



Burwood Council

heritage ■ progress ■ pride

BLAIR PARK PLAN OF MANAGEMENT



PO Box 240, BURWOOD NSW 1805
Suite 1, Level 2, 1-17 Elsie Street, BURWOOD NSW 2134
Phone: 9911-9911 Fax: 9911-9900

Email: council@burwood.nsw.gov.au
Website: www.burwood.nsw.gov.au

Public Document
Adopted by Council: 9 September 2013 (Res. 138/13)
Trim No.: 13/6723
Version No: 2
Ownership: Landscape & Urban Design

BLAIR PARK PLAN OF MANAGEMENT

TABLE OF CONTENTS

1	INTRODUCTION	2
1.1	What is a Plan of Management	2
1.2	Scope.....	2
1.3	General PoM Implementation Process.....	3
1.4	Review	3
2	THE PARK AND SPORTSGROUND.....	4
2.1	Land Description and Schedule.....	4
2.2	Local Context.....	4
2.3	Location Map of Blair Park in the Context of the Burwood LGA	5
3	LEGISLATION/BASIS OF MANAGEMENT	6
3.1	Legislative Framework.....	6
3.2	<i>Crown Lands Act 1989</i>	6
4	OBJECTIVES	7
4.1	Core objectives for each category from the Local Government Act.....	7
4.2	Objectives of Public Recreation land from Burwood LEP 2012	7
4.3	General Objectives of the Blair Park Plan of Management.....	7
4.4	Burwood Community Strategic Plan Goals and Actions	8
5	PERMISSIBLE LAND USES	9
5.1	Permissible Uses and Developments.....	9
5.2	Non-Permissible Uses and Developments	11
5.3	Leases, Licences and other estates	11
5.4	Licences Applicable to Blair Park	11
5.5	Compliance.....	11
5.6	Alcohol in public parks/sportsgrounds	12
5.7	Smoking in public parks/sportsgrounds.....	12
5.8	Personal Training.....	12
5.9	Car parking	12
5.10	Telecommunications.....	12
5.11	Other Estates.....	12
6	STRATEGIES FOR MANAGEMENT.....	12
6.1	Facilities.....	13
6.2	Asset Management.....	13
6.3	Community.....	14
6.4	Environment and Sustainability	15
7	ACTION PLAN.....	16
7.1	Facilities.....	16
7.2	Asset Management.....	18
7.3	Community.....	19
7.4	Environment and Sustainability	20
8	DETAILED MANAGEMENT INFORMATION FOR BLAIR PARK.....	22
8.1	Plan of Blair Park's land titles and surrounding streets	22
8.2	Blair Park general capital works priority table	23
8.3	Plan of Blair Park's Categories, Uses and Area.....	24
8.4	Blair Park's Dog Off-leash Area and Bocce Court.....	24
8.5	Table of General Schedule of Maintenance	26
9	REFERENCES	27
10	ADDENDUM.....	28

1 INTRODUCTION

1.1 What is a Plan of Management

Plans of Management (PoM) are required to be prepared by councils, in consultation with the community, for all public land classified as community land, under the *Local Government Act 1993* (the Act). A POM is a long-term land management document describing the characteristics of the applicable land, requirements for its management and permissible uses both now and into the future.

Community land is required, under the Act, to be categorised as a **Park, Sportsground, Natural Area, General Community Use** or an **Area of Cultural Significance**. The *Local Government (General) Regulation 2005* further details the guidelines for these categorisations, as follow:

Park - *non-sporting community land which is mainly to be used for passive or active recreational, social, educational and cultural pursuits*

Sportsground - *community land which is predominantly to be used for active recreation involving organised sports or the playing of outdoor games*

Natural Area - *bushland, wetland, escarpment, watercourse, foreshore, or another category prescribed by the regulations of the Local Government Act*

General Community Use - *land which may be made available for use by the public, and does not satisfy the guidelines for any of the other categories*

Area of Cultural Significance - *an area of Aboriginal, aesthetic, archaeological, historical, technical, research, or social significance*

(Local Government (General) Regulation 2005)

A Plan of Management may be Generic, relating to all land of a particular type, or Specific to a particular area. A specific Plan of Management is required by the Act for some **Natural Areas** or **Areas of Cultural Significance**. Blair Park has been addressed with a Specific Plan of Management due to its multiple uses and categories (Park and Sportsground).

1.2 Scope

This Plan of Management refers to Blair Park which is categorised as part Park and part Sportsground and supersedes the inclusion of Blair Park in the *Active Recreation Generic Plan of Management 1996*.

Table 1: Local Government Act 1993 requirements and inclusions table

Local Government Act 1993 minimum requirements	Section where this PoM addresses these requirements
Categorise the land	2. The Park and Sportsground
Objectives and performance targets for the land	4. Objectives & 7. Action Plan
Means by which Council will achieve the objectives and performance targets	7. Action Plan
Manner in which Council will assess its performance	7. Action Plan
Public exhibition of Draft PoM	1.3 General PoM Implementation Process

Local Government Act 1993 minimum requirements	Section where this PoM addresses these requirements
Public hearing	1.3 General PoM Implementation Process
Additional inclusions	
Description of the condition of the land and any buildings or improvements on the land	8. Detailed Management Information for Blair Park
Permissible uses	5. Permissible Land Uses
Permissible development	5. Permissible Land Uses
General schedule of maintenance	8.6 General Schedule of Maintenance
Proposed capital works & improvements	8. Detailed Management Information for Blair Park

1.3 General PoM Implementation Process

The general process for implementation of a Plan of Management is as follows:

- Preparation of Draft PoM
- Draft PoM presented to Council for approval for public exhibition
- Submitted to the Minister administering the Crown Lands Act for approval for public exhibition (*Refer addendum attached*)
- PoM is placed on public exhibition for at least 28 days, with written submissions taken for at least 42 days from the first day of public exhibition
- In addition, in accordance with the Act, a public hearing must be held as the land is proposed to be recategorised.
- Council staff review comments received, and make changes to PoM accordingly
- Revised PoM presented to Council for formal adoption
- Final Plan of Management adopted, implemented and made available for public view on Council's website, in the library, and at Council Chambers.

