 6(a) Local Recreation Zone. The planning objectives of this Zone are listed in **Appendix A**.

The LEP sets out in general terms what types of developments and uses are permissible within the 6 (a) Zone and which activities or development requires development consent. Development and activities authorised in this Plan of Management need to be permissible and consistent with the zoning objectives of the *South Sydney LEP 1998* or any updated City planning instrument that supercedes the South Sydney LEP.

Development or use activities requiring a Development Application will be assessed under the *Environmental Planning and Assessment Act 1997*. Impacts of proposed activities or development will be assessed under 79(c) of the *Environmental Planning and Assessment Act 1997*.

### 8.3 Other Relevant Legislation

#### Companion Animals Act 1998

The *Companion Animals Act 1998* aims to promote responsible animal ownership in NSW. Under the Act dogs in public places must be on lead under the effective control of a competent person, except in a declared off leash area. Dogs are prohibited within 10 metres of children's play areas, food preparation / consumption areas, and recreation areas where dogs are prohibited by the local authority. If a dog defecates in a public place, the owner must remove and dispose of it in a rubbish receptacle.

#### Disability Discrimination Act 1992

The *Disability Discrimination Act 1992* aims to eliminate, as far as possible, discrimination against people with disabilities in many areas, including access to premises.

## 9 Current Leases and Licences

Current licence agreements currently operable at Turruwul Park are essentially winter and summer seasonal licence agreements for use of the sporting field and amenities for the following sporting organisations:

TABLE 3	
Sporting Organisation	Use Details
South Eastern Junior Cricket Club	Summer use: Saturdays 8.30am-12.30pm
Redfern Raiders Soccer Club	Winter use: Monday - Thursday nights 6.30pm - 8.30pm Sundays 9.00am-6.00pm
Coogee Boys Preparatory School	Winter use: Saturdays 7.00am-11.00am
Ecuador Soccer/Volley Ball Club	Winter use: Saturdays 2.00pm-9.00pm

## 10 Category of the Land under this Draft Plan of Management

It is a requirement of the *Local Government (Community Land Management) Act 1998* to categorise the subject land as per s.36(4) of the Act.

Turruwul Park has been categorised in accordance with the guidelines in the *Local Government Amendment (Community Land Management) Regulation 1999*.

In summary the proposed categories for this Plan of Management are as follows:

- Park
- Sportsground

The delineation of these category types are shown in **Figure 2**.

The core objectives of these categories are described in **Sections 10.1** and **10.2**.



**Figure 2** Categories of the subject site

### **10.1 Core Objectives for Management of Community Land Categorised as a Park**

The Local Government Act establishes core objectives for all categories of community land. Council must manage the community land in accordance with the core objectives of the relevant category of land. Any Council objectives must comply with the core objectives established within the Act. The significance of the prescribed core objectives is to ensure that any activities or uses of the land are consistent with the core objectives for that category of land.

Categorised as a Park under s 36(4) the core objectives of this category as per the Act are:

- a) To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- b) To provide for passive recreational activities or pastimes and for the casual playing of games, and
- c) To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

### **10.2 Core Objectives of Community Land Categorised as Sportsground**

Categorised as Sportsground under 36(4) the core objectives of this category as per the Act are:

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



## 11 Sportsground Use – Strategies to Reduce Impact on Neighbouring Residents

The sporting oval is categorised as a “Sportsground” as per s36(4) of the Local Government Act. As part of the objectives for this use category measures must be put in place to ensure that impact on neighbouring properties is kept to a minimum. It is anticipated that many of the amelioration measures will be included in the Conditions of Consent for the Park redevelopment or as conditions of use for event organisers. The following Table lists potential impacts and amelioration measures to be implemented to reduce impact.

TABLE 4	
Potential Impact / Issue	Amelioration Measures
Excessive hours of use	Sports ground use to occur between the hours of 7am - 10pm.
Loud amplified music / loudspeakers	Use conditions to meet current EP&A regulations.
Illegal parking in surrounding streets during event occasions	City ranger enforcement during events.
Lack of notification of upcoming events	Event organisers to provide at least one week notice of event to residents directly adjacent to Park.
Disturbance from light tower glare	Light towers to have anti-glare devices to minimise light spill to surrounding area. Use restricted to 10pm.
Limited community access to sports field for passive recreation	Oval to be available for public use when not in use for training or sporting events.

