

COOGEE OVAL
DRAFT PLAN OF MANAGEMENT

APRIL, 1998



Prepared by the Department of Engineering Services
Works Division, Recreation Section



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coogee oval Plan of Management

EXECUTIVE SUMMARY

The Coogee Oval Draft Plan of Management was instigated by Randwick City Council to provide direction in the future policy, management, planning and development of the reserve. The improvement works outlined in the plan are estimated at \$942,900. The principal recommendations of the plan of management are as follows:

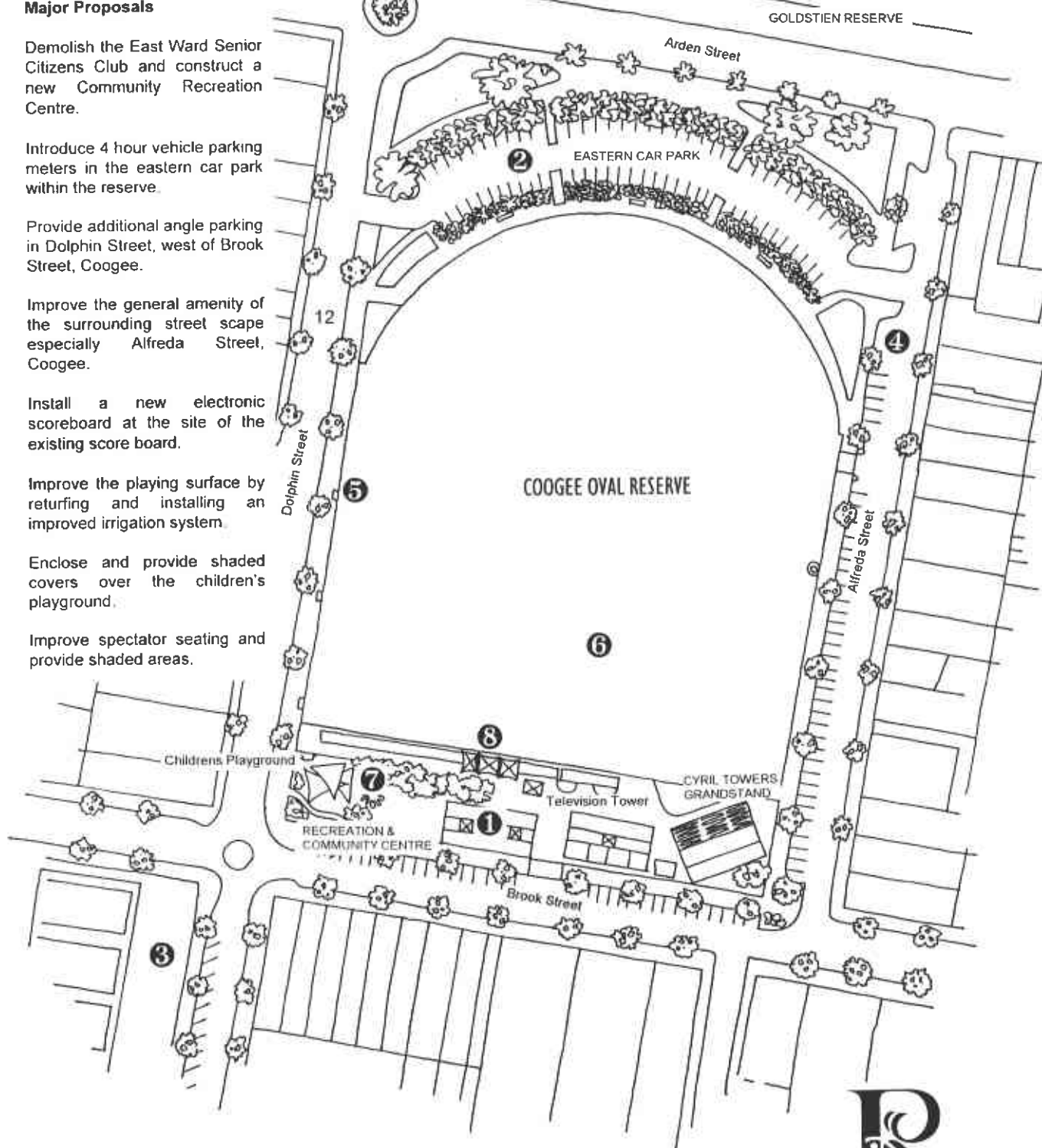
- adopt a maximum carrying capacity to protect the quality of the playing surface from over use and introduce event and seasonal management systems;
- introduce improved ground maintenance procedures, relay one turfgrass species and install a new irrigation system to service the reserve;
- demolish and replace the Eastward Senior Citizens Club with an energy and space efficient multi functional community and recreation centre;
- permit, via licensing agreement, the use of 25% of the Grandstand for corporate use during major events;
- prohibit alcohol being brought into the reserve. The sale of alcohol within the reserve to be by license agreement between Council and local Club users;
- reinforce the television tower and install an electronic scoreboard and game time clock;
- improve public seating and provide additional weather protected areas;
- improve the local surrounding street scape with appropriate landscape works;
- install low level security lighting around the reserve;
- assist maintenance revenue by introducing 4 hour vehicle ticket parking meters in the eastern car park within the reserve; and
- introduce angle parking on the northern side of Dolphin Street, from Brook Street to Carrington Road, Coogee Bay.

