

## Council Meeting

Wednesday, 5 May 2021 at 6:30pm

Cumberland City Council Chambers

Merrylands Service Centre, 16 Memorial Avenue, Merrylands

### **Councillor Contact Details**

Granville Ward		
Clr Steve Christou (Mayor)	0419 651 187	Steve.Christou@cumberland.nsw.gov.au
Clr Joseph Rahme	0418 995 471	Joseph.Rahme@cumberland.nsw.gov.au
Clr Ola Hamed	0405 070 007	Ola.Hamed@cumberland.nsw.gov.au
Greystanes Ward		
Clr Eddy Sarkis (Deputy Mayor)	0418 306 918	Eddy.Sarkis@cumberland.nsw.gov.au
Clr Greg Cummings	0417 612 717	Greg.Cummings@cumberland.nsw.gov.au
Vacant	-	<del>-</del>
Regents Park Ward		
Clr Ned Attie	0419 583 254	Ned.Attie@cumberland.nsw.gov.au
Clr George Campbell	0409 233 315	George.Campbell@cumberland.nsw.gov.au
Clr Kun Huang	0418 911 774	Kun.Huang@cumberland.nsw.gov.au
South Granville Ward		
Clr Paul Garrard	0414 504 504	Paul.Garrard@cumberland.nsw.gov.au
Clr Tom Zreika	0400 805 303	Tom.Zreika@cumberland.nsw.gov.au
Clr Glenn Elmore	0418 459 527	Glenn.Elmore@cumberland.nsw.gov.au
Wentworthville Ward		
Clr Michael Zaiter	0418 432 797	Michael.Zaiter@cumberland.nsw.gov.au
Clr Suman Saha	0419 546 950	Suman.Saha@cumberland.nsw.gov.au
Clr Lisa Lake	0418 669 681	Lisa.Lake@cumberland.nsw.gov.au

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## **ORDER OF BUSINESS**

1	Opening Pra	yer / Acknowledgement of Country / National Anthem				
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	Nil					



#### 12 Notices of Rescission

Nil

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#### C05/21-743 Security Services Expression of Interest

Note: Included in Closed Council in accordance with Section 10A(2)(c) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

## C05/21-744 Outcome of Proposed Lease of Wyatt Park - Skate and Wheel Sports Facility

Note: Included in Closed Council in accordance with Section 10A(2)(c) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

#### C05/21-745 Outcome of Proposed Lease of Wyatt Park - Lidcombe Oval

Note: Included in Closed Council in accordance with Section 10A(2)(d)(i) of the Local Government Act as the information involves commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

#### C05/21-746 Procurement Exemption - Productivity Improvements

Note: Included in Closed Council in accordance with Section 10A(2)(d)(ii) and (d)(iii) of the Local Government Act as the information involves information that would, if disclosed, confer a commercial advantage on a competitor of the council and information that would, if disclosed, reveal a trade secret.

#### 15 Other / General Matters

#### 16 Close



Item No: C05/21-733

#### MINUTES OF THE ORDINARY MEETING OF COUNCIL - 21 APRIL 2021

Responsible Division: Finance & Governance

Officer: Director Finance & Governance

#### **RECOMMENDATION**

That Council confirm the minutes of the Ordinary Meeting of Council held on 21 April 2021.

#### **ATTACHMENTS**

1. Draft Minutes - 21 April 2021 &

## DOCUMENTS ASSOCIATED WITH REPORT C05/21-733

# Attachment 1 Draft Minutes - 21 April 2021





#### Minutes of the Council Meeting 21 April 2021

#### Present:

Steve Christou (Mayor) Councillor Eddy Sarkis (Deputy Mayor) Councillor Ned Attie Councillor George Campbell Councillor Councillor **Greg Cummings** Glenn Elmore Councillor Paul Garrard Councillor Ola Hamed Councillor Councillor Kun Huang Lisa Lake Councillor

Joseph Rahme Councillor (arrived 6:38pm)

Suman Saha Councillor Michael Zaiter Councillor Tom Zreika Councillor

Peter Fitzgerald Acting General Manager

Melissa Attia Director Community & Organisation Development

Daniel Cavallo Director Environment & Planning
Brendan Govers Acting Director Works & Infrastructure
Richard Sheridan Director Finance & Governance

#### Also Present:

Charlie Ayoub Executive Manager Corporate Services

Colin McFadzean General Counsel

Carol Karaki Senior Coordinator Governance & Civic Events

Monica Shenouda Governance Officer

The Mayor, Councillor Christou declared the meeting open at 6:34pm.

#### **Opening Prayer**

The opening prayer was read by Fr. Janusz Pawlicha from St Margaret Mary's Catholic Merrylands.

#### **Acknowledgement of Country**

The Mayor, Councillor Christou read the following Acknowledgement of Country:

"I would like to acknowledge the traditional owners of this land – the Darug People, and pay my respects to their elders past, present and emerging."





#### **National Anthem**

At this point in the meeting the Mayor, Councillor Christou asked all of those in attendance to stand for the playing of the Australian National Anthem.

#### Notice of Live Streaming of Council Meeting

The Mayor, Councillor Christou advised that the Council meeting was being streamed live on Council's website and members of the public must ensure their speech to the Council is respectful and use appropriate language.

#### Apologies/Leave of Absence

Nil.

#### **Declarations of Pecuniary & Non Pecuniary Conflicts of Interest**

There were no declarations of interest.

#### **Confirmation of Minutes**

Min.1090 C04/21-719 Minutes of the Ordinary Meeting of Council - 7 April 2021

#### Resolved (Sarkis/Cummings)

That Council confirm the minutes of the Ordinary Meeting of Council held on 7 April 2021.

#### Min.1091 MM04/21-53 Mayoral Minute - Passing of Tommy Raudonikis

#### Resolved (Christou)

That Council:

- Note with sadness and express its sincerest condolences for the passing of Tommy Raudonikis;
- 2. Propose to name the Lidcombe Oval grandstand, The 'Tommy Raudonikis Grandstand' in his honour;
- 3. Place the naming proposal on public exhibition for 28 days, with a report to be returned to Council following public exhibition; and
- 4. Observe a minute of silence to honour the life of Tommy Raudonikis.

#### **Carried Unanimously**





Min.1092 MM04/21-54 Mayoral Minute - Passing of Duke of Edinburgh

#### Resolved (Christou)

That Council:

- Note with sadness the passing of His Royal Highness Prince Philip, and sends its sincerest condolences to Queen Elizabeth II and the Royal Family;
- 2. Observe a minute of silence to honour the life of Prince Philip.

#### **Carried Unanimously**

Min.1093 Matter of Urgency – Councillor Cummings

#### Resolved (Cummings/Sarkis)

That in accordance with Clause 9.3(b) of the Cumberland Council Code of Meeting Practice, Standing Orders be suspended to permit the Matter of Urgency in relation to the passing of Tom Adams.

Min.1094 Matter of Urgency – Passing of Tom Adams

#### Resolved (Cummings/Sarkis)

That Council:

- Note with sadness and express its sincerest condolences for the passing of Tom Adams.
- 2. Observe a minute of silence to honour the life of Tom Adams.
- 3. Implement the installation of a plaque or some other form of recognition in Roberta Street Park, Greystanes to honour the life of Tom Adams.
- 4. Send a letter of condolences and appreciation to Tom Adam's family for his positive contributions to the community.

#### Carried Unanimously

Council observed a minute of silence in honour of Tommy Raudonikis, Prince Philip of Edinburgh, and Tom Adams.

Min.1095 Resumption of Standing Orders

#### Resolved (Garrard/Attie)

That in accordance with Clause 8.2 of the Code of Meeting Practice, Council resume the normal order of business.





#### Min.1096 Closed Session

#### Resolved (Sarkis/Attie)

At this stage of the meeting being 6:57pm, the Mayor advised that in accordance with Section 10a of the *Local Government Act 1993*, the meeting would move into Closed Session, with the members of the press and public excluded from the closed session and access to the correspondence and reports relating to the items considered during the course of the closed session being withheld. This action was taken as the items listed were within the following provisions under Section 10a of the *Local Government Act:*-

- (2) The matters and information are the following:
- (a) personnel matters concerning particular individuals (other than councillors),
- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

#### Min.1097 Open Session

#### Resolved (Elmore/Attie)

Council returned to Open Session at 7:15pm to resolve the below Confidential Items: MM04/21-55 Mayoral Minute – Confidential Staff Matter

C04/21-732 Tender Evaluation Report - Bushland Regeneration Services

#### Min.1098 MM04/21-55 Mayoral Minute - Confidential Staff Matter

#### Resolved (Christou)

That Council:

- 1. Authorises the Mayor to:
  - Negotiate with Hamish McNulty in respect of the terms by which his Contract of Employment is to be terminated by reason of medical retirement; and
  - Terminate Hamish McNulty's Contract of Employment by reason of medical retirement, on any terms arising from those negotiations, consistent with the terms of the Contract of Employment and relevant law;
- Noting that Hamish McNulty was recently hospitalised with a serious condition and is still dealing with the consequences of that condition and is currently unable to perform the duties of General Manager:
  - i) Appoints Peter Fitzgerald pursuant to section 351 of the *Local Government Act 1993* (NSW) (LG Act) to temporarily act as General Manager until such time as Council resolves to appoint a new General Manager or a different acting General Manager, or to otherwise cease that appointment; and
  - ii) If Peter Fitzgerald is unable or unwilling to act as General Manager, appoints Melissa Attia pursuant to section 351 of the LG Act to act as General Manager





until such time as Council resolves to appoint a new General Manager or a different acting General Manager, or to otherwise cease that appointment;

- Authorises any person acting as General Manager pursuant to this resolution to exercise all the functions, delegations and sub-delegations as have been given to the General Manager by Council; and
- Commences the recruitment process for a new General Manager, with a report to be brought back to Council as soon as possible detailing the proposed approach for how such recruitment activity will be undertaken.

#### **Carried Unanimously**

## Min.1099 C04/21-732 Tender Evaluation Report - Bushland Regeneration Services

#### Resolved (Zaiter/Elmore)

That Council:

- Accept the Tender Evaluation Panel's recommendation to award the contract to the top (4) four respondents - National Trust of Australia Pty Ltd, Dragonfly Environment, Total Earth Care and Toolijooa in accordance with Clause 178(1)(a) of the Local Government (General) Regulations 2005, for (3) three years, with the option to renew the agreement for a further (1) one plus (1) one - year(s).
- 2. Delegate to the General Manager the authority to execute the contract and any associated documents.

#### Carried Unanimously

#### **Public Forum:**

#### Speakers on Items on the Council Meeting Agenda

Speaker	Item #	Suburb
James Phillips	C04/21-728 - Cumberland Heritage List -	Woolloomooloo
	Outcomes Of Heritage Study And Next Steps	
Leon Savage	C04/21-728 - Cumberland Heritage List -	Lidcombe
	Outcomes Of Heritage Study And Next Steps	
Ken Craig	C04/21-728 - Cumberland Heritage List -	Wentworthville
	Outcomes Of Heritage Study And Next Steps	

#### Min.1100 Suspension of Standing Orders

#### Resolved (Cummings/Elmore)

That in accordance with Clause 8.2 of the Code of Meeting Practice, Council suspend standing orders to allow Item C04/21-728 to be brought forward for consideration at this time of the Meeting.





## Min.1101 C04/21-728 Cumberland Heritage List - Outcomes of Heritage Study and Next Steps

#### Motion (Campbell/Lake)

That the owners of the 68 individual properties and those within the proposed conservation areas be written to by Council and notified as to:

- The recommendations of Council's heritage advisors;
- What local heritage listing means;
- A contact person/number at Council for further information; and
- Be invited to submit their views.

#### Amendment (Attie/Garrard)

#### That Council:

- 1. Note the outcomes of the Cumberland Heritage Study.
- Endorse in-principle the consideration of proposed heritage items and proposed heritage conservation areas for inclusion on the Cumberland Heritage List, as outlined in Attachment 1.
- 3. Endorse the approach to progress the recommendations arising from the Cumberland Heritage Study, as outlined in Attachment 2.
- 4. Prepare a planning proposal to amend the Cumberland Heritage List in the Cumberland Local Environmental Plan, in accordance with the recommended approach outlined in Attachment 2, with the following activities to be undertaken prior to further reports being considered by Council:
  - a. Early community consultation on the planning proposal.
  - b. Contact the various stakeholders outlined in the report including any properties within the conservation areas of the planning proposal direction and provide explanation on their rights and the process moving forward.
  - c. Preparation of draft planning proposal.
  - d. Preparation of draft planning controls associated with the planning proposal.
  - e. Consideration of draft planning proposal by the Cumberland Local Planning Panel.

The Amendment moved by Councillor Attie seconded by Councillor Garrard on being Put was declared CARRIED.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Amendment: Attie, Christou, Cummings, Garrard, Rahme,

Sarkis, Zaiter and Zreika.

Councillor(s) Against the Amendment: Campbell, Elmore, Hamed, Huang, Lake and

Saha.





The Amendment moved by Councillor Attie seconded by Councillor Garrard then became the motion.

The motion moved by Councillor Attie seconded by Councillor Garrard on being Put was declared CARRIED to become the resolution of Council (as shown in the amendment).

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Christou, Cummings, Garrard, Rahme,

Saha, Sarkis, Zaiter and Zreika.

Councillor(s) Against the Motion: Campbell, Elmore, Hamed, Huang, and Lake.

Min.1102 Items by Exception

#### Resolved (Sarkis/Cummings)

That Council adopt items C04/21-720, C04/21-722, C04/21-723, C04/21-726, C04/21-729, C04/21-730 and C04/21-731 on the Council Agenda in bulk as per the recommendations in the reports.

Min.1103 C04/21-720 Legal Report

#### Resolved (Sarkis/Cummings)

That the report be received.

Min.1104 C04/21-722 Investment Report - March 2021

#### Resolved (Sarkis/Cummings)

That Council receive the 31 March 2021 Investment Report.

Min.1105 C04/21-723 Monthly Management Accounts - February 2021

#### Resolved (Sarkis/Cummings)

That Council receive the report.

Min.1106 C04/21-726 Report on Variations to Development Standards approved under delegation - January to March 2021 quarter

#### Resolved (Sarkis/Cummings)

That Council note this report.





Min.1107

C04/21-729 Cumberland Pesticide Use Notification Plan

#### Resolved (Sarkis/Cummings)

That Council place the Draft Cumberland Pesticide Use Notification Plan on public exhibition for 28 days and report back on the outcomes.

Min.1108 C04/21-730 Quarterly Progress Report and Nominations Received for Council Consultative and Advisory Committees

#### Resolved (Sarkis/Cummings)

That Council:

- 1. Receive the Draft Minutes of the Consultative and Advisory Committee meetings held as listed in the report and included under Attachments 1, 2 and 3.
- Receive and note the resignations received and positions forfeited for the Aboriginal and Torres Strait Islander Consultative Committee, Access and Safety Committee and Events Advisory Committee.
- Adopt the community representatives listed in the report for membership on Council's Events Advisory Committee for the remainder of the current two-year term and advise all applicants in writing of the outcome of their nomination for membership.

Min.1109 C04/21-731 Cumberland Heritage Committee Meeting - Minutes of Meeting held 23 February 2021

#### Resolved (Sarkis/Cummings)

That Council:

- Note and endorse the minutes of the Cumberland Heritage Committee meeting held on 23 February 2021; and
- Note the feedback from the Heritage Committee regarding the proposed approach to progress the recommendations for Stage 1 and Stage 2 of the Cumberland Heritage Study.

Min.1110 C04/21-721 Draft Interim Operational Plan, Budget and Fees and Charges for 2021-22

#### Motion (Saha/Lake)

That this item:

 Be deferred for consideration at the next ordinary meeting of Council on 5 May 2021, and





2. Be brought to the Councillor briefing on 28 April 2021 for consideration and discussion.

The Motion moved by Councillor Saha seconded by Councillor Lake on being Put was declared LOST on the casting vote of the Mayor.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Campbell, Cummings, Elmore, Hamed,

Huang, Lake and Saha.

Councillor(s) Against the Motion: Attie, Christou, Garrard, Rahme, Sarkis, Zaiter

and Zreika.

Council did not make a resolution.

Item Recommittal

#### Resolved (Attie/Sarkis)

That Council:

- 1. Allow the staff to make any corrections to errors or anomalies in the document prior to going out to consultation.
- 2. Place the draft *Operational Plan 2021-22 and Fees and Charges 2021-22* on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the public exhibition period.

The Motion moved by Councillor Attie seconded by Councillor Sarkis on being Put was declared CARRIED on the casting vote of the Mayor.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Christou, Garrard, Rahme, Sarkis, Zaiter

and Zreika.

Councillor(s) Against the Motion: Campbell, Cummings, Elmore, Hamed, Huang,

Lake and Saha.

Councillor Attie left the Meeting at 8:06pm and returned to the Meeting at 8:08pm during the consideration of this item.

Councillor Rahme left the Meeting at 8:27pm and returned to the Meeting at 8:30pm during the consideration of this item.

#### C04/21-722 Investment Report - March 2021

This item was dealt with earlier in the meeting.





#### C04/21-723 Monthly Management Accounts - February 2021

This item was dealt with earlier in the meeting.

## Min.1111 C04/21-724 Update on Approved Mayoral Community Fund Applications

#### Resolved (Sarkis/Attie)

That Council:

- Receive the report.
- 2. Restore the balance of the Mayoral Community Fund to \$30,000 for this financial year.

The Motion moved by Councillor Sarkis seconded by Councillor Attie on being Put was declared CARRIED on the casting vote of the Mayor.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Christou, Garrard, Rahme, Sarkis, Zaiter

and Zreika.

Councillor(s) Against the Motion: Campbell, Cummings, Elmore, Hamed, Huang,

Lake and Saha.

Councillor Hamed left the Meeting at 8:39pm and returned to the Meeting at 8:42pm during the consideration of this item.

## Min.1112 C04/21-725 Draft Procedures for Attendance by Councillors at Meetings by Audio-visual Link

#### Motion (Campbell/Lake)

That Council adopt the *Draft Procedures for Attendance by Councillors at Meetings by Audio-visual Link* subject to the following amendments:

- Dot Point 1 Omit by 12pm on the day of the council meeting and insert at least one hour before the council meeting;
- Delete "but not where those grounds relate to illness, disability or caring responsibilities; and
- Dot point 5 omit the paragraph.

The Motion moved by Councillor Campbell seconded by Councillor Lake on being Put was declared LOST.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:





Councillor(s) For the Motion: Campbell, Elmore, Hamed, Huang, Lake and

Saha.

Councillor(s) Against the Motion: Attie, Christou, Cummings, Garrard, Rahme,

Sarkis and Zaiter.

Council did not make a resolution.

Item Recommittal

#### Resolved (Attie/Sarkis)

That Council adopt the *Draft Procedures for Attendance by Councillors at Meetings by Audio-visual Link.* 

The Motion moved by Councillor Attie seconded by Councillor Sarkis on being Put was declared CARRIED.

A division was called, the result of the division required in accordance with Council's Code of Meeting Practice is as follows:

Councillor(s) For the Motion: Attie, Christou, Cummings, Garrard, Rahme,

Sarkis and Zaiter.

Councillor(s) Against the Motion: Campbell, Elmore, Hamed, Huang, Lake and

Saha.

Councillor Zreika left the Meeting at 8:46pm during the consideration of this item and did not return to the Meeting.

C04/21-726 Report on Variations to Development Standards approved under delegation - January to March 2021 quarter

This item was dealt with earlier in the meeting.

#### Min.1113 C04/21-727 Draft Ibis Plan of Management

#### Resolved (Sarkis/Attie)

That Council:

- Place the Draft Ibis Plan of Management on public exhibition for a period of 28 days, with a report to be provided back to Council following the conclusion of the exhibition period.
- Write to Canterbury Bankstown Council and seek clarification regarding their management of this issue at Garrison Point.

#### **Carried Unanimously**

Councillor Rahme left the Meeting at 8:58pm and returned to the Meeting at 8:59pm during the consideration of this item.





## C04/21-728 Cumberland Heritage List - Outcomes of Heritage Study

and Next Steps
This item was dealt with earlier in the meeting.
C04/21-729 Cumberland Pesticide Use Notification Plan
This item was dealt with earlier in the meeting.
C04/21-730 Quarterly Progress Report and Nominations Received for Council Consultative and Advisory Committees
This item was dealt with earlier in the meeting.
C04/21-731 Cumberland Heritage Committee Meeting - Minutes of Meeting held 23 February 2021
This item was dealt with earlier in the meeting.
Other/General Matters
The Mayor, Councillor Christou advised that Council would like to formally thank and acknowledge the hard work of the General Manager, Mr Hamish McNulty. The Mayor further advised that Council wishes Mr McNulty a healthy recovery, and the best of luck, and would happily provide a reference for him in future.
The Mayor, Councillor Christou closed the meeting at 9:08pm.
Chairperson Acting General Manager



Item No: C05/21-734

#### UPDATE ON APPROVED MAYORAL COMMUNITY FUND APPLICATIONS

Responsible Division: Finance & Governance

Officer: Director Finance & Governance

File Number: 8281543

Community Strategic Plan Goal: Transparent and accountable leadership

#### **SUMMARY**

This report provides an update on Mayoral Community Fund applications approved since the previous update provided at the 21 April 2021 Council meeting.

#### RECOMMENDATION

That Council receive the report.

#### **REPORT**

This report outlines the details of Mayoral Community Fund applications approved since the previous update provided at the 21 April 2021 Ordinary Council Meeting.

Three applications were approved. Details of each approved application can be reviewed in the attachment provided.

#### **COMMUNITY ENGAGEMENT**

There are no consultation processes for Council associated with this report.

#### **POLICY IMPLICATIONS**

The approved applications are in accordance with the Council endorsed *Mayoral Community Fund Guidelines*.

#### **RISK IMPLICATIONS**

There are no risk implications for Council associated with this report.

#### FINANCIAL IMPLICATIONS

The Mayoral Community Fund is budgeted at \$30,000 per annum. At the Ordinary Council meeting held on 21 April 2021, it was resolved to restore the balance of the fund to \$30,000 for the remainder of the financial year. The approved applications are within budget.



#### **CONCLUSION**

Mayoral Community Funding was granted to three applicants since the previous update provided at the 21 April 2021 Council meeting. It is recommended that Council receive the report.

#### **ATTACHMENTS**

1. Approved Mayoral Community Fund Applications J.

## DOCUMENTS ASSOCIATED WITH REPORT C05/21-734

# Attachment 1 Approved Mayoral Community Fund Applications



MAYORAL COMMUNITY FUND APPLICATIONS APPROVED						
Date of Request	Name of Applicant/ Organisation	Amount Sought (\$)	Nature of Request	Summary of Panel Recommendation to the Mayor	Mayoral Determination (\$ value)	Date Mayor Approved
30-Mar-21	Michelle Burns, Holroyd Christian Ministers' Fellowship	Approx. \$216.00	Holroyd Combined Churches will be holding their annual Community Prayer dinner on Tuesday 31 August 2021 at Merrylands RSL. They are requesting a waiver of Council's inhouse printing service to print their tickets and programs (max. 200).	Full support recommended given the nominal amount and assistance this group provide to Council.	Approx. \$216.00	09-Apr-21
30-Mar-21	Katherine Moffett on behalf of Ava Da Silva  Cur cor cat s1,950.99 soc and sup Mir		Ava is a local youth member in the Cumberland LGA representing the community through pageantry competitions, fundraising for good causes and sharing messages on social media on mental wellbeing and volunteering. She is seeking support to compete in the Junior Miss Regency International competition representing the Cumberland LGA.	Partial support of \$660.00 recommended to cover pageant entry and ticket costs. This is a positive community representation initiative.	\$1,950.99	09-Apr-21
24-Mər-21	Nasima Esmaeli	\$260.00	Ms Esmaeli was a nominee in the 7NEWS Young Achiever Awards Freemasons of NSW/ACT Community Service category, which received a high calibre of entries. She is seeking assistance to cover the ticket cost and transport to attend the Awards Presentation Dinner as a representative from the Cumberland LGA.	Partial support of \$160.00	\$160.00	09-Apr-21

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Item No: C05/21-735

#### PROPOSED GRANTING OF EASEMENT AT 16 ROWENA STREET, GREYSTANES

Responsible Division: Finance & Governance

Officer: Director Finance & Governance

File Number: 8809137

Community Strategic Plan Goal: A resilient built environment

#### **SUMMARY**

This report recommends that Council grant an easement through Council land to an adjoining property owner in accordance with their Development Consent.

#### RECOMMENDATION

#### **That Council:**

- 1. In accordance with S.377 (1)(H) of the Local Government Act 1993, Council approve the creation of an easement from the rear of 16 Rowena Street Greystanes through part of Roberta Street Park at Roberta Street, Greystanes in accordance with DA2019/91/1, subject to an independent valuation and compensation being paid to Council;
- 2. The final easement location and design be subject to expert advice of Council's Engineering team; and
- 3. The easement approval be subject to concurrence from Sydney Water and public notice being undertaken.

#### **REPORT**

The subject property development application, DA2019/91/1 for 16 Rowena Street, Greystanes (Lot 82, DP 243521) sought development assessment approval for the demolition of existing structures and construction of a two-storey attached dual occupancy with Torrens title subdivision into 2 lots. The fall on site is approximately 420mm from the front to rear.

As part of the assessment of the development, a referral was made to Council's Development Engineers for review. Following the review, it was recommended that deferred commencement conditions relating to stormwater discharge on Council's Roberta Street Park, be imposed on the development as follows:

#### Stormwater Discharge and Drainage Easement

Stormwater shall be discharged to the east across the Roberta Street Park into the existing kerb and gutter at Roberta Street.



Generally, Council will seek a drainage easement route that has the least impact upon existing trees, infrastructure and recreational activities. A longitudinal section of the proposed new stormwater overflow pipe from the proposed pit 1 up to the discharge point shall be submitted to Council showing the depth, levels and location of all the services within the area of the proposed works. The pipe shall be laid along the centre line of easement.

#### **Creation of Drainage Easement**

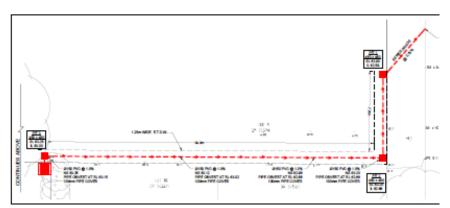
A drainage easement minimum 1.25m wide is required to be created in favour of the property to be developed over Roberta Street Park, to permit the disposal of stormwater to Council's stormwater drainage system.

Documents relative to the creation of the easement are to be lodged with the NSW Land Registry Services. All costs associated with the creation of the easement shall be borne by the applicant, including the cost of Council's independent valuation.

Council's Manager Engineering Services has reviewed the plans for the proposed easement.

Images of the proposed easement location and plan are below:







Council's Manager Engineering Services is supportive of the proposal by the proponent to drain the development site via gravity in accordance with the development consent requirements.

As this matter has been reviewed thoroughly internally, it is now requested that Council support the creation of the easement.

#### **COMMUNITY ENGAGEMENT**

There are no consultation processes for Council associated with this report.

#### **POLICY IMPLICATIONS**

There are no policy implications for Council associated with this report.

#### **RISK IMPLICATIONS**

There are no risk implications for Council associated with this report.

#### FINANCIAL IMPLICATIONS

All costs relating to the proposed easements will be borne by the applicants. This includes compensation payable to Council as a result of burdening Council's land. The level of compensation is determined by an independent valuer that Council appoints.

#### **CONCLUSION**

The proposed easement arising from DA2019/19/1 has been approved internally by Council's engineering team, as there are no viable alternatives for the property owner.

It is recommended that Council endorse the easement being granted, in accordance with current DA conditions and the final advice of Councils Manager Engineering Services.

#### **ATTACHMENTS**

Nil



Item No: C05/21-736

## FRESH HOPE CARE, DUNMORE STREET, PENDLE HILL - REVISED PLANNING PROPOSAL, PUBLIC BENEFIT OFFER AND DRAFT DEVELOPMENT CONTROL PLAN

Responsible Division: Environment & Planning

Officer: Director Environment & Planning

File Number: PP2020/0012

Community Strategic Plan Goal: A resilient built environment

#### **SUMMARY**

Following issue of a conditional Gateway Determination, Council officers revised the Council-endorsed Planning Proposal for Fresh Hope Care, Dunmore Street, Pendle Hill and prepared a site-specific Development Control Plan to guide the future development of the site. The Proponent has also made a Public Benefit Offer for the delivery of affordable housing and the embellishment and ongoing maintenance of publicly accessible open space and community facilities on the site.

This report recommends that Council endorses the revised Planning Proposal and draft site-specific Development Control Plan for public exhibition and endorses in-principle the Proponent's Public Benefit Offer. Subject to Council endorsement, a draft Voluntary Planning Agreement will be prepared and exhibited as soon as practical after the Planning Proposal and site-specific Development Control Plan.

#### RECOMMENDATION

#### That Council:

- Note the revised Planning Proposal for Fresh Hope Care, Dunmore Street, Pendle Hill, following receipt of a Gateway Determination by the Department of Planning, Industry and Environment.
- 2. Endorse the site-specific Development Control Plan for Fresh Hope Care, Dunmore Street, Pendle Hill, to be placed on public exhibition for a period of 28 days.
- 3. Endorse in-principle the Public Benefit Offer for Fresh Hope Care, Dunmore Street, Pendle Hill, involving provision of affordable housing and the embellishment and ongoing maintenance of publicly accessible open space and community facilities on the site.
- 4. Endorse that a draft Voluntary Planning Agreement for Fresh Hope Care, Dunmore Street, Pendle Hill, be prepared in accordance with the Public Benefit Offer, and exhibited for at least 28 days, as soon as practical after the exhibition of the Planning Proposal and site-specific Development Control Plan.



#### REPORT

#### Background

On 16 September 2020, Council endorsed a Planning Proposal for Fresh Hope Care, Dunmore Street, Pendle Hill, involving the following amendments to *Holroyd Local Environmental Plan 2010*:

- a) Rezone part of the site from R2 Low Density Residential and R3 Medium Density Residential to R4 High Density Residential and RE2 Private Recreation
- b) Amend the Height of Buildings control for the site from 9m and 11m to 12.5m and 32m
- c) Amend the Floor Space Ratio control for the site from 0.5:1, 0:7:1 and 0.85:1 to 0.85:1 and 1.5:1
- d) Amend Schedule 1 to permit 'food and drink premises' and 'medical centre' as additional permitted uses on the site.

At the meeting, Council also resolved to prepare a Voluntary Planning Agreement and site-specific Development Control Plan following issue of a Gateway determination.

#### Revised Planning Proposal

The Council endorsed Planning Proposal was forwarded to the Department Planning, Industry and Environment on 25 September 2020. The Department issued a Gateway determination on 24 November 2020 endorsing the proposal for exhibition subject to conditions, including certain amendments to the Planning Proposal.

The Planning Proposal has been revised in response to the Gateway Determination. Key changes to the document are listed below.

- Height of Buildings mapping amended to provide a transition to lower density residential development to the west along Pendle Way. Amendments broadly reflect the indicative masterplan while maintaining flexibility for future building design at DA stage.
- Floor Space Ratio mapping amended to respond to the amended maximum height of buildings across the site.
- Additional Permitted Use mapping amended so that the proposed use only applies to the Ashwood House portion of the site.
- Various other amendments to further demonstrate the proposal's consistency with the broader planning framework and policy context, and to ensure clarity and legibility of mapping for public exhibition.

Following receipt of the Gateway Determination, the Proponent expressed an interest in amending the Planning Proposal by relocating the Additional Permitted Use (food and drink premises' and 'medical centre') to the street frontage. This is not supported by Council officers, as this changes the use from servicing the site to providing a



broader reach to the community, with potential cumulative impacts on similar current and proposed facilities in the local area.

The revised Planning Proposal is attached to the report.

#### **Development Control Plan**

A draft site-specific Development Control Plan has been prepared to guide the future development of the site following Gateway. Consistent with Council's September 2020 resolution, consideration was given to the impact of this development on the residents located on the northern side of Collins Street. Building setbacks along the southern boundary are generally proposed to be a minimum of 6m, with an increase to 10m on the eastern and south eastern corner adjoining the Bonds site. Building heights along the southern boundary are generally proposed to be limited to 2-3 storeys, with an increase to 4-8 storeys on the south eastern corner adjoining the Bonds site. The proposed setbacks are generally consistent with the adjoining Bonds site.

It is recommended that the site-specific Development Control Plan be placed on public exhibition.

#### Public Benefit Offer

Consistent with Council's September 2020 resolution, Council officers have been in discussions with the Proponent in relation to the preparation of a Voluntary Planning Agreement. The Proponent has made a Public Benefit Offer which includes:

- Provision of affordable rental housing for low or very low-income households to be retained by the landowner and maintained and operated by Freshhope Housing Incorporated, a registered community housing provider, in perpetuity, and/or
- Provision and ongoing maintenance of landscaping, public footpath linkages and public furniture within the publicly accessible open space, including the open space curtilage, and/or
- Refurbishment, ongoing maintenance and provision of community-related uses at Dunmore House, and/or
- Provision and ongoing maintenance of publicly accessible privately-owned open space (the part of the site that is proposed to be zoned RE2 Private Recreation) comprising Dunmore House and its curtilage.

During the process, Council officers sought advice from the Proponent regarding their interest in providing a monetary contribution towards public domain works in the Pendle Hill Town Centre as part the public benefit offer. The Proponent has indicated their preference for the scope of the current offer to be maintained.

Council officers have undertaken an analysis of the proposed offer and note that it is consistent with the Cumberland Planning Agreements Policy. However, it is the decision of Council to confirm in-principle support for the Public Benefit Offer.

It is recommended that Council endorse in-principle the Public Benefit Offer as part of the Planning Proposal. Subject to endorsement by Council, a Voluntary Planning



Agreement shall be prepared consistent with the Public Benefit Offer and placed on notification in accordance with statutory and policy requirements.

#### **COMMUNITY ENGAGEMENT**

Subject to endorsement by Council, the revised Planning Proposal, site-specific Development Control Plan and draft Voluntary Planning Agreement will be publicly exhibited for at least 28 days in accordance with statutory and policy requirements.

#### **POLICY IMPLICATIONS**

The proposal involves changes to the *Holroyd Local Environmental Plan 2013* which are consistent with the strategic planning framework and policy context.

#### **RISK IMPLICATIONS**

There are no risk implications for Council associated with this report.

#### **FINANCIAL IMPLICATIONS**

The financial implications for Council are discussed in the body of the report.

#### CONCLUSION

Following issue of a conditional Gateway Determination by the Department of Planning, Industry and Environment, a site-specific Development Control Plan has been prepared and a Public Benefit Offer made by the Proponent. It is recommended that Council endorses the revised Planning Proposal and draft site-specific Development Control Plan for public exhibition and endorses in-principle the Proponent's Public Benefit Offer. Subject to Council endorsement, a draft Voluntary Planning Agreement will be prepared and exhibited as soon as practical after the Planning Proposal and site-specific Development Control Plan.

#### **ATTACHMENTS**

- 1. Gateway Determination 4
- 2. Revised Planning Proposal J.
- 3. Site-specific Development Control Plan J.
- 4. Public Benefit Offer (confidential)
- 5. Analysis of Public Benefit Offer (confidential)
- 6. Fresh Hope Further Advice on Planning Proposal and Voluntary Planning Agreement (confidential)

## DOCUMENTS ASSOCIATED WITH REPORT C05/21-736

# Attachment 1 Gateway Determination





#### **Gateway Determination**

**Planning proposal (Department Ref: PP\_2020\_CUMBE\_005\_00)**: to amend the zoning, height of building and floor space ratio controls and allow additional permitted uses at the corner of Dunmore Street and Pendle Way, Pendle Hill.

I, the Executive Director, Central River City and Western Parkland City, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Holroyd Local Environmental Plan (LEP) 2013 to amend the zoning, height of building and floor space ratio controls and allow additional permitted uses at the corner of Dunmore Street and Pendle Way, Pendle Hill should proceed subject to the following conditions:

- 1. Prior to public exhibition, Council is to amend the planning proposal to:
  - (a) amend the proposed maximum height of buildings to reflect a range of heights across the site which responds to the surrounding context and is generally consistent with the proposed masterplan for the site, as detailed in the Urban Design Report dated April 2020;
  - (b) review and amend the proposed maximum floor space ratio controls to respond to the amended maximum height of buildings across the site;
  - (c) provide a discussion on the potential development outcome should bonus provisions under SEPP (Housing for Seniors or People with a Disability) 2004 be pursued:
  - (d) address consistency with SEPP No 65—Design Quality of Residential Apartment Development;
  - (e) update the proposed maps to ensure legibility of all labels and legends;
  - (f) update the Additional Permitted Uses map to only apply to the Ashwood House portion of the site;
  - (g) address Section 9.1 Directions 2.6 Remediation of Contaminated Land and 4.3 Flood Prone Land;
  - (h) update the discussion on SEPP 55 Remediation of Land reflecting the effect of clause 6 is now achieved by Section 9.1 Direction 2.6 Remediation of Contaminated Land; and
  - (i) update the project timeline.
- Prior to finalisation of the planning proposal, Council is to ensure that there is an appropriate mechanism in place to deliver public access to the proposed RE2 Private Recreation land.

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- Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of A guide to preparing local environmental plans (Department of Planning and Environment, 2018).
- 4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Heritage NSW;
  - Transport for NSW;
  - NSW State Emergency Service;
  - Environment, Energy and Science Group Department of Planning, Industry and Environment;
  - Department of Education; and
  - Sydney Water.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

- 5. The planning proposal must be placed on exhibition within six weeks of receiving gateway determination.
- 6. The planning proposal must be reported to council for a final recommendation within 10 months from the date of the Gateway determination.
- 7. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
- 8. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.

PP\_2020\_CUMBE\_005\_00 (IRF20/5006)

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9. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 24th day of November 2020.

Catherine Van Laeren
Executive Director
Central River City and Western
Parkland City Department of
Planning, Industry and Environment

Delegate of the Minister for Planning and Public Spaces

PP\_2020\_CUMBE\_005\_00 (IRF20/5006)

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## DOCUMENTS ASSOCIATED WITH REPORT C05/21-736

# Attachment 2 Revised Planning Proposal





## PLANNING PROPOSAL

## Fresh Hope Care Corner Dunmore Street & Pendle Way, Pendle Hill

Proposal to facilitate redevelopment of the site for increased seniors housing, affordable key worker housing, community facilities, allied health services and publicly accessible open space.

**APRIL 2021** 

FOR EXHIBITION

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Part 6 – Project Timeline

### Supporting documents

Draft Development Control Plan

Public Benefit Offer

Gateway determination

Council Report and Resolution

Cumberland Local Planning Panel Report and Advice

Aboriginal Heritage Due Diligence

Conservation Management Plan

**Ecological Constraints Assessment** 

Economic Assessment

Heritage Impact Statement

Historic Archaeology Assessment

Landscape Architecture Report

Preliminary Contamination Assessment

Preliminary Tree Assessment

Social Impact Assessment and Management Plan

Transport Impact Assessment

Urban Design Report

Urban Design Peer Review



#### Introduction

Cumberland City Council (Council) prepared this planning proposal in response to a request made by Keylan Pty Ltd on behalf of Fresh Hope Care (the Proponent) for land at the corner of Dunmore Street and Pendle Way, Pendle Hill (the site).

The Planning Proposal provides for increased housing supply, including seniors housing and affordable key worker housing, open space and community facilities on a site that is strategically located close to the Pendle Hill local centre and Pendle Hill train station.

In order to achieve the intended outcome, the following amendments to Holroyd Local Environmental Plan 2013 are proposed:

- Rezone part of the site from R2 Low Density Residential and R3 Medium Density Residential to R4 High Density Residential and RE2 Private Recreation
- Amend the Height of Building control for the site from 9m and 11m to 12.5m, 23m and 32m
- Amend the Floor Space Ratio control for the site from 0.5:1, 0:7:1 and 0.85:1 to 0.85:1, 1.2:1, 1.5:1 and 1.8:1
- Amend Schedule 1 and Additional Permitted Use mapping to permit 'food and drink premises' on the Ashwood House portion of the site.

On 24 November 2020, the Department of Planning, Industry and Environment issued a Gateway determination, endorsing the proposal for exhibition subject to conditions including certain amendments to the Planning Proposal. Council revised the Planning Proposal accordingly.

The form and content of this Planning Proposal complies with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning and Environment's A Guide to Preparing Planning Proposals (2016).



#### The site and context

The site is located in close walking distance (approximately 300m) from the Pendle Hill local centre and train station, with 30 minute access by public transport to a range of other centres including Parramatta CDB (4.5km), Wentworthville local centre (1.5km) and Westmead Health and Education Precinct (3km) as shown in Figure 1.

The site is approximately 7.3 hectares in area with frontages to Dunmore Street and Pendle Way, Pendle Hill. Existing uses on the site include a 190-bed residential aged care facility, 86 independent living units, a place of public worship (Pathways Community Church) and six single-storey residential dwellings along Pendle Way. The senior's housing development and residential dwellings along Pendle Way are owned and managed by Fresh Hope Care. The site contains two local heritage items – Dunmore House and Ashwood House.

Surrounding developments include:

- A mix of low-density residential dwellings and low rise three-storey residential flat buildings on Pendle Way
- Low rise three-storey residential flat buildings on Dunmore Street
- Low density residential dwellings on Collins and Rowley Streets
- Light industrial development adjoining the eastern boundary (the former Bonds Spinning Mill site which is being redeveloped for a high-density residential living environment).

The local context and site characteristics are shown in Figure 2 and the site is further described in Table 1.

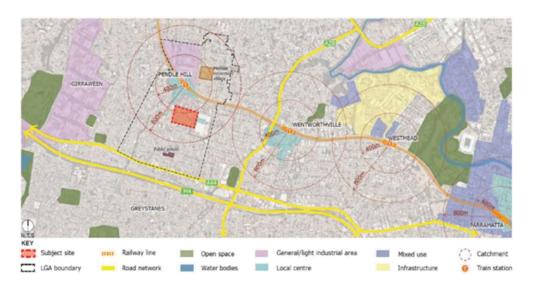


Figure 1: Regional context map



Figure 2: Local context and site characteristics



Table 1: Site description		
Item	Description	
Legal description	Lots 1 and 2, and 8-12 DP 24728, Lots 2 and 3 DP 5545208, Lot A DP 335578, Lot 472 DP 1204429	
Access and connectivity	Internal road network, on-site car parking areas, vehicular access and egress via driveways off Dunmore Street and Pendle Way. A footpath provides pedestrian access from the bus stop on Pendle Way to the centre of the site.	
Public transport	Pendle Hill train station (300m north of the site) is serviced by T1 North Shore-Western Line and T5 Cumberland Line. Bus services along Dunmore Street and Pendle Way.	
Topography	11.5m fall to the east along the north south axis, and toward the eastern boundary. The highest point is at the location of Dunmore House, and the lowest point is at the corner of Dunmore Street and Pendle Way.	
Existing uses	Seniors living development (190-bed residential aged care facility and 86 independent living units); a place of public worship (Pathways Community Church); six residential lots with single-storey dwellings along Pendle Way.	
Significant trees and vegetation	The site contains significant trees, as shown in Figure 2.	
Heritage	<ul> <li>Two local heritage items listed under Schedule 5 of the HLEP 2013 (Environmental heritage):</li> <li>Dunmore House (Item No. 194) – a nineteenth century Victorian homestead located at the high point of the site with views to and from Dunmore Street</li> <li>Ashwood House (Item No. 195) – a midtwentieth century brick structure with circular carriage driveway fronting Dunmore Street</li> </ul>	
Flooding	Part of the site is affected by flooding.	



#### Existing planning controls

The following key planning controls apply to the site under Holroyd LEP 2013.

- Zoning: R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential (Figure 3)
- Floor Space Ratio (FSR): 0.5:1, 0.7:1 and 0.85:1 (Figure 4)
- Height of Buildings (HOB): 9m and 11m (Figure 5)
- Heritage: Dunmore House (194) and Ashwood House, (195). The adjoining Bonds Spinning Mills is identified as an archaeological site and includes a heritage item (Figure 6)



Figure 3: Existing Zoning



Figure 5: Existing HOB



Figure 4: Existing FSR



Figure 6: Existing Heritage



#### Structure of this Planning Proposal

The Planning Proposal is structured as follows:

- Part 1—Objectives or intended outcomes
- Part 2—Explanation of provisions to be included in the proposed instrument
- Part 3—Justification and process for implementation
- Part 4—Maps showing proposed modifications and the area to which they apply
- Part 5—Community consultation to be undertaken
- Part 6—Draft timeline for the Planning Proposal.





#### Part 1 – Objectives and intended outcomes

The planning proposal seeks to facilitate redevelopment of the site for increased seniors housing, affordable key worker housing, community facilities, allied health services and publicly accessible open space. See extracts from the proposed masterplan at Figure 7 and Figure 8.

The proposal is expected to deliver significant public benefits, including:

- An increase in the supply of seniors housing, residential aged care facilities and affordable key worker housing to meet the forecast demand in the local area
- The creation of a vibrant on-site community with the inclusion of an additional 930 new permanent residents living in the proposed 240-bed residential aged care facility, 650 independent living units and affordable key worker housing
- A significant capital investment from future construction activities associated with the redevelopment of the site, estimated to be in the hundreds of millions of dollars
- The potential for 320 ongoing aged care and retirement living jobs, with additional jobs generated throughout the wider local economy
- The provision of new allied health services to support the on-site population
- The retention and adaptive reuse of existing heritage buildings on the site, including potential for Dunmore House to be provided for community related uses
- The provision of significant landscaped communal open space areas and a pedestrian network that will be accessible to the general public and will be owned and maintained by Fresh Hope Care
- The provision of approximately 51,709 m<sup>2</sup> of open space, which equates to around 70% of the total site area.







Figure 7: Proposed masterplan



Figure 8: Proposed masterplan in context of the adjoining Bonds site





## Part 2 - Explanation of Provisions

The objectives and intended outcomes are proposed to be achieved by amending Holroyd LEP 2013 as outlined in Table 2:

Proposed changes to Holroyd LEP 2013		
Control	Existing	Proposed
Land use zone	R2 Low Density Residential R3 Medium Density Residential	R4 High Density Residential RE2 Private Recreation
Height of buildings	9m 11m	12.5m 23m 32m
Floor space ratio	0.5:1 0.7:1 0.85:1	0.85:1 1.2:1 1.5:1 1.8:1
Schedule 1 Additional permitted uses	N/A	Amend Schedule 1 and Additional Permitted Use mapping to permit 'food and drink premises' on the Ashwood House portion of the site.

Thumbnail images of proposed LEP mapping are contained in Part 4.





#### Part 3 – Justification

#### Section A - Need for the Proposal

#### Q1. Is the Planning Proposal a result of any strategic study or report?

No, Council prepared the Planning Proposal in response to a request by the Proponent. The proposal is considered to have both strategic and site-specific merit and is supported by the Cumberland Local Planning Panel (the Panel) and Council.

The Panel considered the Proponent's Planning Proposal at its meeting of 12 August 2020. The Panel expressed support for the proposal, subject to the following:

- Council to consider applying an RE1 Public Recreation zoning instead of RE2 Private Recreation to part of the site
- If RE2 is applied, consider an easement to ensure public access to that part of the site including the heritage buildings, and to ensure Dunmore House is utilised as a community facility
- Consider applying a range of building heights in the LEP to reflect the varying heights recommended in the Urban Design Peer Review (generally between 4 and-8 storeys).