1.4 Review

This Plan of Management will be reviewed in accordance with the requirements of the NSW *Local Government Act 1993* and Council procedures. The schedule for this review is every five years from the date of adoption of the PoM.

2 THE PARK AND SPORTSGROUND

2.1 Land Description and Schedule

Blair Park is categorised as Park on the eastern side (Lot 1 and Lot 2 in DP 312647, Lot 1 in DP 312648, and Lot 1 in DP 455678) which is used for passive recreation, and Sportsground on the western side (Lot B in DP 318756) which is used for sports and active recreation. Part of the park is Crown land (*Refer addendum attached*) which is under the care, control and management of Burwood Council (Lot 1 in DP 312648 and Lot 2 in DP 312647). For Lot and DP references refer to section 8.

The Park and Sportsground areas have been categorised in accordance with guidelines 103 and 104 of the Local Government (General) Regulation 2005 which state:

Land should be categorised as a sportsground under section 36 (4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

Land should be categorised as a park under section 36 (4) of the Act if the land is or is proposed to be improved by landscaping gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

2.2 Local Context

Burwood LGA has few open space areas, however this number is relative to the size of the LGA. The formation of new areas is limited by the availability of suitable publicly-owned land and the expense of purchasing private land for public purposes, due to high property values. Accordingly, there is pressure to ensure that the existing parks meet the needs of a variety of users and serve multiple purposes. Accordingly, Council's focus is on improving the appeal and useability of existing smaller parks; as well as strengthening the uniqueness and quality of open space across the Burwood LGA.

As well as facilities and open space within the Burwood LGA, the surrounding LGAs provide a wide range of facilities. These surrounding LGA facilities include major tennis and netball venues, golf, regional-level indoor aquatic facilities, bowls and district/regional field sports.

2.3 Location Map of Blair Park in the Context of the Burwood LGA



3 LEGISLATION/BASIS OF MANAGEMENT

3.1 Legislative Framework

The legislation, guidelines, plans and policies which relate to and complement this PoM are:

NSW Local Government Act 1993
NSW Local Government (General) Regulation 2005
Environmental Planning and Assessment Act 1979
Crown Lands Act 1989
Heritage Act 1977
Department of Local Government, Public Land Management Practice Note No. 1, rev. May 2000
Burwood Local Environment Plan (BLEP) 2012
Burwood Development Control Plan (DCP)
Community Strategic Plan Burwood 2030
Burwood Council Graffiti Management Strategy 2011-2015
Burwood Council City Safe Program (i.e. CCTV) and Alcohol Prohibited Areas
Burwood Council's Landscaping Code 2010
Burwood Council Public Works Elements Manual 2006
Burwood Council Memorials Policy 2010

3.2 Crown Lands Act 1989

Crown land is generally reserved for a public purpose, and uses on the reserve must be compatible with or ancillary to that public purpose. The consent of the Minister administering the Crown Lands Act is usually required for a lease or licence of community land (refer to Section 102 of the *Crown Lands Act, 1989*), however a trust manager (e.g. Council) may grant a temporary licence (Section 108) for prescribed purposes in accordance with the Lands Regulation 2000, for a maximum period of one year.

The Crown Lands Division of NSW Trade & Investment administer the *Crown Lands Act 1989* and their management philosophy directly relates to the Principles of Crown land management which are listed in Section 11 of the *Crown Lands Act 1989*. These principles affect and control all aspects of the Crown Lands Division of NSW Trade & Investment activities including the management of Crown lands for public recreation purposes. The principles are that:

- *environmental protection principles be observed in relation to the management and administration of Crown land,*
- *the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) conserved wherever possible,*
- *public use and enjoyment of appropriate Crown land be encouraged,*
- *where appropriate, multiple use of Crown land be encouraged,*
- *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*
- *Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles*

(Crown Lands Act 1989)
 (Refer addendum attached)

This Plan of Management applies to both Council-owned Community Land managed under the *Local Government Act 1993* and Crown land managed under the *Crown Lands Act 1989*.

4 OBJECTIVES

4.1 Core objectives for each category from the Local Government Act

The core objectives for management of community land categorised as a **sportsground** are to:

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

The core objectives for management of community land categorised as a **park** are to:

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

(Local Government Act 1993)

4.2 Objectives of Public Recreation land from Burwood LEP 2012

Parks and Sportsgrounds within Burwood LGA are zoned RE1 – Public Recreation under the Burwood Local Environment Plan (LEP) 2012. The objectives of this zoning are to:

- *enable land to be used 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*

4.3 General Objectives of the Blair Park Plan of Management

The general objectives for the management of Blair Park are to:

- ensure the adequacy, quality, safety, accessibility, cleanliness, aesthetics, and maintenance standard of the facilities provided to the community in the park
- provide an Asset Management approach to proactively implement reasonable schedules of monitoring, audits, maintenance, repair, replacement, improvement of the park, with available funding and staff to provide optimal community open space compatible with community requirements
- consider the community in the provision of the park in terms of accessibility, values, health and safety, security, heritage, and avoiding damage or nuisance to neighbouring residences
- provide protection and improvement of the natural and urban environment, both locally and broadly, in accordance with Ecologically Sustainable Development (ESD) principles, including vegetation, soil, waterways, air and biodiversity, and minimising resource use in the management of the park, including water, energy, transport and waste
- provide a rationale for the prioritisation of funding opportunities in support of capital works from external sources

