



**CUMBERLAND
CITY COUNCIL**

**Wyatt Park
Plan of Management
April 2021**



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CITY COUNCIL

WYATT PARK PLAN OF MANAGEMENT

Revision 6
13 April 2021

Document Status

This document is the Final Wyatt Park Plan of Management Adopted by Council on 5 May 2021.

WYATT PARK PLAN OF MANAGEMENT

REVISION 6

13 April 2021

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Prepared for:



**CUMBERLAND
CITY COUNCIL**

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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
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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.

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

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Acronym	Meaning
AAC	Auburn Athletics Centre
ALEP	Auburn Local Environmental Plan 2010
AWAC	ASICS Wests Athletics Club
AWRLC	Auburn Warriors Rugby League Club
AYC	Auburn Youth Centre Inc
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

SECTION ONE
INTRODUCTION

1 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*.

INTRODUCTION

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.

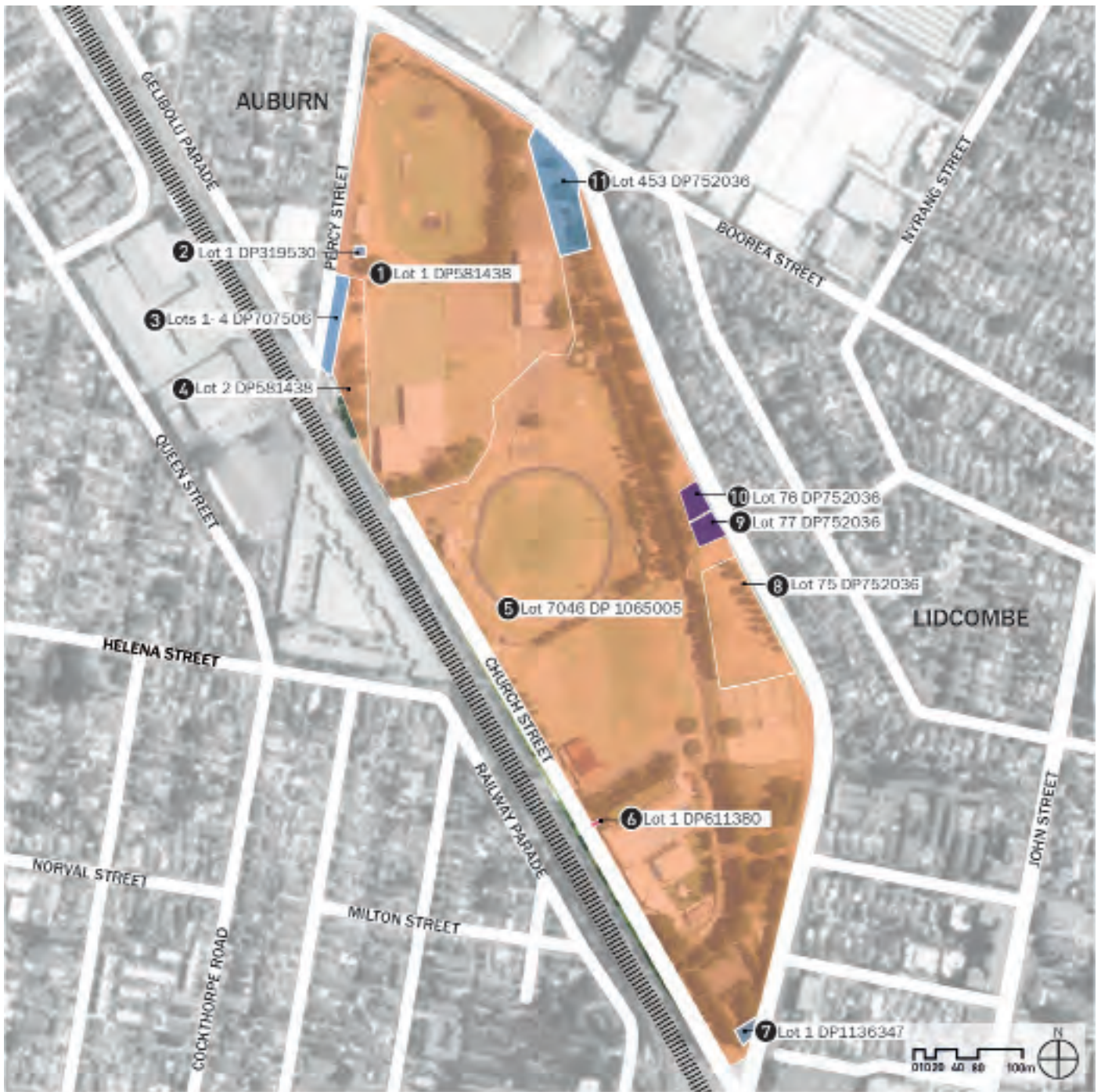
Lot 7045 DP1065002 Part of Crown Reserve 60119, located opposite Wyatt Park across Olympic Drive will be included within the Cumberland Parks Plan of Management.

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	Size (Ha)
1	Lot 1 DP 581438	Percy Street, Lidcombe	Crown land. Crown Reserve R60119	Auburn Athletics Centre, Cumberland Basketball Centre, Auburn PCYC, Marie Dunn Netball Courts. Note: Easement for access and electricity purposes	6.43
2	Lot 1 DP 319530	Percy Street, Lidcombe	Cumberland City Council	Council store in former electricity substation	0.073
3	Lots 1-4 DP 707506	Percy Street, Lidcombe	Cumberland City Council	Off-street parking	0.729
4	Lot 2 DP 581438	Percy Street, Lidcombe	Crown land. Crown Reserve R60119	Grove of trees	0.45
5	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. Note: Easements for electricity purposes and stormwater. Right of way and easement for electricity purposes	13.38
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
7	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 DP 752036	Olympic Drive, Lidcombe	Crown land. Special lease 1962-16 (Metropolitan) in perpetuity to Girl Guides Association of NSW	Girl Guides Hall	0.069
10	Lot 76 DP 752036	Percy Street, Lidcombe	Crown land. Special Lease 1961-134 (Metropolitan) to Boy Scouts Association of NSW	Scout Hall	0.629
11	Lot 453 DP 752036	Boorea Street Lidcombe	Cumberland City Council	N/A	0.358

Table 1: Lots and land ownership details for Wyatt Park

INTRODUCTION



- KEY**
- Crown Land
 - Council owned land
 - Alpha Distribution Ministerial Holding Corporation
 - Crown Land - Lease in Perpetuity

Figure 1: Lots and land ownership in Wyatt Park

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.