Council considered the Proponent's Planning Proposal Request at its meeting of 16 September 2020, along with feedback received during preliminary (non-statutory) public consultation and the advice of the Panel. Council resolved to proceed to Gateway without amendment, and to address the concerns raised by the Panel and members of the public by taking the following actions post Gateway:

- Prepare a draft site-specific Development Control Plan giving further consideration to reducing the development's impact on residential properties on the northern side of Collins Street
- Pursue discussions with the proponent as to possible terms of a planning agreement, noting Council's desire to achieve public benefit by securing public rights of access over open ground within the proposed RE2 zoned land.

On 24 November 2020, the Department of Planning, Industry and Environment issued a Gateway determination, endorsing the proposal for exhibition subject to conditions including certain amendments to the Planning Proposal. Council revised the Planning Proposal accordingly.





#### Strategic Merit Assessment

There is strategic merit in progressing the proposal to the next phase of assessment based on the following.

#### Economic and Social Benefits

- There are significant opportunities for aged care and retirement living in the Cumberland area, with unmet demand for 4,320 aged care beds and 2,110 retirement living dwellings by 2036. The proposed redevelopment's net addition of 50 aged care beds and approximately 564 dwellings contributes in meeting this forecast demand
- The proposed café is likely to complement rather than compete
  with similar nearby businesses. Economic analysis submitted to
  support the proposal predicts that 80% of all sales at the proposed
  café would be from within the proposed development. This
  indicates that the proposed development would not have an
  impact on the viability of nearby centres including Pendle Hill, the
  Bonds site and Wentworthville
- The proposed medical centre is likely to complement rather than compete with nearby businesses. The medical suites (or consulting rooms) at the proposed redevelopment will host visiting GPs and allied health professionals by appointment (usually organised by the facility's management on a set schedule) and as such will not be utilised by non-residents. This indicates a low level of impact on medical facilities in Pendle Hill and Wentworthville
- The retirement living and aged care facility would generate approximately 320 direct ongoing jobs, plus a further 290 indirect jobs located in the wider economy
- The proposal will involve the investment of hundreds of millions of dollars on site and support an estimated 140 full time equivalent direct construction-related jobs per year, and a further 430 full time equivalent indirect jobs elsewhere in the economy
- The proposal is likely to add approximately 930 new permanent residents to the area (excluding aged care residents) and 320 workers who can contribute to the local economy through spending in nearby centres including Pendle Hill, Wentworthville and the adjoining Bonds site.





#### **Built Form**

- The increase in scale and density of development on the site is balanced through the design and siting of the proposed buildings and the provision of appropriate setbacks and gradual height transitions.
- The proposed setbacks (particularly along Collins Street) will ensure an appropriate interface with the adjoining low-density residential dwellings to the South. This will be achieved by providing a minimum of 6 metres for the first two storeys and a minimum of 8 storeys for the partial third storey. A 6m deep soil planting zone has also been proposed to facilitate a 'green screen' along the southern boundary.
- The proposed site-specific development control plan provides certainty that the key elements of the masterplan will be implemented even if the site is sold to another owner, which is considered unlikely.

#### <u>Heritage</u>

- The established heritage curtilage around both Dunmore House and Ashwood House provides adequate separation between the indicative built forms to negate the impact of the change to the LEP controls
- The proposed incorporation of a through-site link to the former Bonds Spinning Mills site reinforces the historic relationship between the two sites.

#### Traffic

 The proposal is not expected to compromise the safety or function of the surrounding road network. On any weekday or Saturday peak hour, the site is expected to generate between 135 and 145 vehicle trips (90 to 100 more vehicle trips than the existing facility).

## Q2. Is the Planning Proposal the best means of achieving the objectives and outcomes, or is there a better way?

Yes. Alternative approaches to achieving the intended outcomes of the proposal were considered, however the proposed approach is considered the best way to deliver the desired outcome.





#### Section B – Relationship to strategic planning framework

## Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy?

Yes. The planning proposal will give effect to the objectives and actions of the Greater Sydney Region Plan and Central City District Plan.

#### Greater Sydney Region Plan - A Metropolis of Three Cities

This Plan sets a 40-year vision for the Greater Sydney Region and establishes a 20-year action plan to manage growth and change to achieve balanced social, economic and environmental outcomes.

Table 3 discusses the proposal's consistency with relevant objectives of the Greater Sydney Region Plan.

Table 3: Consistency with the Greater Sydney Region Plan		
Objective	Consistency	
Objective 6: Services and infrastructure meet community's changing needs	<ul> <li>The site is strategically located close to existing services and infrastructure including the Pendle Hill local centre and train station (300m to the north), Wentworthville local centre (1.5km to the east) and bus services along Dunmore Street and Pendle Way.</li> <li>The Plan notes that integrated planning for health services is required to make it easier for people to access a comprehensive health system, including allied health services. The Planning Proposal includes a Schedule 1 amendment to provide for allied health services that will service the on-site population.</li> </ul>	
Objective 10: Greater housing supply	The proposal will increase housing supply in the local area, including a 240-bed residential aged care facility, 650 independent living units and affordable housing.	
Objective 11: Housing is more diverse and affordable	<ul> <li>The proposal will facilitate the development of a diverse range of housing to meet the needs of seniors and people with a disability, as well as key workers and people with low and very low incomes</li> <li>Council intends to enter into a planning agreement with the Proponent post-Gateway to ensure, among other things, that</li> </ul>	





Table 3: Consistency with the Greater Sydney Region Plan		
	affordable housing is provided as required by the Cumberland Planning Agreements Policy.	
Objective 13: Environmental heritage is identified, conserved and enhanced	<ul> <li>The Proponent's indicative concept plans show that all existing heritage items on the site (Dunmore House and Ashwood House) are to be retained and will undergo refurbishment to enable their adaptive reuse and incorporation into the overall design.</li> <li>Council intends to enter into a planning agreement with the Proponent post-Gateway to ensure, among other things, that Dunmore House is available for the public to use as a community facility.</li> </ul>	
Objective 14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30- minute cities	The subject site is located within easy walking distance (300m) of Pendle Hill train station and there are bus stops provided along Dunmore Street and Pendle Way. Increasing the supply of seniors housing on site will allow for more residents to have a shorter commute time to metropolitan centres and contribute towards to creation of a 30-minute city.	
Objective 31: Public open space is accessible, protected and enhanced	<ul> <li>The site contains a large amount of landscaped open space and manicured gardens that contain various mature trees and native vegetation</li> <li>The proposal seeks to retain most of the vegetation on the site, including areas of high-value vegetation within the proposed RE2 zone which will be accessible to the public.</li> <li>The Planning Proposal also provides for a publicly accessible 'green spine' network across the site and through-site pedestrian link to the adjoining Bonds Spinning Mills site.</li> </ul>	





#### Central City District Plan

This Plan provides a district-level framework to implement the objectives of the Greater Sydney Region Plan.

Pendle Hill is centrally located within the Central City District, close to the central core and metropolitan centre of Greater Parramatta (see Figure 9).

The Proposal is consistent with relevant planning priorities of the Greater Sydney Region Plan, as discussed in Table 4.

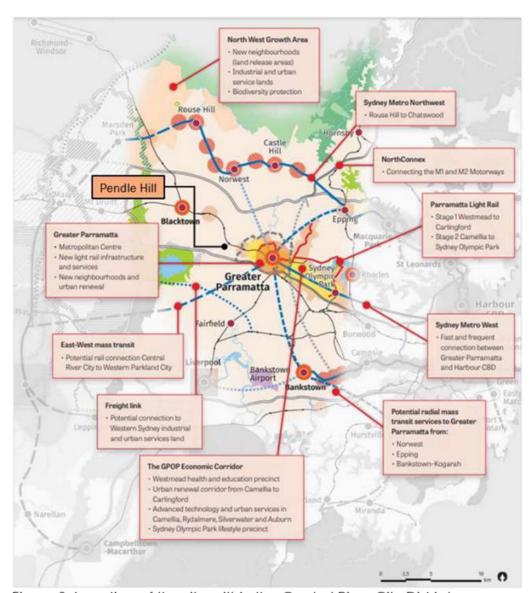


Figure 9: Location of the site within the Central River City District





Table 4: Consistency with the Central City District Plan			
Planning Priority	Consistency		
C3: Providing services and social infrastructure to meet people's changing needs	<ul> <li>The District Plan forecasts a 183% proportional increase in people aged 85 and over, and a 95% increase in the 65 to 84 age group by 2036. To house the additional population, more diverse housing types and medium density housing is required to create opportunities for older people to continue living in their community, where being close to family, friends and established health and support networks is vital for wellbeing.</li> <li>The Planning Proposal provides for additional seniors housing supply on the site, including approximately 650 ILUs and affordable key worker housing units and a 240-bed RAC facility.</li> <li>The Planning Proposal provides for future social infrastructure including the refurbishment and adaptive reuse of Dunmore House for community related uses. The use of this facility by the local community will help respond to the different needs of local demographic groups.</li> </ul>		
C4: Fostering healthy, creative, culturally rich and socially connected communities	<ul> <li>The District Plan highlights the importance of creating healthy, creative, cultural and socially connected communities.</li> <li>The Planning Proposal provides the opportunity to further expand the existing aged care facility that occupies the site and provide on-site community facilities and allied health services, some of which may be used by the wider community.</li> </ul>		
C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	The District Plan requires housing supply to be coordinated with local infrastructure to create livable, walkable and cycle-friendly neighbourhoods with direct, safe and universally designed pedestrian and		





Table 4: Consistency with the	e Central City District Plan
	<ul> <li>cycling connections to shops, services and public transport.</li> <li>The Planning Proposal facilitates increased supply of seniors housing that is in a highly accessible location being within approximately 300 metres walking distance of Pendle Hill local centre (i.e. access to shops and services) and Pendle Hill train station. The site is also serviced by a number of public bus routes.</li> </ul>
C6: Creating and renewing great places and local centres and respecting the District's heritage	<ul> <li>The Central City District's heritage items are recognised as assets to the community, forming unique local identity and contributing to the creation of great places.</li> <li>Heritage items on the site including Dunmore House and Ashwood House are retained as part of the proposal and will be adaptively re-used for allied health services (Ashwood House) and community related uses (Dunmore House).</li> <li>A heritage curtilage has been established around each of the heritage items, which closely reflects the RE2 zoning across the site.</li> </ul>
C9: Delivering integrated land use and transport planning and a 30-minute city	<ul> <li>The District Plan acknowledges that the vision for Greater Sydney is one where people can access jobs and services in their nearest metropolitan and strategic centre. The 30-minute city is a long-term aspiration that will guide decision-making on locations for new transport, housing, jobs, tertiary education, hospitals and other amenities.</li> <li>The Planning Proposal provides for increased housing for seniors and affordable key worker housing that is within walking distance of Pendle Hill train station, which provides connection and access to metropolitan and strategic centres</li> </ul>





Table 4: Consistency with the Central City District Plan		
	within 30 minutes, including Parramatta and Blacktown.	
C20: Delivering high- quality open space	<ul> <li>Planning priority addresses the need of open space in a growing community. Good open space helps to enhance streetscape quality, encouraging healthy and active lifestyle.</li> <li>The Planning Proposal incorporates approximately 51,709 m2 (70% of the total site area) of open space, including publicly accessible communal and private open space areas. All open space areas on the site will be owned and maintained by Fresh Hope Care. Council intends to enter into a planning agreement with the Proponent to ensure public access is maintained.</li> </ul>	

## Q4. Will the planning proposal give effect to Council's local strategic planning statement or any other strategy endorsed by council?

Yes, the planning proposal gives effect to Cumberland 2030: Our Local Strategic Planning Statement and Cumberland Community Strategic Plan 2017-27.

#### Cumberland 2030: Our Local Strategic Planning Statement (LSPS)

Aligned with the Greater Sydney Region Plan and Central City District Plan, the LSPS provides a local planning framework to deliver housing, transport, employment, public spaces and parks in the right places to meet the need of Cumberland's growing and changing population.

Pendle Hill is classified as a local centre supported by a range of existing services and facilities, including public transport providing 30-minute access to the central core and strategic centre of Greater Parramatta.

The proposal will help to deliver on a number of local planning priorities contained in the LSPS, as outlined in Table 5.





Table 5: Consiste	ncy with Cumberland 2030
Priority	Consistency
3: Align local infrastructure deliver with planned growth	The LSPS encourages the shared use of land and facilities. The proposal will deliver publicly accessible open space and other facilities including a food and drink premises and medical centre to meet the day to day needs of on-site residents and workers, as well as the wider Pendle Hill community. Council intends to enter into a planning agreement with the Proponent post-Gateway to ensure the proposed RE2 land, including the heritage-listed Dunmore House, is publicly accessible.
5: Delivering housing diversity to suit changing needs	The LSPS acknowledges the need to update local planning controls to ensure housing meets current and future needs and to encourage residential growth around key centres and transport nodes. The proposal will help to deliver a diverse mix of housing for people at different life stages and specific needs (i.e. seniors, people with a disability, key workers and low to very low income households) in an accessible location, close to one of Cumberland's key centres.
6: Delivering affordable housing suitable for the needs of all people at various stages of their lives	The LSPS encourages investment in/increased supply of affordable housing by the public, private and community sectors. The Proponent is a registered housing provider who seeks to develop the site for a mix of affordable housing to meet the needs of seniors, people with a disability, key workers and people of low and very low incomes. Council intends to enter into a planning agreement with the Proponent post-Gateway to ensure the proposal delivers an adequate supply of affordable housing, consistent with its Voluntary Planning Agreement Policy and Interim Affordable Housing Policy.

#### Cumberland Community Strategic Plan (2017-27)

This Plan sets broad strategic goals for the local area to be achieved over a four-year delivery program. Of particular relevance to the Planning Proposal is Strategic Goal 2 which aims to provide a safe and accessible community that has equal access to local services and facilities for vulnerable and at-risk groups, including seniors. The Planning Proposal enables higher residential densities to provide increased housing stock and choice for seniors, people with a disability, and people with low and very low incomes.





## Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

Yes, the proposal is consistent with applicable SEPPs as outlined in Table 6 below.

Table 6: Consiste	ncy with applicable SEPPs
SEPP	Consistency
No. 55 – Remediation of Land	<ul> <li>The SEPP aims to provide for a State-wide consistent planning approach to the remediation of contaminated land, with various objectives and provisions, particularly to reduce the risk of harm to human health and the environment.</li> <li>Clause 6 of the SEPP states that an environmental planning instrument should not include a zone that would change the use of the land, unless the planning authority is satisfied that the potential risk to human health has been considered. Clause 6 is now addressed in Ministerial Direction 2.6 (Remediation of Contaminated Land).</li> <li>Clause 7 of the SEPP requires the Council to consider whether a Site is contaminated and whether the Site is suitable for the proposed use (before or after remediation).</li> <li>The attached Preliminary Contamination Assessment concludes that the site has a low potential for contamination due to minimal exposure of soil to human health under the current land use and present site conditions. The report recommends further testing at DA stage.</li> </ul>
SEPP No. 65 – Design Quality of Apartment Development	A detailed assessment of the proposal's consistency with SEPP 65 and the Apartment Design Guide will be undertaken at the DA stage. The attached Draft DCP also contains specific requirements for matters such as building setbacks and separation, open space and deep soil zones.
Housing for Seniors or People with a Disability 2004	<ul> <li>The SEPP aims to increase the supply and diversity of housing to meet the needs of seniors (aged 55 or more years) or people with a disability.</li> <li>The Planning Proposal is consistent with the broader aims of the SEPP as it proposes</li> </ul>





Table 6: Consistency with applicable SEPPs		
	amendments to the existing development controls of the site that will enable the increased supply of seniors housing in an area that is strategically located with access to public transport services, social infrastructure and goods and services in the Pendle Hill local centre.  • The design principles and development standards set out in the SEPP will be addressed as part of the future DAs for the site.  • The SEPP's bonus FSR provisions (0.5:1) would only apply if the Proponent was to lodge DAs under the SEPP. However, it is noted that seniors housing is already permissible with consent on the site. If the Proponent was to pursue these bonus provisions, the matter would be subject to a merit assessment by the consent authority.	
Affordable Rental Housing 2009	<ul> <li>The SEPP aims to facilitate the effective delivery of new affordable rental housing, facilitate the retention and mitigate the loss of affordable rental housing and facilitate an expanded role for not-for-profit providers of affordable housing.</li> <li>Council intends to enter into a planning agreement with the Proponent post-Gateway to ensure, among other things, that affordable housing is provided as required by the Cumberland Planning Agreements Policy.</li> </ul>	
Vegetation in Non-Rural Areas) 2017	<ul> <li>The SEPP aims to protect the biodiversity values of trees and other vegetation in non-rural areas.</li> <li>The site has historically been used for seniors housing and aged care services and is clear of any natural vegetation.</li> <li>The attached Ecological Constraints Assessment states that the subject site includes approximately 0.67 hectares of planted native vegetation (highly modified), as well as landscaped gardens and lawns.</li> <li>The SEPP will be further considered as part of any future DAs that propose the removal of vegetation from the site.</li> </ul>	





## Q6. Is the planning proposal consistent with applicable Ministerial Directions under 9.1 of the Act?

Yes. The proposal is consistent with applicable Ministerial Directions, as outlined in Table 7 below.

Table 7: Consistency with a	pplicable Ministerial Directions
Direction	Consideration
Direction 2.3: Heritage Conservation	The objective of Direction 2.3 is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.  The subject site includes two local heritage items including Dunmore House (Item No. 194) and Ashwood House (Item No. 195). No changes are proposed to the listing of these items under Schedule 5 of the HLEP 2013.  Both Dunmore House and Ashwood House are envisaged as being integrated as part of the future redevelopment of the site. Council seeks to enter into a Planning Agreement with the Proponent to ensure, amonst other things, that Dunmore House remains open to the public for community use. The attached Aboriginal Due Diligence Assessment confirms there are no Aboriginal objects or areas of archaeological sensitivity located on the site.
2.6 Remediation of contaminated land	The attached Preliminary Contamination Assessment concludes that the site has a low potential for contamination due to minimal exposure of soil to human health under the current land use and present site conditions. A suitable sampling and testing plan to be implemented at DA stage as recommended in the report.
Direction 3.1: Residential Zones	The objectives of Direction 3.1 is to encourage a variety and choice of housing types to provide for existing and future housing needs; make efficient use of existing infrastructure and services and ensure that new housing has appropriate





Table 7: Consistency with applicable Ministerial Directions		
	access to infrastructure and services; and minimise the impact of residential development on the environment and resource lands.	
	The proposal seeks to facilitate higher density development on the site to increase the supply and mix of seniors housing and affordable key worker housing.	
	Future development on the site will make use of existing infrastructure and services including connections to water, sewerage, electrical and telecommunications infrastructure. The site has good access to local services and is strategically located within walking distance of the Pendle Hill local centre and within 1.5km of Wentworthville town centre.	
Direction 3.4: Integrating Land Use and Transport	The objectives of Direction 3.4 is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:  • improving access to housing, jobs and services by walking, cycling and public transport  • increasing the choice of available transport and reducing dependence on cars  • reducing travel demand including the number of trips generated by development and the distances travelled, especially by car  • supporting the efficient and viable operation of public transport services  • providing for the efficient movement of freights  The site has good access to public transport and is strategically located within approximately 300m walking distance of Pendle Hill train station (to	





Table 7: Consistency with an	oplicable Ministerial Directions
	the north). The site is also located within 1.5 kilometres of Wentworthville train station (to the east). Public bus services are available from stops located along Dunmore Street and Pendle Way.
4.3 Flood Prone Land	The objectives of Direction 4.3 are to ensure (a) that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. The Direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.  While the site is identified on Council's Flood Control Lots Map, it is subject to floor level controls only, no other flood conditions apply.
Direction 6.1: Approval and Referral Requirements	The objective of Direction 6.1 is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.  The Planning Proposal does not include consultation, concurrence or referral above and beyond the existing provisions of the HLEP 2013. The Planning Proposal is consistent with this Direction.
Direction 6.3: Site Specific Provisions	The objective of Direction 6.3 is to discourage unnecessarily restrictive sitespecific planning controls.  The Planning Proposal seeks to rezone the site consistent with the existing planning controls set out in the HLEP 2013. The Planning Proposal will expand the range of permitted uses in the proposed R4 High Density Residential zone to permit food and drink premises and medical centres. This is aimed at





Table 7: Consistency with applicable Ministerial Directions		
	facilitating the delivery of allied health services and potentially a café to support the future on-site population. The Planning Proposal does not propose any additional local provisions under Part 6 of HLEP 2013 or any other specific controls that would be contrary to this Direction.	
Direction 7.1: Implementation of A Plan for Growing Sydney	The objective of Direction 7.1 is to give legal effect to the planning principles; directions and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney. A Plan for Growing Sydney has been replaced by the Greater Sydney Region Plan. The Planning Proposal demonstrates consistency with the relevant objectives of the Plan.	

#### Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

#### Vegetation communities

The attached Ecological Constrains Assessment (ECA) maps the existing vegetation across the site as comprising:

- Planted native vegetation that is native to NSW approximately 0.67
- Remnant Cumberland Plain Woodland (Shale plains woodland) approximately 0.15Ha

Cumberland Plain Woodland (CPW) is listed as a critically endangered ecological community (CEEC) under the *Biodiversity Conservation Act* 2016 (BC Act). The CPW CEEC on the site is found to be in low condition, consisting of approximately 10 remnant trees including *Eucalyptus moluccana* (Grey Box) and *Eucalyptus tereticornis* (Forest Red Gum) species located along the northern site boundary (along Dunmore Street). Due to the trees' size, species and positioning, the ECA finds that they have not been planted and are, therefore, considered to be potential remnant CPW trees.





The ECA states that all the vegetation on the site is highly modified and consist of managed or landscaped gardens and lawn. Exotic species and weeds dominate the understorey and ground cover. In some areas, beneath the canopy of planted trees where conditions are shaded and moist, some native grasses and forbs are present.

#### Fauna habitat

The ECA finds that fauna habitat across the site to be relatively poor given its highly disturbed nature and lack of connection to any local or regional habitat corridors. The existing trees on the site would provide foraging habitat for common native fauna including birds, arboreal mammals and the threatened Grey-headed Flying-fox species. Scratch marks on the Grey Gum tree species planted along the eastern boundary of the site indicate that arboreal mammals (likely Brush-tailed Possums) are present.

There are two hollow bearing trees within the remnant CPW. One occurs within a *Eucalyptus moluccana* located near the site entrance driveway. The hollow is approximately 10 centimetres diameter and located high in the tree. Another tree hollow occurs within a *Eucalyptus tereticornis* located along the northern property boundary. The hollow is approximately 30 centimetres wide and is located 2 metres from the ground. These tree hollows are potential habitat for threatened microbats and will require further assessment to determine their significance at the future DA stages.

#### **Ecological** constraints

The ECA has mapped the ecological constraints across the site based on a low, moderate or high constraint category, as described below:

- Areas mapped as being a 'high' ecological constraint include the
  potential remnant trees associated with the CPW CEEC, including
  the two hollow bearing trees which are potential habitat for
  threatened microbat species.
- Areas mapped as being a 'moderate' ecological constraint include areas that provide foraging and roosting habitat for locally common native fauna species (bird, bats and possums) and foraging habitat for the threatened Grey-headed Flying-fox.
- Areas mapped as being a 'low' ecological constraint comprise the majority of the site area and includes the remaining areas of vegetation, generally comprising weeds and exotic species

The ecological constraints across the site are shown in Figure.







Figure 10: Ecological constraints across the site

The ECA states that, under the BC Act, the removal of more than 0.25 hectares of native vegetation will trigger the Biodiversity Offsets Scheme (BOS). There is approximately 0.67 hectares of planted native vegetation on the site, comprising both CPW CEEC and other planted native vegetation.

A significant proportion of vegetation mapped as being of either 'high' or 'moderate' value in the ECA will be retained as part of the Planning proposal as it is located on land proposed to be rezoned from residential land use to RE2 Private Recreation. The clearing of any vegetation from the site will be assessed in detail at the future DA stages to determine whether the BOS is triggered.





The ECA further states that the BOS is triggered when a development is likely to have a significant impact on threatened species, populations or communities. This will also be determined at the future DA stages, which will assess any impacts on the Grey-headed Flying-fox and threatened microbat species should vegetation removal form part of the application. If the BOS is triggered, a Biodiversity Development Assessment Report will be prepared as part of future relevant DAs.

## Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

#### Built form, urban design and public domain

The attached Urban Design Report (UDR) contains a proposed masterplan for the site that sets out specific design principles to ensure the overall vision of the site is achieved.

Key features of the proposed masterplan include:

- The creation of a 'fine-grain' orthogonal distribution of built form across the site with an even distribution of open space
- Higher scale buildings are concentrated toward the centre of the site, transitioning down to the edges and responding to the existing character
- Opportunity for a future built form 'marker' at the corner of Dunmore Street and Pendle Way to visually identify the site, particularly when approaching the site from the north
- A future residential aged care facility that is sufficiently setback from Ashwood House
- The extension of Ashwood House to the east with a landscape buffer behind
- Evenly fragmented buildings along Pendle Way to respond to the existing local context
- Retention of most significant trees.

The proposed masterplan indicates that the site has the potential to accommodate up to 16 buildings. The specific location and design of all buildings on the site will be refined as part of future development applications for the site.

#### **Building heights**

The proposed masterplan provides for taller buildings (up to 8 storeys) at the centre of the site away from the edges and heritage items,





transiting down to lower built form towards the site boundaries (to a maximum of 2 to 4 storeys).

The height distribution across the site, as shown on the proposed masterplan, is summarised below:

- Maximum of 2 storeys to the east of Ashwood House and 6 storeys to the west to complement the existing low to medium density residential character along Dunmore Street
- Maximum of 5 storeys at the corner of Dunmore Street and Pendle Way which will provide a visible built form marker for the site, particularly when approaching from the Pendle Hill local centre
- Maximum of 4 storeys along Pendle Way with a well-articulated 3 storey street wall height to respond to the surrounding local context
- Maximum 3 storey pop-up with a 2 storey street wall along the southern site boundary to respond the adjoining low-density residential dwellings
- Maximum of 3 to 5 storey buildings to the east and west of Dunmore House
- Maximum 6 to 8 storey residential aged care facility located towards the centre of the site to reduce overshadowing and visual impacts
- Maximum 8 storeys adjacent to the Bonds Spinning Mills site.

The indicative building heights, distribution across the site and proposed uses are shown in Figure .



Figure 11: Indicative building heights and proposed uses





A minimum 6 metre setback from the southern boundary is proposed as part of the masterplan, with a maximum 2 storey street wall and 3 storey building height beyond. An indicative section along the southern site boundary and indicative interface are shown in Figure 12 and Figure .

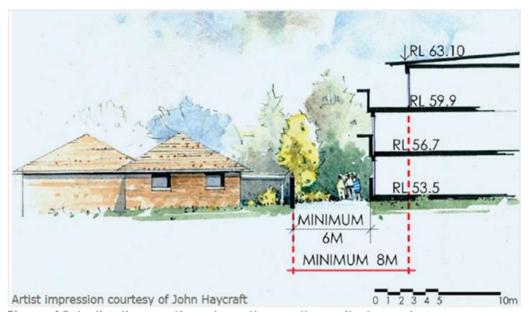


Figure 12: Indicative section along the southern site boundary



Figure 13: Indicative interface along the southern site boundary





### Open space

The proposal involves a large amount of open space for recreational use, improvements to public domain areas and connectivity with adjoining open space areas on the Bonds Spinning Mills site.

The masterplan includes deep soil zones for the growth of mature trees, communal open space adjacent to future buildings and rooftop gardens on some of the independent living units.

The open space design principles are detailed in the Landscape Architecture Report and are summarised below:

- Provision of a publicly accessible 'green spine' network through the site
- Mix of large evergreen and deciduous trees to provide shade and seasonal colour interest
- Eucalyptus with tall crowning habitat to allow for solar access to street level
- Large deciduous trees to road junctions as way-finding measures and feature elements
- Publicly accessible pedestrian pathway network including future pedestrian linkages to the Bonds Spinning Mills site and associated retail centre
- Provision of a children's playground and shaded seating areas
- Planted terraces and rooftop gardens on some of the ILUs to provide communal open space for future residents including barbeque and dining spaces.

The indicative open space distribution across the site, green spine and pedestrian circulation network are shown in Figure to Figure.







Figure 14: Indicative open space distribution

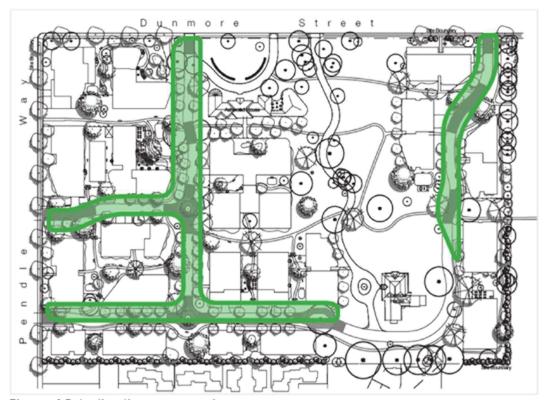


Figure 15: Indicative green spine







Figure 16: Indicative pedestrian circulation

### <u>Urban Design Peer Review</u>

The attached Urban Design Peer Review (Peer Review) provides an independent analysis of the proposed masterplan. Specifically, the Peer Review provides comment on the appropriateness of the proposed building height and FSR controls for the site, the proposed masterplan and the proposed planning controls.

The Peer Review concludes that the proposed masterplan is strategically appropriate for new development at the height and densities proposed, as:

- The planning controls for land surrounding all other railway stations between Parramatta and Blacktown have been subject to review and/amendments by Council or the NSW State government, either for the whole centre or individual sites. Therefore, change should be expected in Pendle Hill in the short to medium term
- Pendle Hill is identified as a local centre in the LSPS and aligns with the NSW State government's 30-minute city objectives set out in the Greater Sydney Region Plan and the District Plan
- The site is one of three large sites within 10 minutes walking distance of Pendle Hill railway station, which is consistent with the District Plan's preferred locations for additional residential density





- There is a precedent of 39 metre maximum building heights adjacent to the site on the Bonds Spinning Mills site and greater residential densities, which is located a further distance from the railway station
- Maximum building heights of 24 metres (or greater) have been accepted on other large sites in the broader context that are distant from rail transport and local centres such as Wentworthville South, the Great Western Highway and in Parramatta North
- The site has the potential to provide important social infrastructure and open space, provide connections between Pendle Hill and the new local centre on the adjacent Bonds Spinning Mills site and support appropriate strategic growth of Cumberland.

The Peer Review provides the following comments in respect to the proposed masterplan for the site:

- The north-western corner of the site is its closest connection to Pendle Hill local centre and Pendle Hill train station and allows the opportunity for a built form marker to visually identify the site
- The residential aged care facility is the largest building proposed on the masterplan and there is a functional requirement for it to be located adjacent to Ashwood House, which is proposed to provide small-scale allied health services to support the on-site population. Its location in the centre of the site minimises impacts on surrounding properties and will be designed in wings that read as separate forms to minimise bulk
- Internally all future buildings can achieve appropriate amenity, consistent with the objectives of SEPP 65 and the Seniors Living SEPP
- A gradual height transition in height from south to north assists in retaining good solar access to the existing properties south of the site
- The design provides a clear grid of east-west and north-south connections that ensure the site is permeable, legible and safe and considerable work has been undertaken to ensure that pedestrian paths allow for disabled access across the site
- There is an emphasis on landscape and planting, including through the public realm, private realm and within buildings in the form of rooftop gardens which should be further encouraged through delivery.

In summary, the Peer Review finds that the proposed masterplan provides an appropriate response to its context, particularly through its:

 Strategically appropriate height and density that are in alignment with the Central City District Plan and Council's Local Strategic Planning Statement





- Excellent open space through-site links that assist in providing public amenity including providing an important connection from the proposed neighbourhood centre on the Bonds Spinning Mills site to the existing Pendle Hill Local Centre and railway station
- Appropriate interfaces to streets including Dunmore Street and Pendle Way which respond to the existing built form conditions of each
- Sensitive and appropriate interfaces to neighbours through stepping down to their neighbours and protecting their solar access
- Good on-site amenity outcomes with regard to best practice standards
- An appropriate level of flexibility in controls to allow delivery of this project through future development applications which will be staged.

### Traffic, access and car parking

The attached Transport Impact Assessment (TIA) provides an assessment of the anticipated transport implications of the Planning proposal, including:

- Existing traffic and parking conditions surrounding the site
- Car parking, emergency and service vehicle requirements
- Pedestrian and bicycle requirements
- The traffic generating characteristics of the Planning proposal
- Suitability of the proposed access arrangements for the site
- The transport impact of the development proposal on the surrounding road network.

### <u>Surrounding road network and existing traffic generation</u>

The TIA concludes that the Planning proposal will not compromise the safety or functioning of nearby intersections and will not have a detrimental impact on the surrounding road network.

The key arterial roads located in proximity to the site include Cumberland Highway (Emert Street), Great Western Highway and M4 Western Motorway which are all within one kilometre of the site.

Goodall Street, Wentworth Avenue and Dunmore Street are classified Regional Roads that generally provide one traffic lane and one parking lane in each direction. Goodall Street and Dunmore Street have a posted speed limit of 50 kilometres per hour and Wentworth Avenue has a posted speed limit of 60 kilometres per hour near the site. Dunmore Street and Wentworth Avenue are linked by Goodall Street which link Pendle Hill with Cumberland Highway to the east.





Key intersections located in proximity to the site are listed below and shown in Figure :

- Gilba Road / Pendle Way (roundabout)
- Goodall Street / Wentworth Avenue (signalised)
- Goodall Street / Dunmore Street (signalised)
- Dunmore Street / Pendle Way (signalised)
- Jones Street / Dunmore Street (roundabout)



Figure 17: Key intersections assessed

Surveys of the above key intersections were undertaken by GTA in May 2019. The intersection surveys were carried out during the morning (AM) and afternoon (PM) peak periods and at midday on a Saturday. The intersection survey data was analysed using SIDRA modelling.

The SIDRA analysis found that, under the existing road network conditions, the operation of all key intersections currently perform at either a Level of Service (LoS) A or LoS B during both the weekday AM and PM peak periods and midday Saturday, indicating an acceptable level of delay and queueing overall.

At the time the intersection surveys were carried out, GTA also undertook traffic counts at the existing site access driveways to





ascertain the existing traffic generation to and from the site. The traffic count results are outlined in Table .

Peak Period	Inbound	Outbound	Total
Weekday AM	16	11	27
Weekday PM	12	20	32
Saturday Midday	23	33	56

Table 8: Existing traffic generation

### Future traffic generation

The TIA assumes the traffic generation of the site (once developed) based on the Guide to Traffic Generating Developments (RMS, 2002) and associated Technical Direction: Updated Traffic Surveys (TDT 2013/04a). The anticipated traffic generation from the developed site is outlined in Table.

llee	Quantitu	Traffic generation rate (trips / hour)			Traffic generation estimates (trips / h		(trips / hour)
Use	Use Quantity	AM	PM	Sat	AM	PM	Sat
ILU/ AH	650	0.16 trips per dwelling	0.18 trips per dwelling	0.14 trips per dwelling	104	117	91
RAC	240	0.1 trips per dwelling	0.1 trips per dwelling	0.2 trips per dwelling	24	24	48
		Total			128	141	139

Table 9: Future traffic generation estimates

The developed site is expected to generate between 128 and 141 vehicle movements during peak periods, which is an additional 100 to 110 vehicle movements to and from the site, compared to the current site conditions. The directional split of the additional vehicle movements is assessed in further detail in the Traffic Impact Assessment.

Traffic generated by the adjoining Bonds Spinning Mills site was also factored into the traffic assessment. The Traffic Impact Assessment notes that the Bonds Spinning Mills site was rezoned to support an additional 1,260 residential units, 3,160 square metres of supermarket use and 2,480 square metres of retail uses.

A summary of the anticipated traffic generated from the adjoining (developed) site is outlined in Table 10.





Use Size	Traffic generation rate (trips / hour)			Traffic generation estimates (trips / hour)			
	AM	PM	Sat	AM	PM	Sat	
Residential	1,260 units	0.32 trips per dwelling	0.18 trips per dwelling	0.23 trips per dwelling	403	227	290
Retail - Supermarket	3,160sqm	58 trips per 1,000sqm	116 trips per 1,000sqm	110 trips per 1,000sqm	183	367	348
Retail - Speciality	2,840sqm	18 trips per 1,000sqm	35 trips per 1,000sqm	80 trips per 1,000sqm	50	99	227
	-	Total			636	693	865

Table 10: Future traffic generation estimates – Bonds Spinning Mills site

### Intersection analysis

SIDRA intersection modelling was carried out to assess the impact of increased traffic volumes from the developed site on surrounding key intersections. The analysis finds that most intersections in proximity to the site will continue to operate at either a LoS A or LoS B once the site is fully developed. This remains the case even when the anticipated traffic volumes generated by the (developed) Bonds Spinning Mills site are factored into the analysis. The exception includes the Dunmore Street/Pendle Way and the Wentworth Avenue/Goodall Street intersections, which are expected to change from an existing LoS B to a LoS C (AM peak only).

The SIDRA modelling results for the five key intersections, accounting for both the developed site and the Bonds Spinning Mills site, are outlined in Table .

Intersection	Peak	Existing Level of Service (LOS)	Degree of Saturation (DOS)	Average Delay (sec)	95th Percentile Queue (m)	Level of Service (LOS)
to a contract of participations	AM	Α	0.66	10	51	Α
Pendle Way/ Gilba Road	PM	Α	0.48	9	12	Α
,,,,,,	Sat	A	0.36	11	11	A
	AM	В	0.76	18	64	В
Dunmore Street/ Pendle Way	PM	В	0.75	18	80	В
,	Sat	В	0.70	18	54	В
	AM	В	1.05	38	196	С
Dunmore Street/ Goodall Street	PM	В	0.80	19	85	В
	Sat	В	0.80	16	77	В
	AM	В	0.92	31	125	С
Wentworth Avenue/ Goodall Street	PM	В	0.85	26	130	В
	Sat	В	0.59	21	72	В
Dunmore Street/ Jones Street	AM	Α	0.62	11	15	A
	PM	Α	0.60	12	37	A
- 21100 00001	Sat	Α	0.46	11	22	А





Table 11: Intersection operation – future development and the Bonds Spinning Mills site

### Site access

Vehicular access to the site is proposed to be provided via four new two-way private roads that will intersect with adjacent local roads including Dunmore Street and Pendle Way.

The internal road network will service individual buildings and are described in further detail below:

- Road 1: two-way north-south alignment intersecting with Dunmore Street at an existing crossover location, approximately 95 metres east of Pendle Way
- Road 2: two-way north south alignment intersecting with Dunmore Street at an existing crossover location, approximately 40 metres east of Goodall Street
- Road 3: two-way east-west alignment intersecting with Pendle Way, approximately 50 metres south of Macklin Street
- Road 4: two-way east-west alignment intersecting with Pendle Way, approximately 130 metres south of Macklin Street

The new private roads are located more than 40 metres (centre to centre) from the nearest intersections on the opposite side of the road, consistent with the requirements of the *Holroyd Development Control Plan* (Holroyd DCP 2013). All internal roads will function as private roads and will be between six and eight metres in width to allow for two-way vehicle access.

The Traffic Impact Assessment recommends a footpath network of 1.8 metres in width (where possible) be established on at least one side of the internal road network to provide enough width for wheelchairs and mobility scooters to pass.

### Car Parking

The Traffic Impact Assessment notes that the Holroyd DCP 2013 requires car parking for seniors living or residential aged care development to be provided in accordance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

In assessing the minimum car parking requirements for the developed site, the TIA has assumed that:





- The 650 ILUs and affordable key worker housing units each comprise two bedrooms
- Visitor car parking for the ILUs and affordable key worker housing units comply with the minimum requirement for residential flat buildings under the Holroyd DCP 2013
- The 240-bed RAC facility has a maximum of 100 staff

On this basis, car parking is to be provided in accordance with the following rates:

- ILUs and affordable key worker housing units: resident parking (0.5 spaces per bedroom) plus visitor parking (1 space per 5 units)
- RAC facility: visitor parking (1 space per 10 beds) plus staff parking (1 space per 2 staff)

Based on the above assumptions and car parking rates, the minimum car parking requirement for the developed site is 780 spaces, which is to be distributed proportionally across each of the future buildings (within basement car parks).

A summary of indicative car parking requirements is outlined in Table.

Building/ Use	Quantity	SEPP Parking Rate	Parking Requirement
RAC Visitors	240	1 space per 10 rooms	24
RAC Staff	50	1 space per 2 staff	24
ILU and AH Residents	650	0.5 spaces per bedroom	650
ILU and AH Visitors	650	1 space per 5 units [1]	82
Total			780

Table 12: Indicative car parking requirements for the developed site

### Accessible car parking and ambulance parking

The Holroyd DCP 2013 does not set out requirements for accessible car parking. Notwithstanding, the TIA notes that between 8 and 18 accessible spaces would be the minimum requirement for the site based on the requirements set out in the Australian Government's Disability (Access to Premises – Buildings) Standard 2010, National Construction Code of Australia and Australian Standards AS2890 – Parking Facilities.

The Seniors Housing SEPP requires one parking space suitable for an ambulance to be provided for RAC facilities. Therefore, the RAC will require one dedicated ambulance parking space. Ambulance parking is not required for the ILU facilities, however ambulance access to these facilities will be available via the internal road network.





### Bicycle parking

The Holroyd DCP 2013 does not set out requirements for bicycle parking for seniors living. Therefore, the TIA assessed the requirement for bicycle parking consistent with the minimum requirements for residential flat buildings.

The TIA recommends bicycle parking be provided in accordance with the following:

- ILUs and affordable key worker housing units 0.5 spaces per unit
- ILUs and affordable housing key worker unit visitors 0.1 space for unit
- RAC visitors and staff 0.1 space per bed

Based on the above bicycle parking rates, the minimum bicycle parking requirement for the developed site is 414 spaces, which will be distributed proportionally across each of the future buildings on the site.

The bicycle parking requirements for the developed site are summarised in Table .

Building/ Use	Quantity	DCP Parking Rate	Parking Requirement
RAC	240	0.1 spaces per bed	24
ILU and AH Residents		0.5 spaces per unit	325
ILU and AH Visitors	650	0.1 spaces per unit	65
Total			414

Table 13: Bicycle parking requirements for the developed site

### Public transport

The site is located approximately 300 metres south of Pendle Hill train station (a six to eight-minute walk) which is serviced by both the T1 North Shore & Western Line and the T5 Cumberland Line (see Figure 18)

The TIA states that the T1 Line provides six services to and from the Sydney CBD during peak periods and half-hourly services during off-peak periods. The T1 Line and T5 Line collectively provide four to six services per day to and from the Parramatta CBD and Blacktown. The T5 Line also provides direct services to and from Richmond, Cabramatta and Liverpool.







Figure 18: Surrounding train network

The TIA identifies the following three regular bus routes in Pendle Hill:

- 700: Blacktown to Parramatta, via Prospect, Pendle Hill, Wentworth Hill and Westmead with services every 15 minutes in peaks and 30 minutes interpeak. The nearest bus stops are along Smith Street and Pendle Way further south of the site
- 705: Blacktown to Parramatta, via Lalor Park, Seven Hills, Toongabbie, Pendle Hill, Wentworth Hill and Westmead with services every 30 minutes in peaks and hourly interpeak. The nearest bus stops are adjacent to the site on Dunmore Street and at Pendle Hill railway station
- 708: Northmead and Parramatta, via Constitution Hill, Pendle Hill, Wentworth Hill and Westmead with one service in the peak direction daily. The nearest bus stops are adjacent to the site on Dunmore Street and at Pendle Hill railway station

The surrounding bus route network is shown in Figure .







Figure 19: Surrounding bus route network (Source: GTA)

### Aboriginal heritage

The attached Aboriginal Due Diligence Assessment for the site was prepared in accordance with the OEH Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW and relevant legislation for the protection of Aboriginal objects and places.

The site is located within the boundaries of the Deerubbin Aboriginal Land Council. A search of the OEH Aboriginal Heritage Information Management System (AHIMS) database was undertaken on 15 April 2019. The AHIMS search identified 35 sites within a 3 kilometre radius of the site including 19 artefact sites. Of the identified sites, none are identified on the subject land.

The Aboriginal Due Diligence Assessment confirms there are no Aboriginal objects or areas of archaeological sensitivity located within the study area and no further Aboriginal archaeology assessment is recommended.

The Aboriginal Due Diligence Assessment acknowledges that proposed activity is for a rezoning only, however, it is recommended that if any Aboriginal objects are located during future works, these works should cease, and an Aboriginal heritage consultant be engaged to assess the find and recommend if further investigation or permits are required.





### Non-Aboriginal heritage

The attached Non-Aboriginal (Historic) Archaeological Assessment for the site provides an overview of the land use history of the site and an assessment of the archaeological potential and significance of any archaeological remains that may be present on the site.

The Archaeological Assessment is informed through the identification and evaluation of historical land uses and associated features on the site. In addition, a site inspection was carried out in April 2019 to assess any exposed archaeological remains and to view evidence of past ground disturbance.

A detailed history of the early European settlement on the site, dating back to the early 1800's, is provided in the Archaeological Assessment. The report states that Dunmore House was the first building to be constructed on the site in the mid-1880's and was purchased by the Churches of Christ in 1934 for subsequent use as a boy's home/orphanage. Ashwood House was constructed as a purpose-built women's aged care facility in 1938. The residential villas currently located on the site (ILUs) were constructed over the following years.

The Archaeological Assessment categorises certain features across the site as having 'low to nil' up to 'moderate to high' archaeological potential. Dunmore House and associated structures are considered the most significant archaeological feature on the site.

The archaeological potential across the site is shown in Figure.



Figure 20: Archaeological potential of the site





A detailed significance assessment for Dunmore House and Ashwood House is provided in the attached Conservation Management Plan.

The Archaeological Assessment was prepared for the purposes of informing the proposed masterplan and does not assess impacts to potential significant archaeology from any future development or construction activities.

The assessment confirms the Planning proposal will not impact on potential archaeological resources. It is recommended that a detailed archaeological assessment and research design be prepared as part of any future DAs or other ground-breaking activities on the site. Any archaeological relics are to be protected under the *Heritage Act 1977* and shall not impacted without an approval issued by the Heritage Council of NSW.

Further, it is recommended that a Heritage Interpretation Strategy be prepared for the site, followed by a Heritage Interpretation Plan. The recommendations provided in the Archaeological Assessment will be considered as part of the future DAs for the site.

### <u>Heritage</u>

The attached Heritage Impact Statement (HIS) for the site includes an assessment of significance for the heritage listed Dunmore House and Ashwood House. A summary is provided below.

### **Dunmore House**

Dunmore House is a large Victorian Italianate residence built in 1885 by Sir William McMillan, Treasurer to Henry Parkes and an important figure in the Federation of Australia. The house was also inhabited by Edward Pearce (former Mayor of Parramatta, 1900-1904) and George A. Bond (founder of Bonds clothing brand), prior to its use as a boys' home and orphanage (1934-1980), and from that time, as an aged care facility.

The house is one of few remaining examples in the Cumberland region of the large "boom style" residences erected in the prosperous years of the late 19th century, and its subdivision is evidence of a period of speculation and haphazard urban development. It retains much of its original fabric and detailing, and remains a notable local landmark in local views, this role considerably enhanced by the spacious grounds and mature early trees, which remain as a setting for the house.

Dunmore House was subject to an Interim Conservation Order (ICO) in 1986 and was listed in 1991.





External and internal views of Dunmore House as it stands today are shown in Figure  $\,$  and Figure  $\,$  .