COOGEE OVAL PLAN OF MANAGEMENT

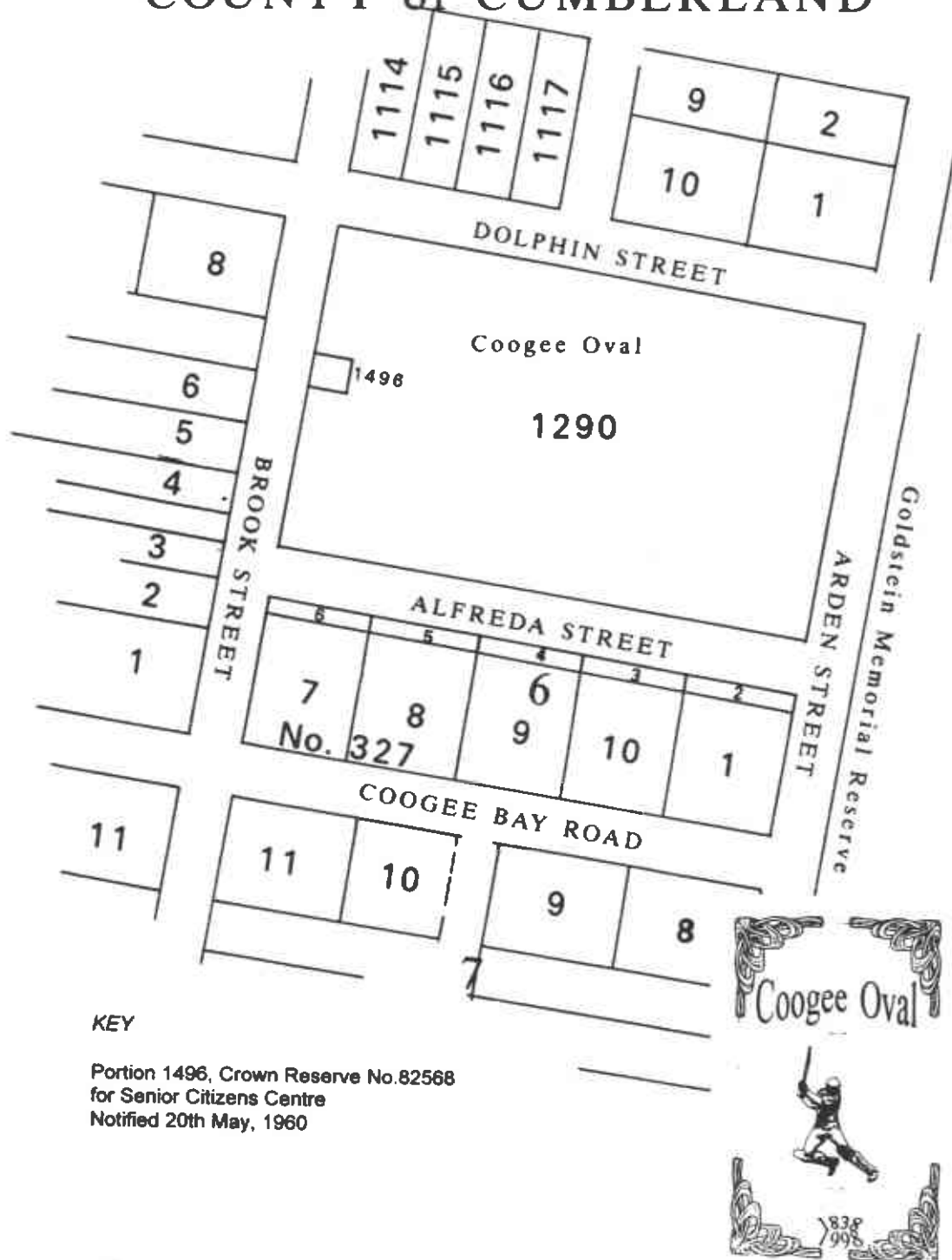


COOGEE OVAL Major Proposals

- 1 Demolish the East Ward Senior Citizens Club and construct a new Community Recreation Centre.
- 2 Introduce 4 hour vehicle parking meters in the eastern car park within the reserve.
- 3 Provide additional angle parking in Dolphin Street, west of Brook Street, Coogee.
- 4 Improve the general amenity of the surrounding street scape especially Alfreda Street, Coogee.
- 5 Install a new electronic scoreboard at the site of the existing score board.
- 6 Improve the playing surface by returfing and installing an improved irrigation system.
- 7 Enclose and provide shaded covers over the children's playground.
- 8 Improve spectator seating and provide shaded areas.



PARISH of ALEXANDRIA COUNTY of CUMBERLAND



KEY

Portion 1496, Crown Reserve No.82568
for Senior Citizens Centre
Notified 20th May, 1960

Diagram 1.

INTRODUCTION

The Study Area

The study area for the Coogee Oval Draft Plan of Management consists of:

- Coogee sports Oval, Portion 1290, Coogee Bay is a 2.52 hectare public reserve which was vested in Council on 4th February, 1977; and
- Portion 1496, a 0.0186 hectare Crown Reserve (No. 82568) is sited on the mid-western boundary adjacent the Oval, on Brook Street, Coogee. By notification on 20th May, 1960 the site was set aside for the purpose of Senior Citizens (Refer to Diagram 1). Located in the reserve is the East Ward Senior Citizens Club.

The reserve is Zoned 6A (Open Space) under the Randwick Local Environmental Plan, 1998.

(Unless otherwise stated both Portions are referred to in the plan as the Oval).

Historical Overview