4.4 Burwood Community Strategic Plan Goals and Actions

The Burwood Community Strategic Plan (Burwood2030) involved extensive community consultation and analysis of Council's role, with the outcome of a set of Key Themes which articulate the values of the community and provide the basis for the development of Council's future strategic goals and actions. The key themes are:

- A Sense of Community
- Leadership through Innovation
- A Sustainable Natural Environment
- Accessible Services and Facilities
- A Vibrant Economic Centre

The community's values as garnered through Burwood2030 and the goals of that strategy have informed the objectives of this PoM. In particular the following Strategic Goals extracted from Sections 1, 3, and 4 of Burwood2030 have contributed to the development of the objectives of this PoM. These values will be considered in the ongoing management of Blair Park.

A safe community for residents, workers and visitors

- Maintain clean and attractive streets and public spaces
- Support and implement programs that aim to reduce anti-social behaviour such as graffiti and littering

High quality activities, facilities and services

- Upgrade existing playground areas and provide pet friendly facilities
- Upgrade existing playground areas and park structures to cater for wider community

A well connected community

- Develop campaigns designed to facilitate community and neighbour interaction

A sense of community pride

- Preserve Burwood's diverse heritage and provide more information on the history of the area

Retained and maintained open green spaces

- Ensure strong planning controls protect open green space
- Ensure there is adequate funding to maintain open space areas
- Ensure all public parks and open spaces are accessible, maintained and well managed to meet the current and future recreation needs of the community

Community educated on sustainable practices

- Identify local native flora species and develop a strategy to protect these species and encourage their planting
- Educate the community on native plants and animals

Accessible services and facilities that are well utilised

- Promote existing community facilities and services and ensure there is appropriate signage

- Explore options for funding new spaces and upgrading old facilities

Safe facilities and services

- Ensure footpath design aims to increase pedestrian only spaces for improved pedestrian access and safety
- Improve street lighting and lighting in public places

5 PERMISSIBLE LAND USES

5.1 Permissible Uses and Developments

Blair Park is recognised for its outstanding visual beauty and tree lined open spaces. The orderly programme and its compact size form part of Blair Park's intrinsic character. Accordingly, this Plan of Management recommends that only a limited range of uses and minimal future development will be permitted, to maintain the uncluttered presence of Blair Park.

The following lists outline the potential uses and developments which may be considered for Blair Park. Approval of uses and developments is dependent on various factors including site conditions within and surrounding the park, the community's needs and the availability of resources. Some uses and developments will require development consent, including the associated community consultation process.

Burwood Local Environment Plan (BLEP) 2012 allows for the following activities and developments without consent on land zoned Public Recreation: environmental facilities, environmental protection works and roads. The BLEP also allows for the following development with consent: building identification signs, business identification signs, child care centres, community facilities, emergency services facilities, flood mitigation works, function centres, kiosks, recreation areas, recreation facilities (indoor), recreation facilities (outdoor), respite day care centres, and restaurants or cafes.

In addition to the BLEP, some works are permitted to be undertaken by Council on a public reserve as Development permitted without consent or Exempt development under clauses 20A, 65, and 66 of *State Environmental Planning Policy (Infrastructure) 2007*. These include outdoor recreation facilities, play equipment, shade structures, and amenities facilities.

Part of Blair Park is categorised Park, and part is categorised Sportsground, which has been illustrated on the map in section 8.3. Details of currently approved uses and developments in Blair Park can be found in section 8 (Detailed Management Information for Blair Park).

Permissible Park Uses

- | | |
|--|---|
| ▪ Passive and active recreation | ▪ Storage for equipment associated with maintenance or management |
| ▪ Informal games, activities including bocce | ▪ Service areas associated with maintenance or management |
| ▪ Children's play | ▪ Dog off-leash areas (refer Section 8.4) |
| ▪ Exercise | ▪ Dog walking on-leash |
| ▪ Walking | ▪ Council and Community events |
| ▪ Cycling | ▪ Personal trainers |
| ▪ Informal group recreational gatherings | |
| ▪ Public accessibility | |

Permissible Park Developments

- Hard and soft landscape
- Amenities
- Access paths
- Lighting
- Café/kiosk
- Community gardens
- Passive recreational facilities
- Active recreational facilities
- Playground equipment and shade structures
- Improvement of access, amenity and aesthetics of a park
- Fencing
- Council park provisions signage
- Fitness circuit equipment
- Drinking fountains
- Park seating
- Picnic tables/seating/shelters
- Recreational equipment e.g. chess board, bocce court
- Public toilets
- Bicycle racks
- Dog watering and soil collection facilities
- Heritage interpretation signage

Permissible Sportsground Uses (in addition to the Park uses)

- Formal sporting activities, games and training
- Informal sports and activities

Permissible Sportsgrounds Developments (in addition to the Park developments)

- Sporting facilities
- Amenities to facilitate recreational use such as toilets, changerooms, storage
- Café/kiosk
- Floodlighting

5.2 Non-Permissible Uses and Developments

The following activities (but not limited to) are prohibited within Blair Park:

- Motor vehicles
- Motor bikes
- Horses
- Open fires
- Camping
- Golf
- Motorised hobby articles (including but not limited to motor vehicles, boats, aeroplanes and bikes)

5.3 Leases, Licences and other estates

The *Local Government Act 1993* permits Council to grant leases, licences and other estates over all or part of community land. Leases and licences are a method of formalising the use of land and facilities. Leases and licences can be held by groups such as community organisations, schools, commercial organisations or individuals providing facilities and/or services for profit.