Figure 21: Dunmore House – northern elevation and lawn

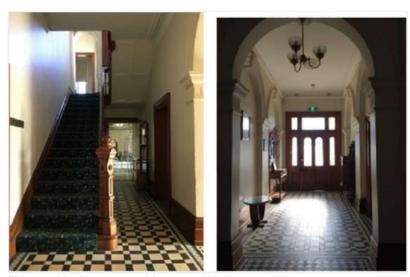


Figure 22: Dunmore House - Interior





### Ashwood House

Built 1938, Ashwood House is a large interwar Georgian Free Classical building. Constructed as an aged care residence, which remains its current use. The building has a partly modified front elevation. A substantial building was constructed c.1990 alongside its rear extension.

The house is a strong, albeit unusual example of an Interwar Free Classical / Georgian style building that eschews institutional regularity and scale to create a welcoming, even domestic scale to its appearance.

An external view of Ashwood House as it stands today are shown in Figure .



Figure 23: Ashwood House

The HIS concludes that the planning proposal will have an acceptable impact on the heritage items both within the site and in the surrounding locality.

The heritage curtilage around Dunmore House and Ashwood House is considered to provide adequate separation between the indicative, future built forms to negate the impact of change to the Holroyd LEP 2013 development controls. In summary, the HIS concludes that:





- No significant view corridors to the heritage items will be impeded or blocked by future development on the site
- When considered in context of the current (and future) skyline, which includes a taller built form, there will be a negligible heritage impact on Dunmore House and Ashwood House
- The inclusion of a through-site link to the former Bonds Spinning Mills site reinforces the historic relationship between the two sites
- The proposed masterplan designs on-site car parking as largely underground to ensure visual impacts are minimised and the landscape setting persevered and enhanced
- The proposed ongoing use of the site for seniors living and aged care is associated with the current and historic uses of the site.

### Conservation Management Plan

The attached Conservation Management Plan (CMP) for Dunmore House and Ashwood House provides an update of a previous CMP (prepared by Integrated Design Associates in 2014).

The CMP acknowledges that Dunmore House was subject to an Interim Conservation Order (ICO) in 1986 and was subsequently listed in 1991. The initial curtilage defined by the ICO applied only to Dunmore House and its relationship with Dunmore Street, with the curtilage reduced as part of the 1991 listing.

The CMP prepared by Integrated Design Associates in 2014 recommended that a combined and expanded heritage curtilage be established to include both Ashwood House and Dunmore House, as well as surrounding plantings and landscaped areas which together retain, permit and express an understanding of the item's history, significance and interrelationships.

The recommended heritage curtilage for the site is shown in Figure.





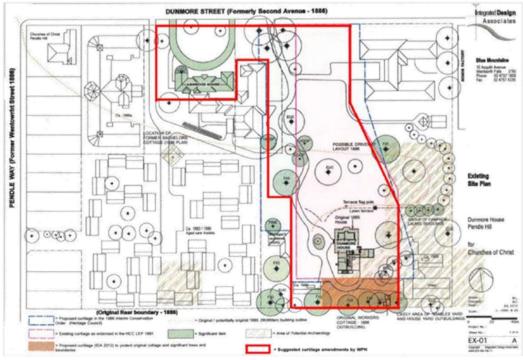


Figure 24: Recommended heritage curtilage

The planning proposal compliments the heritage curtilages that have been established around both items, including the surrounding landscaped areas. This is strengthened by the RE2 zone proposed within the central portion of the site, which has been aligned to closely reflect the recommended heritage curtilage shown in 24.

The attached Landscape Architecture Report sets out future design principles for the heritage curtilages. The curtilages for Dunmore House and Ashwood House are shown in Figure 25 and Figure 26.





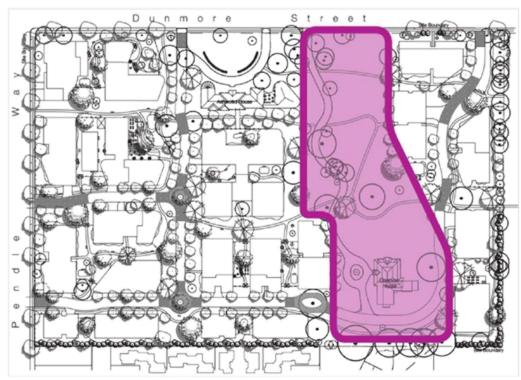


Figure 25: Dunmore House heritage curtilage

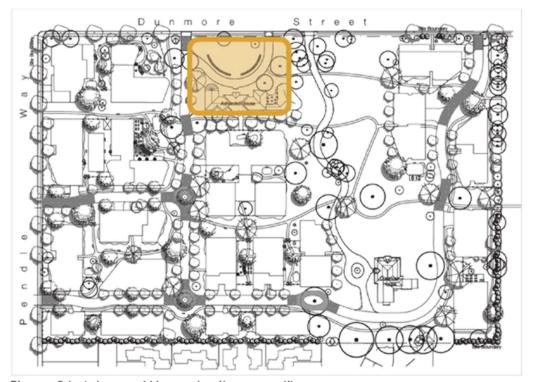


Figure 26: Ashwood House heritage curtilage





The design principles for each of the heritage curtilages are summarised below:

### <u>Dunmore House curtilage</u>

- Existing views from Dunmore Street to Dunmore House shall be retained
- Dunmore House and the surrounding landscape curtilage shall be made publicly accessible for community use
- Existing landscape character of specimen trees within the lawn area to be retained as key wayfinding markers within the greater setting of Pendle Hill
- Pedestrian connectivity shall be prioritised through the creation of a new supplementary network of pathways
- Existing mature trees shall be supplemented with new screening vegetation to future built forms
- Provision of a children's community playground within the heritage curtilage to create a hub of activity.

### Ashwood House curtilage

- Existing landscape setting of Ashwood House shall be retained and enhanced with the provision of specimen trees and ornamental rose gardens
- Provision of supplementary evergreen tree and screening vegetation to the eastern boundary
- Provision of native Frangipani species to provide green connectivity link between the rear of Ashwood House and the indicative future RAC facility behind.

### **Contamination**

The attached Preliminary Contamination Assessment (PCA) concludes that the site has a low potential for contamination due to the minimal exposure of soil to human health under the current land use and present site conditions.

The PCA was prepared following a review of the site history and consideration of geological information to identify areas of potential contamination and to determine whether the site is likely to present a risk of harm to human health and the environment.

Aerial photography of the site from the 1950's onwards shows the site has slowly developed over the years with the progressive construction of residential buildings and associated structures. The adjacent residential land to the north, west and south have remained essentially





the same during this period, while land to the east has been used for industrial and commercial activities.

Potential areas of concern and associated contaminants identified in the PCA are outlined in **Error! Reference source not found.** below.

Table 14: Potential	areas of environmental co	ncern/contaminants
Potential area of environmental concern	Details	Potential contaminants
Site features including residential buildings and associated fibro, timber, weatherboard and metal features	<ul> <li>Potential for metals and Organochlorine Pestidicdes (OCP) in the surface soil surrounding the houses due to possible pest control activities</li> <li>Due to the age and nature of the houses, some buildings may also contain asbestos</li> </ul>	<ul><li>Heavy metals</li><li>OCP</li><li>Asbestos</li></ul>
The footprints of the existing features, including associated hardstand areas, driveways and pathways	<ul> <li>Potential for filling to have taken place beneath these features for cut and fill and levelling purposes</li> <li>Fill material could have been imported from unknown sources</li> <li>Based on past owners of the site, Lot 5 and Lot 10 in DP 24728 were owned by a panel beater and boilermaker</li> <li>Possible pest control activities</li> </ul>	<ul> <li>Heavy metals</li> <li>Total Recoverable Hydrocarbons (TRHs)</li> <li>Volatile Organic Compounds (VOCs) including Benzene, Toluene, Ethylbenzene and Xylene (BTEX)</li> <li>Polycyclic Aromatic Hydrocarbons (PAHs)</li> <li>Polychlorinated Biphenyls (PCBs)</li> <li>OCP</li> <li>Phenols</li> <li>Asbestos</li> </ul>
Soil stockpiles	Soil stockpiles may have been imported or generated within the site, with potential for these	<ul><li>Heavy metals</li><li>TRHs</li><li>BTEX</li><li>PAHs</li><li>OCPs</li></ul>





Table 14: Potential areas of environmental concern/contaminants						
stockpiles to be	• PCBs					
contaminated	<ul> <li>Asbestos</li> </ul>					

The PCA notes that, as the site is proposed to be rezoned to enable high density residential development, there is potential for exposure of soils to humans and the environment during future activities on the site.

The PCA provides the following recommendations to be considered as part of the future DAs for the site:

- A soil sampling and testing plan be implemented to address the potential for contamination at the site and to determine the need or otherwise for remediation to be carried out
- If any suspect materials are encountered during any stage of future earthworks/site preparation activities, additional contamination assessment should be carried out
- For any materials that are to be excavated and removed from the site, waste classification of the materials should be undertaken, prior to disposal at a licensed facility
- Any imported soil should be assessed by a qualified environmental consultant to ensure suitability for the proposed use
- Any imported fill should either be virgin excavated natural material
  or excavated natural material that does not contain any suspect
  materials (i.e. unusual staining, odor, discoloration or inclusions such
  as building rubble, asbestos or ash material, etc.).

### **Biodiversity**

The attached Preliminary Tree Assessment (PTA) was informed by a desktop review of the soil landscape mapping, threatened species database searches, previous vegetation mapping and other relevant studies. Both assessments were informed following an inspection of the site.

### Preliminary Tree Assessment

The PTA identifies all existing trees on the site and provides an evaluation of their current overall health, condition and life expectancy. Based on this evaluation, a retention value (i.e. high, medium or low) was assigned to each individual tree species.

A total of 149 trees in total were inspected. The PTA provides the following conclusions:





- 33 trees have a high retention value and are recommended to be retained and protected where possible
- 79 trees have a medium retention value and are considered less critical and should be retained where possible, but are not considered a constraint to future development
- 37 trees have a low retention value and their removal is not considered a constraint to future development.

The PTA recommends an arboricultural impact assessment be prepared for any future construction on the site where trees are likely to be impacted. The construction method and design footprint should protect high and medium retention value trees, where possible. These matters will be addressed through future DAs for construction of the development.

# Q9. Has the planning proposal adequately addressed any social and economic effects?

### Social impact

The attached Social Impact Assessment (SIA) considers whether social impacts which may occur as a result of the Planning proposal are either:

- Direct impacts: usually quantifiable impacts measured by social indicators, such as changes to the community in the areas of population, health and employment, etc.
- Indirect impacts: resulting from changes to more qualitative social indicators, such as community cohesion and sense of place
- Cumulative impacts: impacts which are successive, incremental or combined and which can arise from a single activity, multiple activities or from interactions with past, current and foreseeable future activities

In preparing the SIA, Elton Consulting carried out preliminary consultation activities with the current village residents and surrounding community members (comprising both residents and business owners). The consultation activities specifically involved:

- a three-question survey distributed to the current village residents
- three workshops with the current village residents involving those from both the ILUs and the RAC facilities
- a three-question online survey for surrounding residents, notified and invited to participate through a letter box drop





The SIA finds that the Planning proposal will have the following positive direct, indirect and cumulative impacts:

- Increased aged care and retirement housing to suit a diverse range of needs, including a combination of ILU and RAC housing to suit the physical and mental needs of older persons, while affordable key worker housing provides for those in vulnerable financial situations
- Increased housing options and quality services for an older population in the established suburb of Pendle Hill where existing family, friend and support networks are available for current and potential future residents
- The estimated 320 jobs to be created on the site provides employment opportunities for medical and aged care staff that will service the needs of RAC residents (primarily) and some of the ILU residents
- The future redevelopment of the site provides for increased open space and community facilities to service the current and future residents
- There is potential for the wider community to access existing or new social infrastructure within the redeveloped site for gatherings, workshops, trainings, etc.
- The existing heritage items on the site will be enhanced for community appreciation and use
- There will be no impact on the proximity and access to local services, infrastructure and amenities in the Pendle Hill local centre, including close access to Pendle Hill train station.

The SIA also finds that the Planning proposal will potentially have the following negative direct, indirect and cumulative impacts:

- Construction-related activities will generate environmental impacts such as noise, dust and increased construction generated traffic
- Impacts on the existing character of Pendle Hill being predominately low and medium density development
- An increased population on the site may lead to community tension and friction where there is currently a highly valued sense of community
- Existing residents will likely need to be re-accommodated in temporary housing at some stage during the future redevelopment of the site
- The future redevelopment of the site has the potential to interrupt social interactions and connections
- The future redevelopment of the site will increase the number of older persons (over 55 years of age) living on the site, which will increase the demand on existing health infrastructure and services including hospitals and ambulance services





 The redevelopment of the site and cumulative effect of the future Bonds Spinning Mills site will lead to additional pressure on existing services and spaces (i.e. community facilities and public open space areas), as well as increased vehicles on the local road network.

While the Planning proposal seeks to establish inceased building heights and provide higher residential densities on the site, it is noted that the adjoining Bonds Spinning Mills site was recently rezoned to allow for even greater building heights and higher residential densities. The Planning proposal and proposed masterplan are consistent with the evolving character of the surrounding area.

To address the potential negative social impacts of the Planning proposal, the SIA recommends the preparation of the following:

- A Phasing Plan be developed to address the timing and impact of construction related activities on the site, including consideration of a staggered program of construction for the future redevelopment of the site
- A Construction Management Plan be prepared to identify and outline mitigation measures to reduce construction related impacts, in alignment with the Phasing Plan (which would be addressed through future development applications rather than at the Planning proposal stage)
- A Communication Strategy be developed to inform existing residents on the site and the surrounding community of the progress, changes and plans for the redeveloped site.

It is considered that, through the preparation and implementation of the above listed plans, the social impact of the Planning proposal can be appropriately mitigated.

### Economic impact

The attached Economic Assessment (EA) provides an assessment of the market potential for additional seniors living facilities to be developed on the site, as well as the likely economic impact of providing affordable key worker housing and commercial uses including allied health/medical consulting suites and a café.

To assess the market opportunities and economic implications of the Planning proposal, a study area encompassing a 10 kilometre radius from the site is established in the EA. The study area extends from Kellyville in the north, Ermington in the east, Eastern Creek in the west and Cabramatta in the south.





The EA states that significant growth in the study area is forecast, with approximately 83,070 additional residents aged 65 years and over between 2018 and 2036. The study area is shown in Figure .

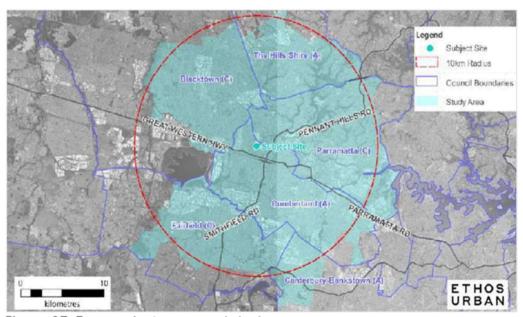


Figure 27: Economic Assessment study area

On the basis of the proposed masterplan prepared for the site, the EA considers the site has the potential to support approximately:

- 1,000 persons within the seniors living (ILUs) and affordable key worker housing units
- 240 persons in the 240-bed RAC facilities
- 290 direct jobs to serivce the residential aged care development (full-time, part-time and casual staff)
- 30 jobs to service the ILUs (full-time and part-time staff).

The key findings outlined in the EA are summarised below.

### Additional aged care housing and affordable key worker housing

- Significant opportunities exist for aged care and retirement living in the study area, with unmet demand for 4,320 aged care beds and 2,110 retirement living dwellings by 2036
- The net addition of 50 aged care beds and approximately 564 dwellings comprising mostly of retirement living units (as proposed in the proposed masterplan) will help to meet this forecast demand
- Opportunity exists for the success of future affordable key worker housing on the site given the tight housing market, strong growth in





the healthcare and social services sectors and potential for 290 ongoing aged care jobs on the subject site.

### Medical uses

- Medical consulting suites that provide flexible spaces for visiting medical and allied health services (e.g. physiotherapy, massage therapy, podiatry and other health and wellness services) are required for retirement living and aged care facilities to be competitive
- Medical uses will be supported entirely by the on-site resident population
- As the consulting suites are for visiting practitioners, this will support the viability of nearby medical and allied health businesses, as opposed to creating additional competition.

### Food and drink premises

 A café offering at the site would largely be supported by the on-site resident and worker community and would have limited economic impact on nearby town centres.

### Capital investment, jobs and expenditure

- Construction costs associated with the future redevelopment of the site are estimated to be in the hundreds of millions of dollars, and will support an estimated 1,400 full-time equivalent construction-related jobs and a further 4,300 full-time equivalent indirect jobs supported elsewhere in the wider economy
- The retirement living and aged care facility on the site would generate approximately 320 direct ongoing jobs and a further 290 indirect jobs supported elsewhere in the wider economy
- The subject site, once developed, will add approximately 930 new permanent residents (excluding aged care residents) to the area and approximately 320 workers. A large proportion of the spending of these residents and workers will be directed to centres nearby, including Pendle Hill, Wentworthville and the nearby Bonds Spinning Mills site. With a future café provided at the subject site, attracting only a very small proportion of this spending, the overall impact on the trading performance of nearby centres from the proposed development will be positive.





### Section D – State and Commonwealth Interests

### Q10. Is there adequate public infrastructure for the Planning Proposal?

Future development on the site will make use of existing public infrastructure and services including connections to water, sewerage, electrical and telecommunications infrastructure.

# Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

As required by the Gateway determination, Council will consult with the following public agencies during the statutory consultation period.

- Heritage NSW
- Transport for NSW
- NSW State Emergency Service
- Environment, Energy and Science Group Department of Planning, Industry and Environment
- Department of Education
- Sydney Water.





# Part 4 - Mapping

Proposed changes to LEP mapping are shown in Figure 28 to Figure 31.







# Part 5 – Community Consultation

The Proponent carried out preliminary consultation activities with Fresh Hope Care residents and the local community prior to lodgment of their Planning Proposal Request. Feedback informed the preparation of the Social Impact Assessment.

Council carried out preliminary consultation with the local community immediately following lodgment of the Planning Proposal Request, as outlined in the attached Council report.

Further statutory consultation will occur as required by the Department's Gateway determination.

# Part 6 - Project Timeline

Milestone	Anticipated date/s
Commencement date (Gateway determination)	Nov 2020
Consultation with community and public agencies	May-June 2021
Report to Council seeking resolution to proceed	June 2021
Submit for finalisation	July 2021



# DOCUMENTS ASSOCIATED WITH REPORT C05/21-736

# Attachment 3 Site-specific Development Control Plan





# PART F1-4 DUNMORE STREET, PENDLE HILL (FRESH HOPE CARE SITE)

Page F1-1 of F1-16



### 1. Introduction

#### 1.1 Land to which this section applies

This section applies to the following land (as shown in Figure 1 below):

Address	Lot and DP
284 Dunmore Street, Pendle Hill	Lot 1 DP24728
105 Pendle Way, Pendle Hill	Lot 2 DP24728
93 Pendle Way, Pendle Hill	Lot 8 DP24728
91 Pendle Way, Pendle Hill	Lot 9 DP24728
87 Pendle Way, Pendle Hill	Lot 10 DP24728
85 Pendle Way, Pendle Hill	Lot 11 DP24728
83 Pendle Way, Pendle Hill	Lot 12 DP24728
282 Dunmore Street & 95 Pendle Way, Pendle Hill	Lot 472 DP1204429
268-280 Dunmore Street, Pendle Hill	Lot A DP335578
222-266 & 282 Dunmore Street & 89 Pendle Way, Pendle Hill	Lot 2 DP554208
222-266 Dunmore Street, Pendle Hill	Lot 3 DP554208



Figure 1: Land to which this section applies



#### 2. Vision and general objectives

#### 2.1 Vision

The Dunmore Street site is a high-quality residential precinct that respects and celebrates its history and integrates with and enhances the surrounding Pendle Hill area.

The site will play an important role in contributing to additional supply for seniors housing and affordable key worker housing, capitalising on its proximity to the Pendle Hill local centre, the adjacent Bonds Spinning Mills site and Pendle Hill railway station.

The site provides a high-amenity landscaped setting, including an open space curtilage to the heritage listed Dunmore House, new opportunities for publicly accessible open space and community uses for the local population.

#### 2.2 General objectives

- O1. Development responds to the natural and built form elements of the site, the surrounding local character, the existing orthogonal street grid, heritage items and evolving built form scale, including the adjacent Bonds Spinning Mills site.
- Development is predominantly for seniors housing and affordable key worker housing, significantly contributing to housing choice and affordability in the Cumberland LGA.
- O3. Celebrate and give precedence to the heritage components of the site while maintaining a heritage curtilage around Dunmore House, which is also a key determining feature in the open space network and landscaped character of the site.
- O4. New buildings adjacent to heritage items will respect the site's heritage through appropriate setbacks and design.
- O5. Development is well designed and effectively transitions to development on adjoining sites through building heights, massing, setbacks and landscaping.
- O6. Development on the corner of Dunmore Street and Pendle Way will be of a height, scale and design that provides a built form marker when approaching the site from the Pendle Hill local centre and railway station.
- Existing mature vegetation on the site is retained and complemented through new planting of native species and landscaping.
- O8. The site will contain a legible and permeable movement network for pedestrians and cyclists, including potential linkages to the adjoining Bonds Spinning Mills site.
- O9. The site will provide an extensive open space network comprised of private and public open spaces, including the publicly accessible open space curtilage to Dunmore House.

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#### 2.3 Indicative Master plan

The vision and objectives for the site as identified above are expressed in the structural design for the site as shown in Figure 2.

To ensure that development provides key elements, where variations to the Indicative Master Plan are proposed, the relevant development application (DA) is to demonstrate how the vision and objectives have been achieved.



Figure 2: Indicative Master Plan

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#### 3. Specific objectives and controls

#### 3.1 Land use

#### Objectives

- Create a high-quality residential precinct, primarily consisting of seniors and affordable key worker housing.
- O2. Provide an extensive open space network, including a centrally located publicly accessible recreational and community space in the Dunmore House curtilage, for new residents and the local community.
- Provide for associated ancillary uses to meet the daily convenience and recreational needs of onsite residents and workers.

#### Controls

- Land uses are to predominantly comprise residential development, specifically seniors housing and affordable key worker housing.
- C2. Non-residential uses are to generally include:
  - a. allied health services
  - b. publicly accessible recreational and community uses
  - c. places of public worship
  - d. café/s
- C3. Non-residential uses permissible in the R4 High Density Residential zone, such as cafes and neighbourhood shops, are to be located at ground level to maximise accessibility and contribute to the activation of streets.

#### 3.2 Building height

#### Objectives

- Provide opportunities for increased height and density to support the future provision of seniors housing and affordable key worker housing on the site.
- O2. Ensure building heights respond to the existing and future built form character of the area, including the adjoining Bonds Spinning Mills site and lower density residential developments surrounding the site.
- Minimise any adverse shadow impacts to open spaces within the site and adjoining residences.
- O4. Maintain 'finer-grained' proportions along the southern boundary to respond to existing lower density residential development on Collins Street.

#### Controls

- C1. Maximum building heights to be generally in accordance with Figure 3: Building heights
- Reduced level details must be in accordance with Part G Cumberland DCP 20XX.

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Figure 3: Building heights

#### 3.3 Building siting and setbacks

#### **Objectives**

- O1. Provide appropriate separation distances between future buildings on the site in order to maximise amenity for future residents.
- O2. Achieve an appropriate built form scale along Dunmore Street and Pendle Way that contributes to the prevailing streetscape and the existing and future character of the locality.
- O3. Buildings are sited to respect and complement the existing heritage items on the site.
- O4. Buildings are sited to frame new streets and pedestrian links within the site and to maintain view corridors to and from the site.
- O5. Maintain high levels of visual and acoustic amenity and minimise overshadowing of surrounding areas, including the lower density detached dwellings along the site's southern boundary on Collins Street.

#### **Controls**

- C1. Building setbacks and building separations should generally comply with Figure 4 to Figure 7, including:
  - Minimum setback of 6m to Pendle Way
  - Minimum setback of 6m to Dunmore Street
  - Minimum setback of 6m for first and second storey and a minimum 8m setback for third storey to the southern boundary with existing residences on Collins Street

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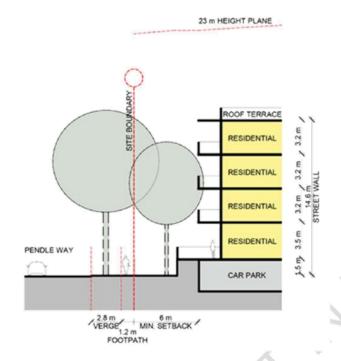
- Minimum setback of 10m to the southern boundary on eastern part of the site.
- Minimum setback of 10m to the eastern boundary
- Minimum 12m primary separation distance between all new buildings on the site
- Minimum 12m separation distance between Ashwood House and any new building to the immediate south and additional secondary setback of 23m towards the centre of the building.



Figure 4: Setbacks plan

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32 m HEICHT FLASE

Figure 5: Street setback - Pendle Way

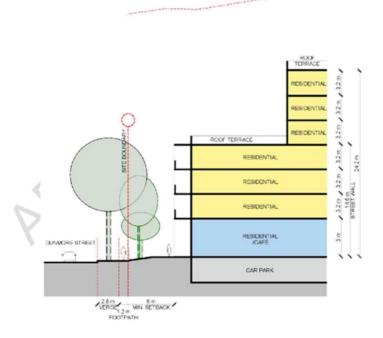


Figure 6: Street setback - Dunmore Street

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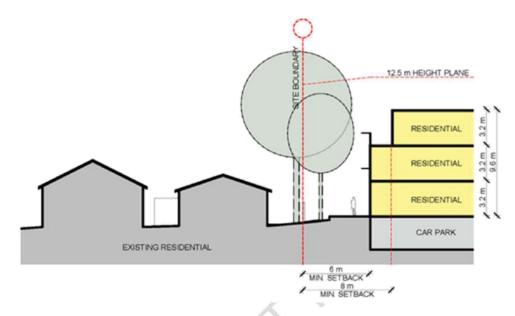


Figure 7: Southern boundary setback

#### 3.4 Built form and building design

#### **Objectives**

- O1. Buildings are designed to complement existing streetscapes and to address and engage with the adjoining public domain.
- O2. Buildings are designed to provide a high level of architectural quality and visual interest and are of an appropriate bulk and scale when viewed from the public domain and surrounding residential areas.

#### Controls

- C1. Building facades along Dunmore Street and Pendle Way street-walls are to incorporate a number of smaller parts through significant recesses, other facade modulation and distinct building elements and materials.
- C2. In relation to residential uses at ground level:
  - the number of individual dwelling entries from the adjoining public domain are maximised
  - where entries provide access to more than one dwelling, they relate to each lift core, are clearly defined and legible and preferably form an architectural feature of the building
  - front boundary treatments use measures such as level changes, landscaping and fencing to provide privacy for residents whilst also providing for casual passive surveillance of the adjoining public domain
  - internal living areas are integrated with areas of outdoor private open space to provide a transition between the public and private domains

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- C3. In relation to non-residential uses at ground level:
  - · pedestrian entries are at the same level as the adjoining public domain
  - cafes or restaurants can have outdoor seating in the adjoining public domain
  - universal access is provided
- C4. Buildings located on corner sites to be articulated to address each street frontage and to define prominent corners.
- C5. The building on the Dunmore Street-Pendle Way corner is to provide a built form marker through a height of 5 storeys and the expression of architectural elements such as building articulation, material, colour and roof form.

#### 3.5 Solar access and overshadowing

#### **Objectives**

- Minimise overshadowing impacts to surrounding public domain and private developments.
- O2. Provide reasonable amount of solar access to new public open spaces within the site.

#### **Controls**

C1. Provide a minimum of 2 hours of solar access to the publicly accessible open space zoned RE2 Private Recreation between 9am and 3pm in mid-winter.

#### 3.6 Open space and landscaping

#### **Objectives**

- O1. Provide a series of generous publicly accessible open spaces for recreational uses, improving the quality of the public domain and connectivity with surrounding open spaces.
- Retain and enhance the landscaped setting of both Ashwood House and Dunmore House.
- Provide sufficient private communal open space and rooftop gardens to cater for passive and active recreation opportunities for future residents.
- O4. Provide high quality landscaping around the perimeter of the site to enhance the streetscape and quality of the built environment.
- Mitigate any visual impacts of buildings to the south of Ashwood House through provision of soft landscaping.

#### Controls

- Open space and deep soil zone should generally be provided in accordance with Figure 8.
- C2. Provide a central north-south landscaped publicly accessible open space from Dunmore Street to the site's southern boundary at the rear of Dunmore House. This publicly accessible open space area is to include the following facilities:
  - · soft and hard landscaping for passive and active recreation

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- amenities such as BBQ facilities, shade structures, seating, lighting, bins, playgrounds, community gardens and signage
- C3. Provide publicly accessible pocket parks with varied landscape features within the clusters of buildings connecting to the publicly accessible open space.
- C4. Provide private communal open spaces at the ground level and rooftop areas with a variety of facilities including seating, BBQ facilities and shelters.
- C5. Ground level courtyards are to be provided for ground level Independent Living Units as per the ADG.
- C6. Provide a landscape buffer zone (south of Ashwood House) for the provision of tall screening trees.
- C7. Provide high quality evergreen trees and screening within the setbacks along the site's boundaries as shown in Figure 4: Setbacks plan. This is to be achieved by providing a 6m deep soil zone along Pendle Way, Dunmore Street and the southern boundary of the precinct, and a minimum of 10m deep soil zone along the eastern boundary of the precinct.



Figure 8: Open space network

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#### 3.7 Movement network

#### Objectives

- O1. Improve the site's accessibility and strengthen its connection to surrounding areas.
- Provide a functional movement network that provides for the efficient and safe movement of all road users.
- Encourage walking and cycling through the provision of a comfortable and attractive environment.
- O4. Provide a number of residential access points to activate street frontages and internal private and publicly accessible open spaces and to provide passive surveillance opportunities.
- Reduce traffic impacts to Pendle Way and Dunmore Street and improve the public domain for pedestrians.

#### **Controls**

- C1. The street network, pedestrian network, site access and car access points are provided generally in accordance with Figure 9: Public and pedestrian links.
- C2. The site will incorporate 4 new two-way private roads that will intersect with the adjacent local roads (Dunmore Street and Pendle Way). The new private roads are to be located more than 40 metres (centre to centre) from the nearest intersections on the opposite side of the road.
- C3. Vehicular access points to buildings are to be provided within building footprints. If access is not within the building, high quality landscape and driveway design are to be incorporated to ensure a landscaped streetscape and to mitigate potential visual and acoustic privacy issues for residents.
- C4. Provide new pedestrian access points along both Pendle Way and Dunmore Street.
- C5. Provide a minimum of 4 new publicly accessible through-site links connecting the precinct to the surrounding area, including the Pendle Hill local centre, Pendle Hill railway station and the Bonds Spinning Mills site.
- C6. Streets include pedestrian paths on each side.
- C7. Pedestrian footpaths on new roads are separated with a planting strip which is at least 1.8m in width.
- C8. Private pedestrian links are interconnected with the new publicly accessible links.
- C9. The pedestrian and cycle access network:
  - Is direct and accessible to all
  - is easily identified by users
  - has a public character
  - includes signage advising of the publicly accessible status of the link and the places to which it connects
  - is clearly distinguished from vehicle access-ways
  - allows visibility along the length of the link to the public domain at each end.

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- C10. Strong, legible pedestrian connections are established between the site and adjoining areas.
- C11. The pedestrian and cycle access network:
  - aligns with breaks between buildings so that views are extended and the sense
    of enclosure is minimised;
  - includes materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant;
  - is well-lit to safety standards;
  - is open to the sky along the entire length; and
  - is accessible 24 hours a day.
- C12. Street furniture is provided and includes a high quality, durable and co-ordinated selection of paving, seating, lighting, rubbish bins, playground equipment and signage.
- C13. Street trees are to be provided within deep soil zones on all streets that:
  - comprise a co-ordinated palette of climatically responsive species
  - are robust and low-maintenance
  - · are planted in a co-ordinated, regularly spaced and formalised manner
  - increase the comfort of the public domain for pedestrians, including through the provision of shade in summer
  - enhance the environmental performance of the precinct by increasing opportunities for energy conservation.
- C14. In areas where deep soil zones cannot be achieved, suitable trees species will:
  - comprise a co-ordinated palette of climatically responsive species
  - are robust and low-maintenance
  - provide adequate canopy shade, for the comfort of pedestrians.
- C15. On-site car parking is provided in accordance with Part G, Cumberland DCP 2020.
- C16. Carpark access is co-ordinated to provide for efficiency and convenience while not adversely affecting the pedestrian movement or the visual amenity of the public domain.

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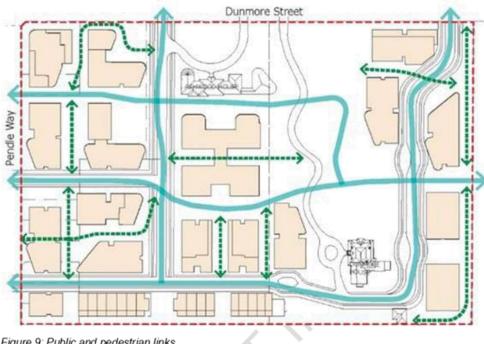


Figure 9: Public and pedestrian links



#### 3.8 Managing transport demand

#### Objective

O1. Ensure that the transport demand generated by development is sustainably managed.

#### Controls

- C1. DAs are to include a Transport Impact Assessment addressing potential impacts of development on the surrounding transport network, where the proposed residential development comprises 100 or more new dwellings.
- Car parking spaces are to be provided in accordance with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, Australian Standard/ New Zealand Standard, Parking Facilities, Part 6: Off -Street Parking for People with Disabilities AS/NZS 2890.6:2009 and Part G3 Cumberland DCP 20XX.
- Bicycle parking spaces are to be provided in accordance with Part G3 Cumberland DCP 20XX.
- One ambulance space to be provided as required for the Residential Aged Care facility.

#### 3.9 Heritage

#### Objectives

O1. Development respects and celebrates the site's heritage significance.

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- O2. Development seeks to identify the potential for archaeological remains and ensures adequate protection and best-practice management of remains or relics.
- O3. Retain primary views to and from Dunmore House from Dunmore Street.

#### Controls

- C1. Heritage curtilage is to be provided as shown in Figure 10: Heritage Curtilage.
- C2. Buildings are set back from Dunmore House in accordance with Figures 11 and 12
- C3. Minimum 12m separation distance between Ashwood House and any new building to the immediate south and additional secondary setback of 23m towards the centre of the building, inclusive of a landscape buffer zone for the provision of tall screening trees.
- C4. Development is sited and designed generally in accordance with the Dunmore House & Ashwood House Conservation Management Plan (CMP) prepared by Weir Phillips Heritage and Planning (September 2019).
- C5. Dunmore House and Ashwood House are sympathetically restored and adaptively reused and integrated with the remainder of the site. This includes adaptive reuse of and public access to Dunmore House for community use.



Figure 10: Heritage Curtilage

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Figure 11: Heritage curtilage setback

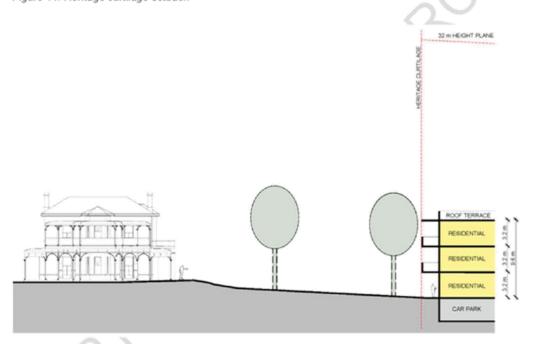


Figure 12: Dunmore House setback

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Item No: C05/21-737

#### **VOLUNTARY PLANNING AGREEMENT FOR 1A & 1B QUEEN STREET, AUBURN**

Responsible Division: Environment & Planning

Officer: Director Environment & Planning

File Number: PP2010/2

Community Strategic Plan Goal: A resilient built environment

#### **SUMMARY**

On 6 March 2017, Council entered into a Voluntary Planning Agreement (VPA) as part of a Planning Proposal to facilitate redevelopment of 1A and 1B Queen Street, Auburn for residential apartments. The VPA, which requires land dedication and upgrades to the Queen Street and Marian Street intersection, lapsed in March 2020. This report recommends that the timeframes in the VPA be amended to align with a revised development program through a Deed of Variation.

#### RECOMMENDATION

#### **That Council:**

- 1. Prepare and notify for 28 days a Deed of Variation and Explanatory Note for 1A & 1B Queen Street, Auburn, extending the timeframe for the proposed land dedication and intersection works by three years.
- 2. Endorse and delegate authority to the Mayor and Acting General Manager to execute the Deed of Variation on behalf of Council for 1A & 1B Queen Street, Auburn, subject to no significant objections on the document being received during notification.

#### **REPORT**

#### Background

On 30 November 2016, Council considered a report regarding a Voluntary Planning Agreement (VPA) associated with a Planning Proposal for 1A and 1B Queen Street, Auburn. The Planning Proposal sought to rezone the site from IN1 General Industrial to R4 High Density Residential and to increase the site's Height of Building and Floor Space Ratio controls. The VPA requires intersection upgrades and land dedication at the Queen Street and Marian Street intersection to occur within three years of execution of the VPA. At this meeting, Council resolved as follows:

"Min. 184 ITEM 126/16 – VOLUNTARY PLANNING AGREEMENT - PLANNING PROPOSAL 1A, 1B QUEEN STREET AUBURN



Moved and declared carried by the Administrator that:

- i) Council's Administrator endorses the Draft Voluntary Planning Agreement (VPA).
- ii) The Draft VPA be publicly notified for: a. a minimum of 28 days, or b. if the exhibition period starts between 13 December 2016 and 3 January 2017, until 31 January 2017.
- iii) The Interim General Manager be delegated the authority to sign the VPA on behalf of Council following completion of the notification period.
- iv) The VPA (in particular that works would be carried out by the developer) provides extenuating circumstances under Section 53 of the Local Government Act 1993, exempting Council from the requirement to put the works described in the VPA out to tender.
- v) The Administrator's decision be reported to the relevant planning panel.
  - Noting that Council acknowledges and upholds the position of the former Auburn City Council not to support this planning proposal [Item 106/12], it is being progressed by the Joint Regional Planning Panel."

On 6 March 2017, Council entered into a Voluntary Planning Agreement (VPA) with EG Funds Management as part of the Planning Proposal. The Planning Proposal was gazetted as Auburn Local Environmental Plan 2010 -Amendment 7.

On 16 August 2018, Council issued development consent for 12 apartment buildings to be constructed on the site with a total of 595 apartments, parking, landscaping, stormwater, public domain works and subdivision (DA2017/385). A Construction Certificate has not yet been issued for the development.

#### **Current Status**

The VPA required the dedication of land and works associated with the Planning Proposal to be undertaken within three years. This time period lapsed in March 2020. In March 2021, the Developer confirmed the project is on hold due to the impacts of COVID-19, and is unlikely to proceed until immigration numbers significantly improve.

In instances where the VPA has lapsed, a Deed of Variation is required to continue the operation of the VPA. The Deed will maintain the scope of works outlined in the document but amend the timeframe for the delivery of the works in the VPA. The Developer also expressed interest in signing a Deed of Variation to vary the time periods to align with a revised development program.

#### Next Steps

It is recommended that a Deed of Variation be prepared for the VPA at 1A and 1B Queen Street, Auburn, by extending the timeframe for the proposed land dedication and intersection works by three years.



Subject to Council endorsement, the Deed of Variation and an Explanatory Note will be prepared and notified in accordance with statutory and policy requirements. It is also recommended that Council endorse and delegate authority to the Mayor and Acting General Manager to execute the Deed of Variation on behalf of Council, subject to no significant objections on the document being received during notification.

#### **COMMUNITY ENGAGEMENT**

Subject to Council endorsement, the draft Deed of Variation and Explanatory Note will be publicly exhibited for a period of 28 days in accordance with statutory and policy requirements.

#### **POLICY IMPLICATIONS**

Policy implications are outlined in the body of this report.

#### **RISK IMPLICATIONS**

The VPA has lapsed therefore, unless the VPA is updated, the intersection works and land dedication will not occur, and the Developer will continue to benefit from the land value uplift arising from the LEP amendment and subsequent development consent.

#### FINANCIAL IMPLICATIONS

Financial implications are outlined in the body of the report.

#### CONCLUSION

The VPA for 1A and 1 Queen Street Auburn lapsed in March 2020. It is therefore recommended that the timeframes in the VPA be amended to align to a revised development program through a Deed of Variation.

#### **ATTACHMENTS**

- 1. Queen Street Voluntary Planning Agreement (confidential)
- 2. Council Report November 2016 J
- 3. Council Resolution November 2016 J.

# DOCUMENTS ASSOCIATED WITH REPORT C05/21-737

# Attachment 2 Council Report - November 2016



# **Cumberland Council**

### Voluntary Planning Agreement - Planning Proposal 1A, 1B Queen Street Auburn

Responsible Division: Environment and Infrastructure

Executive Officer: Manager Strategy

File Number: PP-2/2010

Delivery Program Code: 2a.1.3. Provide technical advice on development,

construction and planning issues.

2a.2.2. Assess Applicant-Initiated Planning Proposals

for Council determination.

1a.1.1 Implement communication plans for planning proposals, policies and projects to engage the

community.

Description of land	1A, 1B Queen Street Auburn		
Related planning	The Joint Regional Planning Panel is the relevant planning		
proposal	authority for a planning proposal which seeks to amend		
	zoning from IN2 Light Industrial to R4 High Density		
	Residential and amend associated height and FSR controls		
Applicant	EG Funds Management		
Proposal no.	Council -PP-2/2010, JRPP 2013SYW073		
Voluntary planning	It is proposed to dedicate a small strip of land on the corner		
agreement (VPA) offer	of Queen and Marion Streets Auburn and to carry out works		
	to upgrade the intersection roundabout.		

#### Summary:

This report presents the recommendations of the Cumberland Independent Hearing and Assessment Panel in relation to the offer by the applicant (for the planning proposal at 1A/1B Queen Street) to enter into a planning agreement with Cumberland Council to upgrade the intersection at the corner of Queen Street and Marion Street, Auburn. This follows consideration of the planning proposal for 1A, 1B Queen Street Auburn by the Joint Regional Planning Panel (JRPP), and responds to the recent decision of the JRPP. This report recommends that the planning agreement be publicly notified in accordance with the requirements of the *Environmental Planning and Assessment Act* 1979.

#### Report:

#### 1. BACKGROUND

The former Auburn City Council considered this planning proposal in June 2012 and resolved that it not proceed. Following this resolution of Council, the applicant then sought a rezoning review with the NSW State government.

On 13 May 2013 the Minister for Planning (on the recommendation of the JRPP), issued a Gateway Determination to progress the proposal. The JRPP exhibited the proposal from 1 December 2014 to 31 January 2015.

Cumberland Council
Extraordinary Meeting of Council – 30 November 2016



# Cumberland Council

The planning proposal seeks to rezone the site from IN2 Light Industrial to R4 High Density Residential, to amend the maximum height to a maximum of 27 metres and increase the floor space ratio standards from 1:1 to 2:1.

At its meeting of 21 April 2016, the JRPP considered whether to recommend to the Department of Planning and Environment that the planning proposal be finalised. The Panel resolved (in part) that the applicant and Council agree on works and other measures necessary to ensure no deterioration in levels of service will occur on local roads affected by the proposal.

Following further modelling and negotiations, a draft VPA has been negotiated to upgrade the intersection at the comer of Queen and Marion Streets, Auburn.

#### 2. SCOPE OF THE DRAFT VPA

The draft VPA (see Attachment 1), prepared following consultation with Council's traffic engineers and planning staff, commits the applicant/developer to upgrading the intersection of Queen Street and Marion Street, Auburn. The applicant proposes:

- to dedicate land adjoining the intersection of Queen St and Marion St to Council at no cost; and
- to reconstruct the current roundabout to a circular roundabout to improve its manoeuvrability and operational capacity.

In exchange, the applicant is seeking:

- a credit (offset) of 15% of the section 94 or 94A contributions that would otherwise have been imposed on future development on the site. The traffic component of the current Auburn Development Contributions Plan 2007 is 15% of the contributions payable. The cost of the intersection works has been estimated by a Quantity Surveyor to exceed the estimated amount of the traffic component that would be due under the current Contributions Plan. The applicant would be responsible for the additional costs; and
- the inclusion of the land dedicated to Council in the site area for the future development, for the purposes of calculating floor space ratio.
- 3. RECOMMENDATIONS OF THE CUMBERLAND HEARING AND ASSESSMENT PANEL (CIHAP)

On 9 November 2016, the CIHAP considered report C028/16 Voluntary Planning Agreement – Planning Proposal for 1A and 1B Queen Street, Auburn (Attachment 2). The report outlined:

- The draft VPA (Attachment 1).
- ii. The findings of the independent review by GLN Planning, undertaken in accordance with Council's policy on Planning Agreements. This independent review found that:

The developer's offer has been assessed against relevant criteria including legislation, practice notes, and the Council's policies and contributions plans

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# **Cumberland Council**

Subject to minor changes in the draft VPA wording, the draft VPA meets the relevant criteria and will result in a worthwhile public benefit. Further, the proposed amount of section 94 credit is reasonable in the circumstances.'

The changes recommended by the independent review are now included in the draft VPA.

iii. Extenuating circumstances under s.53 of the *Local Government Act, 1993* which justify an exemption from the tender requirements.

The Panel resolved to recommend that:

- Council's Administrator endorse the Draft Voluntary Planning Agreement (VPA).
- Council investigate and consider appropriate landscaping within the proposed roundabout.
- The Draft VPA be publicly notified for 28 days, or until 31 January 2017, whichever is the later.
- 4. The Interim General Manager be delegated the power to sign the VPA on behalf of Council following completion of the notification period.
- 5. The VPA provides extenuating circumstances under Section 53 of the Local Government Act 1993, exempting Council from the requirement to put the works described in the VPA out to tender.
- 6. The Administrator's decision be reported to the relevant planning panel\*.
- \* noting that whilst the JRPP is currently the relevant planning authority for this planning proposal, the replacement Sydney Planning Panel may be in place in the near future.

Item 2 of the Panel's recommendation above, in relation to the potential for landscaping within the roundabout, was specifically sought by the CIHAP.

In response to this recommendation, Council's traffic engineers have advised that the central island of the roundabout is specifically designed to be mountable to allow for access by all vehicles including trucks. Landscaping in the middle of the roundabout would interfere with vehicle movements and is therefore not appropriate at this location.

#### Conclusion:

The Draft Voluntary Planning Agreement submitted to Council has been independently reviewed and assessed by an external planning consultant with reference to Council's VPA policy and the statutory provisions of the Environmental Planning and Assessment Act 1979. The external independent planning consultant has concluded that the Voluntary Planning Agreement will provide a worthwhile public benefit.

CIHAP considered the report on the draft VPA and recommended that it proceed to Council for endorsement for public notification. CIHAP also sought to ascertain the potential for landscaping in the roundabout. As trucks will need to mount the roundabout, Council's traffic engineers have advised that this aspect is not supported.

It is recommended that the draft VPA be publicly notified.

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## **Cumberland Council**

#### Consultation:

The exhibition is proposed to be undertaken in the same manner as the planning proposal (in accordance with Council's Planning Agreement Policy, including a notice in the local paper and a letter to adjoining property owners. With the scheduling of an extraordinary Council meeting, there is potential for the notification period to start at a different time than anticipated in the report to CIHAP.