INTRODUCTION

Matters to be addressed by the PoM	CLA or LGAct and section	Relevant PoM section(s)
Principles of Crown land management.	CLA, s11	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 Section Three Section Four
The condition of the reserve (including the condition of any buildings or other improvements on the reserve).	CLA, s112(a)	
The use of the land and any buildings or improvements at the time of PoM adoption.	LGAct, s36(3A)(a)(ii)	Section Two Section Three
The existing use of the reserve (including the existing use of any buildings or other improvements on the reserve)	CLA, s112(b)	
The purposes for which the land will be permitted to be used in the future.	LGAct, s36(3A)(b)(i)	Section Four Section Five
The nature and scale of the proposed additional purpose.	CLA, s112(c)	
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, s112(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:

1. **Introduction**
Introductory Overview
2. **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 high-level cost estimates for recommended improvements.
Concludes with recommendations in respect of future use agreements including leases and licences.
6. **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.
7. **References and Bibliography**
List of information reviewed in the preparation of this PoM.

SECTION TWO
DESCRIPTION OF
THE PARK

2 DESCRIPTION OF THE PARK

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



Figure 2: Site Location

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).

DESCRIPTION OF THE PARK

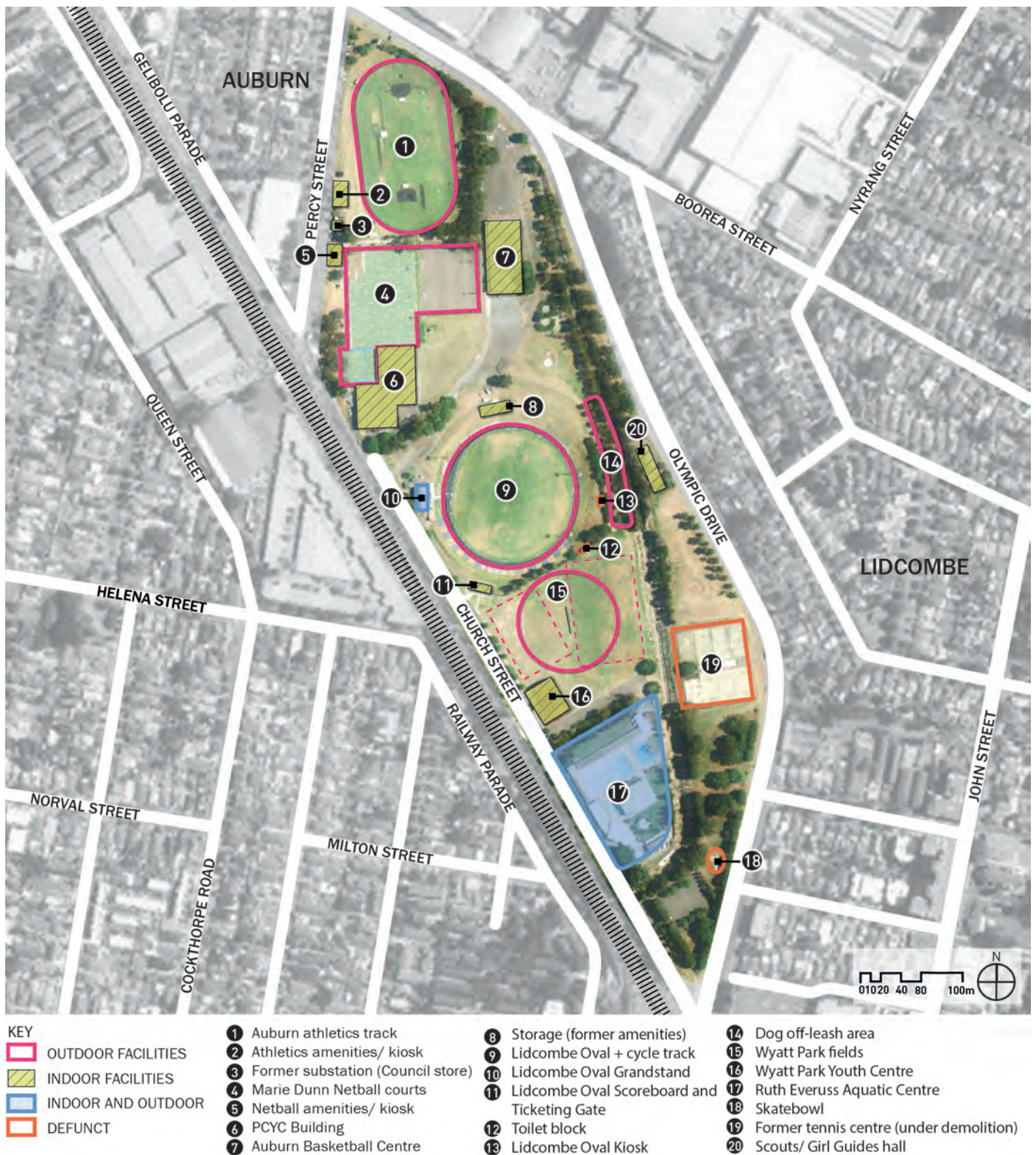


Figure 3: Existing facilities

DESCRIPTION OF THE PARK

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

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.