## 12 Description of Study Area and Current Permissible Activities

The legislation requires a description of the current condition and use of Turruwul Park as per the following requirements:

TABLE 5

### Local Government Act 1993

Clause	Requirement
36 (3A) (a) (i)	Condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the Plan of Management.
36 (3A) (a) (ii)	The use of the land and any such buildings or improvements as at that date.

The following tables makes reference to the specific clauses in the legislation and provides a response to the requirements of the clause.

In providing an assessment of the current condition the following definitions have been used:




**Good** – new or well maintained

**Fair** – maintained but in need of repair






**Poor** – in need of major repair / demolition

TABLE 6

### Description of Study Area and Current Permissible Uses

Item	Description	Condition Clause 36(3A) (a) (i)	Current Use Clause 36(3A) (a) (ii)
Buildings 	Brick construction, single storey structures. Includes depot, toilets and change rooms.	Fair - Poor Requires demolition or considerable upgrade or refurbishment.	Toilets and change room facilities for sports field and tennis court users. Park maintenance depot area and storage.
Tennis Courts 	Two full size hard court tennis courts with chain link fencing.	Fair	Playing tennis .
Playground 	Playground constructed more than 15 years ago. Includes equipment and fencing.	Poor Non-conforming equipment with no soft fall. Size of playground inadequate for district park.	Children's play

Item	Description	Condition Clause 36(3A) (a) (i)	Current Use Clause 36(3A) (a) (ii)
Hit-up Wall 	Double sided tennis hit-up wall with asphalt ground surface.	Fair	Unstructured ball sports
Cricket Nets 	One cricket net with synthetic grass wicket and chain link fencing	Fair	Organised sport training and unorganised sport.
Soccer Pitch 	Full size soccer grass pitch with junior cricket wicket. Used regularly for soccer and junior cricket.	Poor	Organised sport - soccer and junior cricket matches. Also accommodates organised events such as annual Christmas Carols.
Grass Surface 	Level turf surface for sports field and surrounding park curtilage.	Good	Passive recreation, informal / casual games, exercising of dogs on-leash.
Tree Planting 	Mature assorted mature fig and eucalyptus trees planting around park perimeter. Feature specimen tree planting throughout park.	Good Tree Survey prepared. Strategies for treatment of ground surface under trees to be considered.	Contribute to park identity, amenity and structure.

Item	Description	Condition Clause 36(3A) (a) (i)	Current Use Clause 36(3A) (a) (ii)
Lights 	Two field lights Floodlights to tennis court Pole lights	Good	Night training Park amenity
Bore Water Access 	Single bore access adjacent to Primrose Street.	Good	Grounds maintenance Irrigation Park amenity
Car Park 	Unmarked asphalt car park located within park behind depot buildings. Not for public use.	Fair	Parking for maintenance vehicles and park users
Fencing 	900mm chain link fence along Rothschild Avenue and Primrose Street. Chain link fencing to tennis courts.	Fair	Sporting amenity
Park Amenities / Furniture / Lights 	Timber slat seats, clear line type. Emerdyn 'Oxford' 120 litre capacity bins. Bicycle racks. Energy Australia light standards.	Seats - Poor Bins - Good Bicycle racks - Fair Lights - Good	Park amenity

## 13 Description of Proposed Future Development and Permissible Uses

The legislation requires a description of the future use and development/improvements that will be allowable in Turruwul Park as per the following requirements.

TABLE 7

### 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 uses and developments with land classified as community land must be consistent with the Park's categorisation (**section 10**) and the core objectives (**sections 10.1 & 10.2**) of each category.

The following tables make reference to the specific clauses in the legislation and provide a response to the requirements of each clause.