The minimum notification period required under the legislation is 28 days.

#### Financial Implications:

Balancing the land dedication, the proposed works, and the s.94 credits, it is anticipated that there would be some financial benefit to Council in comparison to Council acquiring the necessary land and undertaking the works in the future.

#### **Policy Implications:**

The finalisation of this planning proposal by the JRPP would result in an amendment to the Auburn LEP 2010.

#### Communication / Publications:

Public notification will require letters to nearby landholders and an ad in the local papers.

#### Report Recommendation:

#### It is recommended that:

- Council's Administrator endorses the Draft Voluntary Planning Agreement (VPA).
- 2. The Draft VPA be publicly notified for:
  - a minimum of 28 days, or
  - if the exhibition period starts between 13 December 2016 and 3 January 2017, until 31 January 2017.
- The Interim General Manager be delegated the authority to sign the VPA on behalf of Council following completion of the notification period.
- 4. The VPA (in particular that works would be carried out by the developer) provides extenuating circumstances under Section 53 of the Local Government Act 1993, exempting Council from the requirement to put the works described in the VPA out to tender.
- 5. The Administrator's decision be reported to the relevant planning panel.

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# **Cumberland Council**

#### Attachments:

- Draft Voluntary Planning Agreement T100874/2016
   Schedule 3 Indicative Plan of Intersection Works T100879/2016
   Schedule 4 Road Land T100884/2016
- 2. Report to CIHAP C028/16 T103637/2016
- 3. Minutes of CIHAP C028/16 T105812/2016

# DOCUMENTS ASSOCIATED WITH REPORT C05/21-737

# Attachment 3 Council Resolution - November 2016



#### Minutes of the Extraordinary Council of Cumberland - 30 November 2016

 All Development Consents be issued with a 5 year lapsing period as per Section 95 of the Act.

Min. 183 ITEM 125/16 - PLANNING PROPOSAL FOR 67-73 ST HILLIERS ROAD, AUBURN

Moved and declared carried by the Administrator that:

- Council progress the Planning Proposal to amend the Auburn Local Environmental Plan 2010 to introduce 'educational establishment' (limited to a maximum of 800m<sup>2</sup> Gross Floor Area) and 'office premises' as additional permitted uses.
- Council prepare the Planning Proposal and forward it to the Department of Planning and Environment seeking a Gateway Determination.

Min. 184 ITEM 126/16 - VOLUNTARY PLANNING AGREEMENT - PLANNING PROPOSAL 1A, 1B QUEEN STREET AUBURN

Moved and declared carried by the Administrator that:

- i) Council's Administrator endorses the Draft Voluntary Planning Agreement (VPA).
- ii) The Draft VPA be publicly notified for:
  - a. a minimum of 28 days, or
  - b. if the exhibition period starts between 13 December 2016 and 3 January 2017, until 31 January 2017.
- iii) The Interim General Manager be delegated the authority to sign the VPA on behalf of Council following completion of the notification period.
- iv) The VPA (in particular that works would be carried out by the developer) provides extenuating circumstances under Section 53 of the Local Government Act 1993, exempting Council from the requirement to put the works described in the VPA out to tender.
- The Administrator's decision be reported to the relevant planning panel.

Noting that Council acknowledges and upholds the position of the former Auburn City Council not to support this planning proposal [Item 106/12], it is being progressed by the Joint Regional Planning Panel.

Min. 185 ITEM 127/16 - COMBINED FAMILY FESTIVAL

Moved and declared carried by the Administrator that Council waive the \$1000 fees and charges for the 2016 Combined Family Festival event.

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Item No: C05/21-738

#### **CUMBERLAND AFFORDABLE HOUSING POLICY**

Responsible Division: Environment & Planning

Officer: Director Environment & Planning

File Number: CS-206

Community Strategic Plan Goal: A resilient built environment

#### **SUMMARY**

The Cumberland Interim Affordable Housing Policy is due for reconsideration following its readoption by Council on 18 December 2019. A review has been undertaken and proposed refinements to the policy are set out in this report. These refinements align the policy with the current legislative, policy and strategic framework and clarify available pathways for achieving Council's affordable housing targets.

It is recommended that the draft policy be placed on public exhibition and a report be provided to Council following the conclusion of the exhibition period.

#### RECOMMENDATION

That Council place the Draft Affordable Housing Policy on public exhibition for a period of 28 days, and a report be provided following the conclusion of the exhibition period.

#### REPORT

#### Context

On 18 December 2019, the current Interim Affordable Housing Policy (Policy) was readopted by Council, to be reviewed in 2021. This was to allow for the preparation of the Cumberland Affordable Housing Strategy and the review of the Cumberland Planning Agreements Policy and Guidelines.

The Policy is now due for reconsideration by Council and has been reviewed to align with the latest legislative, policy and strategic framework. The review has also clarified the policy's intent and the available pathways through which Council's affordable housing targets can be achieved. The changes proposed to be made to the Policy are set out in Table 1 below.



Section of the Document	Proposed changes
Introduction	<ul> <li>This section has been added to provide context on:</li> <li>what 'affordable housing' encompasses, and the types of affordable housing products available and for whom they are suited to.</li> <li>how housing affordability is a critical issue in Cumberland City and across Greater Sydney.</li> <li>the focus of the Policy on affordable rental housing and not affordable purchase housing.</li> </ul>
Purpose	This section has been edited to increase readability. It continues to highlight the priority of affordable housing for households on very low and low incomes as well as key workers in Cumberland City.
Definitions	This section has been moved from its previous location before the 'Requirements' section. Definitions of some terminologies have been added whilst others have been updated. For example, the Central City District Plan was previously referenced in the definition of the 'low income household'. The definition of 'low income household' now references SEPP 70 as it provides a definition for affordable housing, very low income household, low income household and moderate income household.
Strategic Context – Background	<ul> <li>This section has been updated to:</li> <li>provide information on what severe housing stress is.</li> <li>highlight the impacts and flow-on effects of a lack of affordable housing.</li> <li>highlight how the adequate provision of affordable housing in Cumberland City is a significant challenge.</li> </ul>
Strategic Context – Affordable Housing in Cumberland City	<ul> <li>This section has been updated to:</li> <li>include data from the Affordable Housing Strategy on the types and numbers of affordable housing currently being provided in Cumberland City.</li> <li>outline the mechanisms through which affordable housing is currently being provided in Cumberland City.</li> <li>highlight the loss of affordable rental housing stock available to very-low and low-income households, both in relative and absolute terms.</li> <li>include data from the Affordable Housing Strategy on Cumberland City's affordable housing need to 2036.</li> </ul>
Principles	This section has been added to align with SEPP 70.
Requirements	<ul> <li>This section has been updated to:</li> <li>increase readability.</li> <li>provide detail on how Council will facilitate targets related to affordable housing.</li> <li>reference the Cumberland Planning Agreements Policy and Cumberland Planning Agreements Guidelines, which provide a mechanism for Council to seek the provision of affordable rental housing.</li> </ul>
Related Legislation	This section has been updated to include SEPP 70 and the ARH SEPP 2009.
Related Documents and Council Policy	This section has been separated from the previous 'Related Legislation and Council Documents' section and has been updated to reflect Council's adoption of the <i>Cumberland Affordable Housing Strategy</i> and the recent update of the <i>Cumberland Planning Agreements Policy</i> and the <i>Cumberland Planning Agreements Guidelines</i> .

Table 1 – Proposed changes to Cumberland Interim Affordable Housing Policy



The review of the policy has also identified pathways though which Council's affordable housing targets can be delivered. The review of targets reflects Council's recent experience on the matter to ensure that a viable approach can continue to be pursued. These pathways provide a basis for effective affordable housing outcomes and are set out in Table 2.

Affordable Housing Target	Considerations
The Central City District Plan target to provide 5 – 10% of additional residential floor space, to be dedicated for very low- and low-income households.	Apply to planning proposals and development applications.
A Council target to provide 15% of additional residential floor space, to be dedicated for very-low, low- and moderate-income households.	Apply to strategic locations within Cumberland City undergoing significant urban renewal.
	Apply where development feasibility can underpin efforts to support the delivery of this affordable housing target.

Table 2 – Proposed pathways for the delivery of Affordable Housing Targets

A copy of the Draft Affordable Housing Policy is provided in Attachment 1.

#### **COMMUNITY ENGAGEMENT**

Subject to endorsement by Council, the Draft Affordable Housing Policy will be placed on public exhibition for a period of 28 days.

#### **POLICY IMPLICATIONS**

Policy implications are outlined in the main body of the report and relate to the delivery of affordable housing targets consistent with the Central City District Plan and Council's Affordable Housing Strategy.

#### **RISK IMPLICATIONS**

The proposed improvements to the Policy will ensure their compliance with required policy/legislation updates and better mitigate risks to Council.

#### FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

#### CONCLUSION

Following a review of the existing Interim Affordable Housing Policy, a number of refinements are proposed. It is recommended that the Draft Affordable Housing Policy be placed on public exhibition and a report provided to Council following the conclusion of the exhibition period.

#### **ATTACHMENTS**

1. Draft Affordable Housing Policy J.

# DOCUMENTS ASSOCIATED WITH REPORT C05/21-738

# Attachment 1 Draft Affordable Housing Policy





# **Affordable Housing Policy**

#### **AUTHORISATION & VERSION CONTROL**

Policy Number	POL-014
Policy Owner	Director Environment & Planning
Date Adopted	18 December 2019
Version No	1
Document ID	2067651
Review Date	December 2021



Affordable housing encompasses a broad spectrum of housing, providers, tenure, and delivery models. Affordable housing products vary for various target groups and range from social (community and public) housing to subsidised housing such as group homes for those most in need, to discount private rental housing, boarding houses, secondary dwellings, dual occupancies and smaller apartments for key workers and low and moderate income households.

Housing affordability is a critical issue in Cumberland City and across Greater Sydney. In Cumberland City, 70% of the total very-low, low- and moderate-income renting households are currently in rental housing stress. Moreover, the rental market is becoming more far important, with an increase in long-term renters, and a total of 41.4% of renting households (private rental and social housing) in 2016 compared with 34.9% for Greater Sydney.

This Policy focuses on affordable rental housing where local government has the capacity and capability to provide this type of affordable housing. This focus also reflects evidence that rental stress is of more concern than mortgage stress. Out of around 19,000 households in housing stress in the Cumberland area in 2016, around 13,500 (71%) were in rental stress and 5,500 (29%) were in purchase stress, and a far higher proportion of very-low and low income households occupy the private rental market as opposed to the mortgage market.

#### **PURPOSE**

This Policy seeks to address housing affordability through the identification of mechanisms available to Council for the provision of affordable housing. It aims to:

- support the provision of affordable housing in Cumberland City, with a priority for households on very low and low incomes as well as key workers;
- enable the dedication of dwellings to Council and/or collection of monetary contributions for the provision of affordable housing; and
- support the achievement of affordable housing outcomes as outlined in district and local strategic planning frameworks.

#### SCOPE

The Policy applies to all land and development within Cumberland City.

#### **DEFINITIONS**

In this Policy, the following terminology is used:

Act means the Environmental Planning and Assessment Act 1979.

**Affordable Housing** is defined by the Environmental Planning and Assessment Act 1979 as housing for very low, low or moderate incomes households.

ARH SEPP 2009 means Affordable Rental Housing State Environment Planning Policy.

Community housing provides affordable rental housing to people on very low to moderate incomes and includes a range of housing including housing for people with very high needs (usually in partnership with a specialised support provider). Community housing providers are increasingly working in partnership with support providers, public housing providers, local government, and the private sector.

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Affordable Housing Policy

Adopted: xx



Council means Cumberland City Council.

Development application has the same meaning as in the Act.

**Key workers** are those workers who are employed in roles essential to the functioning of a city. While there is no universal definition of the term, key workers typically include police, fire fighters, teachers, childcare workers and other employee groups who undertake work considered essential for the day-to-day functioning of a city, and who are typically paid low to moderate salaries.

Low household income is defined in SEPP 70 as households on between 50% to 80% of median household income for Greater Sydney.

**Moderate household income** is defined in SEPP 70 as households on between 80% and 120% of median household income for Greater Sydney.

Planning proposal has the same meaning as in the Act.

**SEPP 70** means the State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes).

**Social housing** is secure and affordable rental housing provided by the Land and Housing Corporation for people on low incomes who are unable to access suitable accommodation in the private rental market. Social housing includes public, Aboriginal and community housing.

**Very low household income** is defined in SEPP 70 as households on less than 50% of median household income for Greater Sydney.

#### STRATEGIC CONTEXT

#### **Background**

Households paying more than 30% of their gross household income on housing costs are considered to be in housing stress, and households paying more than 50% are considered to be in severe housing stress. When households spend more than 30% of their household income on rental or mortgage payments, it restricts their capacity to adequately meet other basic needs such as food, clothes, medical care, education, and transport.

Affordable housing is essential for social equity and community wellbeing, a diverse labour market, employment growth and economic development, and environmental sustainability. A lack of affordable housing affects the quality of life of families and individuals. It results in the displacement of long-term residents and breakdown of the community's social fabric. It also impacts on an area's economic stability and growth - the labour force is affected when lower paid key workers leave their community to find cheaper housing.

Access to affordable, appropriate, and secure housing is a basic requirement for all people and an essential component of an inclusive and sustainable city. However, with housing costs increasing at a faster rate than household incomes and Sydney being Australia's least affordable housing market, there is a significant challenge in meeting the affordable housing needs of very-low, low- and moderate-income households in Cumberland City.

#### Affordable housing in Cumberland City

Current affordable housing provision in Cumberland City includes a mix of social housing, affordable rental housing, boarding houses, secondary dwellings and dual occupancies. 4,600 dwellings are managed by the Land and Housing Corporation, 100 dwellings by the Aboriginal

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Affordable Housing Policy



Housing Office, and 1,000 dwellings by four community housing providers currently active in Cumberland. Council owns eight affordable housing units and 76 seniors units.

Secondary dwellings and dual occupancies are a form of privately owned affordable housing as part of the affordable housing of the spectrum with approvals for Cumberland City, being the second highest total in Greater Sydney.

Affordable housing is currently provided in Cumberland City through a range of mechanisms. These include provision by a community housing provider or State agency, in connection with a planning proposal or development application that is dedicated to Council, or affordable housing provided through development in response to the *Affordable Rental Housing State Environment Planning Policy*.

Despite considerable growth in private rental in the Cumberland City over the past decade, the proportion of rental stock affordable to very low-income renters in Cumberland fell from 30% to 22% and to low income households fell from 53% to only 34% from 2006-2016. There was also a loss of such properties in absolute terms.

Cumberland City continues to experience high levels of population growth, with this trend forecast to continue to 2036. It is estimated that over 10,700 new affordable housing dwellings will be required in Cumberland between 2016 and 2036, of which approximately 70% will be needed for very low-income households, and 50% of which will need to be larger dwellings. This reflects the diverse household structures and cultures within Cumberland City.

#### **PRINCIPLES**

The provision of affordable housing in Cumberland City will be governed by the following principles:

- Affordable housing is to be created and managed so that a socially diverse residential
  population representative of all income groups is developed and maintained in a
  locality.
- 2. Affordable housing is to be made available to very low, low- or moderate-income households, or any combination of these.
- 3. Affordable housing is to be rented to appropriately qualified tenants and at an appropriate rate of gross household income.
- 4. Land provided for affordable housing is to be used for the purpose of the provision of affordable housing.
- 5. Buildings provided for affordable housing are to be managed so as to maintain their continued use for affordable housing.
- Rental from affordable housing, after deduction of normal landlord's expenses (including management and maintenance costs and all rates and taxes payable in connection with the dwellings), is generally to be used for the purpose of improving or replacing affordable housing or for providing additional affordable housing.
- 7. Affordable housing is to consist of dwellings constructed to a standard that is consistent with other dwellings in the vicinity.

#### REQUIREMENTS

Council's position in relation to affordable housing is as follows:

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Affordable Housing Policy

Adopted: xx



- Council encourages the provision of affordable housing, including infill affordable rental housing (dual occupancies, multi-dwelling housing or residential flat buildings) and boarding houses, in high-amenity locations that are in walking distance to public transport services.
- 2. Cumberland City supports and will facilitate the following targets related to affordable housing (as far as practicable).

Affordable Housing Target	Considerations
The Central City District Plan target to provide 5 – 10% of additional residential floor space, to be dedicated for very low- and low-income households.	Apply to planning proposals and development applications.
A Council target to provide 15% of additional residential floor space, to be dedicated for very-low, low- and moderate-income households.	Apply to strategic locations within Cumberland City undergoing significant urban renewal.
	Apply where development feasibility can underpin efforts to support the delivery of this affordable housing target.

- 3. Where a planning proposal includes a residential component, Council will seek a proportion of additional residential floor space to be dedicated to Council as affordable housing for very low and low-income households, as outlined in Council's *Planning Agreements Policy* and *Planning Agreements Guidelines*.
- 4. Where the development application or proposed development application includes a residential component, Council will seek affordable housing to be dedicated to Council through consideration of matters, as outlined in Council's *Planning Agreements Policy* and *Planning Agreements Guidelines*.
- 5. Further contributions for affordable housing can be accepted for moderate income households through planning agreements.
- Council's Planning Agreements Guidelines outline matters that should be taken into
  consideration for inclusion in planning agreements, including target household, mix of
  dwelling sizes, extent of universal design requirements and timing for dedication of
  affordable housing, among others.
- Affordable housing contributions will be dedicated to Council as whole dwellings.
   Monetary contributions will be sought to make up the remainder of target floor space area, determined by the market rate.
- 8. Council will hold monetary contributions received for affordable housing and use them for the intended purpose, as sufficient funds become available.
- Council may set tenant eligibility for access to affordable housing. Details of eligibility
  criteria will be specified in procedural documents. Criteria may include income testing,
  current living arrangements and location, location of work in the Cumberland area, and
  whether the household includes a person with a disability.
- Council may seek arrangements with local community housing providers active in the Cumberland area for the appropriate management of the Council owned affordable housing.

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#### RELATED LEGISLATION

This Policy is consistent with the following:

- Environmental Planning and Assessment Act 1979
- State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)
- Affordable Rental Housing State Environment Planning Policy (ARH SEPP 2009)
- Greater Sydney Region Plan: A Metropolis of Three Cities (Greater Sydney Commission, 2018)
- Central City District Plan (Greater Sydney Commission, 2018)

#### RELATED DOCUMENTS AND COUNCIL POLICY

This Policy should be read in conjunction with:

- Cumberland Affordable Housing Strategy
- Cumberland Planning Agreements Policy
- Cumberland Planning Agreements Guidelines

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Item No: C05/21-739

#### DRAFT WYATT PARK PLAN OF MANAGEMENT

Responsible Division: Works & Infrastructure

Officer: Acting Director Works & Infrastructure

File Number: 8810792

Community Strategic Plan Goal: A clean and green community

#### **SUMMARY**

This report recommends the adoption of the Draft Wyatt Park Plan of Management following a period of public exhibition.

#### RECOMMENDATION

That Council adopt the Wyatt Park Plan of Management and Landscape Masterplan as outlined in Attachment 1 and 2 of this report.

#### **REPORT**

The purpose of this Plan of Management is to provide a ten-year strategic framework for the future use and sustainable management of Wyatt Park. The Plan is accompanied by a Landscape Masterplan and action plan to guide future asset management and capital works, in and around the park.

At the Ordinary Meeting of Council held on 5 August 2020, Council resolved to refer the Plan to the NSW Department of Planning, Industry and Environment and following Ministerial approval placed the Draft Wyatt Park Plan of Management on public exhibition for community feedback (Min. 783). Ministerial approval was received on 15 December 2020 and the draft Wyatt Park Plan of Management and masterplan was placed on public exhibition from 11 January 2021 to 22 February 2021.

Council received 66 submissions during the 42-day exhibition period. A summary of all submissions received, and Council's response to each submission is outlined in Attachment 3.

In accordance with the above, Council has now addressed all public feedback and recommends the Wyatt Park Plan of Management be adopted by Council as outlined in Attachment 1 and 2 of this report.



#### **COMMUNITY ENGAGEMENT**

Council publicly exhibited the Wyatt Park Plan of Management, for a period of 42 days from 11 January 2021 to 22 February 2021 on Council's website and a Public Hearing on 8 February 2021. The public hearing report is provided in Attachment 4.

Council had 1029 visits to the 'Have Your Say' community engagement website during the public exhibition period, with 141 people downloading the Wyatt Park Plan of Management and Masterplan provided.

Council received submissions from 66 respondents and staff will notify all respondents of the consideration of this item at this Council meeting.

#### **POLICY IMPLICATIONS**

The Plan of Management is prepared in accordance with the Local Government Act 1993 and Crown Lands Management Act 2016. The adoption of the final Wyatt Park Plan of Management supersedes the parts relevant to Wyatt park within the former Auburn Council Sportsgrounds Plan of Management 2001.

### **RISK IMPLICATIONS**

Non-compliance with the requirements of the *Local Government Act 1993* relating to the categorisation of Community Land, may result in non-conformance with Councils statutory obligations.

#### FINANCIAL IMPLICATIONS

The funding for improvement works as outlined within the Wyatt Park Plan of Management Action Table, will be considered during the development of Council's future capital works program utilising available funds, including 7.11 contributions, grants, lease income and partnerships.

#### **CONCLUSION**

The draft Wyatt Park Plan of Management, incorporating a Landscape Masterplan is recommended for adoption by Council.

#### **ATTACHMENTS**

- Wyatt Park Plan Of Management <u>J.</u>
- 2. Final Wyatt Park Landscape Masterplan J
- 3. Summary of Submissions 4
- 4. Public Hearing Report 4.

# DOCUMENTS ASSOCIATED WITH REPORT C05/21-739

# Attachment 1 Wyatt Park Plan Of Management





Wyatt Park
Draft Plan of Management
April 2021













# WYATT PARK PLAN OF MANAGEMENT

Final Draft for Adoption

Revision 6 13 April 2021



#### **Document Status**

This document the Final Draft Wyatt Park Plan of Management prepared for Adoption by Council.

DRAFT WYATT PARK PLAN OF MANAGEMENT REVISION 6 13 April 2021

Prepared by:

Linda Wright, Recreation Planner, Cumberland City Council in conjunction with Spackman Mossop and Michaels

Prepared for:



16 Memorial Avenue Merrylands NSW 2160 www.cumberland.nsw.gov.au VERSION CONTROL

REV	DATE	DESCRIPTION	APPROVED BY
0	26.10.17	Preliminary draft Plan of Management	JF
1	08.02.18	Draft Plan of Management	JF
2	28.02.18	Draft for Council review	JF
3	09.03.18	Draft Plan of Management	JF
4	22.07.20	Draft Plan of Management for Endorsement	LW
5	27.11.20	Draft Plan of Management for Public Exhibition	LW
6	13.04.21	Final Draft Plan of Management for Adoption	LW

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#### EXECUTIVE SUMMARY

This report constitutes the Draft Plan of Management (PoM) for Wyatt Park, located in Lidcombe in the Cumberland Local Government Area (LGA).

Wyatt Park is a twenty three (23) hectare regional park, within Cumberland City Council with a number of significant recreation facilities, catering largely for organised sporting activities and large scale community events. The park is bound by Olympic Drive, Church Street and Percy Street and within walking distance to both Auburn and Lidcombe Railway Stations.

The draft Wyatt Park PoM provides the community, sporting groups and Cumberland City Council with a clear direction and framework for the future use and management of the Park.

This PoM has been prepared based on a detailed analysis of relevant planning and policy directions, a comprehensive assessment of existing site conditions and usage patterns as well as extensive consultation with internal Council staff, key stakeholders and the general community.

The draft PoM contains:

- · An overview of the guiding planning framework and context
- An overview description of the condition of land current use and existing facilities
- · An overview of consultation and community engagement
- A summary of the key issues and values of the Park from the background research and analysis
- · A vision statement and associated management objectives
- A Landscape Concept Plan showing the indicative design and proposed layout of the Park
- · Implementation priorities and likely costs for masterplan works
- Recommendations for future use agreements with third parties; and
- An Action Plan with detailed actions to facilitate the upgrade and ongoing management of the Park.

This draft PoM recommends that Wyatt Park will retain its important function in providing for active and organised sporting activities. The active sports offering will be complemented by informal and passive leisure opportunities to cater for social and family recreation and demand for access to green space as the area surrounding Wyatt Park densifies.

Key improvements to Wyatt Park will include:

- . Co-location of park activities sports and events, family and youth
- New and upgraded park infrastructure and recreation facilities including a multi-purpose youth and community centre, an upgraded Cumberland Basketball Centre, play opportunities for all ages and abilities, new paths and furniture, and gathering and picnic areas
- Improved accessibility and connectivity for pedestrians, cyclists and vehicles to and from, and within the park
- Increased amenity including shade, shelter and visual presentation
- Improved security through passive surveillance, lighting, and improved access to activate the park
- · Supplementary planting and associated landscaping works.

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WYATT PARK PLAN OF MANAGEMENT |



# Welcome to Country

Jumna ya wogal wal ya pemel jumna mingan jumna tamu. Ngalaringi wyanga pemal.

Ngalaringi babuna wal gnia ya pemal da lo-loley dice wara mooting jumna banga nolla ya.

Pemal jumna wal gnia koi mund wal tati pemal jumna annagar dice.

Eorah wal mullana wal mingan jumna gai gnia bou gu-nu-gal nglaringi go-roong dyaralang.

Nglaringi go-roong dyaralang.

Ngalaringi bou ngalaringi jam ya tiati nglaringi bubuna jumna. Mittigar gurrung burruk gneene da daruga pemal.

Didjeree Goor.

We were the first carers of the land, we took only what we needed from our Mother Earth.

Our ancestors knew how to take care of the land, so as to continue their survival.

We do not own the land, but we are charged with the care of it. As custodians of this land we ask that all people join us and preserve what we have left for future generations.

We must protect the few sites we have to ensure our culture continues.

In the language of our ancestors we welcome you to Darug Lands.

Thank you.

Welcome to Country by Darug Elder Aunty Edna

C05/21-739 - Attachment 1



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10000.			CBC	Cumberland Basketball Centre
			CLA	Crown Lands Act 1989
			CLMA	Crown Lands Management Act 2016
			CPTED	Crime Prevention Through Environmental Design
			DPILF	Department of Industry - Lands & Forestry
			ERW	Emergency Relief Work
			GPOP	Greater Parramatta and Olympic Park
			LACC	Lidcombe Auburn Cycling Club
			LEP	Local Environmental Plan
			LGA	Local Government Area
			LGAct	Local Government Act 1993
			LGGR	Local Government (General) Regulation 2005
			MAP	Management Action Plan
			MDNC	Marie Dunn Netball Courts
			N4A	Netball for All
			NCC	Neo Cycling
			OSRS	Open Space and Recreation Strategy
			PANA	Parramatta Auburn Netball Association
			PBA	Parramatta Basketball Association
			PoM	Plan of Management
			RMS	Roads and Maritime Services
			SFR	Social and family recreation
			REAC	Ruth Everuss Aquatic Centre
			TWLA	Tiger Wests Little Athletics
			WA	Woodville Alliance
			WPYC	Wyatt Park Youth Centre

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# SECTION ONE INTRODUCTION





#### 1.1 What is a Plan of Management?

A Plan of Management (PoM) is a strategic document that outlines the management of community land owned or managed by Council. It describes how an area of open space will be used, improved and managed in the future. In doing so the PoM informs Council's planning, budgeting for capital works and on-going management and maintenance services.

#### 1.2 Background to this PoM

This PoM originates as part of a Council program to enhance its sports grounds and community facilities to cater for local as well as district demand, coupled with concern over the poor condition of many facilities in Wyatt Park, and the declining condition of the park overall.

During the Ordinary Council Meeting of 2 November 2016, the Cumberland Council Administrator announced the intention to prepare of PoM for Wyatt Park. The PoM will establish the parameters for the development of quality recreation facilities and will be the first step towards strengthening Wyatt Park as an appealing and valued recreational hub.

#### 1.3 Purpose

The purpose of this PoM is to provide a five to ten-year strategic framework for the future use and sustainable management of Wyatt Park. The PoM is accompanied by a landscape masterplan and an action plan to guide future asset management and capital works in and around the Park. The action plan also details other operational and management actions required to support and complement asset management and capital works in order to successfully realise the desired outcomes.

#### Relationship to other studies

Following amalgamation of parts of the previous Auburn, Parramatta and Holroyd Local Government Areas (LGAs), and consistent with the local government framework for integrated planning and reporting the new Cumberland Council is reviewing and updating its strategic framework across a wide range of areas to ensure alignment with Council's vision for the Cumberland LGA as outlined in the Community Strategic Plan 2017-2027.

As part of this process Council has initiated the preparation of an Open Space and Recreation Strategy (OSRS). The OSRS informs further detail planning, for example for the provision of playgrounds or indoor and outdoor sports facilities.



Plate 1: A netball game at Wyatt Park

#### PoM review

It is recommended that this PoM be subject to an initial review following a period of five years with the aim of ensuring the overall vision and recommendations remain aligned with the strategic recommendations outlined in the OSRS.

#### 1.4 Aims

The specific aims of this PoM and accompanying landscape masterplan are to

- Identify the values of the park to the community and reflect community and stakeholder values and priorities
- Identify the preferred mix of recreation facilities including potential opportunities for future development of Wyatt Park based on community priorities
- Give consideration to the historical significance of the Park
- Identify threats to the ecological quality of Wyatt Park
- Prepare a landscape concept plan showing practical future development
- Prepare guidelines for the future management and maintenance of Wyatt Park to the benefit of the local community
- Address issues including leases and licences, the preferred mix of recreational facilities, conflict between users, safety for park users and recreational needs of residents.
- Recommend performance measures by which the objectives of the PoM will be achieved and the manner in which these measures are to be addressed
- Meet all legislative requirements, namely the Crown Land Management Act 2016 and Local Government Act 1993.

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#### 1.5 Land to which this Plan applies

Wyatt Park is made up of several parcels of land with a total area of approximately 23 hectares (refer to Table 1 and Figure 1).

Wyatt Park has multiple land-owners. The majority of Wyatt Park is Crown land contained within Crown Reserve No. 60119 for which Cumberland City Council acts as Reserve Trust Manager.

The purpose of which Crown Reserves 60119 and 1002879 are dedicated is for Public Recreation and Community Purposes.

Lot 7045 DP1065002 Part of Crown Reserve 60119, located opposite Wyatt Park across Olympic Drive will be included within the Cumberland Parks Plan of Management.

Areas #6, #9 and #10, referring to Alpha Distribution Ministerial Holding (sub-station) and Special Leases over Crown land are not managed by Cumberland City Council and will not be included within this Plan of Management in relation to management objections or actions.

#	Identifier	Registered Property Address	Ownership	Existing Major Features	
0	Lot 1 DP 581438	Percy Street, Lidcombe	Crown land. Crown Reserve R60119	Auburn Athletics Centre, Cumberland Basketball Centre, Auburn PCYC, Marie Dunn Netball Courts.	6.43
				Note: Easement for access and electricity purposes	
0	Lot 1 DP 319530	Percy Street, Lidcombe	Cumberland City Council	Council store in former electricity substation	0.073
0	Lots 1-4 DP 707506	Percy Street, Lidcombe	Cumberland City Council	Off-street parking	0.729
0	Lot 2 DP 581438	Percy Street, Lidcombe	Crown land, Crown Reserve R60119	Grove of trees	0.45
6	Lot 7046 DP 1065005	Olympic Drive, Lidcombe	Crown land. Crown Reserve R60119	Lidcombe Oval, Grandstand and Velodrome, Wyatt Park fields, Wyatt Park Youth Centre, Ruth Everuss Aquatic Centre, dog off-leash area, former tennis courts, off-street parking, Haslams Creek.	13.38
				Note: Easements for electricity purposes and stormwater. Right of way and easement for electricity purposes	
6	Lot 1 DP 611380	Olympic Drive, Lidcombe	Alpha Distribution Ministerial Holding Corporation (formerly known as Ausgrid)	Substation. Note: Right of Way and easement for electricity purposes.	0.031
0	Lot 1 DP 1136347	Olympic Drive, Lidcombe	Cumberland City Council	N/A	0.07
8	Lot 75 DP 752036	Olympic Drive, Lidcombe	Crown land, Crown Reserve R1002879	N/A	0.67
9	Lot 77	Olympic Drive,	Crown land.	Girl Guides Hall	0.069
	DP 752036	Lidcombe	Special lease 1962-16 (Metropolitan) in perpetuity to Girl Guides Association of NSW		
0	Lot 76	Percy Street,	Crown land.	Scout Hall	0.629
	DP 752036	Lidcombe	Special Lease 1961-134 (Metropolitan) to Boy Scouts Association of NSW		
0	Lot 453 DP 752036	Boorea Street Lidcombe	Cumberland City Council	N/A	0.358
_					

Table 1: Lots and land ownership details for Wyatt Park

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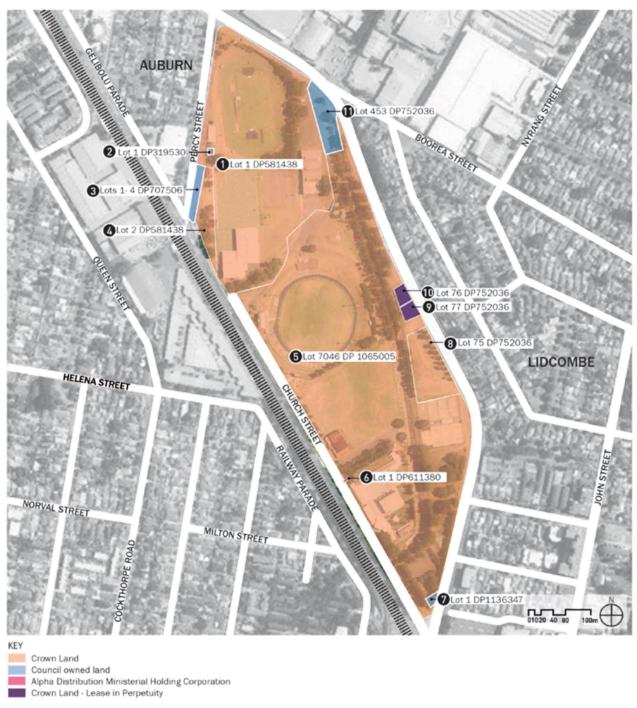


Figure 1: Lots and land ownership in Wyatt Park

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#### 1.6 Legislative Requirements

The content of PoMs is prescribed by legislation that deals with the management of community land and Crown reserves in NSW, as summarised below.

#### **NSW Local Government Act 1993**

The LGAct provides the legal framework for managing the use and management of public land under Council's care and control.

The LGAct requires the preparation of PoMs for all community land. Together with the Local Government (General) Regulation 2005 it provides a specific approach to the classification, categorisation and management of community land.

The requirements of the Act and where they are addressed in the PoM are outlined in Table 2.

#### NSW Crown Lands Management Act 2016

The Crown Lands Management Act 2016 (CLMA), together with the Crown Land Legislation Amendment Act 2017 implements reforms identified through the comprehensive review of Crown land management.

The CLMA allows Councils to manage Crown land under the provisions of the Local Government Act 1993 (LGAct) in respect of public land. Crown reserves managed by councils will generally be classified as community land and categorised under the LGAct, with the Minister for Lands' approval.

The categorisation of community land in Wyatt Park is discussed further in Section 4 of this PoM.

#### Native Title Act 1993

The Native Title Act 1993 (Cth) is a law passed by the Australian Parliament that recognises the rights and interests of Aboriginal and Torres Strait Islander people in land and waters according to their traditional laws and customs.

Under the *Native Title Act* all activities on the land must address the issue of Native Title. The Native Title process must be considered for each activity on the land and a native title assessment must be undertaken. Almost all activities and public works carried out on the land will affect native title and require validation of the future act procedures in Division 3 of the *Native Title Act* by Council's Native Title Manager.

#### Notification

Prior to commencing work on this PoM and in accordance with section 112 (2) of the CLA, Council informed the Crown Lands division of the Department of Planning, Industry and Environment (DPIE) of Council's intention to prepare a PoM for Wyatt Park.

Notification of draft PoM will also be provided in accordance with Native Title Act 1993.

Table 2 details which parts of this PoM address the respective requirements of the CLA and LGAct.



Matters to be addressed by the PoM	CLA or LGAct and section	Relevant PoM section(s)
Principles of Crown land management.	CLA, \$11	Section Four
Categorisation of community land.	LGAct, s36(3)(a)	Section Four
Objectives and performance targets.	LGAct, s36(3)(b)	Section Five Section Six
How objectives and performance targets will be achieved.	LGAct, s36(3)(c)	Section Six
How Council will assess its performance in achieving the objectives and performance targets.	LGAct, s36(3)(d)	Section Six
The condition of the land, and of any buildings or other improvements at the time of PoM adoption.	LGAct, s36(3A)(a)(i)	Section Two
The condition of the reserve (including the condition of any buildings or other improvements on the reserve.	CLA, \$112(a)	Section Three Section Four
The use of the land and any buildings or improvements at the time of PoM adoption.	LGAct, s36(3A)(a)(ii)	Section Two
The existing use of the reserve (including the existing use of any buildings or other improvements on the reserve)	CLA, \$112(b)	Section Three
The purposes for which the land will be permitted to be used in the future.	LGAct, s36(3A)(b)(i)	Section Four
The nature and scale of the proposed additional purpose.	CLA, s112(c)	Section Five
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	LGAct, s36(3A)(b)(ii)	
The scale and intensity of any permitted use or development.	LGAct, s36(3A)(b)(iii)	Section Five
The nature, scale and term of any lease, licence or other arrangement that is intended to be granted or entered into in relation to the additional purpose.	CLA, \$112(d)	
Any submissions made in relation to the draft plan as a result of the consultation process and public exhibition requirements under section 113.	CLA, s112(e)	Section Four

Table 2: Legislative requirements for PoMs and where they are addressed in this document



#### 1.7 How this PoM was prepared

Developing the Draft PoM for Wyatt Park has involved working closely with Council's Project Steering Group through a series of workshops and meetings.

The key project stages to date have included

- Extensive research including review of available state and local government strategies, planning documents and reports
- · Review and analysis of demographics
- A detailed site description and analysis combining on-site observations with a desktop study and stakeholder feedback and observations
- A review of open space and recreation planning principles of relevance to the project
- · Development of masterplanning principles for the park
- · Development of masterplan options
- · Public exhibition of masterplan options
- · Identification of the preferred masterplan
- Public exhibition of the preferred masterplan and draft PoM.
   The draft PoM will be publicly exhibited for 28 days.

Following public exhibition of the draft PoM and masterplan, public submissions will be reviewed, and where necessary the draft PoM will be amended prior to finalisation and adoption by Council.

The full list of background documents reviewed is listed in the bibliography in Section Seven of this PoM.

The findings of the review of the planning context and an overview of the detailed site analysis and description are included in Section Two and Three.

The community and key stakeholders were consulted at different project stages and through a variety of means. The respective consultation stages and techniques are described and an overview provided in Section Four, together with a summary of the feedback and key messages.

#### 1.8 Structure of this PoM

The PoM is structured into several sections that build on each other to provide the rationale for proposed future use, development and management of Wyatt Park. The content of each section is summarised below:

## Introduction Introductory Overview

#### Description of the Park

Overview of the current use of the Park, including the existing facilities and their conditions.

#### 3. Planning Context

Overview of planning context, legislative requirements and relevant documents.

#### 4. Basis for Management Key Issues and Values

Summarises key issues and values influencing the future use and management of the park including key findings from the site analysis, review of background information and stakeholder consultation.

Provides an overview of contemporary open space and recreation planning principles and their relevance to the future use, management and development of the park, Concludes with a summary overview of key directions and opportunities for Wyatt Park.

#### 5. Vision for Wyatt Park

Sets out the vision for the park including management objectives and future uses. The vision is complemented by a masterplan illustrating the future structure and development of the park, together with implementation priorities and highlevel cost estimates for recommended improvements. Concludes with recommendations in respect of future use agreements including leases and licences.

#### Management Action Plan

The Management Action Plan will guide Council in managing the park at all levels. It contains a series of tables that identify the specific actions required to realise the desired outcomes and their level of priority, responsibility for action within Council, and how success is to be measured.

#### References and Bibliography

List of information reviewed in the preparation of this PoM.

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#### 2.1 Location

Wyatt Park is located approximately halfway between Lidcombe and Auburn stations in the suburb of Lidcombe, in the eastern Cumberland LGA (Figure 2).

The park is within walking distance to Auburn (800m) and Lidcombe (400m) stations. It is located about 5.5 kilometres south-east of the Parramatta CBD, three kilometres south-west of the Sydney Olympic Park business centre and about 15 kilometres west of Sydney's CBD.

The park adjoins Olympic Drive, an important arterial road connecting the Sutherland and Bankstown area in the south to the Hills District in the north. On the southern side the park is bound by the Western Line connecting Sydney to Richmond and Emu Plains and beyond. Church Street is located between the rail line and the park and provides vehicular access.

The park is surrounded is by low and medium residential housing with pockets of high-density housing, industrial and employment areas.





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#### 2.2 Existing Facilities

Wyatt Park features a range of facilities that have the potential to service local residents, Cumberland residents as well as people from other parts of metropolitan Sydney.

The primary use of Wyatt Park is for sporting use which is facilitated through a number of clubs and organisations.

Table 3 summarises the existing facilities within the park and the primary groups or organisations using them.

It is noted that park facilities currently cater for active sporting activities through club or organisation membership. There is no general recreation infrastructure such as playgrounds, walking paths, seats or picnic areas that would encourage general community use.

Duplication of the recreation offering exists for basketball, which is offered at the CBC, PCYC and WPYC.

#### Level of Use

While the intensity of use varies across the range of facilities and spaces in the park, the majority of the park currently operates below capacity. Given the identified latent demand for sports and recreation this indicates that there may be a number of factors at play that contribute to under-use that may be independent of the nature and condition of the facilities.

#### Condition

The condition of facilities in the park is highly variable with some high quality facilities such as the REAC (opened in 2017), Lidcombe Oval, the recently refurbished cycling track at Lidcombe Velodrome, the AAC, PCYC building and the MDNC (resurfaced in 2013).

This is in contrast to a number of facilities of poor appearance or deteriorating condition including a defunct skate bowl, a former toilet block, the WPYC building, the CBC building and the netball kiosk/ change rooms and the former tennis centre (which is now a vacant area surrounded by a boundary fence).

WYATT PARK PLAN OF MANAGEMENT | DESCRIPTION OF THE PARK





Figure 3: Existing facilities

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No. #	Facility Description	Primary User Group	Condition
1	Auburn Athletics Centre (AAC): track and field	ASICS Wests Athletics Club (AWAC) and Tiger Wests Little Athletics (TWLA)	Good
2	Athletics amenities and kiosk	ASICS Wests Athletics Club (AWAC) and Tiger Wests Little Athletics (TWLA)	Good
3	Former substation and Council store	Cumberland City Council	Good
4	Marie Dunn Netball Courts (MDNC): 17 floodlit outdoor courts	Parramatta Auburn Netball Association (PANA)	Good
5	Netball amenities and kiosk	Parramatta Auburn Netball Association (PANA)	Good
6	Auburn PCYC: indoor sports hall, gym, gymnastics, ping pong, multi-purpose rooms	Auburn PCYC	Good
7	Cumberland Basketball Centre (CBC): indoor basketball	Parramatta Basketball Association (PBA)	Average
8	Lidcombe Oval Change rooms and Amenities	Rugby League, Lidcombe Auburn Cycling Club (LACC), Neo Cycling (formerly Kids on Bikes)	Average
9	Lidcombe Oval and Velodrome	Rugby League, Lidcombe Auburn Cycling Club (LACC), Neo Cycling (NCC) (formerly Kids on Bikes)	Good
10	Lidcombe Oval Grandstand	Rugby League, Lidcombe Auburn Cycling Club (LACC), Neo Cycling (NCC) (formerly Kids on Bikes)	Average
11	Lidcombe Oval Scoreboard and Ticketing Gate	Rugby League, Lidcombe Auburn Cycling Club (LACC), Neo Cycling (NCC) (formerly Kids on Bikes)	Average
12	Amenities Block	N/A - under demolition	Poor
13	Lidcombe Oval kiosk	Rugby League	Average
14	Dog Off-Leash area	General Public	Average
15	Wyatt Park fields and Community event space	Community events including Afrocultures, Eid Festival	Average
16	Wyatt Park Youth Centre (WPYC): indoor sports hall, consulting/ meeting rooms, kitchen	Auburn Youth Centre Inc (AYC), Woodville Alliance (WA)	Average
17	Ruth Everuss Aquatic Centre (REAC): indoor and outdoor pools, gym, waterplay	Managed by Belgravia Leisure	Good
18	Skate bowl	N/A - disused	Poor
19	Former tennis courts	N/A - under demolition	Poor
20	Girl Guides and Boy Scouts Halls	Girl Guides and Boy Scouts	Not under Council management

Table 3: Existing Facilities and Primary Users

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DESCRIPTION OF THE PARK



#### Access

#### Vehicular access

Formal vehicular access to Wyatt Park is via Church Street which, together with internal driveways, provides access to all major venues. Two further gate-controlled access points are at Percy Street and at Olympic Drive opposite Boorea Street. The Boorea Street entrance is used during events to provide a one-way traffic loop through the park.

Currently the park provides for about 640 car spaces through a combination of on- and off-street parking, the majority of which is accessed from Church Street. Percy Street also offers on- and off-street parking.

During events, open areas along Olympic Drive and the Wyatt Park fields are used for overflow parking.

#### Pedestrians and cyclists

The primary access route for pedestrians and cyclists is along Church Street. It includes a pedestrian crossing at the Olympic Drive traffic lights and a shared path linking Church Street to Percy Street along the rail line. There are no other dedicated foot or shared paths in the park.











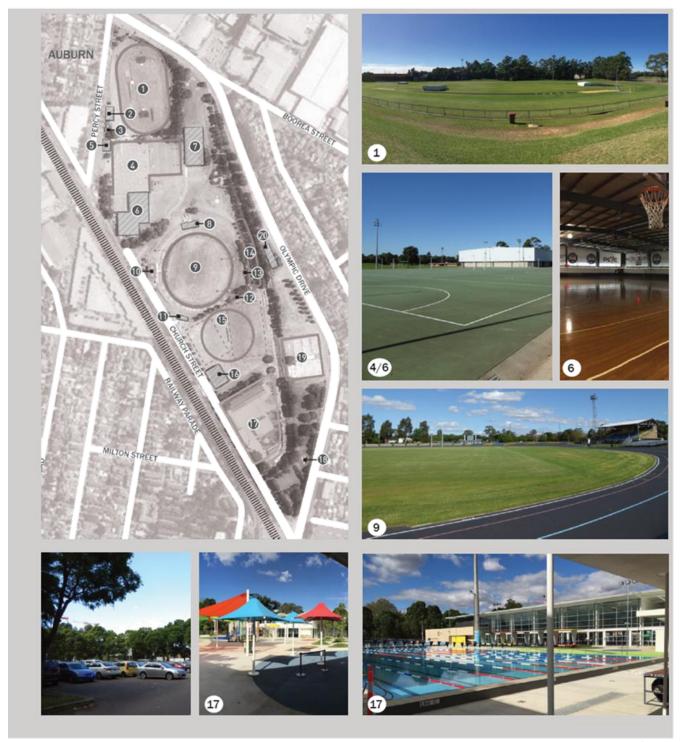
Plate 2: Condition of existing facilities

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WYATT PARK PLAN OF MANAGEMENT DESCRIPTION OF THE PARK



# DESCRIPTION OF THE PARK



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DESCRIPTION OF THE PARK

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# DESCRIPTION OF THE PARK

## 2.3 Natural Features

#### **Haslams Creek**

The major natural feature is Haslams Creek. The creek primarily conveys stormwater flows through a brick and concrete channel. The channel is a Sydney Water asset and is considered to be of heritage significance. During major storm events the creek floods, with the vast majority of the park identified as a flood risk area, ranging from low to high risk.