A lease is a contract between a land owner and another entity, granting that entity a right to occupy an area for a specified period of time. Council will consider leasing areas of Blair Park under the following circumstances:

- there is a clear reason for granting a lease, and the lease is consistent with the intended use of the land e.g. a catering operator may need exclusive occupation and control of the canteen,
- the occupant has made (or intends to make) a significant financial contribution to the asset, or
- there is a demonstrated link between the nature of the asset and the proposed tenant consistent with the objectives of the Plan of Management

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest. A licence allows occupation and a clear and transparent way of identifying the permitted activity. The main difference between a lease and licence is that a licence does not permit the sole, or exclusive, use of the area.

Licences may be granted to formally recognise and endorse shared uses. For example, an outdoor seating area adjoining a café may be used by the café at some periods, but not all the time. Short term licences and bookings may be used to allow Council to program different uses at different times, allowing the best overall use.

The definition of "estate", under Section 21 of the *Interpretation Act 1987*, includes other rights over land, such as easements, including "interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity".

5.4 Licences Applicable to Blair Park

Under the conditions outlined above, this Plan of Management expressly authorises the granting of short-term licences in Blair Park, that fall within the following categories:

- Markets
- Concerts
- Delivering a public address
- Commercial photographic sessions
- Picnics and private celebrations such as weddings and family gatherings
- Filming for cinema and television
- Community, educational and/or sporting activities/uses for single one-off events

In regard to granting such a licence, Council will take into consideration whether:

- the use/activity is in the public interest
- the use/activity would not cause any significant detrimental impact on the park or on the local community

No permanent buildings or structures are to be erected as part of a Licence.

5.5 Compliance

Regulatory enforcement of park provisions is carried out by Council's Compliance team (consisting of Law Enforcement Officers and Parking Patrol Officers). All officers within the Compliance Team are delegated to enforce Park provisions. The Team performs proactive patrols of all parks and reserves and any person observed breaching the regulations may receive an infringement notice which may result in legal action. Park provision signage is provided to inform all park users of prohibited activities.

Park users are encouraged to report any breaches of the Park provisions to Council. Council's Compliance Team will follow up on all information submitted and enforcement action may occur if offences can be proven.

5.6 Alcohol in public parks/sportsgrounds

Blair Park is not an Alcohol Prohibited Area or Alcohol Free Zone. Any Alcohol Prohibited Area or Alcohol Free Zones will be introduced in accordance with relevant legislation and Council's policy.

For further information on the enactment and suspension of Alcohol Prohibited Areas refer to Council's *Prohibition of Alcohol in Public Spaces Policy*.

5.7 Smoking in public parks/sportsgrounds

This Plan of Management acknowledges and references *Burwood Council's Smoke -Free Environments Policy*.

5.8 Personal Training

The use of Blair Park by Personal Trainers on a commercial basis will be undertaken in accordance with any Council policy that is in force.

5.9 Car parking

Many parks and sportsgrounds in urban areas have limited parking due to the intensive land use. While there are some parks in Burwood LGA where car parking is available for park users, it is generally considered that the parks will be used by local residents and that recreation, rather than car parking, makes better use of the limited Community Land. Furthermore, local residents are encouraged to walk or cycle to Blair Park. There is no formal car parking at Blair Park.

5.10 Telecommunications

Council may consider the granting of a lease or licence for the erection and use of "low impact" telecommunications towers as defined by the Telecommunications Act 1997 and provided the terms are consistent with Council's obligations under the *Local Government Act 1993*.

5.11 Other Estates

Easements or other rights over land for public utilities (electricity, telecommunications, water, drainage, sewerage, gas etc) may be granted in Blair Park following application and approval by Council. Where this occurs on Crown land, the consent of the Minister administering the *Crown Lands Act* will be required. Where possible, Council will coordinate to minimise the disruption of public use of the Park.

6 STRATEGIES FOR MANAGEMENT

Section 36 of the Act requires a PoM to detail objectives and performance targets, the means by which Council will achieve these and how Council intends to assess their performance.

These have been prepared for each Management Principle which applies to the management of Blair Park, and are grouped into the categories of **Facilities**, **Asset Management**, **Community**, and **Environment and Sustainability**. The Action Plan in the next section details how Burwood Council addresses each of the strategies in this section.

6.1 Facilities

Facilities are the physical fabric, including the assets of Parks and Sportsgrounds which Council provides and manages for community use.

Play Equipment

Burwood Council recognises the value of playgrounds to support the recreational and developmental needs of children of all ages and abilities and their carers. Burwood's playgrounds are maintained and replaced including routine playground inspections and the following management priorities:

- Play equipment will be installed and/or replaced according to the yearly Capital Works program
- Playgrounds will comply with Australian Standards
- Playgrounds will contribute to the quality of life of the community, be accessible for people of all ages and abilities and equitably located
- Council will undertake the appropriate consultation process in relation to provision of playgrounds

Sporting and Recreational Facilities

Council aims to provide a wide range of sporting and recreational facilities and opportunities, contributing to the health and social life of the community. The provisions of the Bocce court and dog off-leash area are detailed in section 8.4.

Buildings and Structures

Where buildings and structures are provided within parks or sportsgrounds, they are to be in keeping with the character and intended use of the land, and repaired and maintained to facilitate continued use.

6.2 Asset Management

Asset Management refers to the whole of life cycle approach to parks, from planning, through to maintenance and monitoring, to replacement and disposal of assets.

Assets

Council owned park assets are managed according to the principles prescribed by the Institute of Public Works Engineering Australia Limited 'National Asset Management System' (NAMS Plus).

