

PRATTEN PARK

PLAN OF MANAGEMENT



Ashfield Municipal Council

April 2008

PRATTEN PARK PLAN OF MANAGEMENT

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INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management for a park is the principle document that guides the long term future planning, design and management of that park. It sets out how a park can be used, managed, developed and conserved and specifies improvements that maintain and enhance the recreational needs of residents and visitors.

1.2 Significance and Purpose of the Plan. Why do a plan? What is special about this place and thus warrants a Plan of Management?

Pratten Park is one of the few significant open spaces in the Ashfield Municipality. It is well used by sporting groups and also by individuals and families for passive recreation and informal sporting activities. It is clearly highly valued by the community.

The Plan of Management for Pratten Park has a number of purposes. These include:

- Identification of the **values** of the park. (Part 4.7)
- Identification of **issues** or threats associated with the identified values. (Part 6)
- **Broad management objectives** that protect and enhance the values. (Part 5)
- **Specific objectives** aimed at ensuring the maintenance of recreation, conservation, aesthetic and other values. (Part 7.)
- Detailed **action plan** specifying objectives, strategies, actions and priorities. (Part 7)

1.3 The life of the Plan and Plan reviews

The cost of this Plan of Management was in the order of \$20,000 and was provided out of Council's global budget. The Plan of Management will be reviewed every 5 years with a major review and update undertaken every 10 years. Annual priorities from the Plan of Management will be determined and included in Council's Management Plan. Progress on their implementation will be reviewed annually in conjunction with the review of the Management Plan. The Plan of Management would also be reviewed in the event that changes occur to the principles underpinning the broad management objectives or if matters arise that are not accounted for in the plan.

2. CONTEXT

2.1 Land addressed by this Plan

Pratten Park is bounded by Arthur Street, Rose Street, Park Lane and Alma Street, Ashfield. Measuring 3.3 hectares in size, the Park includes the following:

- Football oval with a cricket pitch in its centre.
- Grandstand with changing and storage rooms.
- Announcer's box
- Score Board
- Cricket practice net
- Basketball half court
- Pratten Park Bowling Club comprising two greens and clubhouse.
- 6 tennis courts and clubhouse
- Thirning Villa.
- Children's playground.

2.2 Land to which this Plan of Management applies- Ownership and Management

Pratten Park is on land set aside for public recreation. It includes:

- Council-owned land classified as community land under the *Local Government Act 1993*.
- Crown reserve P500002 for Public Park administered by the NSW Department of Lands under the *Crown Lands Act 1989*. The Pratten Park (P500002) Reserve Trust has been appointed on 08 September 1995 by the minister responsible for the *Crown Lands Act 1989* and charged with its care, control and management. Ashfield Council manages the affairs of the trust.
- Leased Crown land occupied in part by the bowling club.

Figure 1 is the zoning map of Pratten Park and Figure 2 is an aerial photo with the overlaid zoning map of the Park.

3. BRIEF HISTORY OF PRATTEN PARK

Before European settlement, Ashfield was home to Aboriginal people from the Eora group. The Eora group consisted of several smaller groups or 'bands'. Eight bands have been identified along the Parramatta River. Two of these eight bands, the Cadigal and Wangal, most likely lived in the area that now makes up the Ashfield Municipality including the land that is now Pratten Park.

After European Settlement. First European settlement in the Ashfield area occurred around the 1790s. By 1838, which was the year in which a part of Ashfield was first opened up for residential development, Aborigines had been driven from the area. Their only reappearance in the history of Ashfield was later in the century when groups of them were reported to have set up camp in a still uncleared section of bush in the area that later became the suburb of Haberfield. In 1871, the Municipality of Ashfield was formed. (Ref: *Speed the Plough; Ashfield 1788-1988* by Sheena and Robert Coupe, 1988, published by Ashfield Municipal Council). Against this background, the following is a summary of the history of Pratten Park:

DATE	EVENT
1906	Responding to a request from the Ashfield District Football Club, Council begins action to purchase some of the a'Beckett estate known as a'Beckett's Paddock as a first step in acquiring the land to establish Pratten Park.
1911	Council resumes additional land adjoining a'Beckett's Paddock that is owned by Trustees of the Hall Estate. These two parcels of land become Pratten Park. A remaining portion of the Hall Estate that included a house, Cambewarra (since demolished), was sold to Council in 1923 thus completing the present extent of the Park.
1911	The State Government gazettes Pratten Park on 26 July 1911.
1911	Summer Hill Tennis Club proposes to Council that an Association of tennis players in the Western Suburbs and other districts be formed. Council agrees and grants land at Pratten Park to the newly formed Western Suburbs Lawn Tennis Association for 4 tennis courts. By 1914, the Club had 6 tennis courts.
1912	The Governor of New South Wales officially opens Pratten Park on 12 September the Right Honourable Frederick Napier, Baron Chelmsford. The Park was named in honour of Herbert Edward Pratten, Mayor of Ashfield between 1909 and 1911, in recognition that the Park's establishment was largely due to his efforts.
1912	Burwood District Cricket Club, having obtained a lease of Pratten Park in 1911, plays its first matches at the Park.
1912	Western Suburbs Rugby League Club plays its first match at Pratten Park.
1913	Burwood District Cricket Club changes its name to the Western Suburbs District Cricket Club at the instigation of Council.
1913	The South Ashfield Bowling Club forms and starts using space in Pratten Park allocated to it by Council.
1913	Fundraiser held in September by the United Friendly Societies Ashfield Dispensary.
1914	A modest Bowling Club pavilion erected costing £270.
1914	Under pressure from local residents, Council refuses to let Western Suburbs Rugby League Club use Pratten Park for its matches. For the next 5 years the Club plays out of St Luke's Oval (now Concord Oval)
1914	Council gives permission to the local Rifle Reserve to use the Park for military training.
1914	Spectator seating erected at the Arthur Street end of the tennis courts.
1914	Parks Committee of Council recommends planting palm trees both sides of the avenue from the entrance gates to the oval.
1915	20 trees planted on the Western boundary of the Park.
1916	National baseball league holds Patriotic baseball game.
1918	A Patriotic Tennis Tournament held.
1919	A cycle track around the perimeter of the oval is levelled and ashes rolled.
1920	The Returned Sailors and Soldiers Club holds an Anzac Memorial Carnival in March.