TABLE 8

### TURRUWUL PARK

#### Description of Proposed Future Development and Permissible Use

Item	The purposes for which the land and any such buildings or improvements will be permitted to be used Clause 36 (3A) (b) (i)	The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise Clause 36 (3A) (b) (ii)	The scale and intensity of any such permitted use or development Clause 36 (3A) (b) (iii)
<b>Park Area</b> (refer to <b>Figure 2</b> )	Continue use for unstructured, informal recreation including childrens play, community events.	Development for the purposes of reinforcing the visual and landscape character of the Park, amenities to facilitate use and enjoyment of the Park including but not limited to childrens play equipment, hit-up wall, cricket practice net, seats, shelters.	Refer to Masterplan.  Organised park events to occur between hours of 7am – 10pm.

Description of Proposed Future Development and Permissible Use			
Item	The purposes for which the land and any such buildings or improvements will be permitted to be used Clause 36 (3A) (b) (i)	The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise Clause 36 (3A) (b) (ii)	The scale and intensity of any such permitted use or development Clause 36 (3A) (b) (iii)
<b>Sporting Field</b> (refer to <b>Figure 2</b> )	Organised sport – Junior / school and district level team competition sports such as soccer. Junior level cricket competition. Sports team training. Coaching and promotional activities. Community events. Activities to facilitate and promote sport and active lifestyles.	Development for the purpose of conducting and facilitating organised sport, sports training, promotion of organised and unstructured recreation activities. Provision of amenities to facilitate use and enjoyment off the Park including changes rooms, toilets, storage and kiosk facilities.	Oval use – 7 days a week from 7am – 10pm. Refer to Masterplan. Development to include:
<b>Tennis Courts</b>	Courts sports such as tennis, volleyball, basketball and netball.	Development for purpose of facilitating court sports.	Refer to Masterplan. Court use – 7am - 10pm seven days a week.

### 13.1 Dog Management

Dog exercising is a popular activity at Turruwul Park.

Council may resolve in the future to designate parts of the Park as off leash as part of a development of a Companion Animal Plan for the City's open space network however it is recommended that dogs be prohibited on the sports field during organised use.

### 13.2 Park Ordinance Regulations

The City will adopt a co-operative flexible approach to possible activities that may occur within the Park as long as these activities are consistent with the designated categories and core objectives of the Park. A guiding principle will be that the safety and convenience of everyone using the Park must be respected will apply in all situations. In general, activities prohibited include any act that will cause inconvenience or injury to others and any act that may cause damage to the Park.

Activities that may be prohibited or require permission and approval from Council include but are not limited to:

- Driving or parking of vehicles in the Park;
- Camping/staying overnight;
- Sale of goods/services;
- Lighting of fires;
- Horse riding;
- Golf Practice;
- Organised events;
- Amplified music/performances;
- Commercial filming;
- Drinking of alcohol.

## 14 Leases, Licences and other Estates

The *Local Government Act 1993* requires that any lease or licence of community land be authorised by a plan of management. Leases and licences formalise the use of community land by groups and organisations. Activities must be compatible with the LEP zoning of the land and provide benefits, services, or facilities for users of the land.

The maximum period for licences / leases on community land allowable under the Local Government Act is 21 years for purposes consistent with the categorisation and core objectives of the particular area of community land. Community land may only be leased or licensed if public notice is given as per the requirements of the Local Government Act.

Where a lease arrangement has been entered into with Council for community land, subleasing of the land must be in accordance with the requirements of section 47C of the Local Government Act.

Licences and leases for the use of Turruwul Park for activities need to be permissible under this Plan of Management, *The South Sydney Local Environmental Plan 1998* (or any updated planning instrument), *The Local Government Act 1993* and pursuant to Development Consent if required.

This Plan of Management authorises the lease, licence or grant of any other estate over Turruwul Park for purposes as outlined in the following table.

TABLE 9		
Type of arrangement authorised	Land and facilities covered	Purposes for which leasing/licensing will be granted
Licence	Sports Field	Licence for the purpose of playing junior / school / district team sports particularly soccer. Licence for playing junior level cricket.
Lease	Cafe / Kiosk facility	Purposes of operating cafe and kiosk facilities.
Licence and Lease	Tennis Courts	Lease or licence for purposes of operating bookings and managing tennis court facilities.
Grants of Estate	Turruwul Park	This Plan of Management allows Council to grant "an estate" over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act.  Estates may also be granted across community land for the "provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the Council or other public utility provider that is situated on community land."