An Asset Register catalogues all Council owned equipment and infrastructure in Council's parks. It contains key data to assist with the management of future repairs, maintenance and replacement of park assets. Additionally, it assists Council in establishing and maintaining appropriate park management budgets. The replacement of Blair Park's assets may be included in the yearly Capital Works Program. Day to day maintenance and replacement of assets are included in the yearly park maintenance budget.

The Asset Register also informs the strategy for playground management by detailing the locations, estimated cost, and proposed dates for existing play equipment to be replaced. This strategy will ensure that the community is well provided with playground facilities and will assist Council to better understand the community's needs for the future development and maintenance of play facilities in Blair Park.

A key objective from a risk and insurance perspective is the reduction and prevention of injuries and damages claims caused by Council's parks and reserves assets. This will be achieved by the provision of well-maintained assets and playground equipment, compliant with Australian Standards.

Maintenance

Council aims to provide efficient and effective maintenance of its parks and sportsgrounds to meet the needs of the community. Blair Park requires ongoing scheduling for the cleaning, maintenance, repair and replacement of its assets. Monitoring of the park and its assets is carried out by Council staff, Council's contractors and consultants to identify inadequate or faulty assets.

Parks signage maintenance

General park provision signage will be maintained, repaired and replaced or revised on an ongoing basis as required.

Capital Improvements

Capital improvements are systematically planned, managed, and prioritised. New facilities are budgeted for and scheduled for installation as required.

Future Planning

Ongoing management of Blair Park will be in accordance with the objectives of this PoM. Council aims to improve the use of and access to Blair Park. Consideration will be given to the relevant legislation, including but not limited to the *Local Government Act* 1993, State Environmental Planning Policy (Infrastructure), and Burwood Local Environmental Plan 2012.

6.3 Community

This section addresses the principles which facilitate and promote community use of the park's facilities.

Equal Access

Access is to be provided to enable equitable use and enjoyment of community facilities. Consideration is given not only to the items within Blair Park, but the entryways and footpaths, as well as the availability of transport to/from the Park. Consideration will be given to the future inclusion of accessible park equipment to improve the usability of Blair Park.

Values

The community values from Burwood2030 which are addressed in this PoM are a sense of community, a sustainable natural environment, and accessible services and facilities.

Health, safety and security

Burwood Council has an ongoing commitment to minimise risks by designing and improving outdoor spaces as necessary to improve the safety of the community. Council has a duty of care to provide public spaces which comply with the relevant Australian Standards and Building Codes.

Relevant Council staff and the NSW Police Force meet regularly as part of the Community Safety and Crime Prevention Standing Committee. This Committee discusses and implements improvements to health, safety and security to all Council parks.

Heritage

Where relevant, Burwood Council aims to maintain and protect any heritage features in parks and sportsgrounds. Interpretive signage and/or design features will be installed where appropriate to protect and increase awareness and appreciation of heritage values.

6.4 Environment and Sustainability

Council is committed to addressing the environmental considerations and responsibilities involved in managing Blair Park.

Environment

To protect and enhance the natural and urban environment of Blair Park consideration will be given to the principles of Environmentally Sustainable Design during maintenance and management.

Particular attention will be given to:

- vegetation
- soil
- waterways
- air
- biodiversity

and minimising resource use including:

- water
- energy
- transport
- waste

Trees

Trees are valuable community assets within the complex public infrastructure system. Trees are worthy of retention and protection as they contribute to the Urban Forest. Council acknowledges the many economic, social, environmental and ecological benefits that trees provide to our urban environment. Some notable examples are:

- reduction in stormwater runoff
- improving soil health
- temperature regulation
- biodiversity, and
- improved community life

The Urban Forest, which includes trees in Blair Park, is managed and maintained in accordance with the Burwood Council Local Environmental Plan 2012, Burwood Development Control Plan, Community Strategic Plan Burwood2030 and industry best practice. Blair Park's trees are periodically pruned by Council's Tree Maintenance Team for dead wood, storm damaged branches, crown lifting and selective pruning as determined by Council's Tree Management Officer.

Blair Park's trees will only be removed if they are dead, dying, structurally defective or adversely interacting with structures where there are no repair alternatives available. Trees will not be pruned or removed due to complaints regarding:

- Dropping of leaves, flowers, fruit, cones, bark, twigs or other debris
- Bird droppings
- Insects
- Shading
- Loss of views

Insurance claims regarding property damage from trees located in Blair Park will be referred to Council's insurer for determination.

Community engagement

Community engagement in relation to improvement of the environment within parks and sportsgrounds may include:

- provision of signage with environmental information;
- community events which improve the environment; and
- consulting with the community regarding proposed works.

7 ACTION PLAN

7.1 Facilities

Management Principle	Objectives and Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Landscape elements / aesthetics	<ul style="list-style-type: none"> ▪ Maintain high quality visual character ▪ Design to achieve and support the other objectives and functions ▪ Clean and well maintained facilities 	<ul style="list-style-type: none"> ▪ Landscape to suit /improve character ▪ Engage community in planting projects ▪ Consistent palette of landscape materials ▪ Maintain healthy plants and control weeds 	<ul style="list-style-type: none"> ▪ Community feedback ▪ Assessment of plant health and landscape condition
Play equipment	<ul style="list-style-type: none"> ▪ Meet Australian Standards and the needs of the community ▪ Fenced as required 	<ul style="list-style-type: none"> ▪ Schedule playground replacement ▪ Regular inspections and repair of faults ▪ Identify needs for additional play equipment as required ▪ Install fence 	<ul style="list-style-type: none"> ▪ Replaced as per Playground Replacement Strategy ▪ Audits and quarterly inspections ▪ No faulty play equipment ▪ Community feedback ▪ No incident reported
Provision of facilities, signage	<ul style="list-style-type: none"> ▪ Multiple use ▪ Quality facilities ▪ Amenities ▪ Adequate signage 	<ul style="list-style-type: none"> ▪ Maintain facilities in good condition, clean ▪ Repairs as required 	<ul style="list-style-type: none"> ▪ Facility inspections and audits ▪ Community feedback ▪ Signage replaced as