1920	Building of a pavilion and grandstand at the oval, with accommodation for 450 spectators, is completed and opened by Senator HE Patten. The opening is followed by a cricket match, Aldermen vs Council staff. Senator Pratten (previously Mayor of Ashfield) had donated £500 towards the pavilion's cost.
1920	Western Suburbs Rugby League Club returns to Pratten Park, which becomes its home ground.
1920	Pratten Park season tickets are issued for life members, members and ladies.
1921	South Ashfield Bowling Club changes its name to Pratten Park Bowling Club.
1921	Alterations are made to the Bowling Club building. A new bowling green is constructed.
1922	A cricket scoreboard is erected with a financial contribution from Western Suburbs District Cricket Club. It replaces an earlier scoreboard.
1923	An additional room is added to the Bowling Club building.
1923	The Evening News installs a direct phone line to avoid delays in getting sports results.
1925	A children's playground is established.
1925	A number of cycling carnivals are run successfully.
1928	Council refuses an application by the licensee of the Bald Face Stag Hotel at Leichhardt to erect a brick publican's booth to sell liquor.
1928	Western Suburbs District Cricket Club complains to Council about the state of the Pratten Park wicket. This is refuted by Council's Engineer – "the usual complaint when batsmen do not make runs".
1930	Autodrome Super Speedways Ltd successfully negotiates with Council to hold dirt track motorcycle racing on Saturday nights. The first meeting attracts over 6000 people.
1930	Council receives numerous complaints and petitions from residents about noise, crowds and late finishing times. Representations are also made to the Minister for Local Government.
1930	An application to Council by the Model Aeroplane Association to fly model aeroplanes on Sunday mornings is refused.
1931	Autodrome Super Speedways Ltd goes into liquidation.
1933	An Eastern entry pavilion in Arthur Street is constructed.
1933	Work is provided by the State Government at Pratten Park for the relief of the unemployed.
1935	A wooden cycling track is laid down over the existing cycling track and is the first track in Australia to conform to international requirements for record making purposes.
1935	Council permits the Western Suburbs Lawn Tennis Association to occupy 4 ground floor rooms in Thirning Villa.
1936	Floodlights are installed around the cycle track to illuminate the oval.
1939	Tenders are called for the demolition of the existing Bowling Club building and the erection of a new building.
1946	6 wooden tiers of seating are installed in the Southeast and Southwest areas around the oval
1952	The new Northern stand at the Tennis Courts is named after the Western Suburbs Lawn Tennis Association's first Secretary C M Harris
1953	A modern scoreboard is erected.
1958	Council approves extensions to the Bowling Club building.
1959	The enlargement and refurbishment of the Bowling Club building is completed and officially opened on 30 May.
1961	Council permits an exhibition tennis match on a Sunday despite protests from church members.

1963	Council gives permission for both tennis and bowling clubs to play on Sunday mornings.
1967	First televised rugby league match at Pratten Park.
1968	Western Suburbs Rugby League Club moves permanently to Lidcombe Oval having played alternate home game matches between Lidcombe Oval and Pratten Park during the 1967 season.
1970	Council approves further extensions to the Bowling Club building.
1972	The Bowling Club extensions are completed and officially opened on 29 January.
1979	Residents raise concerns about parking and noise.
1980-1985	During this period, complaints about parking are periodically received from residents. Ashfield Mall parking for 1300-1500 cars is put forward as the solution.
1984	NSW Women's Cricket Association plays the England Women's Cricket Team.
1985	2 demountable cricket sightscreens are installed.
1985	Western Suburbs Rugby League Football Club is given permission to play 3 Sunday games.
2003	The newly restored and refurbished Thirning Villa is officially opened and utilised to operate Council's "Artist in Residence" Programs with two rooms on the ground floor dedicated to housing the Ashfield & District Historical Society.
2003	New clubhouse for the Western Suburbs Lawn Tennis Association erected at the side of Thirning Villa is officially opened.

4. BASIS FOR MANAGEMENT

4.1 Ecologically sustainable development

This Plan of Management reflects, and is consistent with, Council's Ecologically Sustainable Development Policy. This policy has as its vision statement:

"Ashfield as a community which protects and enhances its existing flora and fauna and contributes to the wider responsibilities for the whole community to preserve the earth's environment."

4.2 Requirements of the Crown Lands Act 1989 and Local Government Act 1993 for Land Management

Pratten Park comprises both Crown land dedicated as a crown reserve and leased Crown land in accordance with the *Crown Lands Act 1989* and community land under the *Local Government Act 1993* (see Figures 1&2).

4.2.1 Crown Lands Act 1989

To comply with the requirements of the *Crown Lands Act 1989* this Plan of Management aims to address the following:

- The Plan to be prepared in accordance with the Principles for Crown land management under section 11 of the *Crown Lands Act 1989*.
- Existing and proposed uses, developments, leases and management practices on Crown land to be consistent with the dedicated public purpose of the reserve, public park.

- The Plan to address any matters required by the Minister responsible for the *Crown Lands Act 1989*.
- Public exhibition of the Plan and a call for submissions followed by referral to the Minister responsible for the *Crown Lands Act* for adoption of the Crown lands component.

Principles of Crown land management

Section 11 of the Crown Lands Act 1989 requires that Crown land be managed according to the following principles:

- That environmental protection principles be observed in relation to the management and administration of Crown land.
- That the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible.
- That public use and enjoyment of appropriate Crown land be encouraged.
- That, where appropriate, multiple use of Crown land be encouraged
- That, where appropriate, Crown land should be used and managed in a way that both the land and its resources are sustainable in perpetuity.
- 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.