The creek is fenced and bisects the park in a north-south direction. The creek banks are lined with predominantly native vegetation consisting of a combination of trees, shrubs and groundcovers.

Consistent with the floodplain location, much of the park has been identified as having potential to develop acid sulfate soils.

# Vegetation

The majority of the park consists of large open areas developed for sports and suitable for events. A number of significant trees have been identified in the park and are listed on Council's Significant Tree Register. They include a number of mature Tallowood trees (Eucalyptus microcorys) throughout the park as well as an avenue of Tallowood trees (E. microcorys) along Olympic Drive that is heritage listed on the Auburn Local Environmental Plan 2010 (ALEP).

Other significant trees include a Hill's Weeping Fig (Ficus microcarpa var, Hillii) and two Cottonwood trees (Populus deltoides) near the REAC.



Plate 3: Haslams Creek canal



Plate 4: Hill's Weeping Fig. Church Street

WYATT PARK PLAN OF MANAGEMENT DESCRIPTION OF THE PARK

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# DESCRIPTION OF THE PARK

# 2.4 History and Heritage

Wyatt Park was first dedicated as a public reserve in 1927. It has a continuous history as an important sportsground and is associated with a number of clubs and user groups.

Wyatt Park forms a large recreational precinct in Auburn with considerable historic aesthetic and social significance to the local community. The sporting venues at the Park were constructed at different stages, often with the financial support of local beneficiaries or the government.

The built structures within the Park vary in style. Of particular aesthetic significance is the Swimming Centre, constructed during the Post War period, where much of the original fabric and decorative detailing has been retained. The Park is socially significant as a major sporting and recreational venue for both Lidcombe and Auburn.

The Park is listed in Schedule 5 - Environmental Heritage of the ALEP, under the item name of Wyatt Park / Haslams [sic] Creek / Lidcombe Oval. The heritage inventory prepared for the listing specifically mentions the former Auburn Swimming Centre (since redeveloped to become the Ruth Everuss Aquatic Centre), Wyatt Park Youth Centre, Lidcombe Oval and the grandstand.

The Wyatt Park Draft Heritage Study Report (Cumberland Council, 2017) identifies a number of additional items to be considered for heritage preservation.



Plate 5: Lidcombe Oval, Velodrome and Grandstand



Plate 6: Tallowoods along Olympic Drive

WYATT PARK PLAN OF MANAGEMENT | | DESCRIPTION OF THE PARK

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# 3.1 NSW Planning Framework

## A Plan for Growing Sydney

Released in December 2014, A Plan for Growing Sydney is the NSW Government's strategy for future of Sydney as both a strong global city and a great place to live while accommodating major population growth.

The Plan will guide land use planning decisions for the next 20 years and presents a clear strategy for accommodating Sydney's future population, and to deliver the housing, jobs and infrastructure to strengthen the global competitiveness of Sydney.

## **Directions for Greater Sydney**

Directions for Greater Sydney was published by the Greater Sydney Commission in 2017 and follows on from A Plan for Growing Sydney.

Directions for Greater Sydney provides the foundation for the future planning of Greater Sydney over the next forty years. It identifies Sydney as a global metropolis of three productive, liveable and sustainable cities: the Eastern Harbour City, the Central River City and the Western Parkland City - refer Figure 4.

Directions for Greater Sydney seeks to match the region's growth with strategically planned investments, projects and priorities including in the arenas of land use, transport and infrastructure.

#### Revised Central City District Plan

Draft District Plans were released in 2016 by the Greater Sydney Commission to complement *Directions for Greater Sydney*. They define the vision, actions and priorities for the five planning districts in metropolitan Sydney.

The Draft West Central District Plan covers the Local Government Areas of Blacktown, Cumberland, Parramatta and The Hills, an area expected to experience population growth in the area of about 551,000 people by 2036. It sets out the planning directions and actions required to accommodate this growth while delivering a productive, livable and sustainable city.

Bridging the gap between metropolitan planning and local government planning, the district plan clearly sets out the growth, planning priorities and desired outcomes for the area.

## Parramatta Road Urban Transformation Strategy

Released in 2016, Urban Growth developed the Strategy for the Parramatta Road corridor over the next 30 years. It aims to grow and revitalise local communities living and working along the 20km length of the project.

Within the Strategy eight precincts are proposed, one of which is Auburn adjacent to Wyatt Park. The program area extends from Parramatta Road to Boorea Road including an intense employment precinct within the existing industrial area to the north-east of Wyatt Park.

# Greater Parramatta and Olympic Park Precinct

The Greater Parramatta and Olympic Park Precinct (GPOP) is an evolving knowledge, health, technology, finance, administration and justice centre. The GPOP will offer better public transport, cultural and sporting facilities and a knowledge intensive, services oriented economy in an area stretching from Strathfield to Westmead, and from Auburn to Telopea, embracing Parramatta and Olympic Park - refer Figure 5.

The area is expected ti be subject to an 85% increase in housing and a 60-70% increase in jobs across four distinct quarters and supported by key infrastructure.

The GPOP is earmarked for rapid transformation, with a total investment of over \$10 billion in the GPOP over the next five years alone.

## Carter Street Priority Precinct

In 2013 the NSW Government endorsed the Carter Street Priority Precinct, located within the GPOP. The Precinct is expected to accommodate significant jobs and housing growth and the proposal involves rezoning the precinct to develop:

- A high-density urban community with potentially over 5,500 dwellings, including a range of housing options from townhouses to apartments in buildings of 4-20 storeys
- Employment uses along the M4 Motorway corridor, within buildings up to 6 storeys
- · A mixed-use village centre and village square
- · A new primary school
- A multi-purpose community facility
- New open space including a 1.8 hectare park at Hill Road, a village park on Uhrig Road, and a new linear foreshore reserve along Haslams Creek south of John Ian Wing Parade.

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# 3.2 Cumberland Council Planning

#### Auburn Local Environmental Plan 2010

The Auburn Council Local Environmental Plan 2010 (ALEP) remains the relevant environmental planning instrument guiding land use and development surrounding Wyatt Park, until a consolidated Local Environmental Plan (LEP) is developed for Cumberland Council.

The ALEP establishes aims, objectives and principles for the whole LGA, as well as for specific sections or zones of the LGA.

Under the ALEP, Wyatt Park is zoned RE1 Public Recreation. Land use zones applicable to areas surrounding Wyatt Park are shown in Figure 6.

The objectives of the RE1 zone are:

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

No works are permitted within Wyatt Park without development consent. Permissible development within this zone includes child care centres, community facilities, depots, environmental facilities; environmental protection works, function centres, information and education facilities, kiosks, markets, places of public worship, public administration buildings, recreation areas, recreation facilities (indoor), recreation facilities (major), recreation facilities (outdoor), respite day care centres, restaurants or cafes, roads and water recreation structures. Development consent is required for the construction of any of these.

The three LEP currently applying to Cumberland Local Government Area (Auburn, Parramatta and Holroyd) have recently been consolidated and consultation occured early 2020.

#### **Local Centre Upgrades**

Informed by state, regional and local strategies and directions, the former Auburn and now Cumberland Council has been planning for increased uplift and development in local town centres to accommodate future growth, including Lidcombe and Auburn

#### Draft Auburn and Lidcombe Town Centres Strategy 2016

The Draft Auburn and Lidcombe Town Centres Strategy 2016 was commissioned by Cumberland Council. It builds on the work of the earlier Auburn Town Centres Strategy prepared for the former Auburn Council, as well as other technical studies and the district planning processes by the Greater Sydney Commission.

This strategy has been prepared in recognition that Auburn and Lidcombe Town Centres are at a critical transition point. It identified significant opportunities to improve both the built form and the public domain within the context of increased heights and floor space ratios.

The Strategy proposes a number of principles for the growth of each centre and recommends changes to planning controls to support these principles. The principles build on the strengths of each centre, and enable an improved and more diverse built form, with a greater emphasis on how people interact with each other and with the built environment.

#### Auburn Town Centre Strategy 2031

The Strategy developed in 2008 provides a vision and direction for planning, community, transport, economic and environmental issues to guide strategic planning policies over the next 25 years,

Key themes and actions of the Strategy include:

- The Auburn town centre will be compact and well-defined with improved development quality and viability. Building height controls are reconsidered to ensure consistency with other built form controls so that development potential is not constrained to a greater extent than intended
- Access to and circulation within the Auburn town centre will be integrated, safe and convenient, with priority for walking, cycling and public transport
- A significant public space at the Civic Road, Queen Street and Auburn Road intersection on the western corner of Queen Street and Auburn Road and on the northeastern corner of Civic Road and Auburn Road.

## Auburn Residential Development Strategy 2015

The Auburn Residential Development Strategy outlines a 20 year strategy to guide the planning for future housing needs in Auburn City. The Strategy indicates a number of developable sites within a kilometre of Auburn Station and Lidcombe Stations for multi-level (up to 19 storeys) buildings. These would accommodate residents in high-density which will increase the demand of open space available to these residents.

WYATT PARK PLAN OF MANAGEMENT PLANNING CONTEXT

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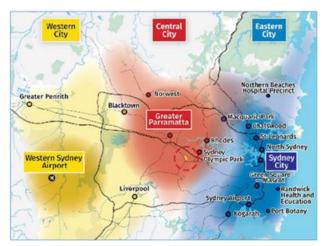


Figure 4: The Three Cities Model showing location of Wyatt

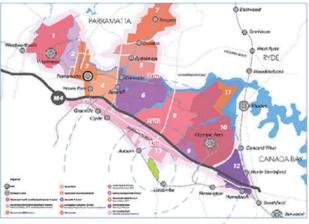


Figure 5: Parramatta Road Urban Transformation Area showing location of Wyatt Park

# Planning Context - Key Findings

- Wyatt Park is located in the 'Central City' as per the 3 city model developed by the Greater Sydney Commission.
- Wyatt Park is located in relative proximity to the 'Eastern City' and easily accessed by car.
- Wyatt Park is located in close proximity to major growth areas and centres, both within the Cumberland LGA and in surrounding areas including
  - The GPOP
  - The 'New Parramatta Road' urban renewal corridor
  - Lidcombe and Auburn Town Centres.

#### Implications and Opportunities for Wyatt Park

- There is pressure from clubs and groups outside the LGA to use the park, spilling over from other areas as open space and recreation facilities in the 'Eastern City' are at/ beyond capacity
- Population growth will result in increased pressure at the local/ district level for access to open space including
  - Competition by various sporting clubs and codes
  - Increased demand from unit dwellers for access to informal open space.

# 3.3 Land Use Zoning

## **Key Findings**

- The park is surrounded by a mix of industrial and residential uses.
- The park is in close proximity to the Auburn and Lidcombe Town Centres and their respective railway stations.
- The park is surrounded on three sites by major road and rail infrastructure, i.e. Olympic Drive and the Western Rail Line.
- · The park is zoned RE1 Public Recreation, objectives are to
  - Enable use for public open space or recreational purposes
  - Provide a range of recreational settings and activities and compatible land uses
  - Protect and enhance the natural environment for recreational purposes.
  - Protect open space at riparian and foreshore locations.
- · Wyatt Park is the most significant open space provision by far.

## **Implications and Opportunities**

- The park is cut off from residential areas by road and rail.
- The park is within walking and cycling distance from the town centres and rail stations.
- The park has the potential to meet the needs of the local residential community for both sport and general recreation.
- There is an opportunity to enhance links to nearby open spaces and community facilities including schools and town centres.
- There is an opportunity to investigate a future pedestrian bridge connecting Milton Street to Wyatt Park.

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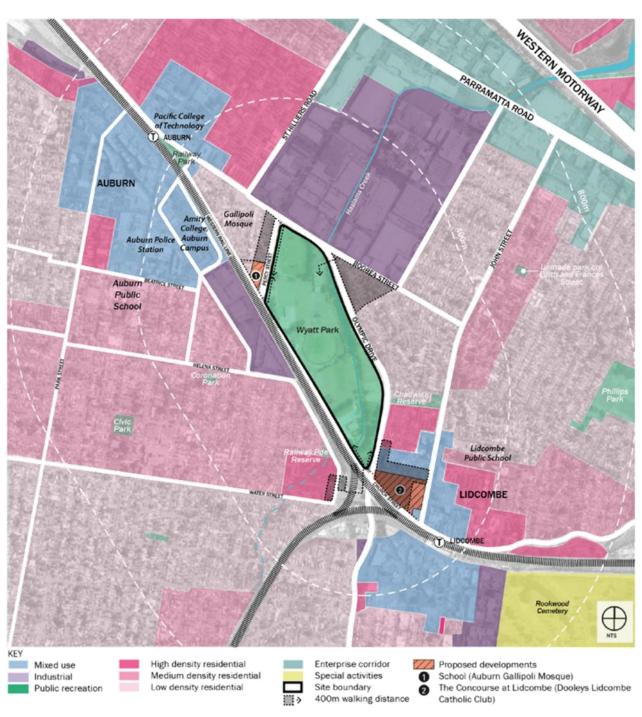


Figure 6: Land use zoning of areas surrounding Wyatt Park

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# 3.4 Relevant Council Studies and Reports

## Key Background documents reviewed

#### Strategies

- Cumberland Community Strategic Plan 2017-2027
- Sportsground Strategy (Auburn Council 2010)
- Auburn Playground Strategy (Auburn Council 2007)
- · Cumberland Cultural Plan
- · Cumberland Community Facilities Strategy 2019-2029
- Cumberland Open Space and Recreation Strategy 2019-2029
- · Cumberland Biodiversity Strategy 2019
- · Cumberland Urban Tree Strategy
- · Cumberland Waste and Resource Recovery Strategy

#### **Contributions Plans**

- Auburn Open Space and Recreation Contributions Study (@Leisure Planners 2017)
- Former Auburn Council Development Contributions Plan 2007 (Amendment No. 2, 2016)
- · Cumberland Contributions Plan

## Parks Generic Plans of Management

- Plan of Management For Sports grounds (Auburn Council 2001)
- Plan of Management for General Community Use (Auburn Council 2001)

## Heritage

- Draft Wyatt Park Heritage Study (City Plan Services 2017)
- Auburn LEP Schedule 5 Heritage Inventory Sheets
- Heritage Assessment Lidcombe Grandstand Oval (Phoenix Architects 2001)

#### **Business Cases + Assessments**

- Draft Synthetic Sports Surfaces Business Case Study (Auburn Council 2015)
- Community Safety Audit Wyatt Park Youth Precinct (Cumberland Council, May 2016)
- Cumberland Youth Profile & Youth Needs Assessment.
   Key Findings (Cumberland Council 2016)

# **Identified Opportunities**

- Future open space needs will be met through sustainable management and park improvements.
- There is a need to resolve whether and where synthetic surfaces should be provided at Wyatt Park, to provide for increased capacity.
- There is a need for innovative, flexible and multipurpose recreation facilities.
- There is a need to clarify the need/ desire for a multisport facility at Lidcombe Oval.
- There is a need for a good distribution of social/ family recreation spaces that cater for people of all ages and abilities.
- At least \$7.5M has previously been allocated for Wyatt Park improvements but not yet been spent. Funds should be available for improvements.
- Schools are often under-provided with fields/ open space. Wyatt Park is an ideal location for shared community/ schools use, in particular in light of the proposed school at Percy Street.
- There are a series of safety issues and concerns in Wyatt Park, including around the Youth Centre: safety/ CPTED needs to be considered.
- There is a need to provide facilities conducive to participation by females and locally prevalent cultural groups.
- Wyatt Park offers the potential to provide for access to enhanced natural areas.
- Many recreation facilities and opportunities under-catered for across the LGA could be accommodated in Wyatt Park including
  - Climbing walls
  - Community gardens
  - AFL
  - (Social) cricket
  - Soccer
  - "Free to play" tennis courts with lights
  - Free full-size basketball courts
  - Social-family recreation areas
  - 'Pay and play' sport outside of clubs
- A local and a district playground should be provided in Wyatt Park.

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- There are a number of gaps in youth provision that could be met by Wyatt Park including
  - A central, accessible information 'hub' to get information and seek help
  - A facility that can accommodate large numbers of people (i.e. 1,200+ people) for events
  - Multi-purpose rooms i.e. music, movies
  - Facilities/spaces with access to free wi-fi
  - Girls only spaces for use by girls and young women (and associated programs)
  - BBQ areas
  - Skate parks/ BMX facility
  - Outdoor gym equipment/ free gyms
  - Safe spaces to relax and hang out
  - Study areas (indoor and outdoor)
  - Indoor sport and recreational facilities and gyms
  - Cafes and food outlets
- · Other recommendations
  - Cover the drainage channel
  - Multisports courts with better access
  - Pedestrian bridge over Olympic Drive
  - Community focused fitness centre including free running/ a running club
  - New amenities at Lidcombe Oval
  - Short term parking/ drop-off zones
- There is demand, and therefore significant opportunity, to activate the park through a targeted program of activities including
  - Free activities/ programs
  - Recreational programs and events e.g. social tournaments
  - Festivals and events for young people
- A number of actions need to happen at an organisational level including
  - Improved promotion of facilities
  - Partnering and coordination amongst the organisations in the precinct
  - Grass roots development and engagement (more/ better programs)
  - Monitoring and enforcement/ greater accountability for success.



# SECTION FOUR BASIS FOR MANAGEMENT





# 4.1 Stakeholder and Community Consultation Overview

The following provides an overview of the consultation process and key outcomes.

# **Consultation Purpose**

- The consultation process aimed to provide the opportunity for key stakeholders and the broader community to provide information and their perspectives on the existing park and ideas for the future
- The information received will support the development of the Plan of Management.

#### **Consultation Activities**

#### Interviews

Interviews with Council officers from Community and Culture, Properties and Facilities, Recreational Parks to discuss

- Council's roles and responsibilities at Wyatt Park
- · Existing use, agreements and arrangements
- · Park functionality and condition and improvements required

Interviews with 14 organisations using the park focused on:

- · How the organisation and its members currently use the park
- · What is working well and what is not working well
- · Improvements and changes required to facilities and the park
- Ideas for the park in the future

#### **Community Survey**

Online and hardcopy community survey (144 responses).

Designed to be relevant to diverse types of park users including

- · Representatives of sporting groups and community organisations
- · Clients/members/participants in these groups and organisations
- · The broader community

It was also designed to be relevant to non-users of the park asking:

- · How people currently use the park
- · What is working well and what is not working well
- . The role of the park in the future
- Interests and preferences in relation to activities, services, programs and events
- The types of spaces, facilities, amenities and other inclusions that should be provided

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#### Councillor Workshop

Workshop discussion and feedback on proposed masterplan.

#### Masterplan Walk Through

An on-site walk and discussion to visualise proposed masterplan.

# 4.2 Key findings from consultation

# **Key Messages from Council Officers**

- Consider the role of Wyatt Park in Cumberland LGA's open space network
- Leasing, licensing and maintenance agreements generally working well
- Assessment of facilities is to be completed but there is likely to be a significant amount of work required
- Park well-suited to large scale events but supportive infrastructure is required
- Increasing park amenities and utilisation will increase maintenance works and resources required
- Focus on community needs when determining services, programs and activities provided at the park (ability of an organisation to contribute financially should be considered a bonus)

# Key Messages from Existing Park Organisations

- Overall support for increased use (increased membership as well broader community use)
- · Improved clarity around use agreements required
- Overall support for improved communication and increased co-ordination between park organisations
- · Poor signage and wayfinding
- · Poor visual and physical access (to and around the park)
- · Need to improve overall park aesthetic and condition of facilities
- Need to improve lighting and amenities at facilities and around the park (toilets, change rooms, clubhouses, water stations, seating, shade and shelter)
- Parking is generally good, but condition needs to be improved and peak demand managed, signage/labelling required

#### **Key Messages from the Community**

Key park strengths

- Specialist and range of sporting spaces and facilities
- · Green space
- · Potential of the park

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# 4.3 Summary of key issues and values

The site analysis, review of background information and community and stakeholder consultation have revealed a series of key issues, values and opportunities for Wyatt Park. They are summarised below.

# Urban renewal and population growth

The park adjoins the Greater Parramatta and the Olympic Peninsula (GPOP) area and adjoins the Parramatta Road Urban Transformation Area. In addition to these major growth and urban renewal areas, the nearby town centres of Lidcombe and Auburn are also expected to undergo significant renewal, uplift and densification.

Based on current predictions there will a population increase of 31% across the Cumberland Local Government Area (LGA) between 2017 and 2036, or an additional 74,950 people.

Population growth in areas immediately adjoining Wyatt Park will be even more significant with an expected increase of 41% and 45% in Auburn and Lidcombe respectively, equating to an additional 25,328 people by 2036.

The increase in population will result in increased demand for open space and recreation. To date planning for the provision of new open space has been limited. The majority of future demand will therefore need to be met by existing open space. To this end the potential of existing open space needs to be maximised through a strategic approach to management, development and ongoing use.

## Role of the park

With a size of approximately 23 hectares, Wyatt Park is a major park in the eastern Cumberland LGA. Established as a sports park, it has continued to play this role since its establishment in the late 1920's, while at the same time adapting to changing needs.

With a general shortage of open space in the eastern Cumberland LGA and a limited number of parks of a size suitable for sports and active recreation, it is vital that Wyatt Park continues to cater for the demand in active sport and recreation.

At the same time, the park has significant potential to increase the available recreation offering in eastern Cumberland to cater for a wider segment of the population and meet the growing demand for general social and family recreation. With population increases being predominantly achieved through densification, it is anticipated that the demand for general passive and family recreation will in particular will increase as availability of access to private open space diminishes.

## Demographic profile

Relative to the Sydney Metropolitan Area and NSW, the population of Cumberland Council and of areas surrounding Wyatt Park, is characterised by a highly culturally diverse and transient population from non-English-speaking backgrounds.

Other notable demographic characteristics include a high:

- · Portion of young people
- · Portion of families with children
- · Level of economic disadvantage
- · Portion of renters
- · Share of people living in high-density dwellings.

The demographic profile implies that there is both a high demand for sport and recreation to cater for the needs of a young population with sport and recreation options that appeal to the culturally prevailing groups.

It is vital for the mix of activities and facilities to include recreation opportunities that can be accessed at no or low cost, as low income levels mean that even relatively low-cost activities can be out of reach for large segments of the community.

With limited access to private open space due to high density living there is a need for outdoor open space for general and family recreation and social interaction.

As the LGA has a large immigrant population there is a need for outreach and community development programs that actively assist new migrants with integration into the community and celebrate a variety of cultural backgrounds. Proactive promotion of open space and recreation facilities is another means to assist new arrivals to integrate with the community by communicating available facilities, services and opportunities.

## **Existing Facilities**

The park features a uniquely diverse offering of active recreation facilities. These include high quality facilities such as the REAC, the MDNC and PCYC, CBC, Lidcombe Oval and Velodrome and the Auburn Athletics Track. Yet a number of these facilities currently operate below capacity, indicating an inability to tap into latent local demand for sport and recreation.

The park also features a number of buildings that are in poor condition and contribute to an uninviting and neglected appearance. Large undeveloped areas and a lack of basic general park infrastructure such as paths, seating and lighting reinforce the perception of the park as unsafe and unattractive place.

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There are a large number of poorly sited and ill-coordinated small buildings and structures. Many are adapted from previous uses and poorly meet basic requirements, community expectations and current standards. In particular, amenities such as change rooms and toilets are generally inadequate, and there is a shortage of storage and general meeting or multi-purpose rooms.

#### Vehicular Access

The park is surrounded on three sides by major road and rail infrastructure including the Western Rail Line and Olympic Drive. Everyday vehicular access is limited to the intersection of Olympic Drive and Church Street. During flood events, Haslams Creek floods Church Street, cutting of access into and out of the park.

During events, vehicular access is provided via an informal road off Olympic Drive, opposite Boorea Street. Access is also possible from Percy Street, along a small driveway that connects through the park to Church Street. Similar to the entry opposite Boorea Street, this route is generally locked and controlled with an access gate.

Given the size of the park and the number of facilities located within it, the park would benefit from additional access points, as well as improved signage to assist visitors finding the venues.

## **Parking**

Currently Wyatt Park provides in the order of 640 parking spaces. The majority of spaces are located along or off Church Street including in the car parks east and west of the REAC and near the Cumberland Basketball Centre. During major events overflow parking is provided on grassed fields south of Lidcombe Oval and along Olympic Drive.

Based on stakeholder feedback received, parking is generally considered adequate and working well. Where conflicts do arise is typically during peak times in the northern part of the park when more than one facility is busy and users compete for nearby parking spaces.

## Pedestrian and cycle access

Provision for pedestrians and cyclists within the park is currently at a low level, with only limited, generally narrow and poorly lit paths.

Despite the park's proximity to residential areas on all sides, access is mostly cut off by road and rail. The lack of crossing opportunities significantly increases the distance that needs to be travelled to get to the park. Combined with the low level of amenity of existing crossings, the difficulty of reaching the park on foot represents a disincentive to nearby residents using the park.

There is a significant opportunity to encourage greater local use of the park through improved access to the park. Key improvements include the provision of safe paths within the park to connect recreation facilities and to capitalise on the size of the park to provide a destination for daily activities including walking, cycling and jogging.

#### Limited amenity

Wyatt Park currently offers low levels of amenity and of general recreation facilities outside of managed sporting facilities. Particular issues include the lack of paths, lighting and shade. The lack of basic infrastructure undermines the park's potential to be an attractive place to be, either while watching or participating in sports activities or as a place to socialise, play or simply spend time outdoors.

Closely linked with the limited amount of lighting provided in the park is a general concern about safety within the park. Limited hours of use of sporting facilities, buildings with blank walls that are generally closed off from the park and low levels of park use contribute to a lack of passive surveillance that in turn further discourages use.

While there is a lack of shade around sports facilities, the park features areas of trees planting that provide an attractive backdrop to many sports venues. Significant trees include a number of mature native trees throughout the park as well as an avenue of Tallowood trees (E microcorys) along Olympic Drive that are heritage listed under schedule 5 of the ALEP.

Dense planting is also located along Haslams Creek. While this planting contributes to an attractive backdrop for many park venues it also visually separates the parts of the park east and west of Haslams Creek.

There is an opportunity to extend existing plantings, in particular of shade trees, to provide for increased visitor comfort through shade and reduced temperatures. Planting will need to be located carefully and with consideration of existing concerns about the lack of passive surveillance, in order not to further visually isolate parts of the park.

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## Park management

The parts of the park currently developed with recreational infrastructure are generally managed by parties other than Council, through usage agreements including leases and licences. They are indoor facilities or fenced off from public access. Use of these facilities requires membership and typically payment of fees. As a result, the park does not provide a destination that offers or encourages free recreation.

A number of previous studies have shown that this model is problematic due to the level of economic disadvantage in the area, as well as general trend away from traditional club membership towards more casual sports participation including 'pay-as-you-play' services.

In order for Wyatt Park to more widely and effectively serve the local community there is therefore a need to provide a variety of free and attractive facilities. There may also be a need adjustments to existing operational and management models in order to offer greater flexibility of participation.

#### **Environmental Constraints**

Key environmental constraints in Wyatt Park result from its location in the Haslams Creek floodplain.

The whole park is within the floodplain and the high-risk areas within the canal and a larger area near the junction of Boorea Street. If building within these high-risk areas there is a significant risk of flood damage, as well as a potential risk to life. However, building within the low and medium risk areas of Wyatt Park, including in the vicinity of Haslams Creek, is permitted in accordance with the controls in the DCP.

During a major flood the park would not be accessible as it would be cut off from Olympic Drive.

Consistent with the park's floodplain location, much of the land has been identified at being at risk of developing acid sulfate soils. Based on the history and past uses of the land it is likely that soils within or below the park may be considered contaminated. Any development within the park would need to consider appropriate management strategies.

#### Park Values

The park has significant social, cultural, recreational, heritage and environmental values.

Physically valued aspects of the park include

- · Existing quality sporting venues
- The range of sporting spaces and facilities including specialist facilities
- The size of park making it suitable for a diverse range of activities including large events
- · Significant trees, in particular native trees planted in the 1970's
- · A green space that contrasts with surrounding urban areas
- The park's inherent potential to better contribute to meeting local recreation needs.

From a heritage point of view, the park is listed on the ALEP. It is considered locally significant due to:

- · Its long continuous history as an important sportsground
- Its long history and association with a number of clubs/ user groups and prominent individuals
- Its continuous evolution over time to meet and accommodate changing needs and demands
- The surviving evidence of past history and uses as evident in the park's buildings and structures including Lidcombe Oval, Grandstand and Scoreboard, the Haslams Creek Channel, the Ruth Everuss Aquatic Centre and the Wyatt Park Youth Centre
- Its important association with social events and services including depression relief works and youth services.



# 4.4 Synopsis

Wyatt Park is a major park in the eastern Cumberland Local Government Area (LGA) that features a diverse number of sporting facilities including some high-quality facilities.

At the same time the park is underdeveloped for general recreation use and lacks many basic facilities and park infrastructure such as lighting, paths or seating.

Consistent with the level of infrastructure provision, the park is well known to existing established sporting users. It is little used or known amongst the wider community, with a general lack of awareness of what the park has to offer.

At the same time there is significant untapped demand for sport and recreation. This will increase as the area is expected to experience major population growth over the next 20 years. With little additional open space currently being planned for, it is therefore imperative that Wyatt Park is managed in a way to maximise its potential as a major urban park to meet a wide variety of open space and recreation needs.

#### **Key Issues**

Based on the findings from the site analysis, review of background information and community and stakeholder consultation, the key issues that need to be addressed to maximise the potential of Wyatt Park are:

- 1. Low levels of access
- 2. A low level of appeal
- 3. A low level of awareness and use.

#### Low level of access

A key issue that needs to be addressed to maximise the park's potential is the current low level of formal access for all transport modes including vehicular, pedestrian and cycle access. This applies to the park generally but in particular to the area along Olympic Drive.

The lack of access discourages use. Parts of the park are difficult to get to and there is limited passive surveillance, making these areas feel unsafe. At the same these areas are not currently viable for development as any recreation facility located here would not be easily accessed.

Future management of the park needs to break out of this negative feedback loop whereby people don't access parts of the park due to the lack of facilities, and where facilities are not able to be provided due to the lack of access rendering them unfeasible and difficult to construct and maintain.

#### Low level of appeal

Wyatt Park suffers from a generally low level of appeal due to a combination of

- Poor or ageing building stock and facilities such as change rooms and amenities,
- Low levels of amenity due to the lack of basic park infrastructure and shade
- · The lack of informal recreation opportunities
- Safety concerns including the lack of lighting and passive surveillance
- Poor way-finding, access and circulation, in particular for pedestrians and cyclists.

#### Low level of awareness and use

The park is predominantly developed for formal supporting use. As a result, existing user groups and organisations represented in the park are "in the know" and enjoy what is on offer.

On the other hand, with the park undeveloped for general recreation, there is a generally low level of awareness of the park amongst the wider, non-sporting, community. This lack of awareness includes both knowledge of the existence of the park itself and of the range of facilities and recreation opportunities it has to offer.

Contemporary research into this phenomenon indicates that a "build it and they will come" approach to park and recreation infrastructure is no longer sufficient, in particular in lower-income communities. In lower-income communities parks are often found to be inadequate in meeting the needs of residents, even if the facilities themselves are similar to those that would be found to be meeting needs in wealthier areas.

In response the research suggests that the provision of physical park improvements and infrastructure must be coupled with an offering of supervised activities and programs, as well as marketing and community outreach efforts to get people involved in recreation activities and using parks.

This is further discussed in the following section.

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# 4.5 Open Space and Recreation Planning Principles

This section describes a number of current trends in the management of open space and recreation facilities that are seen as relevant for Wyatt Park, both in terms of the development of a vision and masterplan, and for ongoing management.

# Flexibility and adaptability

Flexibility refers to the capacity of the park to allow a multitude of uses to happen at different times throughout the day, week or year. Adaptability refers to the ability of the place to accommodate new or different uses over time and in response to changing needs and demands.

Both are important as they work together to ensure that the recreation offering in the park is both relevant to the community and able to maximise community benefits from a finite resource. That is, use of the park by one group does not exclude use of the park by other people or groups.

Flexibility and adaptability enable the park to respond to and evolve with changing needs and demands. They are particularly relevant in the context of diverse needs, fast population growth and changes in the cultural and demographic makeup of the community that are yet difficult to predict.

Under this principle capital investment is channelled to provide flexible spaces and facilities rather than highly specialised infrastructure that would be at greater risk of being used for only limited amounts of time or of becoming redundant or irrelevant.

Flexible and adaptable facilities need to be complemented by targeted and regularly monitored programs to cater for different users. Unlike capital works, recreation programs are able to be adjusted relatively quickly and cost-effectively to ensure they deliver ongoing beneficial recreational, social, community and health outcomes.

## Diversity

Similarly, to flexibility, diversity ensures that venues are designed to appeal to and be able to be used by a diverse range of people and ages, either at the same time or at different times of the day, week or year.

Another aspect of diversity is to ensure a broad range of experiences are available in the park through a range of facilities and spaces that provide accessible and attractive opportunities to all resident groups.

# Co-location and integration of facilities and services

Co-location refers to a mix of activities, user groups and programs operating out of one venue. To a degree this is already happening in the park, for example at the REAC. REAC offers a range of aquatic, leisure and wellness programs including a gym, coaching services and outdoor water playground/ splash pad.

There is an opportunity to further extend the REAC's offering to include a wider range of health and well-being services, fitness and social activities, as well as outdoor programs such as play groups, physical exercise or fitness classes that take advantage of the park setting.

Other opportunities include the potential to establish a youth hub by clustering a broad range youth services and programs with sports activities and facilities that appeal to young people and provide opportunities for social interaction and integration.

In addition to the potential for cross-programming of activities and client sharing, the benefits of co-location include ease of client access to a wide range of services in one place (a "one-stop-shop"), enhanced social interaction between users of different facilities and programs, as well as the opportunity to provide a comprehensive and integrated set of programs to increase the diversity of services.

From a facilities development and management perspective, the benefits of co-location include:

- · Eliminating or avoiding duplicated infrastructure and services
- Increasing operating hours and achieving higher occupancy levels due to shared use
- Improving safety around a busy facility, benefiting both building occupants and surrounding precincts through increased passive surveillance
- Reducing the overall footprint of facilities and freeing up valuable land for other uses
- Lowering capital costs and realising economies of scale in marketing
- Reducing upkeep and maintenance/ servicing costs including repairs, energy costs and the like
- · Achieving higher viability

#### Multi-use of shared facilities

In the past it was typical for many user groups to have their own facilities. This required a multitude of buildings, each with limited hours of use but a full set of maintenance requirements.

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In contrast multi-use of facilities recognise that each organisation does not need its own building. Due to the generally limited hours of use by each individual organisation there is an opportunity to share facilities between different groups. Accordingly, all buildings, upgrades and development should be designed to ensure they can be used by multiple groups, rather than having their use restricted to a single organisation.

Similar to co-location and integration, shared used of buildings and facilities reduces capital and ongoing costs and the land area required to accommodate various organisation, while increasing viability through extended hours of use.

#### Minimisation of conflict

Providing a range of different recreation activities including shared use of facilities has the potential for some activities to impact on others, with the potential to lead to conflicts between different activities or groups.

Typical conflicts include uncertainty over priority of access or times of use as well as noise concerns, parking conflicts and tension between the need for vehicular access and safe use of the park by young children.

Ongoing management and development of the park will be undertaken in a manner that seeks to minimise the potential for conflict by

- Identifying clear priorities for activities throughout the day, week and year including through usage agreements such as leases and licences
- Positioning of uses and activities, for example the locations of car parks in relation to playing areas
- Identifying activities that are not permitted or would require prior approval for example festivals and events.

## Community development and strengthening

The principle of community development and strengthening builds on the recognition that in multicultural or economically disadvantaged communities many people do not know whether they are allowed to use a park, or how to use it.

Programming of park spaces becomes a crucial complement to the provision of physical facilities in order to achieve the desired community benefits and outcomes including mental and physical health and social interaction.

The park is able to be used as a base for a wide variety of community development activities including events, picnics, carnivals, social tournaments, cultural celebrations (including food, music, dancing), school events and play groups, school holiday

activities and after-school activities and games. Programs have been found to significantly increase use of open space without the need for additional permanent or built infrastructure.

# Compatibility

Development within any park needs to ensure that it is both compatible with the site itself, in terms of scale and the role of the park within the open space system, and with the availability and offering across the LGA more generally. This ensures a diverse recreation offering across Council's open space system to meet the needs of everyone while avoiding unnecessary duplication.

Individual facilities should be designed to be compatible for use at different levels or standards of training and/ or competition. Key examples at Wyatt Park are the netball courts and the Auburn Athletics Centre. The latter offers significant potential to be used by local groups and schools, as well as to cater to the needs for higher level athletes.

For Wyatt Park, the primary focus should be meeting 'local' and 'district' needs while retaining and possibly expanding its capacity to accommodate Council-wide or possibly 'regional' events. While Wyatt Park currently meets its district and regional role quite well, there is a need to enhance local level facilities in particular, and to improve the condition and amenity of district level facilities.

This will require new facilities that are designed to primarily meet the needs of local residents such as a small playground, lawns for informal play or picnics and shady areas to meet the need for general family recreation and socialising in the context of decreasing access to private outdoor space.

Local facilities would be complemented by enhanced district and regional level facilities that will continue to attract residents from more distant locations to use high quality or unique facilities or attend events. They include sporting venues that need to be enhanced through updated amenities and the provision of additional sporting fields to enable it to better meet its district/regional sporting function. Fields should be configured for maximum flexibility to allow the full range of potential sports codes using full-size fields.

## Economic activity and contribution

Open space and recreation facilities in the park have the potential to bring economic benefits to the community. An existing example is the REAC and the PCYC. They generate economic activity by providing employment and through daily operations and management including the purchasing of supplies, and fee-for-service programs and activities. People attending events in the

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park including the Eid and Afrocultures festivals spend money at the events as well as in getting there.

The contribution of the park to the local economy should be recognised and can be further enhanced by developing the park in a way that facilitates economic activity. Means would include enhanced spaces and upgraded facilities with the ability to stage quality sporting events and more frequent (cultural) events that attract people to the park.

This builds on the traditional role of Lidcombe oval as an important suburban sportsground and its continued association with rugby league and cycling clubs. There is also a significant opportunity to work with prominent cultural groups and institutions such as the Gallipolli Mosque to hold important annual festivals (e.g. Eid, Diwali, Afrocultures) as well as more regular events in the park, for example a weekly prayer.

# Visibility and Wayfinding

Optimising sight lines will be important in Wyatt Park to ensure users feel safe, are aware of what's going on and can find their way around. Particular factors for consideration include the topography and the type and location of planting provided.

Due to the size of the park and the number of facilities available, the provision of sight lines will need to be complemented by effective wayfinding signage to give clear guidance on how to access facilities.

## Identity

Given the size and importance of Wyatt Park as the major park in the eastern LGA, the park should provide a mix of settings and opportunities that is unique. Similarly, the design of facilities and the infrastructure provided in the park will need to be of a standard and quality that reflects the importance of the park and clearly indicates that the place is valued and valuable. Materials should be consistent to support the park's identity and using unique colours or other features to distinguish it from other places.

Over the longer term, the use of quality materials and the development of quality facilities will assist in reducing maintenance requirements, requiring less time and money to look after them.

## Sustainability

The park needs to be developed in a manner that is sustainable and contributes to a highly livable Cumberland. The design of the park will need to recognise the potential challenges inherent in climate change, including changes to flood behaviour and potential sea level rises, as well as likely increased temperatures in a part of Sydney that already experience extreme summer heat.

Wyatt Park offers significant potential to contribute to the aims of sustainability and livability. Opportunities include additional tree planting to ameliorate the effects of urban heat islands and provide habitat, as well as opportunities to cleanse and re-use stormwater to reduce downstream impacts and the amount of potable water used in the park and fields maintenance.

## Park management

Programming of the park and its spaces will be a key management requirement complementing investment in physical infrastructure if the potential of Wyatt Park is to be maximised and the current issues of declining condition and under-use to be reversed.

In addition to a commitment to invest in physical infrastructure in Wyatt Park and in order to deliver the full benefits of investment to the community there needs to be a significant additional commitment to

- Asset management and maintenance including higher maintenance inputs and standards
- Programming and program management including higher levels of park supervision and usage monitoring.

#### Asset management and maintenance

Parts of Wyatt Park currently receive varying levels of care and maintenance, with established facilities such as Lidcombe Oval and Auburn Athletics Centre generally maintained to a high standard, and little time or resources available to maintain other parts of the park. This is manifest in the poorly embellished and run-down character of areas outside of major facilities and consistent with staff feedback and concerns about being able to service an improved park based on current resourcing levels.

Similar to Council indoor assets, there is a need for greater supervision and maintenance of outdoor facilities to realise their potential to be safe and attractive places.

#### Programs

It is evident from Wyatt Park and other places that facilitated programs, cultural events and club use are able to generate significant levels of use within the park, based on a commitment to organise and market these activities.

In contrast during the remaining time the park is for the most part empty and unused.

A number of strategies can be employed to address the issue of under-use. An important strategy is to diversify the existing offering from organisations within the park to provide programs within the wider Wyatt Park, especially in outdoor areas when they are not in use for other structured activities.

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Particular opportunities include extending the responsibilities of REAC management (currently provided by Belgravia) to organise outdoor activities in adjoining parts of the park including fitness classes (e.g. yoga, tai chi, boot camp, orienteering) or family and play activities such as play group, geocaching or walking groups. There is also potential to provide additional outdoor infrastructure that could be managed/ supervised by REAC management such as outdoor slides, high ropes courses, extended water play areas and the like.

Similarly, there is potential for the PCYC to expand its program into outdoor areas. Examples include outdoor ping pong, outdoor gymnastics or aerobics classes or rock climbing on the centre's walls.

With steady and growing demand for basketball there is a significant opportunity to provide for outdoor basketball, in particular for social games. Cycling clubs could provide additional bike-riding activities including learn-to-cycle classes or beginner social rides around the park. Other existing groups and organisations could offer informal after-school games and tournaments or provide "come and try" opportunities, either individually or as part of a park-wide community recreation fair day.

There are also opportunities to seek partnerships with new organisations or providers to run programs or activities in the park, or for Council itself to coordinate programs that could address a wide range of community development, sport and recreation and youth needs.

All new opportunities will require marketing and coordination as part of the expanded management responsibilities, in particular if they are to attract and deliver benefits to those members of the community that are traditionally hard to capture or need support or encouragement to access community facilities.

# 4.6 Statutory Objectives and Principles

## Principles of Crown land management

Section 11 of the CLA identifies the following principles of management for Crown land:

- (a) That environmental protection principles be observed in relation to the management and administration of Crown land,
- (b) That the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- (c) That public use and enjoyment of appropriate Crown land be encouraged.
- (d) That, where appropriate, multiple use of Crown land be encouraged,
- (e) That, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) That Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles

#### **Native Title**

Under the Native Title Act 1993 (Cth), all activities and proposed public works carried out on the land must address the issue of Native Title and require validation of the future act procedures in Division 3 of the act by Council's Native Title Manager.

# Community land

The LGAct and the Local Government (General) Regulation 2005 (LGGR) provide the legal requirements for community land under Council under its care and control (refer to section 36). It requires Council to classify all community land according to set management categories, in accordance with the guidelines provided by the LGAct and the LGGR.

Figure 7 illustrates the proposed categorisation of community land in Wyatt Park. Management and use of community land must be consistent with the core objectives prescribed by the LGAct for the different categories.



#### Core management objectives

Based on the categories of community land proposed for Wyatt Park, Section 36 of the LGAct prescribes the following core management objectives.

## Community Land categorised as "Sportsground"

The core objectives for management of community land categorised as a sportsground are (Section 36F):

- (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

## Community land categorised as "Park"

- (a) To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- 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.

## Community land categorised as "General Community Use"

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) In relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).





Figure 7: Categorisation of community land in Wyatt Park

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# 4.7 Summary of Opportunities

## **Broad Directions for Wyatt Park**

Based on the above, the following broad directions are identified for Wvatt Park;

- Promote, program and develop Wyatt Park as the core multi-user parkland for eastern Cumberland – a place and a destination
- · Enhance the quality of all assets in the park
- · Integrate facilities and services
- · Improve awareness of the park through promotion and marketing
- Increase use of the park and enhance the park as a destination through improved facilities and programming
- · Enhance safety and accessibility
- Ensure diversity of opportunity within the park and the wider open space system
- · Protect and enhance environmental systems and diversity
- · Promote sustainability and sustainable use

## **Dual Approach to Management**

Based on the issues identified for Wyatt Park and consistent with contemporary open space and recreation planning principles and with current research there is a need to adopt a two-pronged approach to the park's future management. This approach will see physical improvements coupled with organisational change and social engagement and participation elements to promote the park and reach out to new target groups.

Future management and development of Wyatt Park will therefore involve

- 1. Physical changes and improvements
- Operation and management changes including community development and the pro-active promotion and provision of programs at the park

# Physical changes and improvements

Key changes to the physical function of Wyatt Park will need to include:

- · Improved vehicular, pedestrian and cycle access
- · Improved parking management during peak times
- · Improved safety (lighting and surveillance)
- Improved pedestrian circulation around the park perimeter and connecting the different facilities and venues within the park
- · Improved signage/ way-finding
- Better facilities including change rooms, toilets, canteens, storage, shade, shelter, seating and water stations.
- · Upgrading of poor building stock and appearance
- Improved amenity throughout the park including shade, shelter, public toilets, park furniture, bubblers and natural areas
- New spaces and amenities that support informal and family recreation including BBQs, picnic areas and playgrounds
- Better infrastructure to support major events including access to water and power

# Operational and management changes

Key changes in the approach to the management of Wyatt Park will need to include:

- · Greater promotion of the park and its offerings to
  - Increase awareness of the park generally
  - Increase awareness of what's on offer including free activities
  - Capture latent local demand for sport and recreation
  - Increase participation in activities and the utilisation of existing venues (many are operating below capacity)
  - Extended service hours i.e. events and activities available at a greater range of times (day/ night)
- Greater coordination/ cooperation amongst stakeholders including sports clubs and organisations and Council
- Increase the offering of activities, programs, events and services to attract people to the park and better meet community interests and needs including
  - More frequent activities/ events
  - Community and sporting events and tournaments
  - Regular targeted programs conducted in the park by either Council, existing clubs and organisations or third parties
- Consideration and allocation of appropriate resources to maintain an upgraded park with increased utilisation
- Resolution of ambiguities regarding maintenance and repairs in use agreements to achieve a better cared for and more inviting place.

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#### 5.1 Vision Statement

The vision for the Wyatt Park will guide the development of management strategies as well as the specific actions that are proposed in this PoM.

Realising the vision for Wyatt Park will rely on a collaborative approach by Council and existing user groups. The development of detailed actions and allocation of suitable levels of funding will be critical steps in the process of achieving this vision.