Management Principle	Objectives and Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
	<ul style="list-style-type: none"> Accessibility 	<ul style="list-style-type: none"> Facilitate multiple uses Coordinated signage strategy, regular inspections 	<p>required</p> <ul style="list-style-type: none"> All signs free of faults and graffiti
Park Furniture (seating, fencing, lighting, drinking fountains, BBQs)	<ul style="list-style-type: none"> Maintained in safe and clean working order – adequate and appropriate 	<ul style="list-style-type: none"> Provide, monitor, maintain, repair, replace as whole life cycle approach asset management and as per Maint. Schedule 	<ul style="list-style-type: none"> Checks and feedback Asset Register
Drainage	<ul style="list-style-type: none"> Effective stormwater management Water Sensitive Urban Design consideration 	<ul style="list-style-type: none"> Planning & designing for stormwater requirements 	<ul style="list-style-type: none"> Reduced stormwater flood incidents Reuse of water
Irrigation	<ul style="list-style-type: none"> Efficient use of irrigation as required to maintain use of park / sportsground 	<ul style="list-style-type: none"> Monitor irrigation needs and adjust, repair as required 	<ul style="list-style-type: none"> Regular inspections Community feedback
Rubbish bins and litter	<ul style="list-style-type: none"> Adequate bins provided for waste management Minimise litter 	<ul style="list-style-type: none"> Recycling bins where appropriate Regular waste and litter collection 	<ul style="list-style-type: none"> Waste collected regularly Regular inspections Community feedback
Toilets and change rooms	<ul style="list-style-type: none"> Provided in clean, safe, working order 	<ul style="list-style-type: none"> Cleaning and inspections as per General Schedule of Maintenance 	<ul style="list-style-type: none"> Regular inspections Community feedback
Provision of sporting facilities	<ul style="list-style-type: none"> High quality sporting facilities compatible with community requirements Optimise sports facility usage 	<ul style="list-style-type: none"> Capital works for improvements Maintenance Line marking and seasonal set-up 	<ul style="list-style-type: none"> Completed Capital works Regular inspections Community feedback
Buildings and structures	<ul style="list-style-type: none"> Suit the character of locality Provided in good condition, safe and well maintained Contribute to park amenity and use 	<ul style="list-style-type: none"> Design considers existing character, expected use, and the environment Regular maintenance, monitoring, repairs 	<ul style="list-style-type: none"> Community feedback Regular inspections, audits and checks Increased / maintained bookings and use

Management Principle	Objectives and Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
		as per capital works program	

7.2 Asset Management

Management Principle	Objectives and Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Maintenance	<ul style="list-style-type: none"> Well maintained facilities 	<ul style="list-style-type: none"> Maintenance as per General Schedule of Maintenance Ongoing planting as required to replace or improve 	<ul style="list-style-type: none"> Regular inspections Community feedback
Monitoring	<ul style="list-style-type: none"> Infrastructure monitored for condition and cleanliness 	<ul style="list-style-type: none"> Implement program of monitoring, as part of maintenance 	<ul style="list-style-type: none"> Monitoring program implemented successfully
Funding	<ul style="list-style-type: none"> Adequate funding to maintain and upgrade facilities as needed 	<ul style="list-style-type: none"> Explore various funding opportunities including grants Council Budget 	<ul style="list-style-type: none"> Successful funding sourced and projects completed Maintenance budget adequate
Capital Improvements	<ul style="list-style-type: none"> Assets replaced as required according to the Asset Management Plan 	<ul style="list-style-type: none"> Refer to Asset Register 	<ul style="list-style-type: none"> Checks and audits Record-keeping of Asset Register
Permissible uses and development	<ul style="list-style-type: none"> Compatible with community requirements, benefits community and in accordance with Blair Park PoM Encroachments and breaches identified and rectified 	<ul style="list-style-type: none"> Community consultation Provide facilities for permissible uses as required Due diligence checks for leasing arrangements and new developments 	<ul style="list-style-type: none"> Increased use of Blair Park measured by survey and observation Appropriate development completed Reduced breaches
Future planning	<ul style="list-style-type: none"> Recreation needs of community identified Continue to provide appropriate facilities for community use 	<ul style="list-style-type: none"> Community consultation Maintain ownership of Blair Park for maximum community benefit Improve accessibility Development works 	<ul style="list-style-type: none"> Increased use of Blair Park measured by survey and observation Maintain or increase community satisfaction with Blair Park

Management Principle	Objectives and Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
		meet relevant development controls/guidelines	
Leases, licenses and other estates	<ul style="list-style-type: none"> Ownership and permitted use arrangements allow wide community access to Blair Park that are compatible with recreational, sporting, community and other activities 	<ul style="list-style-type: none"> Assess leases and uses against the principles in this PoM All future leases and licences to meet the requirements of the Local Government Act and the Crown Lands Act 	<ul style="list-style-type: none"> Type and extent of licensing as measured by survey and observation of uses