When preparing a Plan of Management for Crown land, Council, as the trust manager, must comply with the following requirements of the Crown Lands Act 1989:

- Direction of the Minister or request by the Trust for the preparation of a plan of management.
- Drafts of the plan are circulated for comment.
- The draft plan is placed on exhibition including the Department of Lands placing a notice in the Government Gazette.
- Draft Plan exhibition notices are provided.

Council sought approval from the Minister for the preparation of a Plan of Management over Crown lands affected. The Minister subsequently consented, pursuant to section 112(2) of the Crown Lands Act 1989, to the preparation of a draft Plan.

Following completion of the above the Minister shall consider comments followed by adoption of the Plan for the Crown land areas. The Reserve Trust is then required to follow the Plan and all operations must be in accordance with it.

Purpose for which the land is reserved

The part of the Park that is reserved under the *Crown Lands Act 1989* is for the purpose of public park. This purpose will guide the future management of the park. Specifically:

- Use of the reserve must be consistent with the public purpose for which the land is dedicated or reserved. This includes uses ancillary to or supportive of the reserve purpose.
- Improvements and developments are confined to those that support, or are ancillary to, the public purpose of Public Park recreation.

- The Park cannot be used for a purpose relating to an activity that is occurring off the Park and that is not consistent with the Park's purpose. For example, car parking on the Park that serves an adjoining land use would not be acceptable.
- The land must be open to the public generally as a right. Exclusive use of the reserve should be minimised to avoid sections of the community becoming alienated from using the reserve. The public may only be restricted from access to parts of the Park and buildings if it is necessary for the public's enjoyment of the Park or for health and safety reasons to be excluded, for example from a workshop, equipment storage or operational facilities.
- Right of access does not mean entirely free access. Reasonable entry fees and charges may be imposed, as well as other legal constraints to entry such as those relating to health and safety.
- A lease or license must be consistent with the reason or purpose of the land's reservation or dedication.

The leased Crown land area operates as a bowling Club under a direct lease with the Department of Lands. No changes are proposed to bowling club operations in this plan of management.

Management Context.

In regard to Crown reserve P500002, the Pratten Park (P500002) Reserve Trust is charged with care, control and management of the reserve with the affairs of the trust being managed by Ashfield Council. Under Section 102 of the Crown lands Act 1989 the trust is responsible for issuing all tenures (leases and licences) over the reserve. The leased Crown land area of the park occupied in part by the bowling club is the direct responsibility of the Dept. of Lands. POM should explain that other part is subject to a lease from council.

Food and Beverage Outlets on Crown Reserves – Policy Position 2004

In addition, the Department of Lands has the following policy requirements for uses and activities relating to Crown land, including assessing food and beverage outlets:

- the facility must be consistent with public purpose of the reservation.
- the facility should enhance the public use of the reserve and not become the focus of the reserve.
- integrity of the reserve and its environmental qualities must be preserved.
- the public's right of access to the reserve must be preserved.
- pricing policy must be equitable and consistent with public purpose of the reservation.

4.2.2 Local Government Act 1993

To comply with the requirements of the Local Government Act 1993 this plan of management aims to address the following:

:

- The plan to be consistent with requirements of the **Local Government Act 1993** for community land, including its categories and core objectives, s.36(a)-(n).
- Public exhibition of the Plan and a call for submissions

The smaller part of Pratten Park (37%) is public land under the *Local Government Act 1993* and requires a specific approach that the Act provides for managing such land.

The minimum requirements under the Act are that a Plan of Management must:

- Categorise the land in accordance with s.36(4) and (5)
- Contain objectives for the management of the land
- Contain performance targets
- Specify the means of achieving the objectives and performance targets
- Specify how achievement of the objectives and performance targets is to be assessed (s.36(3)).

This part of Pratten Park is classified as community land. The purpose of classification is to identify that land which should be kept for use by the general public (community land) and that land which need not (operational land). The major effect of classification is that it determines the ease or difficulty with which land may be alienated by sale, leasing or some other means.

Categorisation is intended to focus Council's attention on the essential nature of the land and how that may best be managed. Defining the categories of community land and core objectives for each of them enables environmental and other values of community land to be identified and protected more effectively. It also enables community land to be managed more appropriately so as to achieve a responsible balance between protection of relevant values and use of the land by the community.

The category assigned to the land needs to take into account all the circumstances of the land. The Plan must categorise the land from five categories:

Natural Area. Natural Areas are further categorised as bushland, wetland, escarpment, watercourse or foreshore, or a category otherwise prescribed by the *Local Government Act* or *Local Government (General) Regulation*.

Area of Cultural Significance. Cultural significance can pertain to either Aboriginal or European heritage. The category gives the land a high level of protection. These areas cannot be addressed in a generic plan.

Park. The Park category comprises land used for 'passive' recreation that does not contain significant natural or cultural areas, or sporting facilities.

Sportsground. This category refers to land used for 'active' recreation, and usually contains sporting facilities.

General Community Use. This usually refers to meeting halls, town squares and venues leased out to commercial operators.

This portion of land under the *Local Government Act 1993* categorises Pratten Park as a Sportsground.

The *Local Government Act 1993* provides for each category a set of core objectives. The core objectives for management of community land that is categorised as a sportsground are:

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

4.3 Leases and Licences

Leases on Crown Reserves

Section 102 Of the *Crown Lands Act 1989* specifies what the reserve trust must do in regard to the granting of consent for leases and licences. Generally, a lease or licence on a reserve only permits use of the reserve that is consistent with the purpose for which the reserve was dedicated or reserved.