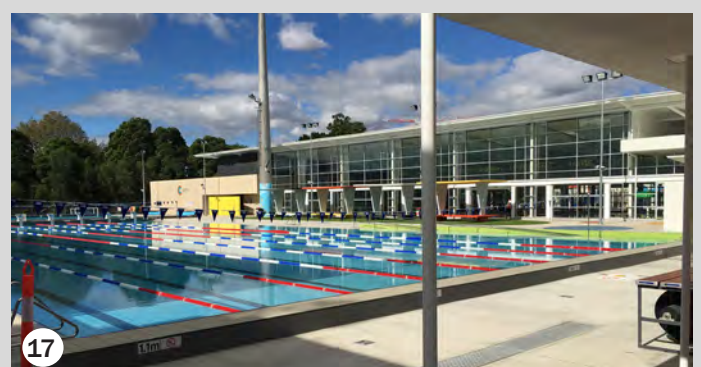
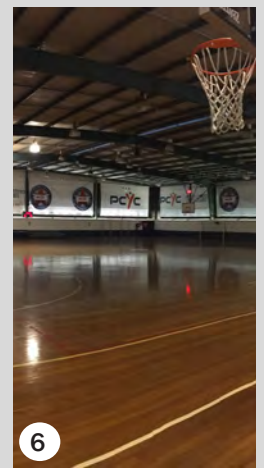
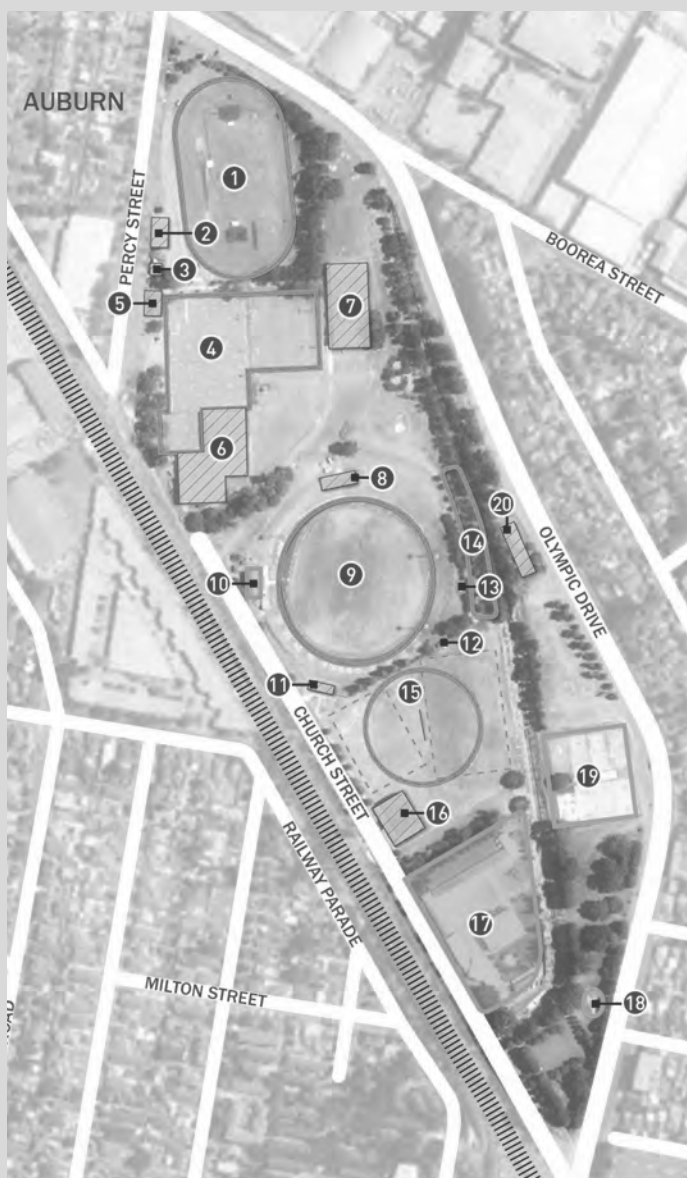
Pedestrians and cyclists

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

DESCRIPTION OF THE PARK



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

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: Tallwoods along Olympic Drive

SECTION THREE
PLANNING
CONTEXT

3 PLANNING CONTEXT

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 to 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.

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 occurred 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 north-eastern 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.

PLANNING CONTEXT

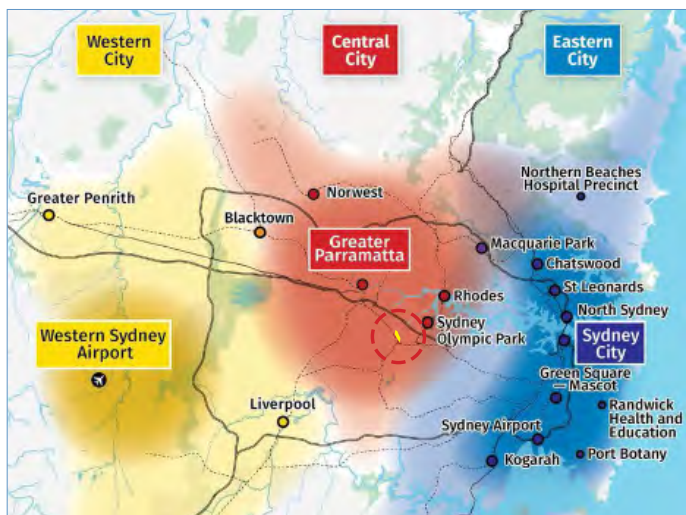


Figure 4: The Three Cities Model showing location of Wyatt Park

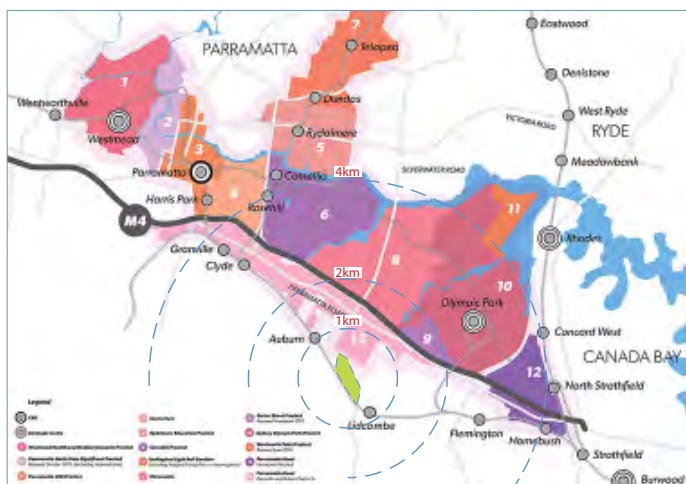


Figure 5: Parramatta Road Urban Transformation Area showing location of Wyatt Park

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.