7.3 Community

Management Principle	Objectives and Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Access and circulation	<ul style="list-style-type: none"> Equal access Paths, ramps, pedestrian and cycle access Boundary definition 	<ul style="list-style-type: none"> Maintaining pathways Adding or upgrading paths as required Boundaries clearly defined and signed 	<ul style="list-style-type: none"> Adequate paths measured by feedback and observation Clear boundary markings Increased park use
Traffic and parking	<ul style="list-style-type: none"> Avoid adverse interactions between cars and people 	<ul style="list-style-type: none"> Consideration of new car parks where appropriate Appropriate design to separate or clearly define vehicle and pedestrian spaces 	<ul style="list-style-type: none"> Reduced user conflicts and increased public safety by utilising best practice design standards
Values	<ul style="list-style-type: none"> Consider community values in planning and design 	<ul style="list-style-type: none"> Community consultation Communicate Council's objectives to the community 	<ul style="list-style-type: none"> Community feedback Minimise neighbour complaints
Health, safety, risk management, security	<ul style="list-style-type: none"> Shaded areas, especially playgrounds, paths, entryways Security and safety Adequate fencing 	<ul style="list-style-type: none"> Crime Prevention Through Environmental Design consultations and design and manage for security and 	<ul style="list-style-type: none"> Works in accordance with Australian Standards Regular inspections and audits of risks and incidents

Management Principle	Objectives and Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
	<ul style="list-style-type: none"> Discourage graffiti, vandalism, littering, dumping etc Risks from Council assets minimised 	<ul style="list-style-type: none"> safety including lighting, anti-vandal devices etc Provision of shade, via trees or structures Regular inspections, repairs, tree maintenance 	<ul style="list-style-type: none"> Community feedback Trip hazards minimised Reduced incidence of vandalism, graffiti, rubbish dumping
Heritage	<ul style="list-style-type: none"> Preserve Burwood's heritage in Blair Park Heritage maintained and recognised in the community 	<ul style="list-style-type: none"> Maintain and protect heritage features including trees Inclusion of interpretive signage & educational elements 	<ul style="list-style-type: none"> Community feedback Condition of heritage elements

7.4 Environment and Sustainability

Management Principle	Objectives and Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
Biodiversity	<ul style="list-style-type: none"> Maintain and improve biodiversity 	<ul style="list-style-type: none"> Plant suitable plant species including natives for native fauna habitat Manage and control incidence of noxious weeds 	<ul style="list-style-type: none"> Stable or improved tree and vegetation health Monitor native vegetation and habitat
Soil, water and air	<ul style="list-style-type: none"> Protect waterways Avoid soil, water and air pollution Clean and tidy park Manage runoff water Minimise erosion, sedimentation, soil compaction and degradation 	<ul style="list-style-type: none"> Design to minimise chemical use and to avoid environmental impacts Chemical use limited and in accordance with legislation Water interceptor devices where appropriate 	<ul style="list-style-type: none"> Regular inspections and audits Community feedback
Resource use	<ul style="list-style-type: none"> Water saving initiatives Energy saving initiatives 	<ul style="list-style-type: none"> Ensure adequate supply of litter bins Manage waste collections from site 	<ul style="list-style-type: none"> Reduction in consumption of energy and potable water in Blair Park

Management Principle	Objectives and Performance Targets	Means of Achieving Objectives	Manner of Assessing Performance
	<ul style="list-style-type: none"> Waste reduction and management 	<ul style="list-style-type: none"> Consider introduction of water and energy saving initiatives over time 	
Community engagement	<ul style="list-style-type: none"> Engage and inform the community 	<ul style="list-style-type: none"> Provide educational signage about environmental features 	<ul style="list-style-type: none"> Adequate signage
Trees	<ul style="list-style-type: none"> Maintain, preserve, protect and improve the health of trees and increase the Urban Forest Planting of site appropriate replacement trees and new trees Promote trees for carbon sequestration, solar access and shade. Minimise adverse interactions between park trees and other assets or adjoining properties 	<ul style="list-style-type: none"> Coordinate with Tree Management Officer regarding development impacts on trees Optimise tree planting opportunities Species selection and planting locations to consider future issues Protective measures to reduce ongoing damage Pruning or removal of trees where defects or adverse interactions and no repair alternatives 	<ul style="list-style-type: none"> Health of trees maintained Increased quantity of trees over time Reduced damage claims regarding park trees Regular tree inspections Community feedback

8 DETAILED MANAGEMENT INFORMATION FOR BLAIR PARK

8.1 Plan of Blair Park's land titles and surrounding streets



Site Location	Queen Street, Acton Street, Blair Avenue, Croydon	
Area (approx.)	19,223m ²	Asset control number: 100491-00
Land Owner	Council and Crown (<i>Refer addendum attached</i>)	
Zoning	RE1 – Public Recreation	
LGA 1993 Category	Park / Sportsground	
Property Type	Multiple use active and passive recreation open space	
Condition of land & structures	Park assets average condition rating of 3	
	1 Excellent – no work required or as new condition 2 Good – well maintained, minor maintenance only 3 Average – maintained but in need of repair 4 Poor – in need of major repair or renewal 5 Very Poor – urgent renewal or upgrading required	
Heritage	There are no heritage items in Blair Park. There are adjacent heritage items and the Blair Avenue Heritage Conservation Area	
Facilities	<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Playground with shade <input checked="" type="checkbox"/> Mulch softfall <input checked="" type="checkbox"/> Soccer field <input checked="" type="checkbox"/> Change rooms / toilets <input checked="" type="checkbox"/> Dog Off-leash <input checked="" type="checkbox"/> Dog waste bin </div> <div> <input checked="" type="checkbox"/> Canteen <input checked="" type="checkbox"/> Bocce court <input checked="" type="checkbox"/> Seats <input checked="" type="checkbox"/> Drinking fountain <input checked="" type="checkbox"/> Irrigation (fields) <input checked="" type="checkbox"/> Sporting field flood lighting <input checked="" type="checkbox"/> Fencing </div> </div>	