Leases and licenses may be permitted under this Plan of Management for the purposes of passive recreation, including the provision of built sporting recreation facilities, providing:

- The type of use proposed and/or any required facilities being to the benefit of the community of Ashfield and meet a recognised need.
- Council approval of the proposed tenure term.
- The requirements of the Crown Lands Act 1989.
- The requirements of Council's Local Environmental Plan relating to permissible uses.
- The negotiation of an appropriate lease, license or other estate fee.
- Specific conditions contained in the lease agreement.

Under section 108 of the CLA 89, the reserve trust may in respect to the whole or part of the reserve grant temporary licences for certain prescribed purposes as set out in the Regulation.

Proceeds

Section 106 of the *Crown Lands Act 1989* requires that any proceeds received by the reserve trust for activities on the reserve, be applied for the general purposes of the reserve trust and may be invested or applied accordingly. The proceeds received by the trust and also the funding for the management of the park provided from Council's global budget are set out in the Tables below.

Income

Other Fees & Charges – Park Rents	Rental Income	Park Rents	\$149,216
Other Fees Charges – Park Rents Total			\$149,216

Expenditure

Utilities	Electricity	\$3,739
	Water	\$45,554
General Maintenance	Working Hours	\$19,777
	Sub Contractors	\$33,120
	Goods and Services	\$12,420
	Plant Charges	\$7,851
Insurance	Insurance	\$4,272
Facilities Cleaning	Goods and Services	-
	Plant Charges	\$617
Mowing	Working Hours	\$4,402
	Goods and Services	-
	Plant Charges	45,140
Park Tree Maintenance	Sub Contractors	\$1,242
	Goods and Services	-
Facilities Repair	Working Hours	\$790
	Goods and Services	\$2,588

	Plant Charges	\$431
Total		\$101,943

Leases on Community Land

The *Local Government Act 1993* contains provisions relating to leasing. The following requirements are relevant to this Plan of Management:

- Leases and licences for community land must comply with the Local Government Act.
- Leases and licences granted over community land must be consistent with the core objectives for the land.
- The purposes for which land categorised as a natural area can be leased are much more restricted, with only very minor buildings and structures allowed on such land.
- A Council may only grant a lease, licence or other estate over community land if there is an 'express authorisation' for such action in a plan of management.
- Leases, licences, and other estates in respect of community land may only be granted for what are essentially public purposes. Councils are not able to grant leases, rights of way, etc, for a purely private purpose; such as allowing vehicular access over community land to adjoining privately owned land.
- A proposal by a Council to grant a lease, licence, or other estate in respect of community land must be publicly notified.
- The Act prohibits, with some exceptions, any exclusive use or occupation of community land otherwise than in accordance with a lease, licence, or estate granted in accordance with the Act.
- Existing leases, licences and other matters remain in place, at least until their designated termination date, or to

The full details of the Park's title and planning status is as follows:

Site Name	Pratten Park
Address	Arthur Street, Ashfield
Reserve/s	Crown reserve for public park comprising P500002, Lot WH 7041/93370, gazetted 26 July 1911.
Ownership	<ul style="list-style-type: none"> • Ashfield Municipal Council as Council owned land classified as community land under the Local Government Act 1993 and • the State of New South Wales as Crown land administered by Department of Lands under the Crown Lands Act 1989.
Management	<p>The Council of the Municipality of Ashfield for community lands</p> <p>The reserve trust for reserved lands and the Department of Lands for leased Crown land.</p>

Land categorisation under the <i>Local Government Act 1993</i>	Portion of land under <i>Local Government Act 1993</i> : Community land categorised for sportsground general community use.		
Ashfield hierarchy	District Park		
Area of Crown land	2.47 hectares		
Area of community land	0.83 hectares		
Zoning	Open Space 6(a) Ashfield LEP 1985		
Leases	Lessee	Lease period	Rental payable
	Western Suburbs District Cricket Club	Until 2010	\$7,755 per annum for 2008/09 (to Reserve Trust - lessor)
	Canterbury District Soccer Football Association	Until 2011	\$19,845 for 2008/09
	Ashfield & District Historical Society	Until 2009	\$1 pa for 2008/2009
<p>The Pratten Park Bowling Club leases Crown land from the Department of Lands and also (part) community land from Council.</p> <p>The Western Suburbs Lawn Tennis Association leases Land from the Reserve Trust.</p> <p>Leases are also held with Western Suburbs District Cricket Club and the Canterbury District Soccer Football Association for their use of the Oval. A lease is held with the Ashfield & District Historical Society for use of two rooms on the ground floor of Thirning Villa.</p>			
Licenses	Licensee	License period	Rental payable
	Pratten Park Bowling Club	Until 2014	\$1,766 per annum for 2008/09 (to Reserve Trust - lessor)
	Western Suburbs Lawn Tennis Association	Until 2010	\$4,924 per annum for 2008/09 (to Reserve Trust - lessor)
Caveats / easements	N/A.		

EPA Act 1979

4.4 Local Environment Plan and development controls

The reserve is subject to Ashfield Council's Local Environment Plan 1985 (LEP). The LEP is the main means of development control and includes zoning maps and a written instrument categorising developments as either permissible or prohibited. This Plan of Management does not override provisions in the LEP.

Pratten Park is currently zoned 6(a) Existing Recreation under the LEP (Refer Zoning Map and zoning table below). The park is also identified as a heritage item in the LEP which means the site is subject to specific controls (clause 32 in Ashfield Local Environment plan 1985) in relation to any development with the aim of conserve and protect the heritage values of the park (refer Appendix 1 for LEP heritage provisions).

ZONING TABLE

Zone No 6 (a) (Open Space (Existing Recreation) Zone)	
1 Without development consent	Bushfire hazard control, exempt development, gardening and landscaping (not being purposes which involve the erection of a building).
2 Only with development consent	Bushfire hazard control, gardening and landscaping (being purposes which involve the erection of a building); drainage; recreation areas; roads; utility installations (other than gas holders or generating works).
3 Prohibited	Any purpose other than a purpose included in item 1 or 2.