In managing the sports field it is recommended the City issue block booking, seasonal licence agreements with defined hours of use to allow surety of access for sporting organisations as well as maximising the number of organisations and groups having the opportunity to use the facility.

### 14.1 Short Term Casual Hire

Licences will be granted for casual events including, but not limited to the purposes listed in **Table 10**. These events may generally be held within the hours of 7am and 10pm.



TABLE 10		
Type of arrangement authorised	Land and facilities covered	Purposes for which leasing/licensing will be granted
Short Term Casual Use Licence	Turruwul Park (refer to <b>Figure 2</b> )	<p>Purposes of, ,promoting active sport, playing organised sport and school sport use.</p> <p>Junior level cricket competition.</p> <p>Purposes of community events / festivals.</p> <p>Playing a musical instrument, or singing for fee or reward, picnics and private celebrations such as weddings and family gatherings, filming for cinema / television, conducting a commercial photography session, public performance, engaging in trade or business , delivering a public address.</p>

All short term casual hire will be in accordance with Section 116, 117 and 118 of the *Local Government (General) Regulation 2005*. However the Park may be used for civil emergency purposes when the need arises.

The *Local Government and Environmental Planning and Assessment Amendment (Transfer of Functions) Act 2001* transfers approvals formally required under section 68 of the Local Government Act to the Environmental Planning and Assessment Act. These transferred approvals include installing temporary structures on land.

Consequently casual use hire of the park/oval that includes the erection of temporary structures such as tents, booths, stage areas and mobile structures may require a Development Application.

In assessing Turruwul Park as a venue for events the City should apply the following criteria:

- The event should not result in physical damage to the Park
- The event should be available to all sections of the community
- The event should not result in a significant impact on adjoining residents;
- Organisers of the event should be responsible for cleaning up the site and repairing any damage that may occur.

Fees for short term casual bookings will be charged in accordance with Council's adopted Fees and Charges at the time.

## 15 Strategy and Action Plan

Section 36 of the Local Government Act requires that a plan of management for community land manages the land according to the objectives and methods set out below:

- a) the category of the land (refer to **section 10**),
- b) the objectives and performance targets of the plan with respect to the land,
- c) the means by which the Council proposes to achieve the plan's objectives and performance targets,
- d) the manner in which the Council proposes to assess its performance with respect to the plan's objectives and performance targets.

TABLE 11

### TURRUWUL PARK

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36(c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
<b>Urban Context</b> To maintain the Park as a vibrant and integral component in the visual and social fabric of Rosebery.	Re-establish the character of the Park on all street frontages over the full street block defined by Rothschild Ave, Primrose Avenue, Hayes Road and Harcourt Parade by establishing consistent park tree planting to complete definition of street frontages of the Park.  Continue to provide facilities and routes through the Park that maintain its role as an attractive destination and thoroughfare in the locality.  Maintain and enhance the Park as a secure place in the locality through provision of upgraded lighting scheme.	Increased local use of the Park measured by survey and observation.
<b>Ownership and Tenure</b> To ensure that ownership, tenure and permitted use arrangements allow the widest possible community access to the Park and are orientated to mutually compatible recreational activities.	All future leases and licences to meet the requirements of the <i>Local Government Act 1993</i> .	More extensive public use of all parts of the Park as measured by survey and observation.