PLANNING CONTEXT

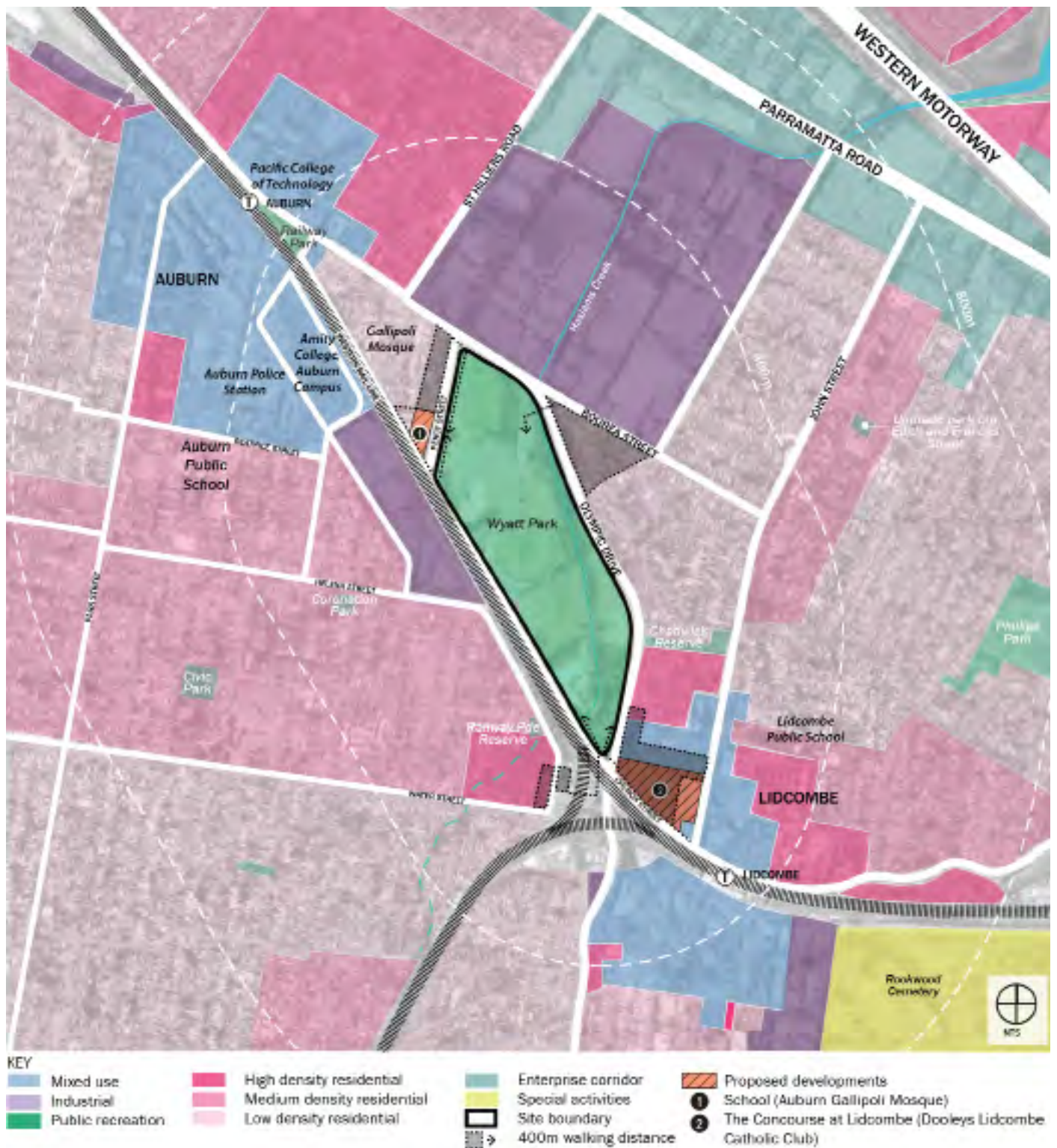


Figure 6: Land use zoning of areas surrounding Wyatt Park

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.

PLANNING CONTEXT

- 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 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

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

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.

BASIS FOR MANAGEMENT

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.

BASIS FOR MANAGEMENT

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 as 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.

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 LGAAct 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 LGAAct 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 LGAAct for the different categories.

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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”

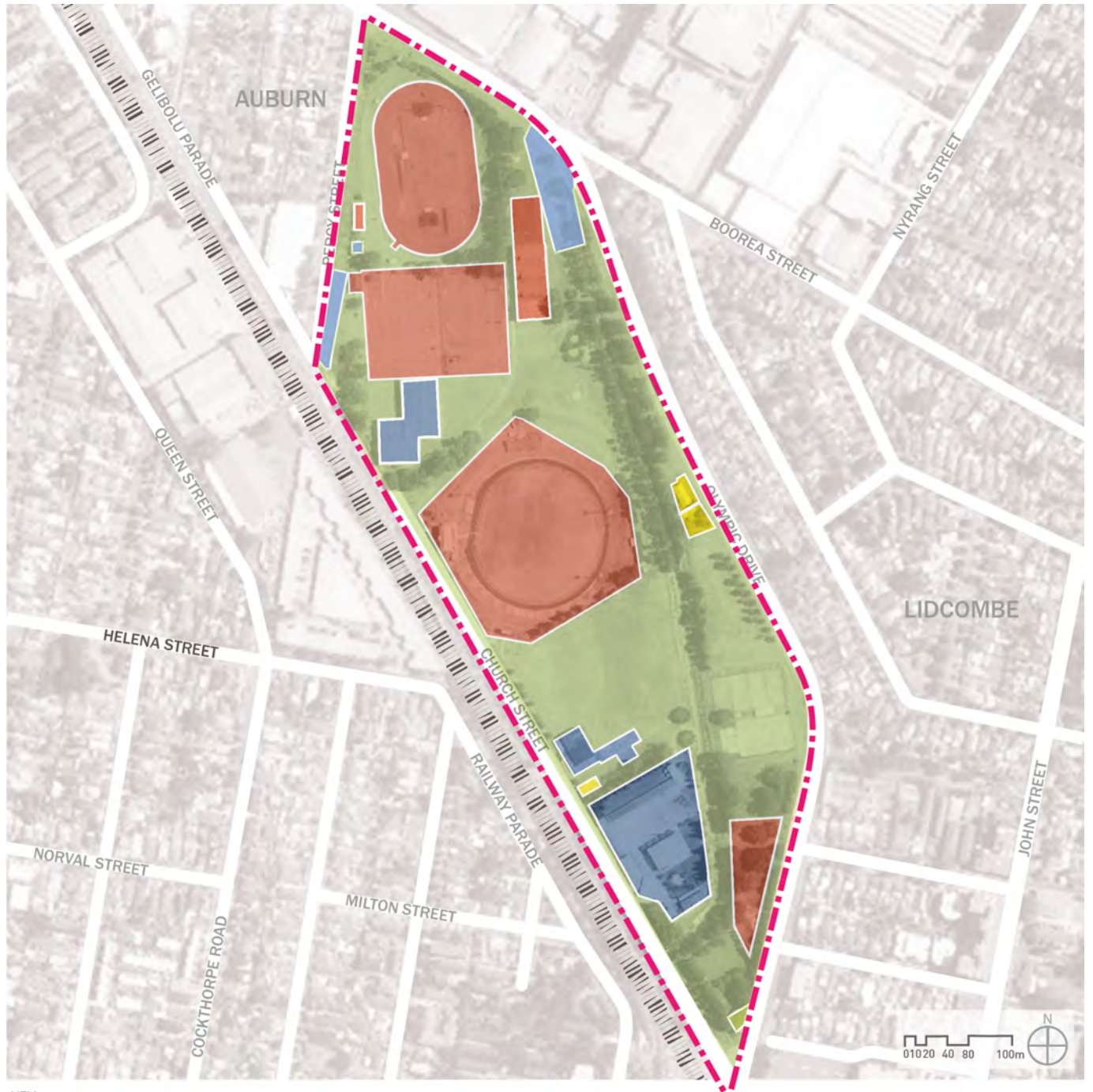
- (a) To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) To provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) To improve the land in such a way as to promote and facilitate its use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

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:

- (a) In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) In relation to purposes for which a lease, 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).

BASIS FOR MANAGEMENT



KEY	
 PoM Study Area	Community Land Category (s.36 LGAct)
	 Sportsground
	 Park
	 General Community Use
	 Land Excluded from the Plan

4.7 Summary of Opportunities

Broad Directions for Wyatt Park

Based on the above, the following broad directions are identified for Wyatt 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
2. 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.

SECTION FIVE
VISION FOR
WYATT PARK

5 VISION FOR WYATT PARK

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.

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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.