Council, as Reserve Manager, must consider certain issues when deciding whether a particular land use or development is appropriate including:

- The compatibility of the proposal with the notified purpose of the reserve.
- The impact on the existing use of the reserve.
- The compatibility with the vision and management objectives established for the reserve.
- The need for the proposal and whether it will promote and be ancillary to the use and enjoyment of the reserve, as distinct from satisfying a requirement generated by an adjoining property or by an independent or collateral community need.
- The advantage and benefit that the development would bring to the normal reserve user.
- The management responsibility and public availability of the development to reserve users.
- The need for a lease and its draft terms, conditions and rental that would apply.
- The heritage significance of the reserve and how this will be affected by any proposal

4.5 Permissible and prohibited Park uses

The use of Pratten Park must be consistent with the public purpose of the land for the reserved Crown land area, that is, public park, and the category of sportsground in the case of community lands and the lease purpose/s in terms of the bowling club. The consumption of alcohol in the Park is prohibited except under conditions approved by Council and as set out in the Action Plan. Vehicles may not be driven into or onto the **park** without the prior approval of Council. Dogs are permitted in the park but must be kept on a leash.

4.6 Community Consultation

As part of the process of preparing a Draft Plan of Management for Pratten Park, Ashfield Council consulted with interested residents and users of the Park in order to develop a Plan that

reflects the values of the community. Council also engaged an external consultant to undertake the following two workshops:

- A targeted consultation workshop was held on 23 August 2007 with organisations and groups who are key users of the Park. This workshop provided an opportunity for them to share their perspectives on the Park and to listen to and understand the perspectives of others. A full report of the workshop is at Appendix 2.
- A general community consultation session on 12 September 2007 that was attended by interested members of the Ashfield community. This consultation was an opportunity for participants to share what they valued about the Park, the issues that were important to them and the principles they saw as important for guiding the development of Plan of Management. Outcomes from this consultation are at Appendix 3.

Additional to these consultations, Council conducted a community survey (Appendix 4). The findings from this survey (Appendix 5) together with the views and ideas put forward at the consultations have directly informed the values, principles and broad objectives that have been developed for this Draft Plan of Management.

4.7 Values

The community consultation process and the analysis of the survey responses revealed a number of core aspects of the park that were particularly valued. Principle among these values were:

- The spaciousness and size of the Park, its green space and trees.
- The Park's proximity and accessibility to residents, its central location.
- The variety that the Park offers in terms of sporting facilities and activities for participating in and watching, other activities and facilities both active and passive for cultural, artistic and other uses.
- The peace and quiet of the Park.
- The Park's suitability for exercise and walking
- The history and heritage significance of the Park.
- The children's playground.
- The safety and relative security of the Park.
- The importance of the Park as a meeting place, contributing to a sense of community.

Pratten Park is one of the few significant open spaces in the Ashfield Municipality. It is well used by sporting groups and also by individuals and families for passive recreation and informal sporting activities. It is clearly highly valued by the community.

5. OBJECTIVES

The following objectives are designed to achieve the purpose of the Plan of Management:

5.1 Maximise public usage of the Park while maintaining a variety of uses and a diversity of users.

5.2 Improve and maintain existing facilities and amenities and provide new facilities and amenities in accordance with need and funding availability.

5.3 Provide an accessible environment within the Park that ensures physical and social equity of access.

5.4 Maintain policies and practices that preserve and promote the **heritage** and history of the Park.

5.5 Have a safe and secure Park for users and visitors.

5.6 Improve and maintain the natural amenity of the Park.

6. ISSUES

6.1 Condition of park facilities

As part of the Pratten Park Revitalisation Program, Council is currently completing the first stage of three stages of works for oval facilities at the Park. This first stage includes: Restoration of the Grandstand, its amenities and changing room facilities.

The second stage of works is due to commence which will include:

- Replacing the existing scoreboard
- Installing a new picket fence
- Refurbishing the canteen
- Providing new sight screens
- Repairing and consolidating surround seating
- Providing new practice wicket facilities.

This work will be assisted by a funding contribution from Cricket NSW that will supplement Council's budget allocation for the works.

The third stage of works will include:

- Refurbish of the existing toilet blocks
- Upgrade the recreational facilities
- Construct additional car parking
- Install two additional change rooms
- Upgrade groundsman's storage shed
- Upgrade ground lighting to broadcast quality

Other works that need to be considered are:

- The removal of chain link fencing that spans half the width of the parking area between Thirning Villa and the Bowling Club.
- Repainting the weathered supports of the Thirning Villa verandah roof.
- Replacement of the fence along the back of Thirning Villa.

In view of the heritage significance of the park's amenities and facilities, consideration may be given to putting in place a Conservation Management Strategy or a Conservation Management Plan. This would provide a guide to conservation and management approaches for the park.

6.2 Maintenance of grounds and infrastructure

In view of the importance of sportsground maintenance, minimum standards are important to ensure the Park's grounds, particularly the oval, are properly maintained. Maintenance includes, for example, mowing, weed removal, irrigation, aeration, field and building repairs, the maintenance of turf wickets, painting, rubbish collection, addressing acts of vandalism.

Given the importance of ensuring the safety of all users of the Park, regular inspections of the Park and its oval need to be undertaken to address risk management concerns regarding the quality of the playing surface, safety of built structures, access arrangements

and other matters depending on circumstances. The community should also be encouraged to report any safety concerns immediately to Council to minimise the risk of injury occurring.

6.3 Sustainable management practices to mitigate environmental impacts

There are special management requirements for an area such as the oval and surrounds of Pratten Park. Potential negative impacts of sportsground management can be avoided through taking into account such matters as:

- the need for water quality control devices
- the sustainable use of water and nutrient application
- monitoring of imported soil and materials
- reduce fertiliser usage and application so as to retain nutrients in soil and minimise loss through runoff and/or leaching to groundwater
- alternatives to use of herbicides, pesticides and growth retardants
- management of soil compaction and erosion
- stormwater management
- the management of trees and other plantings
- the planting of additional and replacement vegetation to improve local amenity and provide shade.