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36(c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
<p><b>Uses and Recreation</b></p> <p>To enhance opportunities for a balanced organised and unstructured recreational use of the Park.</p> <p>To optimise public access to all areas of the Park.</p>	<p>Provide high quality turf playing surface that will extend longevity over winter playing season.</p> <p>Maintain range of organised and informal / unstructured activities in the Park including tennis courts, playgrounds, hit up walls, and cricket practice nets.</p> <p>Provide improved facilities for event usage so that these functions may be accommodated without adversely affecting park values.</p> <p>Provide permanent toilet facilities that are robust, in character with the Park, and a design that discourages anti social activities.</p> <p>Provide amenities to increase use and enjoyment of the Park including toilets, change rooms and kiosk/ café facilities.</p> <p>Undertake audit of facilities ensure compliance with Council's Equitable Access Code.</p> <p>Enforce dog management provisions as per requirements of Council's Companion Animal Management Policy.</p>	<p>Completion of Park redevelopment works.</p> <p>Positive comments by sporting groups and users.</p>
<p><b>Sporting Amenities</b></p> <p>Provide high standard sporting facilities to accommodate junior / district team sports.</p>	<p>Provide high standard turf playing surface and court facilities.</p> <p>Provides toilet and change facilities for sport and general park users.</p>	<p>Completion of Park redevelopment works.</p> <p>Positive comments by sporting groups and users.</p>
<p><b>Access and Circulation</b></p> <p>To improve pedestrian access into the Park.</p> <p>To ensure access to and within the Park for people with disabilities.</p> <p><b>Traffic, Parking</b></p> <p>To provide vehicular circulation around the Park in a manner that ensures ease of pedestrian access in a safe environment, and respects the Parks physical structure.</p>	<p>Provide perimeter pathway around park.</p> <p>Improve entrance ways into park.</p> <p>Ensure provision of pram ramps to facilitate equitable access into the Park.</p> <p>Ensure that maintenance and special event vehicular access to the Park will not result in inconvenience to park users or damage to the park.</p> <p>Ensure diligent enforcement of Council's parking restrictions through regular ordinance patrols during park events.</p>	<p>Completion of Park redevelopment works that conform to all relevant Australian Standards and Codes for disability access.</p> <p>Minimal conflict between park users and service vehicles.</p>

Objectives and performance targets of the plan with respect to the land s.36(b)	Means by which Council proposes to achieve the plan's objectives and performance targets s.36(c)	Manner in which Council proposes to assess its performance with respect to the plans objectives and performance targets s.36(d)
<b>Landscape Character and Visual Quality</b>  To improve the landscape character and visual quality of the Park.	Establish replacement planting strategy as to ensure continuance and improvement to the current character of the Park and the neighbourhood.  Develop a consistent design vocabulary of park furniture, walls, paving, fencing etc appropriate to the Park's setting.  Develop a co-ordinated signage strategy for the Park and its boundaries.	Completion of Park redevelopment works.  Increased appreciation of the Park as measured by a park user survey and positive comments received by Council.
<b>Environmental Sustainability</b>  To maintain and enhance the health of trees in the Park.  Park improvements to have regard for environmental sustainable design, resource use and maintenance.	Undertake tree surgery and soil treatments to those trees recommended in the Tree Management Plan.  Building works to incorporate energy efficiency and water reuse components.	Improved health of existing trees and successful establishment of new trees as measured by arborist's survey every five years.  Completion of Park redevelopment works with environmental sustainable design features incorporated.
<b>Management and Maintenance</b>  To provide a clean, well maintained Park.  To ensure that the Park is a safe and secure place for its visitors both day and night.	Maintenance programs carried out in accordance with maintenance specifications.  Undertake turf management program to maintain a reasonable playing surface over the winter season.  Seek specialist assistance to review lighting and park security to create well lit pathways through the Park to accommodate major night time movements and maintain daytime safety for park users.	Positive comments received by Council.

## 16 Masterplan

The master planning principles and related proposals encompass the major recommendations of the Plan of Management.

The master plan proposal (**Figure 3**) responds to the core objectives for community land as identified in the Act applying to Turruwul Park.



Figure 3 Masterplan proposal

## **17 Review of Plan of Management**

The Plan of Management will require regular review in order to be consistent with community values and changing circumstances.

The following review process is recommended:

- An annual review to assess progress and implementation of actions.
- A complete review and revision after 5 years.

## REFERENCES

Department of Local Government (2000) *Practice Note No.1 - Public Land Management*



## APPENDIX A

### SOUTH SYDNEY LEP 1998

#### Zoning controls for Zone No 6(a) – the Local Recreation Zone

1) What are the objectives of the zone?