Plate 7: Wyatt Park masterplanning principles

LEGEND

1. The park as a series of multi-use and flexible hubs
2. Active transport links to the town centres, schools and other open space
3. Car parking around the perimeter of major facilities
4. Connected spaces and venues
5. An uninterrupted parkland

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6. Introduce new recreation opportunities to broaden the park's appeal
7. Extend recreation services to actively program external areas
8. Increase shared use of park areas
9. 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
5. 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	
<ol style="list-style-type: none"> 1. Provide and enhance facilities to create multi-use destinations that generate activity and movement 2. Create fun and active spaces that promote a sense of community ownership 3. Create flexible and adaptable spaces that cater for diverse user groups and local cultural needs and sensitivities 	<ul style="list-style-type: none"> • 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	
<ol style="list-style-type: none"> 1. Provide convenient and safe access for all 2. Deliver a walkable and legible place 3. Provide for well-connected activities 4. Maximise and unify the parkland 5. Integrate the park into a system of attractive and well-connected destinations 	<ul style="list-style-type: none"> • 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

VISION FOR WYATT PARK

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

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Provide a safe and clean environment 2. Create a high level of amenity and user comfort 3. Locate facilities / uses to minimise potential for conflict | <ul style="list-style-type: none"> • 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

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Meet local and district needs while improving the capacity to hold Council-wide events 2. Create a unique mix of settings and opportunities 3. Create experiences and programs that connect people to the place and build community 4. Promote the site's rich industrial, social and recreational history to the wider community | <ul style="list-style-type: none"> • 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 |
|---|--|

VISION FOR WYATT PARK

Objectives

Guidelines

Outcome Area 5: Integrated facilities and services

1. Co-locate a mix of compatible activities, user groups and programs to maximise use, interaction and passive surveillance
 2. Initiate a diversity of programs across facilities, in particular areas with limited or no structured use
 3. 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

1. Protect and enhance natural systems
 2. Design buildings and spaces that are easily maintained and cared for
 3. 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
 4. Develop management (funding, leasing etc) models that ensure benefits (social, health, financial) are returned to the community
 5. 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).

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:

1. 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):

1. 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.

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KEY
 Retained item

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 1,200m²
 - 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 multi-purpose/ 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.

VISION FOR WYATT PARK

1. Haslams Creek pedestrian/ cycle link to Olympic Park
2. Vehicular connection to Olympic Drive retained (left entry/left exit only)
3. Shared car park
4. Extended Cumberland Basketball Centre incorporating Council maintenance store
5. Auburn Athletics Centre (retained)
6. Additional perpendicular parking in Percy Street
7. Refurbished netball change rooms, kiosk, public toilets and storage facility
8. Cycle/ pedestrian link to Auburn town centre
9. Local playground and fitness station for Gelibolu precinct
10. Netball courts - lower courts to be sealed. New perimeter paths, seats and shade trees
11. 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
15. New purpose-built stadium/changerooms & storage facility
16. 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
25. Small plaza/ forecourt to Lidcombe Oval Scoreboard, retain existing drop-off bay
26. New hardstand area/ kiosk/ food truck
27. Multi-use fields and event space
28. New multi-purpose youth and community centre (1,200m²)
29. New fitness station
30. Car park (retained)
31. Auburn Ruth Everuss Aquatic Centre
32. Church Street: retain existing parking and provide additional street trees
33. Destinalional all abilities playground and learn to ride facility with safety fence along Olympic Drive
34. 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

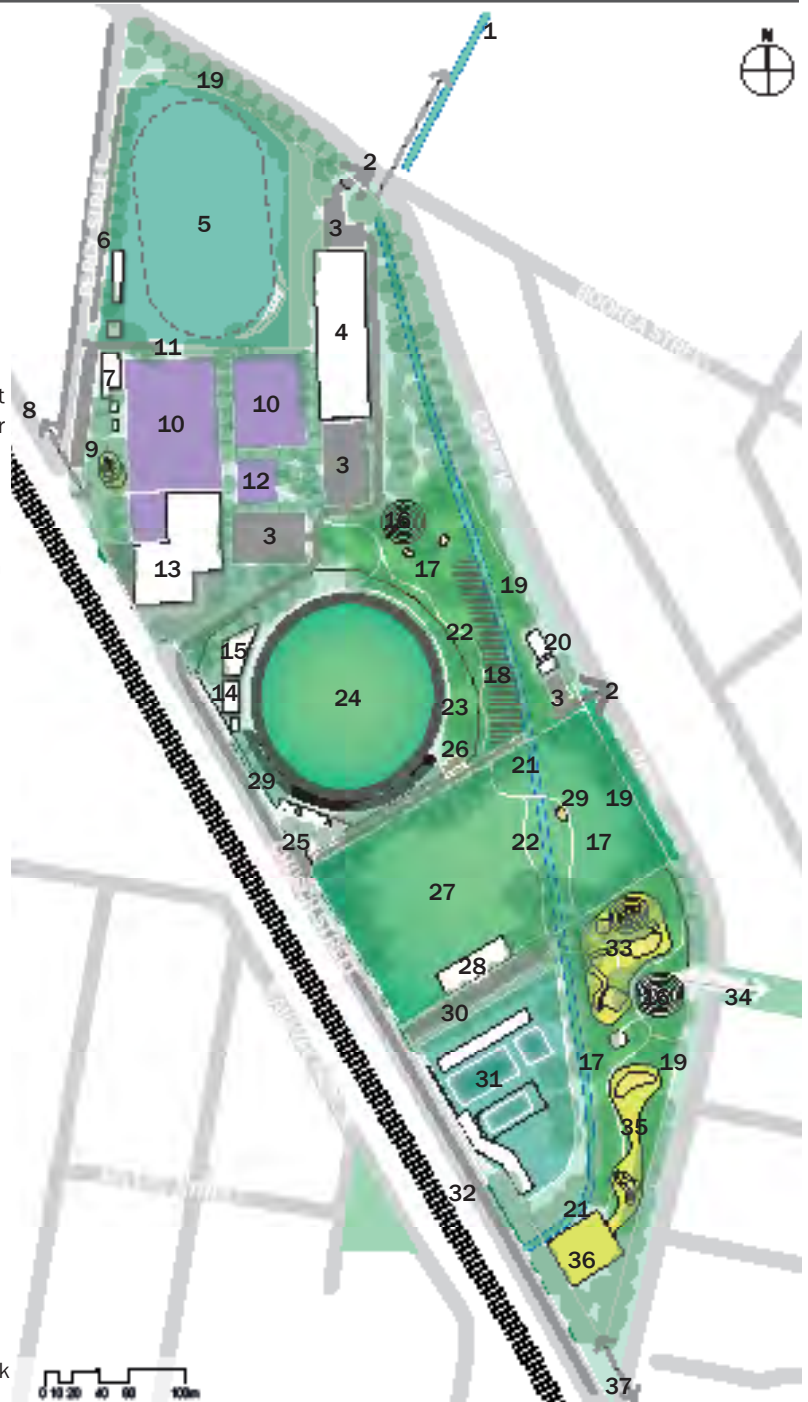


Figure 9: Wyatt Park Landscape Masterplan

VISION FOR WYATT PARK

- 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 ancillary 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 co-located 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

4. 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.
- ### 5. 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.