The principles of Ecologically Sustainable Development guide Council in ensuring that the environment is protected, thus enabling enjoyment of the facility by present and future communities.

6.4 Management of water

Currently, the oval is watered by means of sprinklers attached to quick coupling valves. There is a large stormwater pipe running north/south across the oval, this is being investigated for stormwater harvesting for using on the oval.

6.5 Parking

Parking is currently provided at the western end of the Park accessed through the main entrance in Arthur Street. This area is scheduled for improvements that will include upgrading the surface and line markings to show individual parking spaces. This work will increase the number of available parking spaces.

The area between the Bowling Club and Thirning Villa, which is accessed from the entrance opposite A'Beckett Avenue in Arthur Street, is marked out for 8 parking spaces.

6.6 Organised sporting activities, multiple uses and public access

Council has in place leasing arrangements with the Western Suburbs District Cricket Club and the Canterbury District Soccer Football Association for use of the oval. Council also has a leasing arrangement with the Pratten Park Bowling Club and the Western Suburbs Lawn Tennis Association. These leases should be examined with a view to ensuring uniformity and internal consistency between them.

The Pratten Park Bowling Club continues to operate as a bowling club on a membership basis. The Plan of Management does not currently propose changes to this activity.

In the winter months, De La Salle College and Ashfield Boys High School each use the oval once per week during school hours and in the summer months De La Salle College uses it once per week during school hours. The oval is used six times per year by local schools for their annual sporting carnivals; residents for exercise, dog walking and relaxation, and personal trainers and their clients also use it in an informal way.

Currently, these different activities coexist satisfactorily. However, there is an increasing use of the Park by personal trainers with their clients which will need monitoring in the future in terms of wear and tear on the sports turf and potential conflict of use with other users.

There is signage around the oval stating that unauthorised ball games are prohibited. This is by no means common to ovals managed by local government generally. It is a common sight, for example, to see informal touch football games or families with their children kicking a ball around in council managed ovals. This should be encouraged in order to ensure the amenity is available as much as is practicable for the benefit of the community. Consideration should therefore be given to allowing informal ball games during periods when it is not used by lessees or hirers in terms of their leasing and hiring arrangements.

6.7 Spillover impacts

The issue of potential or real conflicts with nearby residents over such issues as noise, lighting and parking are common to facilities such as Pratten Park. However, these issues were not raised as issues of concern either during the consultations or in the survey responses.

6.8 Access for persons with disabilities

Council's Audit of Access for People with Disabilities details a number of issues relating to Pratten Park that remain current and need to be addressed. Among these issues, the Audit identifies a number of priorities that remain to be addressed. These are:

- On-site parking for people with disabilities.
- A continuous accessible path of travel into and within the Park linking all facilities, particularly the toilet block on the western side of the oval, the kiosk, the rear of the bleacher seating tiers in front of the grandstand and one drinking fountain.
- Covered seating for wheelchair users provided with accompanying person's seating in an area linked by a continuous accessible path of travel.
- A drinking fountain and a park seat on a hard stand adjacent to the path of travel to the playground

6.9 Security and safety

Security and safety, particularly at night, emerged as a significant issue in the consultations and survey responses. These concerns ranged across issues such as groups indulging in night time drinking in the park, vagrancy, the proliferation of broken glass, beer bottles and rubbish, feeling unsafe in the evenings vandalism and the option of closing the park between midnight and dawn.

The subject of overnight closure of the park is a strategy that has been raised as a way of enhancing security. The challenge presented by overnight closures the ability to successfully check that the park was empty before locking it for the night as the park is a large area and there is a multitude of places a person can hide within the park at night. Overnight closures may also conflict with the consultation findings whereby the community has a strong desire to maintain the park precinct as open accessible public space. This issue may be addressed in conjunction with the safety audit of the park that is being conducted by the Ashfield Police Local Area Command. Additionally, effective security through overnight closure requires a perimeter fence appropriate for ensuring such security.

6.10 Advertising signage

Clubs and organisations that use the Park often wish to display during a match or event non-permanent commercial advertising that features their sponsor. It is considered that this would be appropriate with the consent of Council, providing such advertising was consistent with SEPP 64 – *Advertising and Signage* and Council's advertising signage policy,

particularly that such advertising was compatible with the visual character and amenity of the Park, was of high quality and design and was suitably located.

There is currently some permanent commercial advertising signage within the Park precinct as a whole, for example, the signage naming the Bowling Club. It is proposed that such permanent commercial signage be permitted to stand. However, any alteration to this signage or proposals for new commercial naming signage should be submitted to Council for determination having regard to Council's advertising signage policy and SEPP 64 – *Advertising and Signage*.

6.11 Thirning Villa

Thirning Villa has proved over the years to be an important facility for the Ashfield community. It is the home of Council's popular artist in residence program. This has been in place since 2003, providing arts learning experiences for Ashfield residents in both the studio workshop areas, meeting rooms and in the grounds of the residence and tennis club.

Ashfield and District Historical Society also occupy a large ground floor room. This houses the Society's historical collection and is available to the community for research purposes. At the rear of the main building is a small single storey, purpose built building for use by the Western Suburbs Lawn Tennis Association as their clubhouse. There are also two old sheds at the rear of the residence and tennis club clubhouse that are used for general storage.

6.12 Management structures and responsibilities

Ashfield Municipal Council has the primary responsibility for the management and development of Pratten Park. Apart from the leased sections of the Park, this encompasses maintenance of the Park's assets and the related allocation of resources; the maintenance of the landscape; the maintenance of recreational facilities; planning the development of the Park. To assist this process, Council also consults with the Park's major user groups through the Pratten Park Advisory Committee on which they are represented.