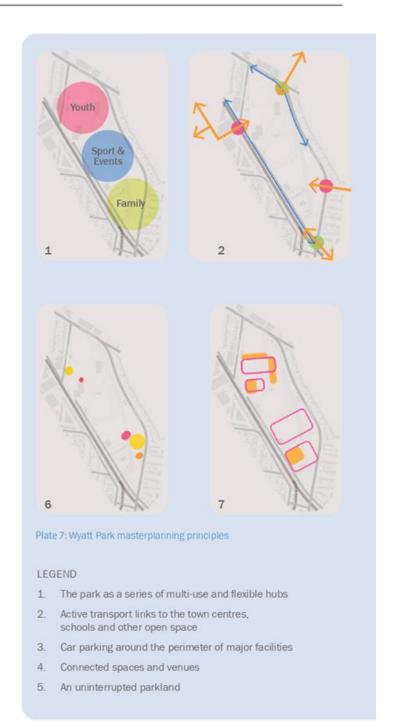
Building on existing strengths and uses, Wyatt Park will be progressively renewed and upgraded to provide a series of quality facilities and places catering to a wide range of people in Cumberland. The Park's historic sports focus will be retained and complemented with additional recreation opportunities including social and family recreation. The park will be enhanced to provide a comfortable and pleasant setting, ease of access and enhanced passive surveillance to ensure it meets its potential as one of the premier open spaces in Cumberland.



# 5.2 Masterplanning principles

The key issues, opportunities and principles outlined in the Basis for Management and the Vision for Wyatt Park were captured in a series of diagrams or masterplanning principles. The masterplanning principles guide the development of the landscape masterplan by providing the respective direction to inform the future physical structure and layout of the park.

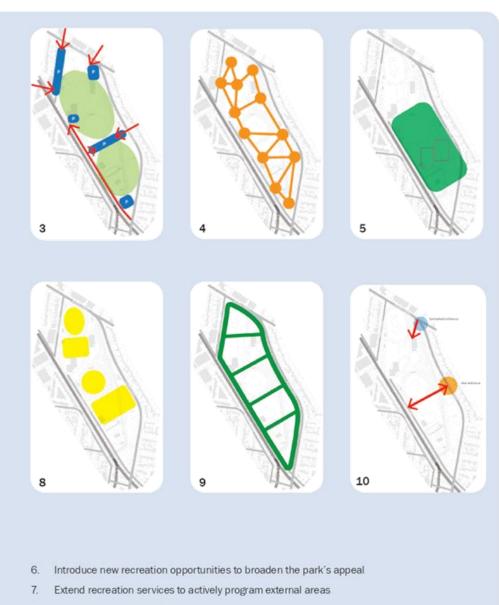
The masterplanning principles diagrams are illustrated in Plate 7.



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- Increase shared use of park areas
- Extended tree cover to frame venues and provide shade and amenity
- 10. Vehicular access from Olympic Drive subject to RMS approval

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# 5.3 Key Outcomes

The vision and masterplanning principles indicate six key outcome areas for Wyatt Park. They are:

- 1. An active and diverse park
- 2. Accessible and connected
- 3. Comfortable spaces
- 4. A clear identity
- Integrated facilities and services
- 6. A sustainable place

Table 4 outlines a series of objectives and guidelines to realise these outcomes.

Objectives Guidelines

## Outcome Area 1: An active and diverse park

- Provide and enhance facilities to create multi-use destinations that generate activity and movement
- Create fun and active spaces that promote a sense of community ownership
- Create flexible and adaptable spaces that cater for diverse user groups and local cultural needs and sensitivities
- Retain high quality sporting venues and enhance or replace club facilities
- Enhance undeveloped areas to create quality open spaces for social and family recreation
- Provide additional recreation equipment around the park to cater for currently unmet needs such as exercise or outdoor gym equipment
- Extend the sports offering in line with the preferences of culturally prominent groups e.g. soccer, table tennis, volleyball, cricket
- Extend the offering for young children to create a whole-of-family destination
- · Provide recreation facilities that are welcoming
- Provide a mix of free to use and pay to use activities and facilities, to ensure there is something for everyone/ every budget
- · Create an events hub

#### Outcome Area 2: An accessible and connected park

- 1. Provide convenient and safe access for all
- 2. Deliver a walkable and legible place
- Provide for well-connected activities
- 4. Maximise and unify the parkland
- Integrate the park into a system of attractive and well-connected destinations
- Create additional park entrances including from/ across Olympic Drive and the railway line
- Re-align or cover the Haslams Creek channel to unify the parkland and activate the Olympic Park frontage
- Provide for pedestrian/ cycle circulation through all areas of the park and between the various activities and venues
- · Provide appropriate directional signage and maps
- Remove unnecessary fences to provide visual and physical access and promote passive surveillance
- · Minimise restricted and exclusive areas
- · Retain and enhance access and provide for controlled parking areas

Table 4: Objective and Guidelines for Key Outcome Areas

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#### Objectives Guidelines

- · Improve active transport links to the town centres
- Create links to other open spaces and residential areas (the Auburn 'Green Grid') to create an integrated system of attractive, different and accessible parklands
- Provide spaces for social connectedness: places to meet and places to access to wifi/ digital meeting places

#### Outcome Area 3: A comfortable park

- 1. Provide a safe and clean environment
- 2. Create a high level of amenity and user comfort
- Locate facilities / uses to minimise potential for conflict
- · Enhance access through the park to maximise passive surveillance
- Provide new park infrastructure such as paths, lighting, shade/ shelter, seating
- Design buildings and facilities to maximise interaction and casual surveillance of external park spaces including through fenestration, external bookings and the like
- · Use planting to enhance the microclimate and visitor comfort
- Locate parking and vehicular access to the perimeter of the park to facilitate good access while avoiding potential for conflict with other users
- Modulate existing landform to maximise passive surveillance and remove left-over spaces

#### Outcome Area 4: A park with a clear identity

- Meet local and district needs while improving the capacity to hold Council-wide events
- 2. Create a unique mix of settings and opportunities
- Create experiences and programs that connect people to the place and build community
- Promote the site's rich industrial, social and recreational history to the wider community
- Develop facilities to serve local residents including playgrounds, BBQ/ picnic areas and informal play areas
- · Improve the park as a venue for community and cultural events
- Increase the 'presence' of the park from Olympic Drive: enhance the park's street appeal and entry experience
- Improve the park as an environmental destination and a green oasis in the suburb
- · Maintain Lidcombe Oval as the ceremonial "heart" of the park
- Design spaces that relate users to local history and culture such as Lidcombe Oval or the AGE site where users can relate and learn historical/ cultural facts about the place
- · Include a public art program



Objectives Guidelines

#### Outcome Area 5: Integrated facilities and services

- Co-locate a mix of compatible activities, user groups and programs to maximise use, interaction and passive surveillance
- Initiate a diversity of programs across facilities, in particular areas with limited or no structured use
- Ensure all buildings and redevelopments are able to be used by multiple groups
- Create a youth hub taking advantage of existing facilities and activities in the western park and the proposed new school
- Consolidate facilities to reduce duplication and free up parkland for additional uses
- Maximise shared use amongst different groups (i.e. of courts, parking, buildings) to reduce duplicated infrastructure and reduce the footprint of dispersed facilities, maximise parkland for other uses, maximise hours of operation and occupancy rates and reduce management and maintenance costs
- Carefully consider the placement and arrangement of furniture, public amenities and other items to increase accessibility, usability and the interaction between people

#### Outcome Area 6: A sustainable park

- Protect and enhance natural systems
- Design buildings and spaces that are easily maintained and cared for
- Design the park to be able to be updated and adapted over time and allow for staging of development in line with Council cash flow
- Develop management (funding, leasing etc) models that ensure benefits (social, health, financial) are returned to the community
- Evaluate performance and outcomes to ensure ratepayer moneys have been put to best use

- Enhance tree cover to provide shade, restore the local ecology and counter the urban heat island effect
- · Enhance and restore the riparian ecology of Haslams Creek
- Assess the capacity for developing wetlands in association with Haslams
  Creek as a means of attracting more native fauna and flora, strengthening
  natural processes and cleansing stormwater and runoff
- · Investigate opportunities to enhance water quality and ameliorate flooding
- · Locate future facilities to minimise risks/ costs as a result from flooding
- Nominate different stages of the development to allow early works to commence before larger components are built
- Implement the "low-hanging fruit" of smaller budget items such as planting, paths, playgrounds and lighting before relocating or redeveloping major facilities
- Consider water and energy consumption and promote the use of clean energy through design (e.g. introduce solar powered lighting).

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# 5.4 Landscape masterplan

## How the plan was developed

The preferred landscape masterplan for Wyatt Park was developed in consultation with Cumberland Council, the community and key stakeholders.

The first step in the masterplan development process involved the preparation of three options to address the identified key issues and reflect the agreed planning principles.

Following consultation with Council, two options were further refined and amended, for the purposes of consultation with the Cumberland community.

Community consultation panels were prepared to explain the masterplan options and how they were developed. The masterplan options and consultation boards were available for viewing on Council's website, together with a survey questionnaire that provided an opportunity for people to respond to a series of specific questions as well as leave general feedback.

Hard copies of the questionnaire were available at all major Council venues and Council staff carried out a number of visits to the town centres to capture input from the general community. Existing stakeholders and user groups were notified of the public exhibition via email.

Following the public exhibition of options, Council collated and analysed the feedback and survey responses received. As a result of this process, a preferred option was developed, combining features from both exhibited options, as well as a number of refinements.

The next step will be the public exhibition of the Draft PoM. This provides a further opportunity for the community to input. Submissions will be reviewed and considered in the finalisation of the PoM.

# Description of the masterplan

The landscape masterplan for Wyatt Park is presented in Figure 9. It illustrates the desired future park structure and use, guiding development of Wyatt Park for the duration of this PoM.

There are a number of key components to the masterplan:

- Existing elements that will not fundamentally change (but may be improved)
- 2. Building changes
- 3. Park uses and activities
- 4. Access and circulation
- 5. Landscape, amenity and ecology

#### 1. Existing elements that will not change

Recent or current Investments and High Quality Facilities

Over the last few years Council has made a number of significant investments in the park. In addition, the park features a number of quality facilities that are highly valued, well used or not available in other locations in eastern Cumberland. The masterplan recognises the importance of these facilities to existing users and the potential they offer for the wider community. They include (refer Figure 8):

- Auburn Athletics Centre
- 2. Cumberland Basketball Centre
- 3. Marie Dunn Netball Courts
- 4. PCYC building
- 5. Lidcombe Oval, Grandstand, Scoreboard and Velodrome
- 6. Ruth Everuss Aquatic Centre.

It is proposed that these facilities are retained. Some aspects of these facilities are proposed to be improved to better meet the needs of existing and potential future users. More information on the proposed improvements or upgrades is provided in the following sections.





Figure 8: Existing facilities that will be retained

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#### 2. Building changes

The masterplan proposes the following changes in respect of buildings in the park:

- · CBC: alterations + additions including
  - A northern extension to increase capacity to four full courts and safe run-off areas - refer Plate 8
  - A remodelled entrance through a new southern annex that will provide a more attractive facade at the southern end as well as passive surveillance of the park. Potential opportunities include new offices, meeting/ consulting rooms or a cafe with external serving area - refer Plate 9
  - A Council maintenance store at the northern end.
- WPYC: retain the existing building for use by AYC Inc while a new building is built close by. The existing building would be demolished (subject to approval - see A note on heritage items below). The new purpose-built youth centre should be:
  - Approximately 1,200m<sup>2</sup>
  - A multi-purpose building and able to accommodate a wide range of community uses and functions, including multi-use facilities, gym, meeting rooms, change rooms, toilets, kiosk, office accommodation and storage facilities - refer Plate 10
  - External spaces for gathering and recreation.
- · Netball amenities: refurbish the existing netball pavilion:
  - The former AGE Caretaker's Cottage will be upgraded.
     Works would include a second change room, upgraded bathrooms, access improvements, additional storage, a meeting room and upgraded kiosk/ canteen facilities. A more detailed brief would be developed in consultation with key stakeholders including PANA and N4A
  - General building improvements to ensure compliance with current codes and standards
  - Provide for public toilets as part of the building upgrade.
- · AAC: renew or upgrade the athletics pavilion:
  - Upgrade amenities (change rooms and bathrooms)
  - Additional shade/ covered areas refer Plate 11
  - Other building upgrades or improvements may be considered in the future. These would be identified and agreed through further consultation with stakeholders such as AWAC, TWLA and local schools.
  - investigate opportunities for multi-purpose spaces/use
- · Lidcombe Oval Grandstand:
  - Consolidate and redevelop ancillary buildings at Lidcombe Oval to reduce clutter and improve views into the oval in a new purpose-built facility
  - Upgrade existing bathrooms, change rooms, first aid and canteen facilities
  - Relocate Council maintenance equipment to a new store

- · Lidcombe Oval Scoreboard
  - Refurbish and repair the former scoreboard and turnstiles (subject to approval - see note on heritage items below)
  - Re-instate as the formal entrance to Lidcombe Oval - refer Plate 12
  - Investigate potential to provide a multi-purpose meeting room and/ or equipment store.
- · Lidcombe Velodrome
  - Redevelop the existing amenities to new consolidated purpose-built, multi-use building and demolish existing building at the northern end to accommodate change rooms, bathrooms, bicycle/ equipment storage and potential multipurpose/ meeting room that could be shared between clubs
- Girl Guides and Boy Scouts Halls: the masterplan does not propose any changes to the existing buildings as this is not under Council management
- PCYC; the masterplan does not propose any changes to the existing building
- REAC: the masterplan does not propose any changes to the facility.

#### 3. Park uses and activities

Existing uses and activities

The masterplan proposes the following changes or improvements to existing facilities and uses in Wyatt Park:

- AAC: upgrade the grounds to address concerns surrounding player and visitor safety and comfort:
  - Provide formal spectator seating such as bleachers or seating steps on the existing embankment - refer Plate 13
  - Provide a formal path link from the amenities building to the field, to provide safe and complying access down the existing embankment
- · Netball: upgrade the existing courts including
  - Resurface and line-mark the lower (eastern) courts
  - Investigate the potential for multisport use (basketball, handball, volleyball and futsal) in the future - refer Plate 14
  - Develop Passive recreational space for event use, volleyball/badminton
  - Provide perimeter paths, seating and shade to upper and lower courts
- Provide publicly accessible bubblers/ drinking fountains.
- · Lidcombe Oval:
  - Focus on community activities and programs facilitated by future lessee ensuring more open public use of Lidcombe Oval and Council to establish a more inviting entry to encourage greater use - refer Plate 15
  - Consider event/ community uses such as outdoor cinema screenings utilising the old scoreboard - refer Plate 16.

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- 1. Haslams Creek pedestrian/ cycle link to Olympic Park
- Vehicular connection to Olympic Drive retained (left entry/left exit only)
- Shared car park
- Extended Cumberland Basketball Centre incorporating Council maintenance store
- 5. Aubum Athletics Centre (retained)
- 6. Additional perpendicular parking in Percy Street
- Refurbished netball change rooms, klosk, public toilets and storage facility
- 8. Cycle/ pedestrian link to Auburn town centre
- Local playground and fitness station for Gelibolu precinct
- Netball courts lower courts to be sealed. New perimeter paths, seats and shade trees
- Existing road to be modified to become an emergency entrance only and pedestrian path including landscape treatments
- 12. Outdoor passive recreation space volleyball/badminton
- 13. PCYC, basketball court and parking (retained)
- 14. Upgrade Lidcombe Oval Grandstand and amenities
- New purpose-built stadium/changerooms & storage facility
- Sculptural landform/ marker
- 17. Picnic/ BBQ area
- 18. Existing dog off-leash area
- 19. Perimeter shared path
- 20. Girl Guides and Scouts Halls (retained)
- 21. Haslams Creek
- 22. Internal shared path
- 23. Lidcombe Oval perimeter path
- 24. Lidcombe Oval and Velodrome
- Small plaza/ forecourt to Lidcombe Oval Scoreboard, retain existing drop-off bay
- 26. New hardstand area/ kiosk/ food truck
- Multi-use fields and event space
- New multi-purpose youth and community centre (1,200m2)
- New fitness station
- 30. Car park (retained)
- 31. Aubum Ruth Everuss Aquatic Centre
- Church Street: retain existing parking and provide additional street trees
- Destinational all abilities playground and learn to ride facility with safety fence along Olympic Drive
- Potential future pedestrian/ cycle overbridge to Chadwick Reserve (subject to RMS approval)
- 35. Indoor/outdoor Skate/scoot park
- 36. Existing car park (retained)
- 37. Cycle/ pedestrian link to Lidcombe town centre



Figure 9: Wyatt Park Landscape Masterplan

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#### · REAC:

 Improve links across Haslams Creek to provide potential opportunities for REAC to run outdoor programs in the park such as boot camps/ personal fitness, playgroup, (kids) gymnastics, stretch classes or yoga - refer Plate 17. There may also be potential for built infrastructure such as a tree-tops walk or high ropes course.

#### · Wyatt Park Fields:

- Create improved connectivity across Haslams Creek to provide a more continuous multi-use area with greater visibility from Olympic Drive (subject to heritage and Sydney Water approval)
- Redesign the eastern side near to Olympic Drive to provide a flexible, multi-use, informal recreation and picnic area space that caters for the social, meeting and informal recreation needs of a growing population.
   Provide a variety of different, scaled, open areas as well as shady groves of trees for shade and amenity
- Redevelop Wyatt Park Fields with increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation
- Maintain and enhance the current role as a prime site for community and cultural events including hardstand kiosk/food truck area - refer Plate 18.
   Provide services including water/ sewer access and lighting/ electricity to better support events
- Plant additional trees around the perimeter of the fields to provide an attractive landscape setting that offers shade and comfort for visitors and spectators alike, including during sport and community/ cultural events - refer Plate 20.
- Investigate the feasibility of including ancilliary facilities including cricket nets, futsal courts, a continuous circuit cycle path able to be utilised for cycling and triathlon events.
- · Dog Off-Leash Park:
  - Retain in the short term. As part of wider strategic studies, review the need for dog parks and determine the most appropriate location in Lidcombe and Auburn, with a view for future removal and relocation from Wyatt Park.

#### New uses and activities

The masterplan proposes to extend the recreation offering in Wyatt Park to provide for greater use by the general community. It proposes a range of new infrastructure for play and passive, individual and family or social recreation, as described below.

- Play: provide play and exercise opportunities to cater for all ages and abilities including:
  - A small local playground at Percy Street to cater for residents in the Gelibolu precinct, including parents with small children waiting to collect older siblings from the proposed school in Percy Street - refer Plate 20 (note: the school proposal is yet to be approved)
  - A destinational playground along Olympic Drive, opposite and connected to Chadwick Reserve via a new overbridge (subject to Roads and Maritime Services (RMS) approval).

The playground would be designed to provide a range of high quality and exciting play opportunities, commensurate with Wyatt's Park regional importance. It would cater for all ages and abilities and provide a highly visible landmark along Olympic Drive to enhance community awareness of Wyatt Park - refer Plate 21. The playground would be set back from the road frontage to provide a buffer and would be surrounded by a playground fence or similar to prevent children from running onto Olympic Drive. Noise mitigation may need to be considered to reduce traffic noise from Olympic Drive while maintaining views and passive surveillance

- An indoor/outdoor combined skate/ scooter park colocated with the destinational playground near Olympic Drive where it would be easily accessible and visible. The facility would cater to a range of ages from primary to adolescents/ young adults to provide a whole-of-family destination in eastern Wyatt Park refer Plate 22
- Provide outdoor exercise equipment along new park paths to create a fitness loop or circuit to cater for a range of ages - refer Plate 19
- Provide a learn-to-ride cycle track for general community use and with the potential to host programs and training opportunities including activities run by Neo Cycling and LACC in conjunction with destinational playground-refer Plate 25.
- · Social and family recreation opportunities:
  - Improve existing lawns and complement existing trees to provide picnic lawns and shady groves for social and family gatherings - refer Plate 20. Key areas are Wyatt Park fields and eastern Wyatt Park
  - Provide picnic shelters, BBQs and seating/ tables to encourage use of the park by families and other groups for social outings and get-togethers - refer Plate 26
  - Provide small shaded plazas near major facilities such as the CBC, WPYC and Lidcombe Oval to provide social gathering spaces - refer Plate 12
  - Provide general recreation infrastructure throughout the park including seats, shade, bins, bubblers/ drinking fountains and bike racks

#### Access and circulation

The masterplan proposes to improve access both to and within Wyatt Park, as follows:

- · Improve vehicular access within the park:
  - Extend Church Street to provide a formal low speed link to the CBC and to Boorea Street retaining existing gated left in/left out at the signalised Olympic Drive/Boorea Street intersection.
     This would formalise the current arrangement for major events when a one-way traffic loop is in place through the park
  - Provide new east vehicle access from Olympic Drive with left in/left out for increased passive surveillance and to provide direct access and parking capacity (subject to RMS approval.
  - Provide event and emergency access between Lidcombe Oval and the Wyatt Park fields.

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- · Enhance car parking:
  - Provide additional parking capacity at east passive and picnic area in the form of either parallel or angle parking along the proposed new east access road, subject to detailed design investigations
  - Retain the existing car park between REAC and the Wyatt Park fields and investigate opportunities to review the parking configuration to maximise capacity
  - Consolidate and reconfigure car parking in the northern part of the park. Provide shared car parking for all users (including but not limited to the PCYC, AAC, CBC, PANA, N4A, Neo Cycling and LACC) in two new formal car parks east of the PCYC and east of the CBC (to replace the existing car park south of the CBC). Integrate tree planting in the design of car parks to provide shade and thermal comfort and enhance the landscape setting of Wyatt Park - refer Plate 27
  - Retain the existing PCYC car parks
  - Increase parking capacity through additional 90° parking on the western side of Percy Street. This can be accommodated through line marking
  - A limited number of parking spaces may be provided along the Church Street to Boorea Street link, alongside Lidcombe Oval (subject to detailed design investigations)
  - Review the parking configuration along Church Street to maximise capacity within the existing road footprint
  - Retain the existing car park near Olympic Drive in its current footprint.
- · Improve pedestrian and cycle access and circulation:
  - Provide a continuous accessible path around the park's perimeter
  - Provide paths throughout the park to connect existing and proposed facilities and encourage use of the park for walking, cycling, scooter riding, running and the like - refer Plate 28
  - Provide a safe and direct link to Chadwick Reserve and residential areas in Lidcombe in the form of an overbridge across Olympic Drive (subject to RMS approval) - refer Plate 29
  - Modify the internal existing road to provide an attractive pedestrian connection from Percy Street to the Cumberland Basketball Centre (in between the Netball Courts and Athletics Field). The existing boom gate will be retained for controlled vehicle access
  - Better connect the park across Haslams
     Creek through bridge connections
  - Improve existing paths to ensure they are accessible, continuous and of sufficient width
  - Enhance the amenity of existing pedestrian crossings on roads surrounding the park to ensure they are

- accessible, safe and comfortable to encourage people to access the park by walking or cycling
- Provide a continuous cycle/ pedestrian link to Auburn town centre and station
- Provide a continuous cycle/ pedestrian link to Lidcombe town centre and station.
- In addition, there is the potential to further investigate opportunities for a direct rail crossing from the REAC/ Church Street to the reserve in Milton Street (subject to approval).
- Investigate opportunities for west link rail crossing to provide increased access across from west to Wyatt Park
- Signage and way-finding
  - Develop a signage strategy and graphics to increase awareness of the park and to assist people to find their way to and around the park and between the various venues and facilities - refer Plate 30.

#### Landscape, amenity and ecology

The masterplan proposes a range of measures to improve the general appearance, amenity and safety of the park, including:

- Provide additional planting for shade, amenity and thermal comfort, visual interest and habitat;
  - Provide formal tree planting along roads and in car parks - refer Plate 27
  - Complement existing avenue plantings such as along Olympic Drive
  - Provide additional shade trees around sports grounds including Lidcombe Oval, the AAC and the netball courts including between upper and lower netball courts
  - Extend woodland tree planting of native vegetation to provide habitat, especially along Haslams Creek
  - Provide shady groves for spectators and general recreation such as picnics and social gatherings with a particular focus on Wyatt Park fields - refer Plate 20
  - Provided shaded play spaces
  - Use tree planting to frame major venues and facilities, to provide a green backdrop and to enhance the park as a 'green oasis' in the city,
- · Park amenity and safety
  - Provide lighting along internal roads and paths to ensure safety of the park users in the evenings/ at night
  - All new buildings will be designed to maximise passive surveillance of surrounding park areas - refer Plate 31.
- · Land form: provide a series of sculpted mounds or markers to
  - Provide topographic interest, play opportunities and elevated viewing points over the park - refer Plate 32
  - Increase awareness of the park from Olympic Drive
  - Conceptually connect the park to Olympic Park located further downstream along Haslams Creek - refer Plate 33.



- Public Art Program to incorporate a program which includes permanent and temporary installations, place making initiatives and artworks that reflect and showcase the LGA's diverse communities.
- Improve overall inclusiveness and accessibility to venues and facilities
- Incorporate and Investigate waste and resource recovery options in line with Council strategy

#### A note on heritage items

A number of structures in the park are heritage listed and considered to be of significance. Any changes to these structures will require further detailed design and heritage investigations, and may require prior heritage approval. These structures include Lidcombe Oval and Grandstand, Haslams Creek canal, The Wyatt Park Youth Centre building and Ruth Everuss Aquatic Centre.

#### 5.5 Potential future character

The following images give an indication of the potential future character of Wyatt Park and the recreation opportunities and facilities it provides.



Plate 8: A new colourful mural on the extended CBC will ensure a high level of visibility of the CBC and Wyatt Park from Olympic Drive.



Plate 9: The CBC entrance at the southern facade has the potential to be activated for improved passive surveillance of the park such as through a container cafe annex.

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Plate 10: New multi-purpose building with Wi-fi hot spot. Extensive ground level windows ensure passive surveillance of surrounding park



Plate 13: Provide spectator seating at the AAC by re-shaping the existing embankment into seating steps.



Plate 11: Extended covered areas outside change rooms or the canteen will provide much needed shade for spectators and participants at sports/ athletics events at the AAC.



surfacing. There may be potential for multisport line-marking and goal posts in the future.



Plate 12: The traditional entrance to Lidcombe Oval will be remodelled as a small plaza with tree planting and seating.



Plate 15: The fence type and design around Lidcombe Oval will be reviewed to allow for shared community use and access.

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Plate 16: There's an opportunity for additional community events such as cinema under the stars/ outdoor movies.



Plate 19: Shady groves will provide cool places for picnicking or watching sports events.



Plate 17: Council will work with existing recreation providers such as the PCYC, AYC Inc and Belgravia/REAC to investigate opportunities for offer outdoor programs in the park.



Plate 20: A small playground will provide basic play opportunities for residents of the Gelibolu Precinct and be located near Percy Street.



Plate 18: The ability of Wyatt Park fields to house major community and cultural events will be enhanced through additional infrastructure including power, water and shade.



Plate 21: A destinational playground will be highly visible from Olympic Drive and will provide an attraction for residents from all of Cumberland.

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Plate 22: A skate/ scoot park will be designed to cater for a wide age range and complement the youth focus of the park.



Plate 25: A learn-to-ride track will complement existing cycling programs and cater to local need.



Plate 23: Outdoor exercise equipment will cater to all ages and complement training facilities within existing venues. Several stations can be located along the path system to provide a fitness loop.



Plate 26: BBQs, picnic shelters and tables will transform Wyatt Park into a place for social and family gatherings.



Plate 24: Passive Recreation activities will complement the existing recreation offering and activate outdoor spaces.



Plate 27: Tree planting will be viewed to provide shaded car parks that are comfortable all year round and enhance the landscape character of the park.

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Plate 28: An internal path system will connect the park's facilities and provide safe recreation opportunities for all ages including walking, logging, cycling and scooter riding.



Plate 29: Provide a pedestrian cycle bridge across Olympic Drive for safe access and to link to Chadwick Reserve.



Plate 30: Develop signage and a wayfinding strategy to assist people finding their way to and around the park.



Plate 31: Buildings in the park including the new youth and community centre building will be designed with an attractive an inviting facade and to maximise passive surveillance of the park.



Plate 32: Landform provides potential for exciting play opportunities.



Plate 33: Sculptural land form markers add visual interest and lookout points. They will connect the park to Olympic Park further downstream along Haslams Creek.

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#### 5.6 High level cost plan

In order to assist Council to determine the priority of implementation of the proposed masterplan, a high-level cost plan was prepared. The cost plan provides an indication of the likely magnitude of costs associated with the proposed improvements, to enable Council to budget for park improvements and to align priorities with available funding streams (including 7.11 contributions funding and long-term lease arrangements) to ensure a financially sustainable outcome.

The cost of implementing the entire masterplan has been estimated at \$59,655,454 (excluding GST). Key major cost items are summarised in the following table. The item number provides a cross reference to the masterplan in Figure 9.

Item #	Description	Total
4	Extended Cumberland Basketball Centre incorporating Council maintenance store	\$7,178,920
28	Demolish and construct New muti- purpose youth and community centre (1,200m²) (pending subject to further studies and heritage approval)	\$4,441,457
15	Demolish and construct New muti- purpose facility (pending subject to further studies and heritage approval)	\$\$4,441,457
33	Destinational playground/learn to ride	\$3,596,869
35	Skate/ scooter park	\$2,910,536
34	Potential future pedestrian/ cycle overbridge to Chadwick Reserve (subject to RMS approval)	\$2,836,089
3	New shared car park	\$2,707,161
7	Refurbished netball change rooms in former caretakers cottage	\$1,616,812
25	Small plaza/ forecourt to Lidcombe Oval Scoreboard	\$1,529,219
19	Perimeter shared path	\$602,422
14	Upgrade Lidcombe Oval Grandstand and amenities	\$573,025
9	Local playground for Gelibolu precinct	\$440,779
17	Picnic/ BBQ areas	\$340,331
22	Internal shared path	\$204,188
24	Lidcombe Oval and Velodrome (retained including Grandstand, seating, lights, track and mounding)	\$98,972
21	Haslams Creek improved connections	\$71,640
2	Potential vehicular connection to Olympic Drive (subject to RMS approval)	\$68,446
	TOTAL (ex GST)	\$29,216,866

Implementation of the masterplan therefore represents a significant financial commitment on behalf of Council. To ensure available funds are spent in the community's best interest and lead to highest and best use of the park, regular review of this PoM is essential to ensure that the masterplan and proposed works continue to reflect community needs and aspirations.

#### 5.7 Implementation priorities

The priorities for the upgrading of Wyatt Park have been determined in consultation with Cumberland City Council and following on from the community engagement program. Available funding and Council's ability to secure additional funding are further key considerations in determining implementation priorities.

Note: Implementation of the masterplan is independent of general maintenance, repairs and upkeep works that are required to keep existing facilities in good order. Ongoing maintenance operations are not included in the below priority list.

Priorities for masterplan implementation are described in the following table. Please note the order of priority for implementation is indicated by the column titled "P#". The column "M#" provides a reference to the masterplan in Figure 6.

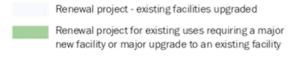
reference to the masterplan in rigure o.				
P#	M#	Description		
1.	. 10 Netball lower court re-surfacing and line marking (complete)			
2. 4 CBC extension including Council store and southern annual				
3.	3. Provide general park furniture throughout the park including additional shade, seats, tables, BBQs, lighting, fitness stations, bins and water stations. Furniture can be progressively rolled out or be provided in association with major park improvements such as the installation of playgrounds			
4.	5, 7, 14, 25, 29	Upgrade of amenities at all facilities including netball, AAC, Lidcombe Oval/ Velodrome. Upgrades to encompass change rooms, toilets, canteens and storage. This would include further investigations of opportunities to integrate public toilets with existing facilities such as at the MDNC or within existing buildings at Lidcombe Oval		
ற்ற major venues (in particular those		Improve community safety through lighting around major venues (in particular those open at night), along the path system and in car parks		
6.	28	New multi-purpose youth and community building		
7.	6	Additional car parking in Percy Street		

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P#	M#	Description
8.	32, 30	Review of car parking configuration in Church Street and between Wyatt Park fields and REAC
Destinational playground in eastern Wyatt Park inconsculptural land marker & learn to ride facility		Destinational playground in eastern Wyatt Park including sculptural land marker & learn to ride facility
10.	35	Indoor/outdoor Skate/ scooter park
26. Improved connections across Haslams Creek including new east access (subject to RMS approval) and augmentation to existing services to provide for water, sewer and power access for events      12. 19. Establishment of the pedestrian and cycling circulation network around and within the park to connect buildings and recreation facilities/ venues. The pathway network would activate a whole of park experience and encourage walking, running and cycling. It provides the structure for the provision of other park infrastructure such as shade, shelters, park furniture, gym stations, bins and water stations		including new east access (subject to RMS approval) and augmentation to existing services to provide
		circulation network around and within the park to connect buildings and recreation facilities/ venues. The pathway network would activate a whole of park experience and encourage walking, running and cycling. It provides the structure for the provision of other park infrastructure such as shade, shelters, park
13.	9	Local playground for the Gelibolu Precinct
14.	8, 37	Pedestrian/ cycle links to Lidcombe and Auburn town centres/ stations
15.	12	Informal Recreation space
16.	3	New car park east of the PCYC and upgraded Church Street to Boorea Street link road including upgraded CBC parking and connection to Boorea Street
17.	16	Sculptural land markers
18.	34	Olympic Drive overbridge to Chadwick Reserve
19.	18	Investigation/relocation of the dog park outside Wyatt Park
20.	1	Haslams Creek pedestrian/ cycle link to Olympic Park
21.		Investigate rail crossings from REAC to Milton Street and from Percy Street to Cockthorpe Street

#### LEGEND



New infrastructure required to support additional park uses and improve access Leases and Licences

The majority of existing facilities in the park are managed by third parties under lease or licence and future lease and licence agreements will assist Council to fund implementation priorities,

**Existing Use Agreements** 

#### Other Agreements

5.8

Council also has a number of other management arrangements, as follows:

- Lidcombe Oval and Velodrome are available for casual or seasonal hire under Council's standard hire agreement
- Wyatt Park fields are available for casual or seasonal hire under Council's standard hire agreement, including for events
- The REAC is managed by Belgravia Health and Leisure Group Pty Ltd (Belgravia) under a facility management agreement that delegates the daily management, care and maintenance of the REAC to Belgravia for a term of 3 years. Upon expiration of the agreement Council will invite public tenders with the aim of identifying the preferred third party for a future management term.

Table 5 summarises key information for existing and recently expired use and management agreements. The land to which agreements apply are illustrated in Figure 6.

#### 5.9 Proposed Future Use Agreements

This PoM expressly authorises the issue of leases, licences, and other estates over the land covered by the PoM, provided that:

- the purpose is consistent with the purpose for which it was dedicated or reserved.
- the purpose is consistent with the core objectives for the category of the land.
- the lease, licence or other estate is for a permitted purpose listed in the Local Government Act 1993 or the Local Government Regulations 2005.
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the Native Title Act 1993.
- considerations are made to land subject to a claim under the Aboriginal Land Rights Act 1983.
- the lease, licence or other estate is granted and notified in accordance with the provisions of the Local Government Act 1993 or the Local Government Regulations 2005.
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

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#	Agreement type	Agreement party	Permitted uses	Subletting	Duration	Date of expiry
1	Lease	ASICS Wests Athletics Club and Tiger Wests Little Athletics Club	Athletics training, caching, events, and school carnivals in addition to activities relating to the management and operation of not for profit sporting clubs. The lessee must not use the facility for commercial purposes without written approval of Council.	Permitted to sublet the facility to community organisations, government agencies and schools to provide services or programs for young people from the Auburn community	3 years	30 Sept 2017. New lease currently under negotiation
2	Lease	Parramatta Basketball Association	Basketball, volleyball, netball, futsal, badminton, martial arts and gymnastics.	Permitted with Council consent	21 years	01 Jan 2022 New lease currently under negotiation
3	License	Parramatta Auburn Netball Association	Foster, promote, encourage and control the game of netball within the Parramatta-Auburn District.	Courts are to be hired out to schools in the LGA. Sub-letting permitted with Council consent	10 years	O1 Nov 2007 New lease currently under negotiation (refer section 4.9)
4	Lease	Police Citizens Youth Clubs NSW	Provision of programs, services and facilities enabling children and young people, primarily those who are disadvantaged or at risk of involvement in crime, to participate in sporting, artistic, educational and recreational activities.	Permitted to sublet the facility to community organisations, government agencies and schools to provide services or programs for young people from the Auburn community	20 years	31 March 2036
5	Seasonal/ Casual hire	Varies	Varies	N/A	Varies	Varies
6	Crown Lease	Scouts and Girl Guides	Erection of buildings (Scout Hall/ Guides Hall)	Halls are to be available for hire on at least one night per week, if required	Lease in pe with Crown (not Counci	Lands
7	Seasonal/ Casual hire	Varies	Varies	N/A	Varies	Varies
8	Lease	Auburn Youth Centre Inc	Youth services, programs, and activities	Permitted with Council consent	4 years	31 May 2019 New lease currently under negotiation
9	Facility Management Agreement	Belgravia Health and Leisure Group	Aquatic swimming and fitness programs, related teaching, coaching and other programmes, cafe/ kiosk,	Management is to encourage cross training and use by sports teams and organisations using Wyatt Park	months to 1 July 2018 with a 3 year extension	30 June 2022

Note: In addition to the above existing and recent leases and licences, additional Lease/Licence arrangements are proposed for a TOMRA Recycling facility near to the Wyatt Park Youth Centre, Lidcombe Oval and Skate facility.

Table 5: Existing and recent leases and licenses over Crown land

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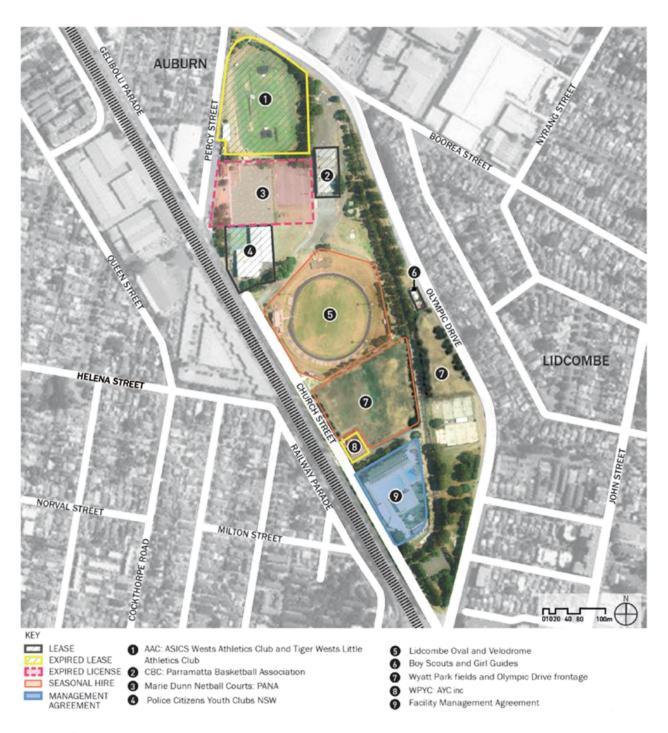


Figure 10: Existing and expired use and management agreements over Crown land

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#### Planned changes to existing agreements

#### Planned new lease for Cumberland Basketball Centre

During its ordinary meeting on 2 August 2017 Cumberland Council resolved that it would enter into a new lease with the Parramatta Basketball Association for a period of 20 years.

The Agreement for Lease is subject to development consent for the proposed extension of the CBC and approval from Crown Lands for the construction of an addition comprising of

- · An enlargement of the area currently used as the third court
- · An annex to accommodate a fourth court.

Council during its meeting committed to enter into a new lease based on completion of the proposed works and on the basis of a pre-approved construction budget of approximately \$3.5M. The Agreement for Lease will be subject to satisfactory performance on a number of conditions.

While the new lease has not yet been executed, Council's resolution provides confirmation of its commitment to support the long-term use of Wyatt Park for the purposes of indoor basketball.

#### Proposed future use agreements

This PoM makes a number of recommendations in respect of future use and management agreements within Wyatt Park. They are described in the following sections.

#### **General Recommendations**

- Clarify the maintenance responsibilities and expectations of Council and its lessees/ licensees to remove ambiguities and ensure a high standard of maintenance, upkeep, presentation, user safety and amenity.
- In order to minimise potential for conflict between different groups using the park, ensure future agreements clearly articulate the extent to which facilities are to be shared or exclusively assigned to a single organisation. This applies to both outdoor facilities (such as fields, courts, tracks and car parks) and indoor facilities (such as change rooms, toilets, canteens, storerooms or meeting rooms).
- Enforce existing lease/ licences to ensure lessees/ licensees
  do not use facilities in Wyatt Park for commercial gain or
  advantage through sub-letting or the hiring out to third
  parties. If a commercial event is organised within Wyatt
  Park such as a festival or circus a direct Licence must
  be organised through Council by the event organiser.
- Shared use of facilities: generally, facilities will be managed to enable shared use by multiple user groups. To this end amenities and sports pavilions will not be available for lease or for exclusive use by a single organisation.

#### Length of agreements and strategic assessments

- Review the standard length of leases and ensure lease provides for periodic review (say every five years) prior to renewal or extension. This will ensure that the use of facilities under lease continues to meet Council's and the Cumberland community's needs and expectations.
- Prior to renewing leases or licences, a strategic review should be undertaken to confirm that the proposed use of the facility is consistent with the identified sport and recreation needs in the Cumberland LGA.

#### Discontinue seasonal hire

 Abandon seasonal hire arrangements for Lidcombe Oval and Velodrome in favour of formal lease/licence agreements. The recommended standard term is three years.
 This would provide certainty of operations for clubs/ organisations while providing a regular opportunity for Council to review agreements to ensure licensees and the services and programs they offer continue to meet the needs of the Cumberland community and result in highest and best use of the land in Wyatt Park.

#### **Outdoor Facilities**

- For outdoor facilities, licence agreements are the preferred future agreement type as licences allow for greater shared use of facilities by a number of different organisations as well as by the general community.
- Review the terms of leases and licences to remove the lessees'/ licensees' right to sublet or hire out outdoor facilities to third parties. All hire of facilities is to be directly arranged through Council, with no provision for sub-letting or hiring out of facilities under future licences. Rents and hire charges are to be directly payable to Council to support the continued development and upkeep of community facilities.
- Replace expiring leases such as the lease of the AAC with licences to enable greater shared use of facilities between a number of community organisations and ensure that rent and/ or revenue generated is returned to Council.
- All casual hire of outdoor facilities will be managed by Council.
   Council's fees and charges will apply. Council may choose to offer subsidies to community organisations or other entities, based on its current policy framework at the time of hire.
- Car parks: any future use agreements over car parks is to
  ensure that rents/ hire/ licence fees adequately reflect the
  potential benefit to other parties. Further, before entering
  into any agreements for the use of car parks, evidence will
  need to be provided to ensure such use does not adversely
  affect the operation, viability and use of facilities and
  recreation areas within Wyatt Park as a result of reduced
  parking capacity for visitors and users of Wyatt Park.

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#### Priorities for use agreements

Priorities for use and management agreements revolve around establishing new agreements to replace those currently expired, as follows:

- Negotiate new and expired leases for renewal included AAC, WPYC, Lidcombe Oval Precinct and Skate Facility
- In consultation with Crown Lands review the leases in perpetuity granted to the Scouts and Girl Guides to
  - Ensure lease conditions are met
  - Review whether the buildings and land are used and managed in accordance with the principles of Crown land management and the CLA
  - Identify potential additional or alternative uses to take advantage of available facilities to accommodate other uses or community groups in need of meeting space
  - Ensure use and appearance of the buildings contributes to a vibrant, active and attractive park.
  - Work with the Boy Scouts Association and the Girl Guides Association to determine their future needs
- Following development of a new multi-purpose youth and community centre building, negotiate a new lease for the facility and ensure that services and programs offered continue to meet the needs of the Cumberland community.

#### Agreements for new park infrastructure

The following outlines the proposed use and management agreements that will be available. All new agreements will be subject to Council's standard policies, processes and conditions, as well as hire charges. Facilities and parts of the park that are not listed below will not be available for lease, licence or hire.

#### Facilities that may be available for lease

- · New multi-purpose youth and community centre
- · PCYC building (upon expiration or termination of existing lease)
- . CBC (upon expiration or termination of the existing lease and/or if a new Agreement for Lease as per section 4.9 is either not reached or terminated/ expired).
- Lidcombe Oval Precinct including Lidcombe Velodrome
- · Skate/Scooter Park Facility

#### Facilities that may be made available for use under licence

- AAC including associated amenities and outbuildings
- MDNC
- · All amenities and sports pavilions including those at the AAC (typically in conjunction with use of the AAC), MDNC
- · Wyatt Park fields.

Facilities that may be made available for hire

Hire opportunities include both casual and seasonal hire through Council:

- · All amenities and sports pavilions including those at the AAC (typically to be hired in conjunction with the AAC), MDNC as well as Lidcombe Oval, Lidcombe Velodrome the new multi-purpose youth and community centre (subject to the conditions of any lease that may be entered into)
- · Car parks

The primary function of parking areas in Wyatt Park is to support sports, community and recreation venues and activities by providing convenience of access and ease of parking. Therefore, car parks would only be available for hire in exceptional circumstances and for special community or cultural events. Car park hire would be subject to demonstrating need and community benefit.

- AAC
- MDNC
- · Lidcombe Oval
- · Lidcombe Velodrome
- · Wyatt Park fields.

Under special circumstances the fields may be made available for hire as special events parking area. This would be subject to demonstrated need and community benefit, and subject to ensuring that use of the fields for special events parking would not compromise the fields for other uses including as a result of damage

- Learn to Ride Track (for special events or programs)
- Skate/Scoot Park (for special events or competitions)

While not managed by Council, the Scout Hall and Girl Guides Hall, are available for community hire, subject to negotiation with the Boy Scouts/ Girl Guides Association directly.

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# SECTION SIX MANAGEMENT PLAN





The management action plan (MAP) has been organised consistent with the key components of the landscape masterplan. Management actions are provided for the following areas:

- Integrated Multi-use Community Spaces
- 2. Enhance Quality and Use of Open Space
- 3. Improve Safety, Access and Enhance Connectivity
- 4. Landscape, amenity and ecology

The management actions are designed to realise the objectives of this PoM including implementation of the masterplan and ongoing management. The MAP identifies where the responsibilities for implementation of actions lie and what the performance indicators are or means to measure 'success'.