The objectives of Zone No 6 (a) are:

- a) to enable development of land for open space and recreational purposes, and
- b) to enable other ancillary or related development which will encourage the enjoyment of land zoned for local recreation, and
- c) to increase the provision and diversity of public open space and recreational land within the City of South Sydney to meet the needs of local residents, and
- d) to enhance the environmental quality of the City of South Sydney, and
- e) to encourage the use of natural drainage features to increase the availability of useable open space, and
- f) for land in the zone and within Green Square, in addition to the above, to ensure that development contributes to a sustainable, vibrant community, and reflects equal and integrated consideration of social, economic and environmental design issues.

2) What does not require development consent?

Any development identified in a plan of management adopted by the Council under the Local Government Act 1993 and which does not involve the creation of any gross floor area.

Development for the purpose of:  
gardening; landscaping; public lighting.

Exempt development referred to in clause 10A.

3) What requires development consent?

Any development identified in a plan of management adopted by the Council under the *Local Government Act 1993* and which involves the creation of any gross floor area.

Development for the purpose of:  
child care centres; markets; places of assembly; recreation areas; recreation facilities; roads; temporary buildings.

Any other development not included in subclause (2).

Notes:

The consequences of carrying out development in this zone without development consent are the same as for carrying out prohibited development, unless the development is allowed to be carried out without consent by an Act, this plan or another environmental planning instrument. Clause 10 provides that such a development consent must not be granted unless the Council is of the opinion that the proposed development is consistent with the objectives of this zone.

## APPENDIX B

## APPENDIX C



## PARK UPGRADE

# Turruwul Park, Rosebery



Turruwul Park

### INVITATION TO COMMENT

City of Sydney is preparing a Master Plan for Turruwul Park. You are invited to attend a community meeting to discuss the draft Master Plan.

#### COMMUNITY OPEN DAY

Saturday 20 May 2006  
12 noon – 2.00pm  
Turruwul Park  
Rothschild Avenue  
Rosebery

city of villages

## TURRUWUL PARK UPGRADE



**Turruwul Park is set for an upgrade to provide improved pedestrian access, a new playground, better park facilities and tree planting.**

A community meeting will be held at 12 noon on Saturday 20 May to provide you with an opportunity to view the draft Master Plan and provide input.

Staff and design consultants will be available to discuss your ideas and comments.

I encourage you to attend the community open day to have your say on the proposals.

*Clover Moore*

Clover Moore MP  
Lord Mayor of Sydney



## KEY ELEMENTS OF THE PROPOSED PARK UPGRADE

City of Sydney is inviting you to comment on the proposed draft Master Plan. Key elements include:

### Playground upgrade

- relocate away from the fig trees
- provision for a bike path
- improved equipment for toddlers
- interactive equipment for older children.

### Park upgrade

- new pathways
- planting of additional trees
- possible BBQ, toilet and change room facilities.

In response to the feedback you provided from the questionnaire in December the City has prepared a draft Master Plan for the upgrade of the park.

Following consultation, City of Sydney will prepare a final Master Plan for adoption by Council.

The City will begin work in March 2007.

## TO COMMENT AND FOR MORE INFORMATION

Your comments will be used to finalise the Master Plan.

You can participate by attending the community open day or sending us your comments by post, email or fax on or before 30 May 2006.

Comments should be addressed to:

**Kathleen Ng**  
City of Sydney  
GPO Box 1591  
Sydney NSW 2001

For more information contact one of the following Council officers:

**Kathleen Ng**  
Phone 9265 9886  
Fax 9265 9116  
kng@cityofsydney.nsw.gov.au

**Jacqui Brooks**  
Phone 9246 7617  
Fax 9265 9116  
jbrooks@cityofsydney.nsw.gov.au



MAY 2006

PRINTED ON RECYCLED PAPER



## APPENDIX D

**have your say!**

**CITY OF SYDNEY**

**MASTERPLAN**

**Turruwul Park, Rosebery**

**TURRUWUL PARK**

**INTRODUCTION**

The City of Sydney is developing a masterplan for Turruwul Park. As part of this process we are seeking the community's input.