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- 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.

VISION FOR WYATT PARK



Plate 10: New multi-purpose building with Wi-fi hot spot. Extensive ground level windows ensure passive surveillance of surrounding park areas.

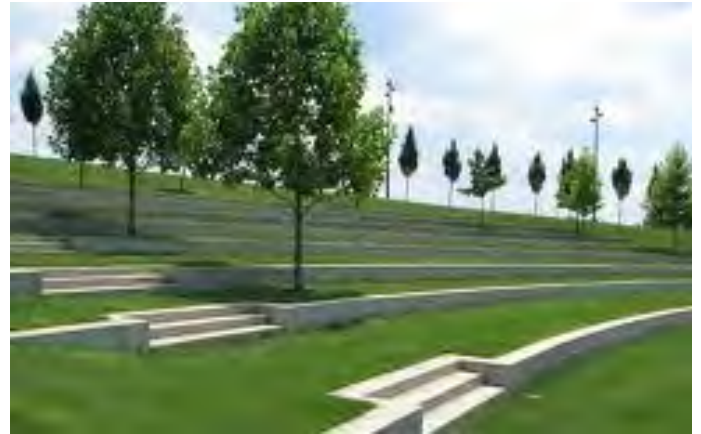


Plate 13: Provide spectator seating at the AAC by re-shaping the existing embankment into seating steps.



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.



Plate 14: The lower netball courts at the MDNC will receive sports surfacing. There may be potential for multisport line-marking and goal posts in the future.

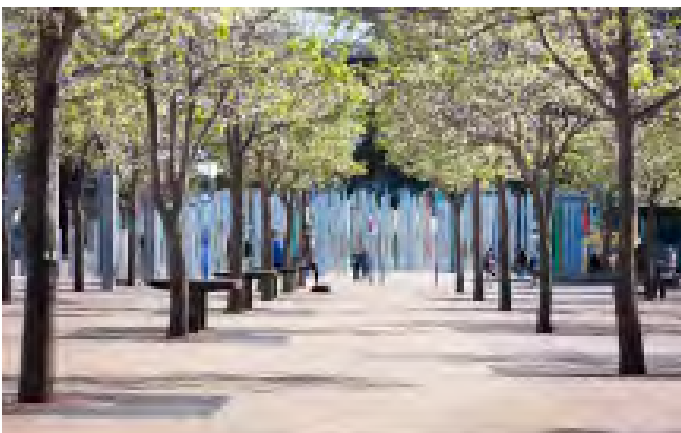


Plate 12: The traditional entrance to Lidcombe Oval will be remodelled as a small plaza with tree planting and seating.



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 destination 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, jogging, cycling and scooter riding.



Plate 31: Buildings in the park including the new youth and community centre building will be designed with an attractive and inviting facade and to maximise passive surveillance of the park.



Plate 29: Provide a pedestrian cycle bridge across Olympic Drive for safe access and to link to Chadwick Reserve.



Plate 32: Landform provides potential for exciting play opportunities.



Plate 30: Develop signage and a wayfinding strategy to assist people finding their way to and around the park.



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 multi-purpose youth and community centre (1,200m ²) (<i>pending subject to further studies and heritage approval</i>)	\$4,441,457
15	Demolish and construct New multi-purpose facility (<i>pending subject to further studies and heritage approval</i>)	\$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 (<i>subject to RMS approval</i>)	\$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 (<i>subject to RMS approval</i>)	\$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.

P#	M#	Description
1.	10	Netball lower court re-surfacing and line marking (complete)
2.	4	CBC extension including Council store and southern annex
3.	17 and throughout the park	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
5.	Throughout the park	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
9.	33	Destinational playground in eastern Wyatt Park including sculptural land marker & learn to ride facility
10.	35	Indoor/outdoor Skate/ scooter park
11.	26, 27	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, 22	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
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

	Renewal project - existing facilities upgraded
	Renewal project for existing uses requiring a major new facility or major upgrade to an existing facility
	New infrastructure required to support additional park uses and improve access

5.8 Existing Use Agreements

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.

Other Agreements

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	01 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 perpetuity with Crown Lands (not Council managed)	
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	31 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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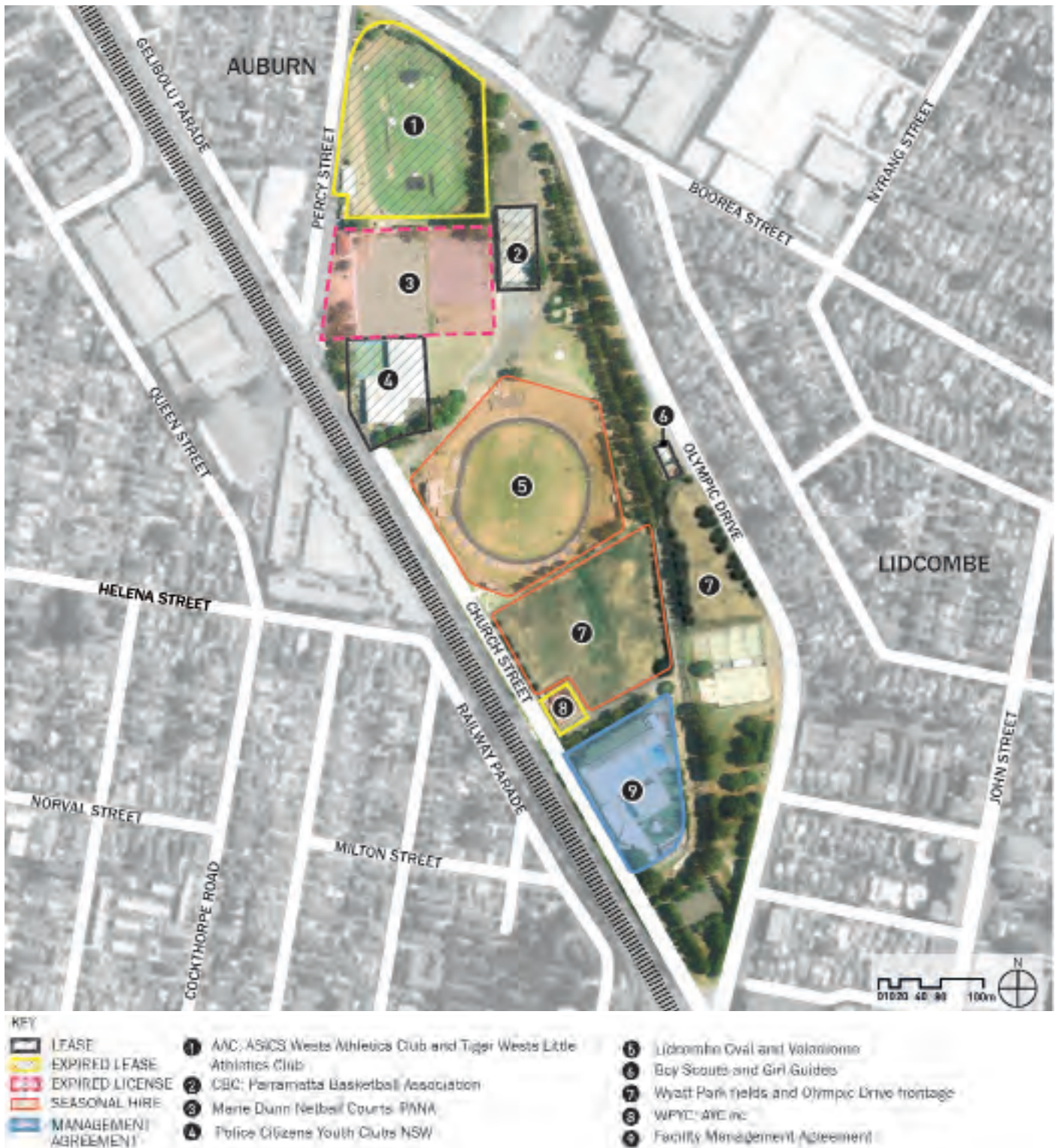