Actions within the management action plan (MAP) are prioritised as follows:

H - High Priority (1-3 years)

M - Medium Priority (4-6 years)

L - Low Priority (7-10 years)



Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
Integ	rated Multi-use Community Spaces			
ATHLE	TICS			
A1	Consult with AWAC, TWLA and local schools to determine needs, priorities and timing of upgrades (including alterations or additions) to buildings and facilities within the AAC. Identify funding streams progressively and undertake upgrades as funding becomes available.	Executive Manager Recreation & Facilities	The upgrades to the AAC facilities as determined in consultation with stakeholders	L
BASKE	ETBALL			
A2	Work with the PBA to refine the brief for the extension of the CBC to incorporate additional run-off areas for the third court, a fourth court, a Council maintenance store for equipment and materials and a southern annex to provide a welcoming entrance to the centre as well as passive surveillance of the park.	Executive Manager Recreation & Facilities	CBC extended to four courts and new maintenance store provided     Southern entrance remodeled     Maintenance store provided and materials and equipment stored	Н
NETBA	ALL			
A3	Consult with user groups to develop a brief for the upgrade of the netball amenities in the former AGE Caretaker's Cottage. Engage consultants to assess the condition and compliance of the building with current standards. Prepare designs for refurbishments and alterations/ additions as required. Arrange for planning approvals as required.	Executive Manager Recreation & Facilities	Caretakers Cottage refurbished and complying	Н
LIDCO	MBE OVAL			
A4	<ul> <li>Consult with user groups to determine needs and priorities for refurbishment of the Lidcombe Oval Grandstand and amenities (including change rooms, bathrooms, canteen/kitchen etc) and associated buildings including         <ul> <li>Investigate opportunities to remove redundant structures and consolidate buildings in the vicinity of the grandstand to reduce clutter and provide a safe and functional spatial arrangement that supports the clubs' needs, respects heritage values and is based on Crime Prevention through Environmental Design (CPTED) principles.</li> <li>Assess the condition and compliance of existing buildings and fitouts with current standards.</li> <li>Prepare designs for refurbishments including any heritage assessments or planning approvals that may be required.</li> </ul> </li> </ul>	Executive Manager Recreation & Facilities	Lidcombe Oval Grandstand refurbished and complying	М

WYATT PARK PLAN OF MANAGEMENT MANAGEMENT ACTION PLAN



Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
A5	<ul> <li>Prepare a brief and engage consultants for the refurbishment of the Lidcombe Oval scoreboard/ turnstiles to restore the building commensurate with its historic and heritage importance. In consultation with Council and external stakeholders determine appropriate building uses (such as meeting/ multi-purpose rooms, referee rooms, storage) to ensure the building complements current and future uses and activities of oval.</li> </ul>	Executive Manager Recreation & Facilities	Heritage approval granted. Oval scoreboard/ turnstiles refurbished.	L
A6	<ul> <li>Consult with user groups to develop a brief for the refurbishment of an existing or development of new purpose-built facility including changerooms, gym and storage facility. Arrange for planning approvals as required, engagement of consultants and building.</li> </ul>	Executive Manager Recreation & Facilities	Development of purpose- built facility. Appropriate storage facility. Increased user satisfaction.	Н
YOUTH	CENTRE			
A7	<ul> <li>Undertake further detailed heritage studies to confirm that the heritage value of the existing WPYC building is based on social values and the provision of youth services in the park, and to confirm that the building may be demolished subject to provision of a new youth facility in the park.</li> </ul>	Executive Manager Recreation & Facilities with the support of the Executive Manager Development & Planning	Heritage study supporting the removal of the existing WPYC building	Н
A8	Consult with AYC Inc, other youth services and community services and sports groups to develop a brief for the new multi-purpose building at Wyatt Park fields. The building would contain as a minimum multi-purpose/ meeting rooms, youth facilities, kiosk/cafe facilities, changeroom facilities, public toilets (including accessible toilets), public wi-fi access, storeroom and as well as external gathering spaces and a shaded/ undercover area. Potential office accommodation should be investigated and the building designed in accordance with the Auburn City Community Facilities Strategy 2014 - 2024 and Cumberland Community Facilities Strategy 2019-2029. Engage a consultant team to develop designs, planning applications and building construction.	Executive Manager Recreation & Facilities and Executive Manager Community & Place	The construction of a new multi-purpose WPYC building to accommodate AYC Inc and other community services and functions	M
GENEF	RAL			
A9	Design buildings and facilities to maximise interaction and casual surveillance of external park spaces including through fenestration, external booking offices and the like	Executive Manager Recreation & Facilities	Design of buildings to ensure passive surveillance is maximised	M
A10	Improve inclusiveness and accessibility to venues and facilities	Executive Manager Recreation & Facilities	Design of buildings to ensure compliance with building codes and standards	М

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Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
Enha	nce Quality and Use of Open Space			
ATHLE	TICS			
B1	Consult with AWAC and TWLA to review the condition of existing facilities and infrastructure within the AAC and determine needs, priorities and timing of repairs or upgrades to the grounds and athletics facilities. Identify funding streams to progressively update the grounds	Executive Manager Recreation & Facilities	Grounds and athletics facilities safe and fit for purpose	М
B2	<ul> <li>In consultation with AWAC, TWLA and local schools develop a brief for safety upgrades to the spectator embankment including spectator seating and formal access between the amenities building and the track. Engage a consultant team to prepare designs and planning approval for the works.</li> </ul>	Executive Manager Recreation & Facilities	Spectator seating and safe access provided	М
NETBA	ALL			
B3	Prepare tenders for enhancement and supporting landscaping of netball court area to include  Sports-surfacing (including re-grading and drainage as required)  Line-marking for netball (multi-purpose line marking to be considered in the future)  Netball hoops  Concrete perimeter paths incorporating seating, shade and drinking fountains.	Executive Manager Recreation & Facilities	Tenders let. Works completed. Increased use of the facility. Positive feedback from users.	Н
LIDCO	MBE OVAL			
B4	The design of the entrance and event drop- off zone to encourage greater use of Lidcombe Oval particularly during working hours.	Executive Manager Recreation & Facilities	Installation of entry feature and enhance drop-off zone.	М
WYATI	F PARK FIELD			
B5	<ul> <li>Prepare tenders for enhancement of Wyatt Park fields with increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation as well as a community event space and investigation of potential complimentary facilities (cricket nets, futsal court)</li> </ul>	Executive Manager Recreation & Facilities	Tenders let. Works completed. Increased use of the facility. Positive feedback from users.	Н

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Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
B6	Engage consultants to prepare designs for improved connection of Wyatt Park across Haslams Creek to include:     Pedestrian/cycle bridge connections     East access entry and carpark     New tree planting     General park and recreation infrastructure, including picnic facilities and path networks.     Event access and Kiosk/Food truck hard stand area	Executive Manager Recreation & Facilities with the support of the Executive Manager Development & Planning	Provide greater connectivity between open space areas with link across Haslams Creek to better facilitate events, picnics and general sports and recreation	М
	Provision is to be made for events including heavy vehicle access, bump-in/-out and extension of existing utility services to provide access to electricity (3 phase power), water and sewerage. Arrange for planning and other approval as required such as heritage and Sydney Water approval.			
B7	In consultation with LACC and Neo Cycling develop a brief for inclusion of a learn-to-ride cycle track within Regional Playground development. The track is not to be designed or managed solely for the benefit of existing cycle clubs but may be available to the club for use under hire/ use agreement. The track will be designed to provide the opportunity to conduct learn-to-ride programs for the general community. Engage a consultant to prepare designs and engage with the community throughout the design process to ensure the track meets a wide range of needs.	Executive Manager Recreation & Facilities	Learn-to-ride cycle track installed and used	М
PLAY				
B8	<ul> <li>Prepare a brief and engage consultants for the design of a local playground off Percy Street, for the Gelibolu Precinct.</li> <li>The playground is to cater to toddlers and primary aged children and must include additional tree planting and shade sails to ensure a minimum 50% shade cover.</li> </ul>	Executive Manager Recreation & Facilities	Playground installed and used	М
B9	<ul> <li>Provide informal recreation space adjacent to PCYC and MDNC, appropriate surfaces and supporting park infrastructure including seats and shade</li> </ul>	Executive Manager Recreation & Facilities	Informal recreation space developed/installed and in use	L
B10	Develop a detailed design brief and engage consultants to prepared designs for an indoor/outdoor combined bmx, scooter and skate park near Olympic Drive. The facility must:     Cater to a range of ages and abilities from primary to adolescents/ young adults     Enjoy good passive surveillance from Olympic Drive     Enjoy ease of access     Allow for integration with and connection to a future pedestrian cycle overbridge across Olympic Drive to Chadwick Reserve     Be able to be staged in its delivery     Engage the community in the design process.	Executive Manager Recreation & Facilities	Construction of scooter and skate park which addresses all required features listed	L

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Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
B11	<ul> <li>Develop a detailed design brief and engage consultants to prepared designs for a destinational playground near Olympic Drive. The playground design must</li> <li>Provide a range of high quality and exciting play opportunities, commensurate with Wyatt's Park regional importance</li> <li>Cater for all ages and abilities</li> <li>Include supporting park infrastructure to provide a whole-of-family destination including seats, picnic tables, BBQs, shade (trees, sails or structures), drinking fountains and paths. There may be a need for public toilets unless they can be provided at Wyatt Park fields</li> <li>Enjoy ease of access from areas west of Haslams Creek including the car park north of the REAC through appropriate creek crossing opportunities</li> <li>Ingestive noise levels form Olympic Drive and their potential impact on the facility and incorporate noise attenuation as required.</li> <li>Enjoy good passive surveillance from Olympic Drive</li> <li>Be surrounded by pool fencing or other visually transparent fencing to prevent children running onto the main road</li> <li>Include tall vertical elements such as towers, slides or climbing nets that will be highly visible from Olympic Drive to increase awareness of the park and its facilities</li> <li>Include land form elements or sculptural markers</li> <li>Allow for integration with and connection to a future pedestrian cycle overbridge across Olympic Drive to Chadwick Reserve</li> <li>Engage the community in the design process.</li> </ul>	Executive Manager Recreation & Facilities	Destinational playground constructed and used	Н
OTHER	₹			
B12	<ul> <li>Undertake a feasibility study to determine the most appropriate location for dog-off leash areas in eastern Cumberland.</li> </ul>	Executive Manager Recreation & Facilities	Study recommendations implemented to either relocate or enhance the dog off-leash area	М
B13	Work with the community, existing park users and other youth and community organisations in and surrounding the park to select exercise equipment to provide a fitness circuit/ outdoor gym in Wyatt Park, for use by all age groups.	Executive Manager Recreation & Facilities	<ol> <li>Equipment selected and fitness station designs completed.</li> <li>Fitness equipment incrementally rolled out across the park</li> <li>Equipment observed to be used by a range of community members</li> </ol>	L

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Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
B14	<ul> <li>Provide spaces with access to wi-fi/ digital meeting places.</li> <li>Consult with existing operators in the park (such as PCYC and Belgravia) to investigate opportunities to activate external park spaces surrounding new facilities with wi-fi.</li> </ul>	Executive Manager Recreation & Facilities	Installation of wi-fi access. Increased use of park areas with wi-fi	М
B15	<ul> <li>Provide for new lighting close to facilities, along paths, playgrounds and sculptural markers</li> </ul>	Executive Manager Recreation & Facilities	Lighting installed, User feedback to confirm users feel safer in the park.	Н
B16	<ul> <li>Provide for new park infrastructure such as shade/ shelter, seating, bins and the like. Carefully consider the placement and arrangement of furniture, to increase accessibility, usability and the interaction between people</li> </ul>	Executive Manager Recreation & Facilities	Shade/ shelter, seating, bins installed and used	Н
B17	<ul> <li>Provide a contemporary suite of BBQs, picnic shelters, furniture and bubblers near Lidcombe Oval, in Wyatt Park fields and picnic areas and the destinational playground</li> </ul>	Executive Manager Recreation & Facilities	Installation of BBQs, picnic shelters, furniture, bubblers	М
B18	Provide heritage interpretation to connect users to local history and culture	Executive Manager Recreation & Facilities	Heritage interpretation installed	L
PROM	OTION OF THE PARK			
B19	<ul> <li>Increase the number of supervised activities offered to a diverse range of user groups</li> </ul>	Manager Children, Youth and Families	The allocation of a recreation coordinator	Н
B20	Work with stakeholders and community organisations to develop a program of events in the park that enhances awareness and use of the park and promotes it as a whole-of-family destination. This would include a mix of free to use and pay to use activities	Children's Recreation Officer and Youth Recreation Officer	Increase in supervised programs, activities and events. Increased park use	Н
B21	<ul> <li>Work with REAC management to identify opportunities to extend REAC programs and services into parklands east of the creek, while maintaining the safety and security of patrons.</li> </ul>	Children's Recreation Officer and Youth Recreation Officer	REAC programs conducted in the park	Н
B22	<ul> <li>Market, promote and ensure outreach programs are implemented to promote the park as a destination and increase the number of people using the Park</li> </ul>	Children's Recreation Officer and Youth Recreation Officer	Evidence of marketing material and outreach programs. Increased park use	Н
B23	<ul> <li>Investigate opportunities for involvement and activation of wheelchair sporting organisations in particular in relation to athletics, cycling and indoor sports.</li> </ul>	Children's Recreation Officer and Youth Recreation Officer	Evidence of marketing material and outreach programs. Increased park use	М
B24	Investigate greater opportunities for multi-use and activation of AAC where possible under lease arrangement	Children's Recreation Officer and Youth Recreation Officer	Evidence of marketing material and outreach programs. Increased park use	М

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Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
LEASE	S AND LICENSES			
B25	Work with existing clubs and organisations to:     Clarify management and use agreements. In particular resolve maintenance responsibilities and expectations for all parties to ensure facilities are maintained in good repair and to a high standard of presentation     Clarify use hours (for licences) to ensure the park/outdoor facilities are available to the general community free of charge including for individual or social purposes outside of core club hours (i.e. regular training and competition/games times)     Encourage cooperation and crosspromotion of services and facilities     Extend programs and services into external areas, to take advantage of the park setting and activate external areas for increased passive surveillance.     Encourage flexible models for the provision of recreation services and programs that offer a variety of membership and participation options to maximise opportunities for economically disadvantaged community members to participate in sport and recreation     Implement a program of review of park user agreements and programs to ensure they are aligned with and realise Council's objectives.	Executive Manager Recreation & Facilities in conjunction with the Executive Manager Corporate Services (Property)	Supporting documentation	Н
B26	<ul> <li>For all new management and use agreements         (including leases and licences) ensure         Maintenance responsibilities and expectations are clear         Rents are fair and reflecting the value to the Cumberland community of the services and programs offered.     </li> <li>Usage promotes multi-use of facilities</li> </ul>	Executive Manager Recreation & Facilities in conjunction with the Executive Manager Corporate Services (Property)	New lease and licence agreements to reflect requirements	M

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Action No.	Management Action	Responsibility	Performance indicator(s)	Priori (H,M,I
lmpr VEHIC	rove Safety, Access and Enhance Connectivity			
C1	Investigate and consult with RMS for formalisation of gated left-in/left-out intersection off Boorea Street (near CBC) If granted, intersection designs and undertake construction.	Executive Manager Regulatory & Technical Services	RMS approval     Intersection constructed and used	Н
C2	<ul> <li>Develop designs and consult with RMS to seek permission for a left-in/left-out intersection off Olympic Drive for east access. If granted, intersection design and undertake construction.</li> </ul>	Executive Manager Regulatory & Technical Services	RMS approval     Intersection constructed and used	L
C3	<ul> <li>Provide vehicle access between Wyatt Park fields and Lidcombe Oval (for event and emergency access) to better support events</li> </ul>	Executive Manager Regulatory & Technical Services	Internal road and parking constructed	М
C4	Prepare detailed designs for line marking of 90 degree parking on the northern side of Percy Street	Executive Manager Recreation & Facilities in conjunction with the Executive Manager Regulatory & Technical Services	Additional parking provided in Percy Street	Н
C5	<ul> <li>Engage consultants to prepare designs for the formalisation of the CBC car park to maximise efficiency and provide supporting amendments to the road layout</li> </ul>	Executive Manager Recreation & Facilities in conjunction with the Executive Manager Regulatory & Technical Services	Car park paved. Number of spaces increased	M
C6	Engage consultants to prepare a parking needs study. If shortfalls are identified prepare designs for new formal car park east of the PCYC	Executive Manager Recreation & Facilities in conjunction with the Executive Manager Regulatory & Technical Services	Parking needs formally established. Additional car parking provided based on needs including east of the PCYC	L
PEDE	STRIANS AND CYCLISTS			
C7	Provide a perimeter walking/running/cycling loop	Executive Manager Recreation & Facilities	Path constructed and used	М
C8	<ul> <li>Provide pedestrian/ cycle paths through all areas of the park and between the various activities and venues</li> </ul>	Executive Manager Recreation & Facilities	Pedestrian/ cycle paths constructed and used	M
C9	Provide appropriate way finding, directional signage and maps	Executive Manager Recreation & Facilities	Signage installed	M

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Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
C10	Engage consultants to design active transport links to Lidcombe and Auburn town centres and local schools	Executive Manager Development & Planning	Enhanced active transport links provided	М
C11	Investigate the potential for additional pedestrian access from including from/ across:     Olympic Drive from Chadwick Reserve     Railway line connecting to Milton Street Reserve     Railway line in the northern end of the park connecting to Percy Street near the PCYC building	Executive Manager Development & Planning	Strategic options report completed	M
C12	Upgrade/ remove the following fences to improve visual and physical access:     Around existing tennis courts once area is made safe and grass has established     Between Lidcombe Oval and Church Street to improve visibility and encourage access	Executive Manager Recreation & Facilities	The removal of the fence around the tennis courts and installation of new fence around Lidcombe Oval	М
C13	<ul> <li>Upgrade the existing bridges from the Wyatt Park fields and REAC across Haslams Creek.</li> </ul>	Executive Manager Recreation & Facilities	Accessible paths and bridges constructed across Haslams Creek	Н
C14	<ul> <li>Investigate the feasibility of including a continuous circuit cycle path able to be utilised for cycling and triathlon events in addition to the proposed Shared Pathway</li> </ul>	Executive Manager Recreation & Facilities	Feasibility report provided and cycle path constructed if supported by Community Engagement	L
Lands	scape, Amenity and Ecology			
D1	<ul> <li>Enhance tree cover to provide shade, provide a landscaped backdrop to venues, restore the local ecology and counter the urban heat island effect</li> </ul>	Executive Manager Recreation & Facilities	Minimum 30% increase in tree cover throughout the park by 2030	Н
D2	Investigate the feasibility of sculptural landform markers	Executive Manager Recreation & Facilities	Feasibility completed including preliminary options and designs. Installed	М
D3	Enhance and restore the riparian ecology of Haslams Creek through additional native planting	Executive Manager Recreation & Facilities	Increase in native flora and fauna in the park	L
D4	Incorporate Water Sensitive Urban Design (WSUD) treatments into the design of all new facilities, in the particular car parks	_	Integrated into future works	Ongoing
D5	<ul> <li>Consider sustainable principles such as energy efficiency, the use of clean energy, recycling initiatives etc through the design of park infrastructure and services</li> </ul>	Executive Manager Recreation & Facilities	Sustainability initiatives integrated into projects and management	Ongoing
D6	Increase maintenance so that the park feels well cared for	Executive Manager Recreation & Facilities in conjunction with the Manager Open Space	<ol> <li>Increased maintenance budget</li> <li>Visible improvements to the standard</li> <li>Positive community and stakeholder feedback</li> </ol>	M



#### 7 REFERENCES

### The following documents were reviewed or accessed during the preparation of this PoM.

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## DOCUMENTS ASSOCIATED WITH REPORT C05/21-739

# Attachment 2 Final Wyatt Park Landscape Masterplan



- 1. Haslams Creek pedestrian/ cycle link to Olympic Park
- Vehicular connection to Olympic Drive retained (left entry/left exit only)
- Shared car park
- Extended Cumberland Basketball Centre incorporating Council maintenance store
- 5. Aubum Athletics Centre (retained)
- 6. Additional perpendicular parking in Percy Street
- Refurbished netball change rooms, klosk, public toilets and storage facility
- 8. Cycle/ pedestrian link to Auburn town centre
- Local playground and fitness station for Gelibolu precinct
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- Netball courts lower courts to be sealed. New perimeter paths, seats and shade trees
- Existing road to be modified to become an emergency entrance only and pedestrian path including landscape treatments
- 12. Outdoor passive recreation space volleyball/badminton
- 13. PCYC, basketball court and parking (retained)
- 14. Upgrade Lidcombe Oval Grandstand and amenities
- New purpose-built stadium/changerooms & storage facility
- Sculptural landform/ marker
- Picnic/ BBQ area
- 18. Existing dog off-leash area
- 19. Perimeter shared path
- 20. Girl Guides and Scouts Halls (retained)
- 21. Haslams Creek
- 22. Internal shared path
- 23. Lidcombe Oval perimeter path
- Lidcombe Oval and Velodrome
- Small plaza/ forecourt to Lidcombe Oval Scoreboard, retain existing drop-off bay
- New hardstand area/ kiosk/ food truck
- Multi-use fields and event space
- New multi-purpose youth and community centre (1,200m2)
- 29. New fitness station
- Car park (retained)
- 31. Aubum Ruth Everuss Aquatic Centre
- Church Street: retain existing parking and provide additional street trees
- Destinational all abilities playground and learn to ride facility with safety fence along Olympic Drive
- Potential future pedestrian/ cycle overbridge to Chadwick Reserve (subject to RMS approval)
- 35. Indoor/outdoor Skate/scoot park
- 36. Existing car park (retained)
- 37. Cycle/ pedestrian link to Lidcombe town centre



Figure 9: Wyatt Park Landscape Masterplan

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## DOCUMENTS ASSOCIATED WITH REPORT C05/21-739

## Attachment 3 Summary of Submissions



## **Summary of Submissions**

Section 4.4 of the Draft Wyatt Park Plan of Management outlines Key findings from consultation and will be updated with recent community feedback from the Public Exhibition Period and Public Hearing. Feedback is consistent with the key improvements and objectives for Wyatt Park and follows the below themes:

- Improve safety, access and enhance connectivity
- Integrated Multi-use Community spaces

- Enhance quality of Open Space
- Activate and Encourage Park Use

No.	Comments / Suggestions	Theme	Recommended Council Response
1	Recorded within Public Hearing Report by Elton Consulting:  - General support for the proposed northern vehicular access via Olympic Drive (2).	Improve Safety, Access and Enhance Connectivity	Retain existing left in/left exit, gated to prevent 'rat run'. This is existing and currently working well.
	<ul> <li>Concern that the proposed east-west link (26) and entry/exit Boorea St will exacerbate exiting congestion issues as the route will be used as a 'rat run'</li> </ul>	Improve Safety, Access and Enhance Connectivity	Retain existing left in/left exit, gated to prevent 'rat run'. This is existing and currently working well.
	<ul> <li>Concerns that the proposed east-west link (26) will negatively impact the use of the multi-use fields (27), including hardening the surface.</li> </ul>	Improve Safety, Access and Enhance Connectivity	Re-envision the east-west link (26) to allow for event access, drop-off zone for events at Lidcombe Oval and Wyatt Park Fields (27) and east access for carparking to Scout/Girl Guide facilities and Picnic Area (17).
	<ul> <li>Proposed east-west link could be adapted to be a left in and left out access for parking for picnic area (17) and Scout/Girl Guides</li> </ul>	Improve Safety, Access and Enhance Connectivity	Re-envision the east-west link (26) to allow for event access, drop-off zone for events at Lidcombe Oval and Wyatt Park Fields (27) and east access for carparking to Scout/Girl Guide facilities and Picnic Area (17).
	Noted there is already considerable congestion in the Park, particularly around the Ruth Everuss Aquatic Centre (31) and during events. Option might be to route cars via the basketball courts (4), utilising the current gravel path.	Improve Safety, Access and Enhance Connectivity	Retain existing left in/left exit, gated to prevent 'rat run'. This is existing and currently working well. This may be utilised for event traffic as an alternate exit.



The potential increase in traffic and crossing of access road (26) between facilities also poses a pedestrian safety risk, particularly for children around Ruth Everuss Aquatic Centre (31).	Improve Safety, Access and Enhance Connectivity	Re-envision the east-west link (26) to allow for event access, drop-off zone for events at Lidcombe Oval and Wyatt Park Fields (27) and east access for carparking to Scout/Girl Guide facilities and Picnic Area (17).
Those living to the west of the Park currently have a circuitous route to access the Park. Value would come from crossing the train line via a tunnel which would make the Par more accessible to the community.	Improve Safety, Access and Enhance Connectivity	Include action to investigate opportunities for increased access across railway line to increase accessibility to the west of Wyatt Park.
- Parking, in general, is insufficient.	Improve Safety, Access and Enhance Connectivity	Masterplan includes increased parking at Percy Street and increased parking areas within Wyatt Park for use near to Lidcombe Oval, Netball Complex and CBC.
There is a need for plenty of parking for the netball courts (10) as this sport attracts a lot of cars.	Improve Safety, Access and Enhance Connectivity	Masterplan includes increased parking at Percy Street and increased parking areas within Wyatt Park for use near to Lidcombe Oval, Netball Complex and CBC.
Strong support for the creation of multi-use indoor and outdoor shared spaces	Activate and Encourage Park Use	The Draft Wyatt Park Plan of Management aims to promote, program and develop facilities, develop integrated facilities and services and enhance quality of park assets.  Feedback noted, no change recommended.
Shared amenities should include a club house, toilets, showers, change rooms, a gym, storage areas and night lighting (28)	Integrated Multi- use Community Spaces	,



-	Existing changeroom facilities and canteen (15) could be demolished in favour of a shared club house, changerooms and gym as it is close to the carparks (3).	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities.
-	An alternative location for a shared clubhouse, changerooms and gym could be near the proposed east-west link (26) as it is close to the multi-use fields and event space (27) and could be shared between Lidcombe Oval and multi-use fields.	Integrated Multi- use Community Spaces	Staff have investigated this suggestion and feedback in relation to east-west link and with reenvisioned east-west there is limited accessibility and parking to this area. It is proposed to co-locate youth and field facilities and co-locate user facilities for Lidcombe Oval into dedicated spaces.
-	Lighting is an important part of maximising the utility of spaces because they can then be used at night	Enhance Quality of Open Space	Include action to redevelop Wyatt Park Fields with increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation as well as a community event space.
-	Multi-use fields and event space (27) can be used by all sporting clubs and organisations including rugby league, soccer, cycling and the AYC	Enhance Quality of Open Space	Include action to redevelop Wyatt Park Fields with increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation as well as a community event space.
-	Multi-use fields and event space (27) can be used for rugby league training, making Lidcombe Oval more available for other uses / organisations.	Enhance Quality of Open Space	Include action to redevelop Wyatt Park Fields with increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation as well as a community event space.
-	Careful planning and management of general / multi-use areas is required to make sure the spaces are appropriately set up and ready for each user – for example rugby league teams have different requirements to soccer teams.	Enhance Quality of Open Space	Include action to redevelop Wyatt Park Fields with increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation as well as a community event space.



Make Lidcombe Oval and the velodrome multi-use.	Activate and Encourage Park Use	Lidcombe Oval Precinct is currently and will be retained as a multi-use space retaining sporting field and cycling velodrome. Long-term lease arrangement must meet these objectives of the Plan of Management.
Maximise the use of the velodrome as there are limited cycling venues in Sydney.	Activate and Encourage Park Use	Lidcombe Oval Precinct is currently and will be retained as a multi-use space retaining sporting field and cycling velodrome. Long-term lease arrangement must meet these objectives of the Plan of Management.
It was noted AYC requires access to shared spaces and amenities so they can continue to support vulnerable kids within safe spaces.	Activate and Encourage Park Use	Plan for development of new co-located and integrated facilities and services in purpose built facility (28) consolidating existing facilities for management and financial benefit to Council and to meet the needs of all stakeholders and user groups replacing existing Auburn Youth Centre and decommissioned facilities to north of Wyatt Park Fields incorporating new multi-use youth centre facilities, changerooms, gym facility, café/kiosk space, multipurpose spaces, sporting changeroom facilities, public amenities and appropriate storage facilities.
Strong support for interactivity between spaces and organisations with a preference for interactive hubs over separate spaces.	Integrated Multi- use Community Spaces	,
Questions were raised about the outdoor passive recreation space (12) and the new location for table tennis.	Enhance Quality of Open Space	Re-envision Passive recreation space (12) as a landscaped hardstand area for volleyball/badmintor with a dual purpose for event use associated with Netball Complex.



It was noted the Auburn Athletics Centre (5) has the largest space which is used by only a small number of people. It was suggested this could be better managed for multi-use.	Activate and Encourage Park Use	Include action to investigate greater opportunities for multi-use and activation of AAC.
<ul> <li>Master-planning principles – Increased shared use of park areas - The PoM calls out 'increased shared use' of park areas as being a key master planning principle, yet in practice, the EOI already issued by Council for Lidcombe Oval (including the Velodrome) does not provide any real protection for the cycling clubs, nor does it guarantee or mandate their continued access to the venue.</li> </ul>	Activate and Encourage Park Use	Council is currently undertaking an open Expression of Interest process for Long-term Lease opportunities at Wyatt Park. The EOI is a separate process and open to all interested parties and stakeholders. Criteria for submission to Lidcombe Oval and Skate Facility EOI must outline how Councils strategic objectives and objectives of the Draft Wyatt Park PoM will be met and achieved. This includes increased shared use of facilities and the benefit to the overall community.
<ul> <li>Equal legal footing for all long-term users – leases vs licences I am concerned that not all long-term users will be on the same legal footing. This is inequitable. The PoM and resulting EOI foreshadow a 21-year lease, for say West Magpies, yet the cycling clubs will be offered a licence arrangement, at best.</li> </ul>	Activate and Encourage Park Use	The Expression of Interest for Long-term Lease holders is an open process to all interested parties in securing a long term lease over either Lidcombe Oval or the Wyatt Park Skate facility.
The Park should be opened up and made available to the community as much as possible.	Activate and Encourage Park Use	Feedback noted, no change recommended.
When spaces are not in use by hirers, they should be made available to the community e.g. Lidcombe Oval	Activate and Encourage Park Use	Feedback noted, no change recommended.
There should be a focus on community events and bringing people in rather than keeping people out.	Activate and Encourage Park Use	Section 4.7 outlines broad directions which focus on ensuring diverse opportunity, improving awareness and promoting, programming and developing Wyatt Park.  Feedback noted, no change recommended.



-	Fencing can have the effect of keeping people out but can also be effective for stopping vandalism.	Improve Safety, Access and Enhance Connectivity	Upgrades to facilities will be designed utilising CPTED principles for safe design.
-	Fencing is important for safety as well. Schools are currently reluctant to use Wyatt Park for safety reasons given its proximity to busy roads and the lack of safety fencing. This is also a concern for the proposed play space near Olympic Drive	Improve Safety, Access and Enhance Connectivity	Amend Landscape Masterplan to include safety fencing as appropriate near to Regional Playspace (33) and include action to follow CPTED principles for safe design.
-	To raise money, Council could charge fees for short-term licences and events.	Activate and Encourage Park Use	Council sporting facilities and event spaces are available for Booking and Fees and Charges apply for all organised activities.
-	The multi-use fields and event space (27) would be a great space for schools to use.	Activate and Encourage Park Use	Schools currently utilise this space for sporting activities. Section 4.7 outlines broad directions which focus on ensuring diverse opportunity, improving awareness and promoting, programming and developing Wyatt Park, this includes Council activation school programs (Action B18).
-	Access to open, green space is very important for the local community. Support for open, green spaces for events and market stalls	Activate and Encourage Park Use	Feedback noted, no change recommended.
-	Support for trees, shaded areas and gardens.		Action D1 aims to enhance tree cover to provide shade, provide landscaped venues restore local ecology and counter urban heat island effect.  Feedback noted, no change recommended.
-	Concerns that there will not be sufficient green space in the area of the netball courts (10) given their proximity to the carparks (3).	Enhance Quality of Open Space	Re-envision Passive recreation space (12) as a landscaped hardstand area for volleyball/badminton with a dual purpose for event use associated with Netball Complex.
-	There is an urgent need for the multi-use fields and event space (27)	Enhance Quality of Open Space	This space is existing.  Include action to redevelop Wyatt Park Fields (27) with increased quality and capacity for sporting use



			including dual posts for soccer and rugby, floodlighting, irrigation as well as a community event space.
-	upgrade of existing changeroom facilities and canteen (15) multiuser function area with:  • a ground floor gym (essential for ball sport participants)  • dual shower (separate male and female for home and opposition teams),  • lockers and change room  • bike storage  • public toilets and  • erection of a club house facility on the first level, suitable for game day hosting, functions and administration.	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage.
-	More and upgraded toilets and change rooms are needed as a priority, noting these could be delivered at both locations (15) and near to the east-west link (26).	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage.
-	address the communal needs of a Club house, gym, showers and public toilets	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage.
•	There is a major need for upgrades to existing changeroom facilities and canteen (15).	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces,



			public amenities and appropriate storage.
•	The multi-use fields and event space (27) should be made into an amazing venue with lush grass, a change room and fencing.	Enhance Quality of Open Space	Include action to redevelop Wyatt Park Fields (27) with increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation as well as a community ever space.
•	Lidcombe Oval and Velodrome (24) and the multi-use fields and event space (27) should include public toilets and change rooms.		Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage.  Include action to redevelop Wyatt Park Fields (27) with increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation as well as a community ever space.
•	The Western Suburbs Magpies need toilets, at least four change rooms, showers, a gym area and storage for their gear	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage.
•	A clubhouse with a "big balcony to watch sports".	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage.



It was suggested that electricity points be provided throughout the park.	Enhance Quality of Open Space	Include action to investigate the feasibility of providing electrical access points for sporting and community events at Lidcombe Oval and Wyatt Park Fields and Community Event Space.
Dedicated facilities for women's rugby league are required. It was noted sport is growing in popularity.	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage.
There was interest in understanding the perceived level of use of the stake park and how this would be delivered (35)	Activate and Encourage Park Use	The proposed Indoor/Outdoor Skate Facility is anticipated to engage regional use from the community.  Council is currently undertaking an open Expression of Interest process for Long-term Lease opportunities at Wyatt Park. The EOI is a separate process and open to all interested parties and stakeholders. Criteria for submission to Lidcombe Oval and Skate Facility EOI must outline how Councils strategic objectives and objectives of the Draft Wyatt Park PoM will be met and achieved. This includes increased shared use of facilities and the benefit to the overall community.  Further information on any relevant proposals may be discussed and/or presented to the community following the EOI process.
There is a need to work closely with wheelchair sporting organisations.	Activate and Encourage Park Use	Include action to improve overall accessibility to venues and facilities and to investigate opportunities for involvement and activation of wheelchair sporting organisations in particular in relation to athletics, cycling and indoor sports.



<ul> <li>It was noted all ability access, including for wheelchairs, is important.</li> </ul>	Activate and Encourage Park Use	Include action to improve overall accessibility to venues and facilities.
	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities and identify as a 'High' priority.
- Development of the under-utilised Wyatt Park oval – a win/win for all users I suggest that the PoM be amended to provide for the upgrading the surface of the under-utilised field at Wyatt Park, installing lights and building changing rooms (that could accessed from both Wyatt Park and Lidcombe Oval), that would meet the training needs of users like Wests Magpies. This would provide a long-term win/win for all park users, and would significantly minimise the disruption to the cycling clubs associated with Wests Magpies (or another anchor tenant) wishing to train on Lidcombe Oval on week-nights. Under this scenario matches would be played on Lidcombe Oval.	Enhance Quality of Open Space	Include action to redevelop Wyatt Park Fields (27) with increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation as well as a community even space.  Plan for development of new co-located and integrated facilities and services in purpose built facility (28) consolidating existing facilities for management and financial benefit to Council and to meet the needs of all stakeholders and user groups replacing existing Auburn Youth Centre and decommissioned facilities to north of Wyatt Park Fields incorporating new multi-use youth centre facilities, changerooms, gym facility, café/kiosk space, multipurpose spaces, sporting changeroom facilities, public amenities and appropriate storage facilities.



2	Please improve access to the park from Olympic drive and make access safer for all.	Improve Safety, Access and Enhance Connectivity	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities.
	- Improvement of facilities for cycling clubs i.e.: permanent storage areas and clubhouse facilities.	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities.
	<ul> <li>Continue with the shared use of the Lidcombe Oval facility. Please do not lock into a football controlled lease which will exclude the cycling organisations. The Summer-Cycling, Winter-Football arrangement works well for all parties most of the time. Football has countless venues in the greater Sydney area to use whereas there are only two flat velodromes of this type, Lidcombe Oval being the most central and accessible.</li> </ul>	Activate and Encourage Park Use	Council is currently undertaking an open Expression of Interest process for Long-term Lease opportunities at Wyatt Park. The EOI is a separate process and open to all interested parties and stakeholders. Criteria for submission to Lidcombe Oval and Skate Facility EOI must outline how Councils strategic objectives and objectives of the Draft Wyatt Park PoM will be met and achieved. This includes increased shared use of facilities and the benefit to the overall community.



	No. 12		
3	Football Club (Magpies) and have been in regular contact with Cumberland Council regarding progress associated with the Draft Plan of Management for Wyatt Park. We thank the Council for the provision of detailed information on the Councils website and hosting the information session held at Chambers 8th February 2020. We commend the Council for their recognition of the significance of Wyatt Park precinct in meeting the various needs of the community.	Enhance Quality of Open Space	Feedback noted, no change recommended.
	<ul> <li>The Draft Plan of Management details the objectives, priorities, amounts set aside for funding and the proposed execution method for the Wyatt Park precinct. Chapter 5.6 indicates a high cost plan spending of approx. \$60m and within this: <ul> <li>\$1. 5m is set aside for a small plaza/ forecourt to Lidcombe Oval (site 25 on the map)</li> <li>\$573k is set aside for the Upgrade of Lidcombe Oval Grandstand and amenities (I4)</li> <li>\$464k is set aside to refurbish existing bike storage (15)</li> <li>Further, P23 of the Plan acknowledges "at Least \$7.5m has previously been allocated for Wyatt Park improvements but not yet been spent. Funds should be available for improvements."</li> </ul> </li> </ul>	1	Council is currently undertaking a separate process of an open Expression of Interest for Long-term Lease Opportunities for Wyatt Park including Lidcombe Oval to assist in funding capital improvements.
	Chapter 6 Management Action Plan rates the priority of the projects as follows:  Lidcombe Oval Grandstand refurbishment - Medium Lidcombe Oval scoreboard / turnstyle refurbishment - Low  No mention is given to Site 15 labelled as "existing bike storage". In fact the "existing bike storage" is the North end changing rooms, showers and toilets.		Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities.



<ul> <li>Our greatest concern, apart from the Lidcombe Oval grandstand upgrade, is the area known as Site 15 (figure 9 Wyatt Park Landscape Masterplan) aka Northern end Changerooms, currently used by the cycle group as bike storage.</li> </ul>	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities.
<ul> <li>During the information meeting discussions, it was universally endorsed that Site 15 should be given a greater priority, more funding and be repurposed to become a multiuser function area with:         <ul> <li>a ground floor gym (essential for ball sport participants)</li> <li>dual shower (separate male and female for home and opposition teams),</li> <li>lockers and change room</li> <li>bike storage</li> <li>public toilets and</li> <li>erection of a club house facility on the first level, suitable for game day hosting, functions and administration.</li> </ul> </li> </ul>	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities and identify as a 'High' priority.
Special mention in the Draft Plan of Management highlights the fact that "a number of buildings are in poor condition and contribute to an uninviting and neglected appearance". Further "Wyatt Park suffers from a generally low level of appeal due to poor and ageing building stock and facilities such as change rooms and amenities". Site 15 would be top of this list, contributing to this perception. Given the current state of this building (decaying blockwork, concrete cancer, archaic showers and toilets visible to public) and small storage areas, the whole structure should be considered for demolition and replaced with a grander purpose built facility matching the needs of the stakeholders. At present Lidcombe Oval site 15 does not serve any of the above functions nor	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities and identify as a 'High' priority.



does the Lidcombe Oval grandstand, except for minor storage and first grade showers and change rooms. There is only one functioning toilet block (at least 50 years old) to the rear of the Grandstand that services the entire area. If the proposed Plan of Management and Master plan could address the communal needs of a Club house, gym, showers and public toilets it would accomplish so many of the Draft Plan of management objectives such as:  • Creation of Innovative, flexible and multipurpose recreation facilities  • Provision of facilities conducive to participation by females  • Provision of better facilities for social tournaments		
<ul> <li>Greater partnering and coordination amongst organisations in the Lidcombe Oval precinct and current stakeholders including Men's Rugby League, Touch Football, Women's League, Ball sport training. Referees and Bikes. Offering a greater range of improved facility adapted to current needs. Enhancing the awareness, appeal and use of the area and Adhering to the fundamental objectives of the Auburn LEP 2010 and Wyatt Park values</li> </ul>	Activate and Encourage Park Use	Action B18 addresses working with stakeholders and community organisations to develop a program of events in the park that enhances awareness and use of the park and promotes it as a whole-of-family destination.  Feedback noted, no change recommended.
<ul> <li>One of the critical paragraphs in the Draft Plan of Management is contained Chapter 4.5 (pages 32, 33) recognising Open Space &amp; Recreation Planning Principles. Subject headings include:</li> </ul>	Activate and Encourage Park Use	Feedback noted, no change recommended.
Flexibility and adaptability,		
2. Diversity		
3. Co-Location and integration of facilities and services (mix of activities operating out of one venue, cross programming of activities, client sharing, eliminating and avoiding duplicated infrastructure and services, achieving higher occupancy levels, and lowering duplicate capital costs and realising economies of scale)		
4. Multi-use of shared facilities (each organisation or		



	stakeholder does not need its own bespoke building)		
	<ol><li>Minimisation of Conflict and timetable for use (Rugby League use gym whilst bikes on track)</li></ol>		
	6. Community development and strengthening		
	7. Compatibility		
	<ol><li>Economic activity and contribution (events, daily use, employment and fund raising)</li></ol>		
-	Resurrection of site 15 from a redundant shower and bike storage facility to a Multi-purpose Function block, adopts and satisfies each one of the Open Space and Recreation Planning Principles.	Integrated Multi- use Community Spaces	
-	Chapter 5, The Vision For Wyatt Park (page 49) under the title "Lidcombe Velodrome" mentions "Upgrade the existing amenities building at the northern end to accommodate change rooms, bathrooms, bicycle/ equipment storage and potential multipurpose meeting rooms that could be shared between clubs". As such, the concept is not new in the Councils vision, however the Magpies would like to restyle the wording and reinvigorate its priority.	Integrated Multi- use Community Spaces	, , , , ,



Finally, if Cumberland Council were to adopt a higher priority for the Multi-Purpose function centre in the Final Plan of Management and afford a quicker approval process, its reasonable for all Stakeholders to band together and submit for funding under Round 2 of the NSW Government \$25m Greater Cities Sport Facility Fund by this time next year. This proposal provides for grants between \$100,000 and \$Im but has to be submitted before 28th February 2022 and is conditional on construction and finalisation of the facility within 2 years (3 years from now). Hence the project for consideration must be shovel ready with approved Development applications.	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities and identify as a 'High' priority.
This concludes our thoughts on the Draft plan of Wyatt Park Management with the Magpies acknowledging greatest attention and priority should be given to the Northern Lidcombe Oval redundant shower block. This will bring Lidcombe Oval up to modern day standards, provide much needed facility for all the stakeholders, enhance the appeal and meet the objectives of the master plan.	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities and identify as a 'High' priority.
The Wyatt Park Draft Plan of Management does not mention if there will be any planned increase in my rates to help pay for the improvements to Wyatt Park or to its continued management. I hope that it does not as I already pay enough rates as it is. As a rate payer to Council, Council no longer mows the patch of grass along the foot path which is supposed to be "public land" but my rates seem to go up anyway even if by a small amount	Enhance Quality of Open Space	No increase to rates will apply to fund implementation of Wyatt Park Plan of Management.
The management plan refers to one of the key constraints of the park is that it sits on a flood plain and the land around the area is prone to acid sulphate soils. There doesn't appear to be any budgeting allocated to the assessment of acid sulphate soils or how much this could cost. Will there be a	Enhance Quality of Open Space	This is included within all project budgets.



•	I am concerned that introducing a new left in/left out road at the intersection at Olympic Drive between Lidcombe Oval and the Wyatt Park fields would feed more traffic into Olympic drive in the future. As my back yard faces Olympic Drive I have already noticed that traffic has gotten heavier over time. I have been a long term resident of Lidcombe and I can still remember when Olympic Drive used to have a break down lane on both sides of the road.	Improve Safety, Access and Enhance Connectivity	Retain existing left in/left exit to north of Wyatt Park, gated to prevent 'rat run'. This is existing and currently working well.  Re-envision the east-west link (26) to allow for event access, drop-off zone for events at Lidcombe Oval and Wyatt Park Fields (27) and east access for carparking to Scout/Girl Guide facilities and Picnic Area (17).
-	I am also concerned of a plan to introduce a pedestrian/cycle overbridge to Chadwick Reserve. No dimensions are stated as to the size or the height of the bridge. If the planned bridge is to be similar to that of the photo it appears to be very large. The railway bridge under pass at the intersection of Church St and Olympic Drive has been the location of previous accidents where drivers of some large vehicles think their vehicles are short enough to fit under there. It has caused roads around the immediate area to be blocked, frustrated drivers and a bad day for everyone else all because one silly driver got stuck under a bridge. Will this bridge create just another accident point?	Improve Safety, Access and Enhance Connectivity	Further detailed design and community consultation will occur with development of this project.
-	Overall, I believe it is a great idea to improve the parkland around Wyatt Park. It has been neglected for too long.	Enhance Quality of Open Space	Feedback noted, no change recommended.



4	<ul> <li>I am in agreeance with the suggestions made at the public hearing; - Not to include the road in the middle essentially cutting the park in two, the North and South entrances are enough. The North entrance needs to be upgraded.</li> </ul>	Improve Safety, Access and Enhance Connectivity	Retain existing left in/left exit to north of Wyatt Park, gated to prevent 'rat run'. This is existing and currently working well.  Re-envision the east-west link (26) to allow for event access, drop-off zone for events at Lidcombe Oval and Wyatt Park Fields (27) and east access for carparking to Scout/Girl Guide facilities and Picnic Area (17).
	<ul> <li>redevelopment of the old Toilet block on the South end of Lidcombe Oval to be change rooms / toilets / Gym / shared space, able to feed both Lidcombe oval and the other side, the open space on the park side.</li> </ul>	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities.
	<ul> <li>redevelopment of the old toilet block at the north end of Lidcombe Oval to accommodate M/F change rooms / toilets / with a clubhouse meeting room above shared between the various sporting groups. Including trophy cabinets. This space could also be hired out by council for events.</li> </ul>	Integrated Multi- use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities.
5	<ul> <li>I have played at Wyatt Park &amp; swam at the REAC for over 50 years &amp; watched my family play various sports there &amp; it has been great park over the years but I am always amused as to why many people do not visit there. Hopefully all the upgraded equipment will go a long way to getting bigger numbers there.</li> </ul>	Activate and Encourage Park Use	Feedback noted, no change recommended.



	One of the issues that has been a problem at the park is getting access. Firstly, the people on the Lidcombe side have to cross Olympic Drive but there are no crossings. The people from the Auburn side cannot gain easy access due to the railway line. Perhaps a tunnel underneath the train line would open it up, yes it is big cost but one long overdue. The large sweeping footbridge as indicated in the plan would be beneficial but this again would be a huge cost.	Improve Safety, Access and Enhance Connectivity	Include action to investigate opportunities for increased access across railway line to increase accessibility to the west of Wyatt Park.
	<ul> <li>Perhaps an off ramp from Olympic Drive over the canal &amp; hook up the back of the REAC might bring people to the ground but I am not sure. Please make sure that there plenty of cycle ways as I am finding that many kids cannot ride on the road as it too dangerous.</li> </ul>	Improve Safety, Access and Enhance Connectivity	Shared pathways (19) will be enhanced throughout Wyatt Park with the inclusion of safety lighting. A Learn to Ride cycle track is also proposed in conjunction with the Regional Playground (33).
	<ul> <li>Make sure that there is a full size basketball Court somewhere in the plans as many kids play basketball. Also 2 cricket nets as this would be very popular. Make it a place where people want to come &amp; exercise.</li> </ul>	Enhance Quality of Open Space	A full size basketball court currently exists outside the PCYC building and is open for community use.  Include action to investigate feasibility of cricket nets at Wyatt Park Fields.
	<ul> <li>All the best with the Project, the previous Auburn Council squirreled money away yearly to upgrade the Park &amp; we later found that it was spent on other projects so it is well overdue.</li> </ul>	Enhance Quality of Open Space	Feedback noted, no change recommended.
	- Make it a place where people want to come & exercise.	Activate and Encourage Park Use	Proposed perimeter Shared pathways (19) will increase accessibility and promote passive recreation and exercise.  Include an action to investigate feasibility of Fitness Station Equipment on east side of canal Shared Pathway (19) or near to local playspace (9)
6	- Good	Enhance Quality of Open Space	Feedback noted, no change recommended.