Legal Description	DP 318756 (LOT B) DP 312648 (LOT 1)* DP 312647 (LOT 2)*	DP 455678 (LOT 1) DP 312647 (LOT 1) * Lots which are Crown land (Refer addendum attached)
Specific Management Requirements	Irrigation system (tank and pump house), works shed.	
Current Uses	Week day and weekend soccer competitions and night training (Monday to Friday until 9pm), soccer club presentation days (which may include amusement devices related to the presentation), school athletics carnivals, volleyball, netball, softball, touch football, Inter school gala days, unfenced dog off-leash area, bocce court, playground activities and general passive recreation	
Leases, licenses	Seasonal sports bookings only (Depot Administration Officer)	
Five year proposed capital works schedule	See table below	

8.2 Blair Park general capital works priority table

Tree planting x 10 in east end	High
Install new seating x 6	High
Dog off-leash and bocce court area in eastern section	High
Upgrade flood lighting	High
New park provisions signage x 6	High
Fencing around existing play equipment and along Blair Avenue frontage	High
Replace old bins	Medium
Repair works shed	Medium
Picnic shelters x 2 (east end)	Medium
Replace existing goal posts	Medium
Replace existing drinking fountains	Low
New park name signage x 3	Low
Replace existing play equipment and mulch soft fall with new rubber soft fall	Low

8.3 Plan of Blair Park's Categories, Uses and Area



The western side of Blair Park is a Sportsground predominantly for active recreation use, and the eastern side is a Park predominantly for passive recreation, as shown in the plan above.

8.4 Blair Park's Dog Off-leash Area and Bocce Court

The unfenced dog off leash area will be marked out with corner posts, and line marked between the corner posts to delineate the boundaries of the dog off-leash area (refer map over). It will be the responsibility of dog owners to control and maintain their dogs within the designated off-leash area. Dog owners must ensure that dog waste is collected and deposited into the bins provided. Council's compliance officers will regularly enforce the provisions of the Blair Park dog off-leash area. The dog off-leash area hours of operation will be reviewed in twelve months from the date of implementation.

The Bocce Court will be of the dimensions 25m x 4m and will be in the location as shown on the plan over. The Bocce Court area will be laid out on the existing park turf to be mown and marked out as per the provisions in the Table of General Schedule of Maintenance in section 8.6.

The plan over the page illustrates these areas.



8.5 Table of General Schedule of Maintenance

Maintenance Task	Service Level	Schedule Interval
Turf maintenance	Mown turf at acceptable length	1-4 wks depending on season in active areas 2-4 wks depending on season in passive areas
	Minimise weeds in turf	Weed spraying in spring and as required
Sports ground maintenance`	Soccer field/posts set up	Yearly (March set up until November)
	Line marking	Every 4 weeks minimum
	Soil test	Yearly
	Aerate and fertilise fields	In spring and as required
	Returf and topdress fields	In spring or as required
	Over sow high traffic areas	In autumn
	Set up and mark school athletics tracks	On booking requests
	Irrigation of fields	As required
	Floodlights, irrigation maintained, inspected	Start of season and as required
Waste collection	Adequate emptying of bins	3 times weekly
	Regular litter pick up	3 times weekly
	Service dog litter bins	Weekly
Amenities maintenance	Toilets clean	Cleaned minimum 3 times per week
	Amenities building maintained	As required
	Toilets secured (locked and unlocked)	Opened weekends and public holidays. Weekdays by request
	Seats, picnic shelters, drinking fountains, bins, fences, signs, lights - clean and maintained	Clean and repair as required Report non-working lights to service provider as required
Gardens and trees	Trees maintained	Pruning of defects and pest/disease treatment as required
	Removal of dead or dangerous trees	As assessed
	Garden beds maintained	Pruning, planting, watering, fertilising as required
	Mulched gardens and tree surrounds	Mulch applied as required
	Control weeds in gardens	Spring and as required
Playgrounds	Inspected regularly for safety, cleanliness, damage	Weekly checks Quarterly comprehensive inspections and audits Repair, clean as required
	Replenish mulch softfall	Yearly and as required
Access	Report illegal access or prohibited use	As required
	Provide access for services and emergencies	As required
	Paths clear of obstructions and trip points	Clear and repair as required

9 REFERENCES

Documents referred to in the preparation of this Plan of Management are:

- City of Canada Bay Council, March 2007, Generic Plan of Management.
- City of Sydney, 2012, Draft Generic Plan of Management: Parks, Sportsground, General Community Use Land.
- Local Government Act 1993
- Local Government (General) Regulation 2005
- Environmental Planning and Assessment Act 1979
- Crown Lands Act 1989
- Heritage Act 1977
- Department of Local Government, Public Land Management Practice Note No. 1, revised May 2000
- Burwood Local Environment Plan (BLEP) 2012
- Burwood Development Control Plan (DCP)
- Burwood Council Graffiti Management Strategy 2011-2015
- Burwood 2030 Community Strategic Plan
- Burwood Council Recreation Study, Suters and Associates, 2001
- Burwood Council Open Space Assessment, Suters and Associates, 2005
- Burwood Council's Landscaping Code 2010
- Burwood Council's Smoke - Free Environments Policy 2009



Burwood Council

heritage ▪ progress ▪ pride

BLAIR PARK PLAN OF MANAGEMENT ADDENDUM

Date: 19 September 2013

Government Gazette 16.7.76 and map (ref: F08/98) indicates 1.609 hectares of land known as Blair Park were vested in Council. This area comprises Lot B DP 318756 (in the name of Council), Lot 1 DP 312648 and Lot 2 DP 312647 (both in the name of the Minister for Lands of NSW to be transferred to Council).

By email dated 2.9.13, Crown Lands NSW Trade and Investment advised that their records show Blair Park is not Crown land. Hence this Plan of Management has not been referred to the Minister for approval.