The organisations that occupy sections of the Park, Western Suburbs Lawn Tennis Association and the Pratten Park Bowling Club, have responsibility for the maintenance and upkeep of their areas. They would also share common issues with each other and with Council. It would therefore be beneficial to explore formal arrangements that would facilitate collaboration, the sharing of information and resources and joint servicing.

6.13 Domestic animals

Pratten Park is a popular area for exercising dogs. The Park is an 'on-leash' area though survey returns indicate that some dog owners exercise their dogs off the leash. Problems also arise from dog wastes being left on the Park's grass. This opens up the possibility of conflict between users as well as raising health and safety issues. This problem can be reduced through the installation of further dog bins as needed and the continuing policing of dog control with the appropriate penalties being enforced for owners who do not keep their dogs leashed.

7. DEVELOPMENT CONCEPTS AND ACTION PLAN

The Action Plan below identifies management objectives, lists, strategies and associated actions and priorities.

The actions aim to:

- improve the Park,
- repair past damage,

- prevent further degradation,
- maintain and enhance the amenity of the area,
- continuously improve and maintain facilities,
- preserve the planned sharing of spaces by organisations involved in active recreation
- and preserve the Park as a place for relaxation, passive recreation and a place of significant heritage.

**OBJECTIVE 5.1
MAXIMISE PUBLIC USAGE OF THE PARK WHILE MAINTAINING A VARIETY OF USES
AND A DIVERSITY OF USERS.**

STRATEGY	ACTION	PRIORITY
<p>5.1.1 The current mixed use of the Park is preserved and a process for coordination and consultation among users be maintained.</p>	<p>A. Establish a formal regular meeting arrangement to facilitate collaboration, the sharing of information and resources and joint servicing among leaseholders and other regular users of the Park.</p>	<p>High (Established)</p>
<p>5.1.2 Continue involving the community in planning and decisions relating to the management and use of the Park.</p>	<p>B. Conduct consultations with leaseholders, other regular users of the Park and the Ashfield community including utilising Council's website, to gain feedback on Council's planning and management of the Park</p> <p>C. Monitor the use and consider developing a policy in regards to the oval being used by personal trainers and their clients. To ensure potential conflict of use with other users and also wear and tear of the oval playing surface are avoided.</p> <p>D. Install a community noticeboard within the precinct for Council and Park lessees to promote and inform the community about activities that are occurring.</p>	<p>Medium</p> <p>High</p> <p>Medium</p>
<p>5.1.2 Ensure all leases are uniform in nature and have internal consistency between them.</p>	<p>E. Examine all leases in respect of Pratten Park with a view to adjusting them at an appropriate time to ensure uniformity and internal consistency between them.</p>	<p>Medium</p>
<p>5.1.2 Facilitate use of the oval as a blend of formal organised sport and informal, social and family games, ensuring that usage by lessees and hirers is preserved</p>	<p>F. Council review the use of the oval for informal, social and family games outside those periods when the oval is used by lessees and hirers.</p> <p>G. Maintain public access to the Park.</p>	<p>High</p> <p>High</p>
<p>5.1.3 The Park continue to be designated an 'on leash' area for dogs.</p>	<p>H. Monitor the control of dogs in the Park to ensure they are leashed in accordance with both Council's Policy and with the outcomes of Action 23 on</p>	<p>High</p>

<p>5.1.4 The current use of Thirning Villa for Council's arts programs and as the location of the Ashfield & District Historical Society's collection be maintained.</p> <p>5.1.5 Ensure future advertising and signage on the Oval is restricted to the Park oval, only for an event, match or club sponsor, is temporary, is directly related to an event or match and does not impact on the visual amenity of the Park.</p> <p>5.1.6 Ensure alteration to existing permanent commercial signage or proposals for new permanent commercial signage naming their club are submitted to Council for determination having regard to Council's advertising signage policy and SEPP 64 – <i>Advertising and Signage</i>.</p> <p>5.1.7 The consumption of alcohol be governed by existing regulations and by Council's determination from time to time with regard to public, community events and family activities.</p>	<p>improving the enforcement of dog supervision in the Action Implementation Plan arising from Council's 2007 Community Survey.</p> <p>I. Maintain dog-waste bins and install additional bins as needed.</p> <p>J. Continue to develop and implement arts programs at Thirning Villa in accordance with Council's Cultural Plans and Social Plans.</p> <p>K. Maintain a leasing arrangement at Thirning Villa with the Ashfield & District Historical Society in accordance with the needs of both Council and the Society.</p> <p>L. Prepare and implement a policy that guides the consideration and approval of applications from clubs for the display of non-permanent advertising, such advertising only to feature their sponsor and only to be erected during a match or event; further, that such advertising be consistent with SEPP 64 – <i>Advertising and Signage</i>, in particular that it would be compatible with the visual character and amenity of the Park, of high quality and design and suitably located.</p> <p>M. Prepare and implement a policy that guides the consideration and approval of applications from clubs for the display of permanent advertising naming their club, such advertising only to feature their sponsor; further, that such advertising be consistent with SEPP 64 – <i>Advertising and Signage</i>, in particular that it would be compatible with the visual character and amenity of the Park, of high quality and design and suitably located.</p> <p>N. For public, community and family events, Council permit the reasonable consumption of alcohol where appropriate and maintain the Park as an Alcohol free zone between the hours of 9pm and 7am.</p>	<p>Medium</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>High</p>
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OBJECTIVE 5.2

IMPROVE AND MAINTAIN EXISTING FACILITIES AND AMENITIES AND PROVIDE NEW FACILITIES AND AMENITIES IN ACCORDANCE WITH NEED AND FUNDING AVAILABILITY.