-	I am a local resident and representative of LAPD Triathlon Club.  LAPD Triathlon Club is a Sydney Inner West not for profit sporting organisation, engaged in Swimming, Cycling and Running activities in and around the Cumberland Council area. LAPD Triathlon Club has capacity to provide triathlon based juniors activation and engagement and has previously made use of the Ruth Everuss Aquatic Centre for training and events. The proposed new facilities at Wyatt Park could enhance the opportunities for local residents to engage in triathlon, a sport and past time that has a heavy emphasis on participation, fitness and healthy life style choices  Suggestions include a continuous circuit of cycle paths (possibly including roads) and running paths to create loops that are able to be used for short triathlon style events (examples of community participation events include the Wheetbix Triathlon at Sydney Olympic Park and Triathlon Pink at Heffron Park in Maroubra). Similar facilities can be found at Macquarie Fields Leisure Centre / Macquarie Road Reserve and Sutherland Leisure Centre / Waratah Park Reserve, these facilities are used by Macarthur Triathlon Club and Cronulla Triathlon Club respectively, recent (precovid) club event participation numbers were, Macarthur — 63, Cronulla - 60		Include action to investigate the feasibility of including a continuous circuit cycle path able to be utilised for cycling and triathlon events in addition to the proposed Shared Pathway (19).
	LAPD Triathlon Club would be interested in participating in any community consultation process regarding the Wyatt Park Management Plan		All interested stakeholders have been including on a mailing list for future updates on the project.
	The plan of management makes it clear that the park has been badly mismanaged for a long time and has been dominated by niche interests who are not responsive to more general community needs. I've felt this myself as I live fairly nearby but have felt it to be unwelcoming and largely unusable for passive recreation.	Activate and Encourage Park Use	The Draft Wyatt Park Plan of Management has the objective of ensuring diversity of opportunity within the park. This is reflected in the Masterplan in creating family and community spaces for passive recreation such as local and regional playspaces, picnic areas, improving community event spaces, facilities and amenities, improving access and links and increasing safety lighting.



			Feedback noted, no change recommended.
	I fully support all the proposed changes (except the new road) and look forward to their implementation as soon as possible.	Improve Safety, Access and Enhance Connectivity	Re-envision the east-west link (26) to allow for event access, drop-off zone for events at Lidcombe Oval and Wyatt Park Fields (27) and east access for carparking to Scout/Girl Guide facilities and Picnic Area (17).  Feedback noted, no change recommended.
8	Is it possible to have some badminton facilities in the basketball area? There is a significant East Asian population in the area and it is popular with that group.	Encourage Park Use and Enhance	Re-envision Passive recreation space (12) as a landscaped hardstand area for volleyball/badminton with a dual purpose for event use associated with Netball Complex.
9	<ul> <li>47 Letter Submissions Received from Neo Cycling Club and Lidcombe Auburn Cycling Club members: <ul> <li>I am a member of (club name), a long-term user of Lidcombe Velodrome. I have a number of concerns with the Draft Plan of Management (PoM) which I wish to record. I note that the velodrome has been continuously in operation since the 1930s and Lidcombe Oval has been 'shared' between cycling clubs and rugby league clubs, over that time with cycling clubs taking priority in the Summer months, and rugby league having priority in the Winter months.</li> <li>Lidcombe Oval is the undisputed spiritual home track cycling in the district, and is one of only three operational outdoor velodromes left in the Greater Sydney Area. Track cycling is an Olympic sport that Australia has won numerous Gold medals in. Importantly, Lidcombe Oval velodrome remains the breeding ground and training venue for current National level riders, as well as the next generation of Olympic stars.</li> </ul> </li> <li>Depending on how Council decides to proceed with the PoM and the resulting EOI for a long-term lease holder for Lidcombe Oval, this proud heritage is at grave risk. I am deeply</li> </ul>	Activate and Encourage Park Use	Council is currently undertaking an open Expression of Interest process for Long-term Lease opportunities at Wyatt Park. The EOI is a separate process and open to all interested parties and stakeholders. Criteria for submission to Lidcombe Oval and Skate Facility EOI must outline how Councils strategic objectives and objectives of the Draft Wyatt Park PoM will be met and achieved. This includes increased shared use of facilities and the benefit to the overall community.  Feedback noted, no change recommended.



concerned that the cycling clubs stand to lose out with the award of a 21-year lease arrangement to an anchor tenant (such as Wests Magpies) and have our access to the venue further reduced, by design, or by stealth, inadvertently, or otherwise.  I acknowledge Council's desire to reduce the financial burden of maintaining Lidcombe Oval, however I ask – at what cost to not-for-profit community based cycling clubs that have continuously used the venue for 90 years?		
Whilst the dollars on offer will no doubt help Council, practically, this does not in fact achieve the shared access or multi-user aspiration of the Plan of Management. It risks being the meaningful end of track cycling at the venue, or at very least, the beginning of the end.		
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- Master-planning principles – Increased shared use of park	_Activate and	Council within its Open Space and Recreation
areas		Strategy has key strategic goals to 'deliver new
The PoM calls out 'increased shared use' of park areas as	Use	open space and new recreation facilities that meet
being a key masterplanning principle, yet in practice, the EOI		the needs of our growing population' and 'increase
already issued by Council for Lidcombe Oval (including the		the quality and capacity of existing open space and
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clubs, nor does it guarantee or mandate their continued access to the venue.

I am concerned that the issuing of a 21-year lease, to say Wests Magpies, will in practical terms reduce the 'shared use' of the venue, which has been in place for 90 years. Equal legal footing for all long-term users – leases vs licences I am concerned that not all long-term users will be on the same legal footing. This is inequitable. The PoM and resulting EOI foreshadow a 21-year lease, for say West Magpies, yet the cycling clubs will be offered a licence arrangement, at best. The cycling clubs also ought to be offered an equal long-term lease

arrangement, that preserves the heritage of track cycling at Lidcombe Oval and guarantees adequate and fair access to the venue, for years to come.

Development of the under-utilised Wyatt Park oval – a win/win for all users

I suggest that the PoM be amended to provide for the upgrading the surface of the under-utilised field at Wyatt Park. installing lights and building changing rooms (that could be accessed from both Wyatt Park and Lidcombe Oval), that would meet the training needs of users like Wests Magpies. This would provide a long-term win/win for all park users, and would significantly minimise the disruption to the cycling clubs associated with Wests Magpies (or another anchor tenant) wishing to train on Lidcombe Oval on week-nights. Under this scenario matches would be played on Lidcombe Oval. I ask that Council strongly consider this far less disruptive alternative, the costs of which could be offset by any funds committed by the long-term anchor tenant.

the Draft Wyatt Park Plan of Management in ensuring flexibility and adaptability in capacity and use of facilities with the aim of increasing capacity. diversity of facilities and opportunities in retaining the unique facilities of Wyatt Park, co-location and integration of facilities and services and multi-use and shared facilities including buildings and ensuring use by multiple groups rather than a single organisation.

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Enhance Quality Include action to redevelop Wyatt Park Fields with of Open Space increased quality and capacity for sporting use including dual posts for soccer and rugby, floodlighting, irrigation as well as a community event space.

> Plan for development of new co-located and integrated facilities and services in purpose built facility (28) consolidating existing facilities for management and financial benefit to Council and to meet the needs of all stakeholders and user groups replacing existing Auburn Youth Centre and decommissioned facilities to north of Wyatt Park Fields incorporating new multi-use youth centre facilities, changerooms, gym facility, café/kiosk space, multipurpose spaces, sporting changeroom facilities, public amenities and appropriate storage



			facilities.
10	- Hi Team, This email is in relation to the Wyatt Park Velodrome and relevant Masterplan.  As one of the last few velodromes that kids can race and train on in the greater Sydney Metro area please maintain and assist cycling clubs with priority access.  My son (Liam) managed 3 x gold NSW medals at State Champs in Dubbo as a U9 rider, this was off the back of weeknight training at Wyatt Park Velodrome and racing on Sundays. He was (and is) still too scared to ride on the Olympic Velodrome at Bass Hill, the track if banked to 45 degrees in places. Liam started on a little BMX just before his fourth birthday, and has had the time of his life doing laps around the velodrome. One of the few safe spaces for a kid to cycle anywhere. The training two nights a week and Sunday racing hosted by NeoCC pushed him gently towards being a more competitive rider, and really developed him as a cyclist. This will be put in jeopardy once Football is given precedence. It is a very rare and significant piece of cycling infrastructure, the use of which should primarily be by cycling clubs. The Council should capitalise on this, and seek to increase the number of cyclist using the velodrome, and engage more locals in cycling. Cycling is undergoing something of a revolution, not just because of COVID and increased participation but the complete reorganisation of the sports administration.  I implore you to keep cycling specific infrastructure primarily for cyclists, especially the next generation of Olympians.	Activate and Encourage Park Use	Lidcombe Oval is a multi-use facility encompassing both a sporting field and cycling Velodrome and the Draft Plan of Management has the objective of increasing use of all facilities.  Council is currently undertaking an open Expression of Interest process for Long-term Lease opportunities at Wyatt Park. The EOI is a separate process and open to all interested parties and stakeholders. Criteria for submission to Lidcombe Oval and Skate Facility EOI must outline how Councils strategic objectives and objectives of the Draft Wyatt Park PoM will be met and achieved. This includes increased shared use of facilities and the benefit to the overall community.  Wyatt Park has a continuous history as an important sportsground and is associated with a number of clubs and user groups. The park features a uniquely diverse offering of active recreation facilities highlighted under Section 4 Basis for Management, including Ruth Everuss Aquatic Centre, Marie Dunn Netball Complex, PCYC, Cumberland Basketball Centre, Lidcombe Oval and Velodrome. Individual club histories are not detailed within the Plan of Management.  The Draft Plan of Management outlines the facilities to be retained, upgraded and redeveloped including retaining of the Cycling Velodrome at Lidcombe Oval.
11	<ul> <li>I am a member of Southern cross cycle club and a long-term user of Lidcombe Velodrome. I have a number of concerns with the Draft Plan of Management (PoM) which I wish to record.</li> </ul>	Activate and Encourage Park Use	Lidcombe Oval is a multi-use facility encompassing both a sporting field and cycling Velodrome and the Draft Plan of Management has the objective of increasing use of all facilities.
	Both our kids and us join many other like minded kids and parents once or twice a week for awesome exercise, fun and personal development during summer. It is the highlight of our summer and the kids are excited every week when they are not		The Draft Plan of Management outlines the facilities to



there, talking about when we do get there. In this day and age reducing the opportunity for kids physical activity seems somewhat misguided. There are no end of football grounds etc available and only limited closed cycling facilities for kids to race on. Losing another cycling venue would be a big step backwards.		be retained, upgraded and redeveloped including retaining of the Cycling Velodrome at Lidcombe Oval.
I note that the velodrome has been continuously in operation since the 1930s and Lidcombe Oval has been 'shared' between cycling clubs and rugby league clubs, over that time with cycling clubs taking priority in the Summer months, and rugby league having priority in the Winter months.  Lidcombe Oval is the undisputed spiritual home track cycling in the district, and is one of only three operational outdoor velodromes left in the Greater Sydney Area. Track cycling is an Olympic sport that Australia has won numerous Gold medals in. Importantly, Lidcombe Oval velodrome remains the breeding ground and training venue for current National level riders, as well as the next generation of Olympic stars.  Depending on how Council decides to proceed with the PoM and the resulting EOI for a long-term lease holder for Lidcombe Oval, this proud heritage is at grave risk. I am deeply concerned that the cycling clubs stand to lose out with the award of a 21-year lease arrangement to an anchor tenant (such as Wests Magpies) and have our access to the venue further reduced, by design, or by stealth, inadvertently, or otherwise. I acknowledge Council's desire to reduce the financial burden of maintaining Lidcombe Oval, however I ask—at what cost to not-for-profit community based cycling clubs that have continuously used the venue for 90 years? Whilst the dollars on offer will no doubt help Council, practically, this does not in fact achieve the shared access or multi-user aspiration of the Plan of Management. It risks being the meaningful end of track cycling at the venue, or at very least, the beginning of the end.	Activate and Encourage Park Use	Council is currently undertaking an open Expression of Interest process for Long-term Lease opportunities at Wyatt Park. The EOI is a separate process and open to all interested parties and stakeholders. Criteria for submission to Lidcombe Oval and Skate Facility EOI must outline how Councils strategic objectives and objectives of the Draft Wyatt Park PoM will be met and achieved. This includes increased shared use of facilities and the benefit to the overall community.  Feedback noted, no change recommended.



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### Activate and Encourage Park Use

The Draft Wyatt Park Plan of Management outlines the overall historical value and heritage of the park and facilities themselves for the purpose of management.

Wyatt Park has a continuous history as an important sportsground and is associated with a number of clubs and user groups. The park features a uniquely diverse offering of active recreation facilities highlighted under Section 4 Basis for Management, including Ruth Everuss Aquatic Centre, Marie Dunn Netball Complex, PCYC, Cumberland Basketball Centre, Lidcombe Oval and Velodrome. Individual club histories are not detailed within the Plan of Management.

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# Activate and Use

Council within its Open Space and Recreation Encourage Park | Strategy has key strategic goals to 'deliver new open space and new recreation facilities that meet the needs of our growing population' and 'increase the quality and capacity of existing open space and recreation facilities'. This is reflected through the Draft Wyatt Park Plan of Management in ensuring flexibility and adaptability in capacity and use of facilities with the aim of increasing capacity, diversity of facilities and opportunities in retaining the unique facilities of Wyatt Park, co-location and integration of facilities and services and multi-use and shared facilities including buildings and ensuring use by multiple groups rather than a single organisation.

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#### Issues:

13

Cumberland Councils stated objective of demolishing the Wyatt Park Youth Centre and building a youth and multipurpose centre. Auburn Youth Centre's role in the Wyatt Park precinct and Plan of Management.

### Assertion:

Wyatt Park Youth Centre should remain a stand alone youth Centre whether in its present state, renovated or in a purpose built facility. AYC experience and professional skills make it the key stakeholder in this facility.

#### Preamble

Auburn Youth Centre was the first youth only project in the region, founded in 1986. Our association with the former Auburn Council started with approval to open a youth centre in a disused milk bar in Alice Street in 1987. That association remained strong until the Council amalgamation creating Cumberland Council. We continue to work strategically with

Cumberland Council to support disadvantaged young people. We are concerned that a business imperative may remove support

# use Community Spaces

Integrated Multi- Plan for development of new co-located and integrated facilities and services in purpose built facility (28) consolidating existing facilities for management and financial benefit to Council and to meet the needs of all stakeholders and user groups replacing existing Auburn Youth Centre and decommissioned facilities to north of Wyatt Park Fields incorporating new multi-use youth centre facilities, changerooms, gym facility, café/kiosk space, multipurpose spaces, sporting changeroom facilities, public amenities and appropriate storage facilities.

> This will enable a co-located facility with youth activities and dedicated purpose built youth centre. See similar examples e.g. Newly developed Julia Reserve Youth Centre and Youth Facility which encompasses youth drop in centre, youth services, multi-purpose community facilities, café/kiosk and outdoor youth activity spaces/skate park



and opportunities for the most disadvantaged. Auburn Youth Centre is probably the most effected stakeholder in Cumberland Council's Wyatt Park Plan of Management. The Plan demolishes Auburn Youth Centre, or as Cumberland Council documents state, Wyatt Park Youth

Centre. (We will refer to the Centre and stakeholder as AYC throughout this document). In its place is a proposed youth and multipurpose centre. It is ambiguous as to whether this Centre is a Youth Centre or multipurpose centre. In reading the plan it is uncertain where Cumberland Council see AYC in relation to any new structure, this is concerning.

AYC has been involved in every consultation held by Council with the exception of the most recent forum. In each of these AYC has strongly asserted the need for a stand alone Youth Centre, with appropriate surrounding activities and facilities. We have consistently related the need for a home for AYC's free programs. AYC has consistently championed the need for free accessible facilities across Wyatt Park for the most disadvantaged youth and families of Cumberland,

This submission again highlights these points and advocates for AYC maintenance of the key stakeholder role in any facility. Auburn Youth Centre's Importance to the Community and Wyatt Park

The present building whilst not perfect has supported many achievements by AYC over the last 6 years. AYC moved into the Wyatt Park Centre in 2014. Presently AYC has a leasing agreement with Cumberland Council that extends to 31st May, 2022 after exercising the option of a three year extension of the lease in 2019.

Cumberland Council state in their Wyatt Park Plan of Management,'

"While the intensity of use varies across the range of facilities and spaces in the park, the majority of the park currently operates below capacity" (Wyatt Park Plan of Management pg. 23) "The condition of facilities in the park is highly variable with some high quality facilities such as the REAC (opened in 2017), Lidcombe Oval, the recently refurbished cycling track at Lidcombe



Velodrome, the AAC, PCYC building and theMDNC (resurfaced in 2013). This is in contrast to a number of facilities of poor appearance or deteriorating condition including a defunct skate bowl, a former toilet block, the WPYC building ..." (Wyatt Park Plan of Management pg. 23).

AYC contends that it has achieved great community outcomes despite the external appearance of the building noted in the Plan of Management. It should be stated that it is an external appearance that Cumberland Council has declined to upgrade. Cumberland Council has stated to Management of AYC that the building is heritage listed so therefore no changes can be made to the façade. It is somewhat counter intuitive that there is now a plan to demolish the building.

Since 2014 Auburn Youth Centre has raised approximately \$250 000 funding outside of Council for capital expenditure to upgrade the facility. AYC presently has a Construction Company willing to upgrade the café and create an external cafe.

We have a 5 year contract with the NSW Government to provide ongoing support to disadvantaged young people and families. We have an ongoing partnership with a local business to support the Café and training programs. As a business we have proven our sustainability and have a solid foundation for the future. Presently the facility has,

- a music studio with recording equipment,
- computer lab with 12 computers
- 8 offices / meeting spaces
- a 2/3rds basketball court.
- Safety netting for sport
- a 2 year old commercial training kitchen and café with commercial grade equipment

Our stated contention is that AYC is an essential part of Wyatt Park and that a Youth Centre, not a Multipurpose Centre, must be maintained. The Centre permanently collocates the Woodville Alliance – Strong Minds and Creating Chances, youth focused mental health early intervention and mentoring projects respectively. We have created a hub like environment that



Cumberland Council desires by engaging many other youth focused programs in to the Centre.

'To enable young people to relax, play, socialise and find help when they need it in their local area to support their health and wellbeing" (Aim of Cumberland Council Youth Strategy 2017-21 pg.25).

AYC freely hosts and partners with many organisations with a youth focus. In 2020/21 I-Youth (Gallipoli Mosque), Youth with Love, South Sudanese Youth Association, Australian Afghan Hassanian Youth Association, Australian Afghan Khorasan Association, Loveworld Youth, Pacific Island Youth Group, Dawate Islam, African Australian Football Association, High Street Health, Youth off the Streets, MTC, Human Sound Project and Auburn Small Communities Network have partnered in the Centre on a regular basis to support youth.

Presently AYC facilitates the following programs in the Centre. All programs excepting the purchase of affordable meals are free.

- Drop in Centre
- Music Mentoring and music production
- Affordable meal Youth Café
- Hospitality training and employment support
- Event training
- Computer Lab, free computer access and wifi
- Sports including volleyball, basketball, indoor soccer, table tennis and pool
- Educational Groups including Life Skills, Decision Making, Critical Thinking and Healthy Relationships
- Counselling for Adolescents and Families
- Assessment and casework support for young people and families
- Information, referral and advocacy support for young people and families

A minimum of 4 events a year including a Careers Expo, Youth Week Function, Iftar Dinner, End of Year Family Day that support upwards of 100 people.

School Holiday programs



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Participation Rates in AYC programs (excludes programs where AYC permitted usage by other services)

Individual Youth Registrations / Usage / Countries of Birth 2016/17 834 9049 51

 2017/18
 1050
 10858
 52

 2018/19
 1016
 1072
 56

 2019/20\*
 1072
 10302
 54

 2020 - 31st Jan 21\*\*
 870
 5982
 44

\* 25th March to 1ST May 2020, COVID-19 Closure. From the 1st May – 30th June restricted activities due to COVID-19.

\*\* COVID restrictions on activities, events and gatherings AYC is having an impact in Wyatt Park and on the Cumberland community. We contend that our significance to all young people, and the most disadvantaged, should see AYC remain as the key stakeholder in any youth focused facility.

Need for a Stand Alone Youth Centre

1 in 5 people in the Cumberland Local Government Area are aged between 12 and 25 years, with the number of young people predicted to reach 52,376 in 2036. Cumberland Council's Youth Strategy 2017-21 states, "Provide more safe places for young people to hangout, including youth centres and programs which support vulnerable young people". We believe AYC is one of only 2 stand alone, functioning Youth Centres in the Cumberland LGA. Council plans on demolishing the existing Centre and building a Multipurpose Youth and Community Centre. This action will leave the LGA with only one (1) functioning stand alone Youth Centre. The wording of the plan suggests that the Multipurpose Centre may have a similar structure as the new Granville Centre. This would be a detriment to young people of Cumberland. Young people need a safe place to gain support, Cumberland Council documents and youth consults held by Council state this

Council documents and youth consults held by Council state this fact. Young people, especially the most vulnerable need a space that does not provide access to unknown adults, a space supervised by trained professionals, a space where they can gain help in confidence, a place that is theirs not their parents.

Council's proposed building of "Multi Purpose Community Centre"



voids the integrity of a youth Drop in Centre and leaves just one drop in centre in the LGA for 30000 youth. This is contrary to Council's Youth Strategy that on page 3 states; "Provide more safe places for young people to hangout, including youth centres and programs which support vulnerable young people" A stand alone youth centre in Wyatt Park is an essential requirement.

Need to support the most disadvantaged young people in Wyatt Park

The following areas in the Cumberland LGAs are in the 4-7 TH percentile of SEIFA disadvantage in NSW.

- Guildford (West) Yennora,
- Auburn (South),
- · Guildford.
- Guildford (East)
- South Granville Ward
- Auburn
- Auburn (North)
- South Granville Chester Hill)

These areas are close to Wyatt Park. Our contention is that AYC and it's model of service delivery is essential in Wyatt Park due to the high level of socio economic disadvantage in the area. Fee for service models do not meet the needs of all in the community. Council should consider not only financial gain but community needs when visioning the provision of

support. The number of partners that AYC have been able to bring into its existing Centre speaks for itself. AYC and its network add the necessary free support in areas of sport, arts, music. parenting groups, welfare services, education support, mentoring, employment support and counselling. Outsourcing all sport and activities to Belgravia or other for profit organisation to the detriment of existing community

organisations will have a negative impact on the most disadvantaged in the community.

Cumberland Council's Youth Strategy 2017-21 Aligns with AYC Achievements and future Plans. Can the Wyatt Park



Plan of Management align with both?

Auburn Youth Centre's Commitment to young people is outlined in its Strategic Plan. One of our key Strategic Goals is,

"Build learning and employment pathways for young people". To do this AYC plans to

Develop new social enterprises that meet community

- Provide training to young people through AYCafe and other social enterprises
- Form partnerships with employing businesses
- · Provide employability skills education
- Provide work placement opportunities for young people undertaking study
- Help a hundred young people secure jobs each year

Cumberland Councils Youth Strategy 2017-21 pg 20 states"

Aim:

To support young people to find and gain employment. Objectives:

- To increase support for young people in seeking and securing employment.
- To provide opportunities for young people to build skills and experience (paid and unpaid) which will help them gain employment.
- To provide more employment opportunities for local young people through Council's programs and activities."

The strategic focus of AYC and Cumberland Council in the area of employment is interchangeable. In the last 2 years AYC has;

- Built a training café and commenced both a functional café and catering business
- · Gained funding to provide free training and support
- Provided affordable meals to the youth community
- Assisted 70 people into employment
- Provided certified training to 180 young people



 Commenced a training program TECH (Training in Events, Communication and Hospitality) that has delivered two events.

In April 2021 AYC will commence a TAFE Training program in the field of Beauty. In July AYC TECH program will become accredited through training provided by TAFE NSW.

There is an opportunity for Council to show great innovation in fulfilling its youth strategy. A new purpose built youth centre could become a training ground and employment opportunity for young people. Certified training in hospitality, event management, advertising / media, business management, sport coaching could all be interwoven into a social enterprise delivering the functioning of the Centre. AYC has commenced the development of this model and presently is only limited by the premises it has and the overall

usage of Wyatt Park. A Youth Training Café and Catering Social Enterprise is progressing towards self sustainability and is a model we are carrying forward.. Events training has started and will connect with accredited training in July. Our music studio is allowing young people to put their music online and make money. We are considering the option of a youth beauty salon. We have had 18 young people doing their work experience at the Centre for University and TAFE courses in 2020/21. The model is moving forward. Should a new facility be built we have equipment for a music recording studio, computer lab, cafe and training kitchen. We would hope that any new youth Centre would as a minimum maintain these structures and spaces for recreation and training. Council's plans discuss kiosks, we contend that Council should perpetuate AYC's employment training model and social enterprise by making Auburn Youth Café a key component of the plan. Our model is already in place, we have had 180 people register for hospitality training, we have found 70 young people employment, Council's support in this matter can only benefit the most disadvantaged youth and families in the community. This is the vision that AYC holds as a method of addressing the youth disengagement level of 11.5% as stated in the Cumberland

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	Council Youth Strategy. The Wyatt Park Plan of Management and its implementation is an ideal time for Council to consider this innovation. As the key stakeholder in a youth centre AYC would drive opportunities for youth in Cumberland.  We thank Council for considering this submission. We look forward to an ongoing partnership that will support young people in the Cumberland LGA. We hope Cumberland Council recognises the value of a partnership with AYC and the impact this can have on the most disadvantaged youth and families in the community. We would enjoy the opportunity to discuss our submission in the near future.		
14	I represent the Western Suburbs District Rugby League Football Club Ltd (The Magpies). The Magpies are currently in Summer and Winter hire agreements with the Council for Lidcombe Oval. I personally thank the Council for all the information provided and for hosting the most recent open session at Council Chambers on February 8, 2021 where most of the discussions revolved around the competing interests of Lidcombe Oval and its surrounds. Due to the competing interests, there was a lot of discussion regarding the use of the Oval but other major issues are storage and amenities.	Activate and Encourage Park Use	
	- All sports now need space for a gym, medical rooms, additional changing rooms for the competing teams and increased sanitary facilities for all patrons. In fact, there is a requirement by Council to provide adequate sanitary facilities under the Building Code of Australia. The existing public sanitary facilities are dated and basically from another era. Building 15 marked on the Landscape Masterplan is a building that could be upgraded to accommodate all the above mentioned items. However, at this stage of the plan there is no priority for the upgrading of Building 15 as indicated in Chapter 6 of the Plan. My view and appeal is that the priority list be amended to show that Building 15 becoming a Medium to High priority to assist all sports using the ground. It could become a multi-purpose building shared between all Clubs including change rooms, sanitary facilities, meeting rooms, storage and a gymnasium.	use Community Spaces	Plan for development of new purpose built facility to meet the needs of all stakeholders and user groups replacing existing changerooms (15) and decommissioned facilities of Lidcombe Oval Precinct incorporating new grandstand facilities, changerooms, gym facility, multipurpose spaces, public amenities and appropriate storage facilities.

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	It is my opinion and that of the Magpies that this would satisfy the Open Space and Recreation Planning Principles. In conclusion, the Magpies endorse the Plan and respectfully request Building 15 to be re-prioritised as detailed above.		
15	I am astounded of what I hear is happening to the cycling velodrome at Lidcombe Oval, allowing a NRL club to utilize the facilities that therefore make the velodrome unavailable for 11 months of the year.  This is absolutely disgusting, how do you justify this loss of access to the community for the benefit of a commercial entity? Management and care of facilities in the council are at an all time low and residents cry out for facilities for both the young and young at heart but you prove time and again that profit overrides the community, well even your own staff with your outsourcing of waste management, pools, the list goes on, Eagerly await your justification	Encourage Park Use	Council is currently undertaking an open Expression of Interest process for Long-term Lease opportunities at Wyatt Park. The EOI is a separate process and open to all interested parties and stakeholders. Criteria for submission to Lidcombe Oval and Skate Facility EOI must outline how Councils strategic objectives and objectives of the Draft Wyatt Park PoM will be met and achieved. This includes increased shared use of facilities and the benefit to the overall community.

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# DOCUMENTS ASSOCIATED WITH REPORT C05/21-739

Attachment 4
Public Hearing Report





# Wyatt Park Draft Plan of Management

Independent Report on Public Hearing

Client: Cumberland City Council

Date: 23 February 2021

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Elton Consulting is now part of the WSP Group.

Prepared by	Malia Corry	
Reviewed by	Deborah Palmer	
Date	23 February 2021	
Version	FINAL	

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### 1 Introduction

### 1.1 Purpose

Elton Consulting was engaged by Cumberland City Council as an independent facilitator of a public hearing for the Wyatt Park Draft Plan of Management (PoM). This report sets out the outcomes of the public hearing.

### 1.2 Legislative context

The NSW Local Government Act (1993) (the Act) requires Councils to prepare a draft PoM for community land to guide the future planning, ongoing management and development of these open spaces. Community land includes parks, sportsgrounds, natural areas, areas of cultural significance and land for general community use, and may be developed on a generic, site specific or geographical basis.

In accordance with section 40A of the Act, Council must hold a public hearing if a draft PoM seeks to alter the categorisation of community land under section 36(4).

Section 47G stipulates that the person presiding at the public hearing must not be:

- (a) a councillor or employee of the council holding the public hearing, or
- (b) a person who has been a councillor or employee of that council at any time during the 5 years before the date of his or her appointment.

The Act also states that no later than 4 days after it receives a report from the person presiding at the hearing as to the result of the hearing, Council must make a copy of the report available for inspection by the public at a location within the area of the Council.

Council must consider the report before making any decision with respect to the matter to which it relates.

### 1.3 Background

Council has prepared a draft PoM for Wyatt Park to satisfy the requirements of the Act, Local Government Regulations and *Crown Lands Act 1989*. The draft PoM will provide a five-to-ten-year strategic framework for the future use and sustainable management of Wyatt Park. Council also proposes to categorise the Park under the PoM as sportsground, park and general community use pursuant to section 36(4) of the Act.

The PoM is accompanied by a landscape masterplan and an action plan and will cover both community and Crown lands. Community land is described as:

- » Land owned or controlled by Council
- » Recognised as an important component of the urban environment, and
- » Provides the community with opportunities for recreation and leisure.

Crown land is described as:

- » Owned by the state government
- » Land managed under the Crown Land Management Act 2016 which allows councils to manage it in a similar way to community land, including categorisation.

The PoM is on public exhibition from 11 January 2021 to 22 February 2021, as required under section 40A of the Act.



### 1.4 Aims of the Plan of Management

The specific aims of this PoM and accompanying landscape masterplan are to:

- » Identify the values of the park to the community and reflect community and stakeholder values and priorities
- » Identify the preferred mix of recreation facilities including potential opportunities for future development of Wyatt Park based on community priorities
- » Give consideration to the historical significance of the Park
- » Identify threats to the ecological quality of Wyatt Park
- » Prepare a landscape concept plan showing practical future development
- » Prepare guidelines for the future management and maintenance of Wyatt Park to the benefit of the local community
- » Address issues including leases and licences, the preferred mix of recreational facilities, conflict between users, safety for park users and recreational needs of residents
- » Recommend performance measures by which the objectives of the PoM will be achieved and the manner in which these measures are to be addressed
- » Meet all legislative requirements, namely the Crown Lands Act 1989 and Local Government Act 1993.



### 2 Wyatt Park



Wyatt Park is located in the suburb of Lidcombe, in the eastern Cumberland local government area. The Park sits about 5.5 kilometres south-east of the Parramatta CBD, three kilometres south-west of the Sydney Olympic Park business centre and about 15 kilometres west of Sydney's CBD. The Park is bounded by Olympic Drive to the east, Church Street to the west and Percy Street to the north.

The Park is surrounded by low and medium residential housing with pockets of high-density housing, industrial and employment areas.

Wyatt Park is made up of several parcels of land with a total area of approximately 23 acres and has multiple land owners. The majority of Wyatt Park is Crown land contained within Crown Reserve for which Cumberland City Council acts as Reserve Trust Manager. Figure 1 below depicts the parcels of land which constitute Wyatt Park. Figure 2 below depicts the existing Wyatt Park layout.



**AUBURN** 1 Lot 1 DP581438 6 Lot 7046 DP 1065005 LIDCOMBE HELENA STREET 6 Lot 1 DP611380 NORVAL STREET MILTON STREET O Lot 1 DP1136347 KEY Council owned land Alpha Distribution Ministerial Holding Corporation Crown Land - Lease in Perpetuity

Figure 1: Parcels of land



AUBURN LIDCOMBE HELENA STREET NORVAL STREET MILTON STREET Storage (former amenities) Lidcombe Oval + cycle track Lidcombe Oval Grandstand Auburn athletics track Dog off-leash area OUTDOOR FACILITIES Athletics amenities/ kiosk Wyatt Park fields Former substation (Council store) Wyatt Park Youth Centre INDOOR FACILITIES Marie Dunn Netball courts Lidcombe Oval Scoreboard and **Ruth Everuss Aquatic Centre** INDOOR AND OUTDOOR Netball amenities/ kiosk PCYC Building Auburn Basketball Centre Ticketing Gate Skatebowl Former tennis centre (under demolition) Scouts/ Girl Guides hall DEFUNCT Toilet block Lidcombe Oval Kiosk

Figure 2: Existing Park layout



### 3 The Public Hearing

A number of channels were used to promote the public hearing:

- » Invitations emailed to clubs, organisations and committees that currently use or have interest in the Park
- » Council's website What's On page
- » Council's community engagement newsletter
- » Via a dedicated Wyatt Park draft PoM webpage on Council's website
- » Mail drop.

In accordance with section 47G of the Act, Deborah Palmer from Elton Consulting was engaged as an independent facilitator of the public hearing. Deborah Palmer is not, and has not, at any time in the past, been a councillor or employee of Cumberland City Council.

The public hearing was conducted in accordance with COVID-19 requirements and was held at Council's offices on Monday 8 February 2021, between 6pm and 8pm.

The hearing was attended by nine people from the community, a number representing key stakeholder groups including:

- » Western Sydney Magpies Rugby League Club.
- » Auburn Youth Centre Inc
- » Neo Cycling Club
- » Lidcombe Auburn Cycle Club.

The meeting was also attended by the following representatives from Council:

- » Linda Wright, Supervisor Recreation and Sport
- » Emma Higgins, Recreation and Sport Liaison Officer
- » Philippa Borland, Community Engagement and Communications Coordinator.

Deborah Palmer opened the meeting at 6pm with an Acknowledgement of Country, welcomed those present and made a short introduction with information about her role and the legislative requirements relating to the PoM, public exhibition, the public hearing and reporting.

It was explained that the public hearing was about the future management and priorities for Wyatt Park and not about licensing, noting that two EOI licensee processes are currently running.

Council delivered a short presentation which was followed by questions and the opportunity for feedback from attendees before the hearing concluded.

### 3.1 Presentation by Council

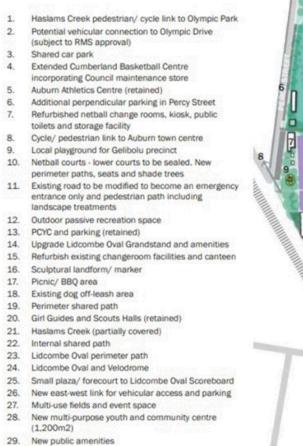
Linda Wright, Supervisor Recreation and Sport, delivered a PowerPoint presentation to the attendees. The areas covered were:

- » What is a Plan of Management (PoM)?
- » The purpose of the Wyatt Park PoM
- » Vision for Wyatt Park
- » Key elements of the PoM
- » Key focus points for improvement.



Attendees were also encouraged to provide their feedback via Council's 'Have Your Say' webpage. Figure 3 below outlines the Vision for Wyatt Park.

Figure 3: Vision for Wyatt Park





Car park (retained)
 Auburn Ruth Everuss Aquatic Centre

additional street trees

Indoor/outdoor Skate/scoot park
 Existing car park (retained)

facility

32. Church Street: retain existing parking and provide

 Potential future pedestrian/ cycle overbridge to Chadwick Reserve (subject to RMS approval)

37. Cycle/ pedestrian link to Lidcombe town centre

33. Destinational all abilities playground and learn to ride



### 3.2 **Key themes**

The feedback provided by attendees during the public hearing has been distilled and grouped into nine key themes as set out in the table below. While providing feedback, attendees referenced the map at Figure 3 and used the numbering contained therein to illustrate their points. Therefore, where relevant, these numbers have also been used as part of the following feedback summary.

Table1: Overview of key themes

Theme	Summary
The public hearing	Overall feedback was positive about the way the public hearing was conducted and attendees were grateful for the opportunity to provide feedback and ask questions.
	"It has been easy to express our thoughts."
	A concern was raised that access to the hearing after 6pm was difficult as the Council offices were closed at the time of the hearing.
	Some attendees expressed the view that the purpose of the session was not well understood prior to their attendance at the session. Some advised that they thought they were attending an information session.
	An issue was raised about community and stakeholder awareness of the session and that not all organisations currently using the Park were represented.
	Some attendees raised the issue of licenses and questioned whether the PoM could be fully considered given separate, ongoing EOI processes.
	Some attendees expressed frustration about the length of time the PoM process was taking but thankful to see progress.
	Strong support for moving forward with upgrades to the Park as quickly as possible.
Traffic and access	General support for the proposed northern vehicular access via Olympic Drive (2).
	Lack of support for the proposed southern access point off Olympic Drive (2) as most vehicles will continue to enter via Church Street.
	Concern that the proposed east-west link (26) will exacerbate exiting congestion issues as the route will be used as a 'rat run'.
	Concerns that the proposed east-west link (26) will negatively impact the use of the multi-use fields (27), including hardening the surface.
	Proposed east-west link could be adapted to be a left in and left out access for parking for picnic area (17) and Scout/Girl Guides

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Theme	Summary
	» Some attendees noted there is already considerable congestion in the Park, particularly around the Ruth Everuss Aquatic Centre (31) and during events. Option might be to route cars via the basketball courts (4), utilising the current gravel path.
	» The potential increase in traffic and crossing of access road (26) between facilities also poses a pedestrian safety risk, particularly for children around Ruth Everuss Aquatic Centre (31).
	» Those living to the west of the Park currently have a circuitous route to access the Park. Value would come from crossing the train line via a tunnel which would make the Park more accessible to the community.
	» Parking, in general, is insufficient.
	» There is a need for plenty of parking for the netball courts (10) as this sport attracts a lot of cars.
Multi-use and	» Strong support for the creation of multi-use indoor and outdoor shared spaces.
shared spaces	» Shared amenities should include a club house, toilets, showers, change rooms, a gym, storage areas and night lighting.
	» Lighting is an important part of maximising the utility of spaces because they can then be used at night.
	» Multi-use fields and event space (27) can be used by all sporting clubs and organisations including rugby league, soccer, cycling and the AYC.
	» Multi-use fields and event space (27) can be used for rugby league training, making Lidcombe Oval more available for other uses / organisations.
	» Make Lidcombe Oval and the velodrome multi-use.
	» Maximise the use of the velodrome as there are limited cycling venues in Sydney.
	» Careful planning and management of general / multi-use areas is required to make sure the spaces are appropriately set up and ready for each user – for example rugby league teams have different requirements to soccer teams.
	» Existing changeroom facilities and canteen (15) could be demolished in favour of a shared club house, changerooms and gym as it is close to the carparks (3).
	» An alternative location for a shared clubhouse, changerooms and gym could be near the proposed east-west link (26) as it is close to the multi-use fields and event space (27) and could be shared between Lidcombe Oval and multi-use fields.
	» It was noted AYC requires access to shared spaces and amenities so they can continue to support vulnerable kids within safe spaces.
	» Strong support for interactivity between spaces and organisations with a preference for interactive hubs over separate spaces.
	» Questions were raised about the outdoor passive recreation space (12) and the new location for table tennis.



Theme	Summary			
	»	It was noted the Auburn Athletics Centre (5) has the largest space which is used by only a small number of people. It was suggested this could be better managed for multi-use.		
Community access	>>	The Park should be opened up and made available to the community as much as possible.		
	>>	There should be a focus on community events and bringing people in rather than keeping people out.		
	>>	Fencing can have the effect of keeping people out but can also be effective for stopping vandalism.		
	*	Fencing is important for safety as well. Schools are currently reluctant to use Wyatt Park for safety reasons given its proximity to busy roads and the lack of safety fencing. This is also a concern for the proposed play space near Olympic Drive		
	>>	When spaces are not in use by hirers, they should be made available to the community.		
	>>	Lidcombe Oval and Velodrome (24) are great facilities and should be opened up to the community as much as possible.		
	>>	To raise money, Council could charge fees for short-term licences and events.		
	>>	The multi-use fields and event space (27) would be a great space for schools to use.		
Facilities and amenities	»	There is an urgent need for the multi-use fields and event space (27) and upgrade of existing changeroom facilities and canteen (15).		
	<b>»</b>	More and upgraded toilets and change rooms are needed as a priority, noting these could be delivered at both locations (15) and near to the east-west link (26).		
	>>	There is a major need for upgrades to existing changeroom facilities and canteen (15).		
	>>	The multi-use fields and event space (27) should be made into an amazing venue with lush grass, a change room and fencing.		
	>>	Lidcombe Oval and Velodrome (24) and the multi-use fields and event space (27) should include public toilets and change rooms.		
	>>	The Western Suburbs Magpies need toilets, at least four change rooms, showers, a gym area and storage for their gear.		
	>>	A clubhouse with a "big balcony to watch sports".		
	>>	It was suggested that electricity points be provided throughout the park.		
	>>	Dedicated facilities for women's rugby league are required. It was noted sport is growing in popularity.		
	>>	There was interest in understanding the perceived level of use of the stake park and how this would be delivered (35).		
	>>	There is a need to work closely with wheelchair sporting organisations.		
	>>	It was noted all ability access, including for wheelchairs, is important.		



Theme	Summary	
Open green spaces	<ul> <li>Support for open, green spaces for events and market stalls.</li> <li>Support for trees, shaded areas and gardens.</li> <li>Concerns that there will not be sufficient green space in the area of the netball courts (10) given their proximity to the carparks (3).</li> <li>Access to open, green space is very important for the local community.</li> </ul>	
Budget	<ul> <li>» Questions about budget and the financial viability of the PoM. These questions included:</li> <li>&gt; Is there any money now for immediate priorities?</li> <li>&gt; Could money be re-prioritised based on feedback?</li> <li>&gt; Will all the proposed elements of the PoM be costed and receive budget allocation?</li> </ul>	
Timing and process	<ul> <li>Concerns about timing as clubs and organisations are already starting to plan for 2022.</li> <li>Some scepticism that the PoM would proceed: "I don't want to be negative, but PoMs generally just sit there."</li> <li>"Thanks to Council staff for getting the PoM this far."</li> <li>"Public engagement has been good, including for people from multicultural backgrounds. The process has been open and informative and we have had the opportunity to have a say."</li> </ul>	

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### 4 Recommendation

- » That Council consider the feedback provided via the public hearing as documented in this report.
- » That Council adopt the Wyatt Park Plan of Management subject to consideration of the feedback gathered via the public hearing and any other related consultation mechanisms.







Item No: C05/21-740

#### **QUESTIONS ON NOTICE - SUBMITTED BY COUNCILLOR LAKE**

Responsible Division: General Manager

File Number: SC483

#### QUESTION/S:

Will the General Manager please provide an answer as a closed council report to the following question:-

In relation to the identified savings summarised for the Directorate, Community and Organisational Development in the Confidential attachment to Item C07/20-502 - Council Meeting 15 July 2020;

Would the General Manager please provide:

- a) An itemised list of the identified savings for the function "Projects and Supervisors" that amounted to other cost savings of \$94,516
- b) An itemised list of the identified savings for the function "Projects and Supervisors" that amounted to other cost savings of \$191,566

#### ANSWER/S:

The below list identifies the programs where the money was deducted from. Any funds were from general ledger code functions and activities.

A) The itemised list for the expenditure is.

Project Code	Original Budget	Revised Budget
Arts Events Granville	20,309.50	20,309.50
Volunteer Program	28,501.00	14,250.50
Sector Development	35,912.00	17,956.00
Social Research and plan	42,000.00	42,000.00
Total	126,743.50	94,516.00



### B) The itemised list for the expenditure is.

Project Code	Original Budget	Change
	28,022	14,018
Cultural Food Programs		
	458,336	177,498
Arts and Events	·	
	486,358	191,516
Total	,	·

### **ATTACHMENTS**

Nil



Item No: C05/21-741

#### QUESTIONS ON NOTICE - SUBMITTED BY COUNCILLOR GARRARD

Responsible Division: General Manager

File Number: SC483

#### QUESTION/S:

Will the Acting General Manager please provide answers to the questions raised by Councillor Garrard at the Council Meeting of 7 April 2021, as outlined below:

- 1. After the most recent severe storm event in Western Sydney, how did the local Merrylands CBD, particularly the Council premises handle the condition?
- 2. How did Council's emergency services handle the recent deep water event in Memorial Avenue?
- 3. What recommendations were made to address the recent high water event in Memorial Avenue to address Council's performance in the Council carpark basement?
- 4. What changes to the building code of Australia are recommended to address future dismantling of Council's infrastructure by oversize vehicles in Council's basement areas?

#### ANSWER/S:

- 1. There were no significant issues identified following the recent storms.
- 2. There were no significant issues arising from emergency services attendance to the Memorial Avenue fire sprinkler event.
- 3. A post incident evaluation was carried out in accordance with Council procedures. It was identified that two additional signs be placed as warning for the sprinklers and the clearance bar at the carpark entrance be lowered from 2.1m to 2.08m to match the requirements of the lowest height fire sprinklers.
- 4. The current Annual Fire Safety Statement confirms Council complies with the relevant fire standards.

#### **ATTACHMENTS**

Nil



Item No: C05/21-742

#### **QUESTIONS ON NOTICE - SUBMITTED BY COUNCILLOR ATTIE**

Responsible Division: General Manager

File Number: SC483

#### QUESTION/S:

Will the Acting General Manager please provide answers to the questions raised by Councillor Attie at the Council Meeting of 7 April 2021, as outlined below:

- 1. In the event of a fire sprinkler storm, does Council have a backup plan to pump out the carpark and lift shaft of Memorial Avenue building?
- 2. Has the recently appointed building commissioner been contacted to address the fire safety defect caused by nonstandard utility vehicles and accessories that floods the Memorial Avenue carpark and lift shaft on level 1?

#### ANSWER/S:

- 1. All existing maintenance contracts address the requirement for emergency situations response.
- 2. The current Annual Fire Safety Statement confirms council complies with the relevant fire standards. A post incident evaluation was carried out in accordance with Council procedures. It was identified that two additional signs be placed as warning for the sprinklers and the clearance bar at the carpark entrance be lowered from 2.1m to 2.08m to match the requirements of the lowest height fire sprinklers. As such, at this time, it is not proposed to contact the Building Commissioner.

#### **ATTACHMENTS**

Nil