Figure 10: Existing and expired use and management agreements over Crown land

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.

Priorities for use agreements

Priorities for use and management agreements revolve around establishing new agreements to replace those currently expired, as follows:

1. Negotiate new and expired leases for renewal included AAC, WPYC, Lidcombe Oval Precinct and Skate Facility
2. 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
3. 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/Scooter 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.

SECTION SIX
MANAGEMENT
PLAN

6 MANAGEMENT ACTION 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:

1. 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)

MANAGEMENT ACTION PLAN

Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
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Integrated Multi-use Community Spaces

ATHLETICS

A1	<ul style="list-style-type: none"> 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
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BASKETBALL

A2	<ul style="list-style-type: none"> 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	<ol style="list-style-type: none"> CBC extended to four courts and new maintenance store provided Southern entrance remodeled Maintenance store provided and materials and equipment stored 	H
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NETBALL

A3	<ul style="list-style-type: none"> 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	H
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LIDCOMBE OVAL

A4	<ul style="list-style-type: none"> 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 style="list-style-type: none"> 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 <i>Crime Prevention through Environmental Design</i> (CPTED) principles. Assess the condition and compliance of existing buildings and fitouts with current standards. Prepare designs for refurbishments including any heritage assessments or planning approvals that may be required. 	Executive Manager Recreation & Facilities	Lidcombe Oval Grandstand refurbished and complying	M
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MANAGEMENT ACTION PLAN

Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
A5	<ul style="list-style-type: none"> 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. 	Executive Manager Recreation & Facilities	Heritage approval granted. Oval scoreboard/ turnstiles refurbished.	L
A6	<ul style="list-style-type: none"> 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. 	Executive Manager Recreation & Facilities	Development of purpose- built facility. Appropriate storage facility. Increased user satisfaction.	H

YOUTH CENTRE

A7	<ul style="list-style-type: none"> 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. 	Executive Manager Recreation & Facilities Executive Manager Development & Planning	Heritage study supporting the removal of the existing WPYC building	H
A8	<ul style="list-style-type: none"> 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 <i>Auburn City Community Facilities Strategy 2014 - 2024 and Cumberland Community Facilities Strategy 2019-2029</i>. 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

GENERAL

A9	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Improve inclusiveness and accessibility to venues and facilities 	Executive Manager Recreation & Facilities	Design of buildings to ensure compliance with building codes and standards	M

MANAGEMENT ACTION PLAN

Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
Enhance Quality and Use of Open Space				
ATHLETICS				
B1	<ul style="list-style-type: none"> 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	M
B2	<ul style="list-style-type: none"> 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. 	Executive Manager Recreation & Facilities	Spectator seating and safe access provided	M
NETBALL				
B3	<ul style="list-style-type: none"> Prepare tenders for enhancement and supporting landscaping of netball court area to include <ul style="list-style-type: none"> 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.	H
LIDCOMBE OVAL				
B4	<ul style="list-style-type: none"> 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.	M
WYATT PARK FIELD				
B5	<ul style="list-style-type: none"> 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) 	Executive Manager Recreation & Facilities	Tenders let. Works completed. Increased use of the facility. Positive feedback from users.	H

MANAGEMENT ACTION PLAN

Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
B6	<ul style="list-style-type: none"> Engage consultants to prepare designs for improved connection of Wyatt Park across Haslams Creek to include: <ul style="list-style-type: none"> 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 <p>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.</p>	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	M
B7	<ul style="list-style-type: none"> 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	M
PLAY				
B8	<ul style="list-style-type: none"> Prepare a brief and engage consultants for the design of a local playground off Percy Street, for the Gelibolu Precinct. 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. 	Executive Manager Recreation & Facilities	Playground installed and used	M
B9	<ul style="list-style-type: none"> Provide informal recreation space adjacent to PCYC and MDNC, appropriate surfaces and supporting park infrastructure including seats and shade 	Executive Manager Recreation & Facilities	Informal recreation space developed/installed and in use	L
B10	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

MANAGEMENT ACTION PLAN

Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
B11	<ul style="list-style-type: none"> • Develop a detailed design brief and engage consultants to prepared designs for a destinational playground near Olympic Drive. The playground design must <ul style="list-style-type: none"> – Provide a range of high quality and exciting play opportunities, commensurate with Wyatt’s Park regional importance – Cater for all ages and abilities – 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 – Enjoy ease of access from areas west of Haslams Creek including the car park north of the REAC through appropriate creek crossing opportunities – Ingestive noise levels form Olympic Drive and their potential impact on the facility and incorporate noise attenuation as required. – Enjoy good passive surveillance from Olympic Drive – Be surrounded by pool fencing or other visually transparent fencing to prevent children running onto the main road – 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 – Include land form elements or sculptural markers – Allow for integration with and connection to a future pedestrian cycle overbridge across Olympic Drive to Chadwick Reserve – Engage the community in the design process. 	Executive Manager Recreation & Facilities	Destinational playground constructed and used	H
OTHER				
B12	<ul style="list-style-type: none"> • Undertake a feasibility study to determine the most appropriate location for dog-off leash areas in eastern Cumberland. 	Executive Manager Recreation & Facilities	Study recommendations implemented to either relocate or enhance the dog off-leash area	M
B13	<ul style="list-style-type: none"> • 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 style="list-style-type: none"> 1. Equipment selected and fitness station designs completed. 2. Fitness equipment incrementally rolled out across the park 3. Equipment observed to be used by a range of community members 	L