STRATEGY	ACTION	PRIORITY
<p>5.2.1 Ensure the Park's amenities and facilities are well maintained and upgraded where required.</p>	<p>A. Implement an Asset Management and Asset Replacement Plan that ensures the optimum condition of the park's amenities and facilities and, in particular, address the following:</p> <ul style="list-style-type: none"> • Building repairs, painting, rubbish collection, addressing acts of vandalism. • The removal of chain link fencing that spans half the width of the parking area between Thirning Villa and the Bowling Club. • Repainting the weather-worn supports of the Thirning Villa verandah roof. • Replacement of the fence along the back of Thirning Villa. • Ensure the public have access to accessible public toilet amenities 	<p>High</p>
<p>5.2.2 Complete the second stage of Pratten Park Revitalisation Program using the funding contribution from Cricket NSW to supplement Council's budget allocation for the works.</p>	<p>B. Undertake the second stage of Pratten Park Revitalisation Program including:</p> <ul style="list-style-type: none"> • Replacing the existing scoreboard • Installing a new picket fence • Refurbishing the canteen • Providing new sight screens • Repairing and consolidating surround seating • Providing new practice wicket facilities. 	<p>High</p>
<p>5.2.3 Complete the third stage of Pratten park Revitalisation Program with funding sourced from Council and other stakeholders</p>	<p>C. Undertake the third stage of Pratten Park Revitalisation Program including:</p> <ul style="list-style-type: none"> • Refurbish of the existing toilet blocks • Upgrade the recreational facilities • Construct additional car parking • Install two additional change rooms • Upgrade groundsman's storage shed • Upgrade ground lighting to broadcast quality 	<p>High</p>

OBJECTIVE 5.3

PROVIDE AN ACCESSIBLE ENVIRONMENT WITHIN THE PARK THAT ENSURES PHYSICAL AND SOCIAL EQUITY OF ACCESS.

STRATEGY	ACTION	PRIORITY
<p>5.3.1 Implement the priority actions for Pratten Park recommended in Council's Audit of Access for People with Disabilities.</p>	<p>A. Address the access issues in Council's Audit of Access for People with Disabilities, in particular the following priorities:</p> <ul style="list-style-type: none"> • On-site parking for people with disabilities. • A continuous accessible path of travel into and within the Park linking all facilities, particularly the toilet block on the western side of the oval, the kiosk, the rear of the. • Bleacher seating tiers in front of the grandstand and one drinking fountain. • Covered seating for wheelchair users provided with accompanying person's seating in an area linked by a continuous accessible path of travel. • A drinking fountain and a park seat on a hard stand adjacent to the path of travel to the playground. 	<p>High</p>
<p>5.3.2 Ensure continuous accessible paths of travel to and within Pratten Park and the various sections of infrastructure.</p>	<p>B. Plan for the provision of a walking/cycling path into the park and around the perimeter of the park that also functions as a continuous accessible path of travel.</p>	<p>High</p>

OBJECTIVE 5.4

MAINTAIN POLICIES AND PRACTICES THAT PRESERVE AND PROMOTE THE HERITAGE AND HISTORY OF THE PARK.

STRATEGY	ACTION	PRIORITY
<p>5.4.1 Ensure the key heritage and cultural values of the Park are understood, recognised, conserved and, where appropriate, enhanced and celebrated through interpretation & public events.</p>	<p>A. Introduce interpretive signage that conveys the story of the Park and each facility.</p>	<p>Medium</p>

<p>5.4.2 Ensure the preparation of a Conservation Management Plan as a guide to the planning and physical actions, which need to be implemented in Pratten Park.</p>	<p>B. Prepare as appropriate either a Conservation Management Strategy or a Conservation Management Plan in accordance with the guidelines of the NSW Heritage Office to inform and guide all the policies and actions of this Plan of Management.</p>	<p>High</p>
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OBJECTIVE 5.5

HAVE A SAFE AND SECURE PARK FOR USERS AND VISITORS.

STRATEGY	ACTION	PRIORITY
<p>5.5.1 Have in place policies and design practice that promote the safety and security of the Park for users and visitors.</p> <p>5.5.2 Ensure the facilities and environment of the Park are free from trip, fall and other safety hazards.</p>	<p>A. Develop and implement a safety, security and emergency policy that includes:</p> <ul style="list-style-type: none"> • Lighting maintenance and review • Back to base security alarm system and fire alarm system in Council facilities within the Park. 	<p>High</p>
	<p>B. Provide advice to Council on the issues surrounding overnight closures of the Park and on a community consultation process in developing an overnight closure policy.</p>	<p>High</p>
	<p>C. Assess the security effectiveness of the perimeter fence.</p>	<p>High</p>
	<p>D. Implement, monitor and review risk management procedures including hazard identification and risk assessments.</p>	<p>High</p>
	<p>E. Monitor littering, especially broken glass, and ensure regular rubbish cleanups.</p>	<p>High</p>
	<p>F. Undertake regular inspections of playground equipment to assess potential risks and undertake maintenance and repairs as required.</p>	<p>High</p>

OBJECTIVE 5.6**IMPROVE AND MAINTAIN THE NATURAL AMENITY OF THE PARK.**

STRATEGY	ACTION	PRIORITY
5.6.1 Protect, conserve and, where appropriate, replace significant plantings.	A. Ensure shade trees and palms are maintained and protected.	High
	B. Plan and implement measures for the replacement of trees where necessary.	Medium
5.6.2 Ensure the efficient and effective conservation, management and usage of water.	C. Implement sustainable water usage practices including stormwater harvesting strategies using the Community Water Grant recently successfully achieved and as future funding allows.	High
5.6.3 Maintain the oval and surrounds in optimum condition	D. Prepare and implement a maintenance and development plan for the management of the oval and surrounds that covers mowing, weed removal, irrigation, aeration, field repairs, the maintenance of turf wickets and that also addresses the following: <ul style="list-style-type: none">• Monitoring of fertiliser usage with a view to retaining nutrients in soil and minimise loss through runoff and/or leaching to groundwater; introduce use of organic fertiliser.• Introduce alternatives to use of herbicides, pesticides and growth retardants.• Manage soil compaction and erosion.	High

APPENDICES