**EXISTING PARK LAYOUT**

**PLEASE MARK OUT ANY SPECIFIC ISSUES**

**have your say!**

**CITY OF SYDNEY**

**PLEASE RETURN YOUR FEEDBACK**

**BY 20 JANUARY 2006**

**Turruwul Park Masterplan Development**

**City Projects**

**City of Sydney**

**Reply Paid 1591**

**SYDNEY NSW 2001**

**Delivery Address:**

**GPO Box 1591**

**SYDNEY NSW 2001**

**No stamp required**

**If posted in Australia**

## PROJECT AIMS

Turruwul Park has been highlighted for an upgrade due to community concerns of the park's poor physical condition, level of public safety and quality of recreation facilities.

The principle aims of the masterplan are to:

- review the existing park facilities
- provide the future vision for your park
- ensure the provision of appropriate recreation opportunities
- develop a strategy for the delivery of capital works.

## BACKGROUND

Turruwul Park is an important recreational resource. The existing park comprises of 2.4 hectares of open grass area and mature trees, providing a place for cultural events, passive recreation and community sporting activity.

The masterplan will determine ways to improve the existing park layout, amenity and facilities.

The City of Sydney would like you to contribute to the development of the Turruwul Park Masterplan.

## HOW TO BE INVOLVED

The City of Sydney invites residents and park users to give suggestions and provide feedback to guide the masterplan and strategic outcomes.

Your participation will help guide the design process to determine what fits best for Turruwul Park.

We invite you to complete and return the questionnaire (reply paid) by 20 January 2006.

## NEXT STEP

This survey is the first step in the consultation process.

The City of Sydney will hold a community workshop at Turruwul Park in early 2006. At this community workshop, the City will present your feedback and provide possible design approaches.

It is anticipated the detailed masterplan will be finalised for public exhibition in mid-2006.

## FURTHER INFORMATION

Please contact Council's Project Officer

Stephen Merchant

Phone 9265 7551 Fax 9265 9116

[smerchant@cityofsydney.nsw.gov.au](mailto:smerchant@cityofsydney.nsw.gov.au)

DECEMBER 2005

PRINTED ON RECYCLED PAPER

## QUESTIONNAIRE

Please fill out the following questionnaire and return by 20 January 2006.

A plan (refer overleaf) has been provided should you wish to mark out specific issues.

### 1 HOW OFTEN DO YOU USE THE PARK?

- ☐ Every day  
☐ Several times a week  
☐ About once a week  
☐ About once a fortnight  
☐ About once a month  
☐ Less than once a month  
☐ Less than annually

### 2 WHEN DO YOU VISIT THE PARK?

- ☐ Weekdays  
☐ Weekends  
☐ Public holidays  
☐ Special events

### 3 ROUGHLY HOW LONG DO YOU USUALLY STAY AT THE PARK?

- ☐ Less than 15 minutes  
☐ Half hour  
☐ Hour  
☐ Two hours  
☐ Three hours or more



### 4 HOW MANY PEOPLE IN YOUR HOUSEHOLD FALL INTO THE FOLLOWING AGE GROUPS?

- ☐ 0 - 9  
☐ 9-14  
☐ 15-21  
☐ 22-35  
☐ 36-64  
☐ 65 +

### 5 WHO DO YOU USUALLY GO TO THE PARK WITH?

- ☐ Alone  
☐ With family/friends  
☐ Part of a club or organisation  
☐ Part of a school group  
☐ Other

If other, please specify:

---



---



---

### 6 WHAT EXISTING PARK ELEMENTS DO YOU MOST ENJOY USING?

- ☐ Tennis courts  
☐ Tennis hit up wall  
☐ Sports ovals  
☐ Turf areas  
☐ Cricket nets  
☐ Playground  
☐ Other

If other, please specify:

---



---



---

### 7 DO YOU ENJOY THE PARK JUST AS IT IS?

- ☐ Yes  
☐ No

### 8 WHAT DO YOU NOT ENJOY ABOUT THE PARK CURRENTLY?

---



---



---

### 9 HOW CAN THE PARK BE IMPROVED?

---



---



---



---



---



---



---



---

### 10 DO YOU HAVE ANY FURTHER COMMENTS OR SUGGESTIONS YOU WOULD LIKE TO MAKE IN REFERENCE TO THE PARK?

---



---



---



---



---



---



---



---