MANAGEMENT ACTION PLAN

Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
B14	<ul style="list-style-type: none"> Provide spaces with access to wi-fi/ digital meeting places. 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. 	Executive Manager Recreation & Facilities	Installation of wi-fi access. Increased use of park areas with wi-fi	M
B15	<ul style="list-style-type: none"> Provide for new lighting close to facilities, along paths, playgrounds and sculptural markers 	Executive Manager Recreation & Facilities	Lighting installed. User feedback to confirm users feel safer in the park.	H
B16	<ul style="list-style-type: none"> 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 	Executive Manager Recreation & Facilities	Shade/ shelter, seating, bins installed and used	H
B17	<ul style="list-style-type: none"> Provide a contemporary suite of BBQs, picnic shelters, furniture and bubblers near Lidcombe Oval, in Wyatt Park fields and picnic areas and the destination playground 	Executive Manager Recreation & Facilities	Installation of BBQs, picnic shelters, furniture, bubblers	M
B18	<ul style="list-style-type: none"> Provide heritage interpretation to connect users to local history and culture 	Executive Manager Recreation & Facilities	Heritage interpretation installed	L

PROMOTION OF THE PARK

B19	<ul style="list-style-type: none"> Increase the number of supervised activities offered to a diverse range of user groups 	Manager Children, Youth and Families	The allocation of a recreation coordinator	H
B20	<ul style="list-style-type: none"> 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	H
B21	<ul style="list-style-type: none"> 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. 	Children's Recreation Officer and Youth Recreation Officer	REAC programs conducted in the park	H
B22	<ul style="list-style-type: none"> Market, promote and ensure outreach programs are implemented to promote the park as a destination and increase the number of people using the Park 	Children's Recreation Officer and Youth Recreation Officer	Evidence of marketing material and outreach programs. Increased park use	H
B23	<ul style="list-style-type: none"> Investigate opportunities for involvement and activation of wheelchair sporting organisations in particular in relation to athletics, cycling and indoor sports. 	Children's Recreation Officer and Youth Recreation Officer	Evidence of marketing material and outreach programs. Increased park use	M
B24	<ul style="list-style-type: none"> 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	M

MANAGEMENT ACTION PLAN

Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
LEASES AND LICENSES				
B25	<ul style="list-style-type: none"> • Work with existing clubs and organisations to: <ul style="list-style-type: none"> - 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 cross-promotion 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	H
B26	<ul style="list-style-type: none"> • For all new management and use agreements (including leases and licences) ensure <ul style="list-style-type: none"> - Maintenance responsibilities and expectations are clear - Rents are fair and reflecting the value to the Cumberland community of the services and programs offered. - Usage promotes multi-use of facilities 	Executive Manager Recreation & Facilities in conjunction with the Executive Manager Corporate Services (Property)	New lease and licence agreements to reflect requirements	M

MANAGEMENT ACTION PLAN

Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
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Improve Safety, Access and Enhance Connectivity

VEHICLES

C1	<ul style="list-style-type: none"> 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	<ol style="list-style-type: none"> RMS approval Intersection constructed and used 	H
C2	<ul style="list-style-type: none"> 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. 	Executive Manager Regulatory & Technical Services	<ol style="list-style-type: none"> RMS approval Intersection constructed and used 	L
C3	<ul style="list-style-type: none"> Provide vehicle access between Wyatt Park fields and Lidcombe Oval (for event and emergency access) to better support events 	Executive Manager Regulatory & Technical Services	Internal road and parking constructed	M
C4	<ul style="list-style-type: none"> 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	H
C5	<ul style="list-style-type: none"> Engage consultants to prepare designs for the formalisation of the CBC car park to maximise efficiency and provide supporting amendments to the road layout 	Executive Manager Recreation & Facilities in conjunction with the Executive Manager Regulatory & Technical Services	Car park paved. Number of spaces increased	M
C6	<ul style="list-style-type: none"> 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

PEDESTRIANS AND CYCLISTS

C7	<ul style="list-style-type: none"> Provide a perimeter walking/running/cycling loop 	Executive Manager Recreation & Facilities	Path constructed and used	M
C8	<ul style="list-style-type: none"> Provide pedestrian/ cycle paths through all areas of the park and between the various activities and venues 	Executive Manager Recreation & Facilities	Pedestrian/ cycle paths constructed and used	M
C9	<ul style="list-style-type: none"> Provide appropriate way finding, directional signage and maps 	Executive Manager Recreation & Facilities	Signage installed	M

MANAGEMENT ACTION PLAN

Action No.	Management Action	Responsibility	Performance indicator(s)	Priority (H,M,L)
C10	<ul style="list-style-type: none"> 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	M
C11	<ul style="list-style-type: none"> Investigate the potential for additional pedestrian access from including from/ across: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Upgrade/ remove the following fences to improve visual and physical access: <ul style="list-style-type: none"> 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	M
C13	<ul style="list-style-type: none"> Upgrade the existing bridges from the Wyatt Park fields and REAC across Haslams Creek. 	Executive Manager Recreation & Facilities	Accessible paths and bridges constructed across Haslams Creek	H
C14	<ul style="list-style-type: none"> 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 	Executive Manager Recreation & Facilities	Feasibility report provided and cycle path constructed if supported by Community Engagement	L

Landscape, Amenity and Ecology

D1	<ul style="list-style-type: none"> Enhance tree cover to provide shade, provide a landscaped backdrop to venues, restore the local ecology and counter the urban heat island effect 	Executive Manager Recreation & Facilities	Minimum 30% increase in tree cover throughout the park by 2030	H
D2	<ul style="list-style-type: none"> Investigate the feasibility of sculptural landform markers 	Executive Manager Recreation & Facilities	Feasibility completed including preliminary options and designs. Installed	M
D3	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Incorporate Water Sensitive Urban Design (WSUD) treatments into the design of all new facilities, in the particular car parks 	Executive Manager Recreation & Facilities	Integrated into future works	Ongoing
D5	<ul style="list-style-type: none"> Consider sustainable principles such as energy efficiency, the use of clean energy, recycling initiatives etc through the design of park infrastructure and services 	Executive Manager Recreation & Facilities	Sustainability initiatives integrated into projects and management	Ongoing
D6	<ul style="list-style-type: none"> Increase maintenance so that the park feels well cared for 	Executive Manager Recreation & Facilities in conjunction with the Manager Open Space	<ol style="list-style-type: none"> Increased maintenance budget Visible improvements to the standard Positive community and stakeholder feedback 	M

7 REFERENCES

The following documents were reviewed or accessed during the preparation of this PoM.



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VISION FOR WYATT PARK