The Oval is sited in Coogee Beach (Refer to Map 1) bordered by Arden Street to the east, Brook Street on the park's western boundary and lies between Alfreda and Dolphin Streets, Coogee.

The land comprising Coogee Oval was originally sand dunes and wetlands fed by a freshwater creek that meandered along its northern boundary and discharged at Coogee Beach. The land was reported to be subject to continuous flooding and had little value as a site for residential development. An 1871 parish map and later an 1890's land sale poster promoted the land as a cricket ground.

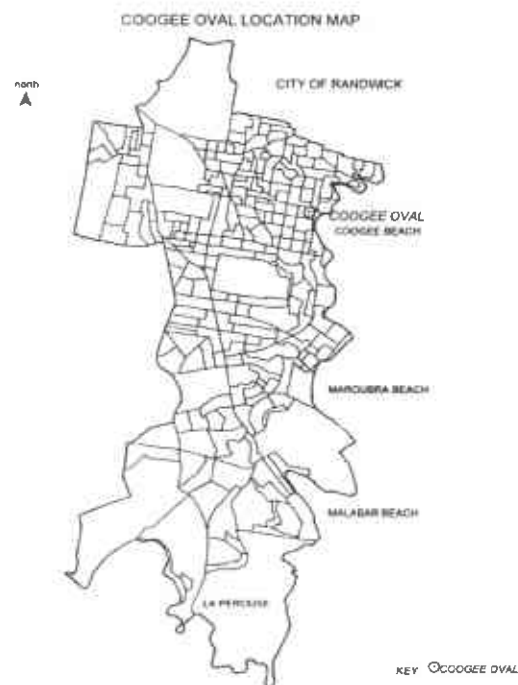
Sydney's tramway was extended to Coogee in 1883 opening the area up as a seaside resort.

Shortly after World War I, Council commenced major improvements to Coogee Oval by regrading

the playing area. In 1924, Council constructed a pavilion (grandstand) on the south-western corner of the site. An official opening was held in January, 1925. In 1940 the reserve was closed for re-development works. These works included the re-turfing of the playing field and the construction of a new scoreboard.

The Oval was reopened on 21st September, 1940, with a cricket match between Randwick and Paddington. Stan McCabe, the Australian cricketer, played on the day.

Map 1. COOGEE OVAL, Coogee Beach



Since 1990 Council's commitment to Coogee Oval has been continuous. Recent improvements, include the construction of a new amenities building, television tower, seating, playground equipment and landscape works. These works were valued at the time at more than \$400,000.



1929



Photographs of Coogee Oval, 1929 courtesy of Mitchell Library, Sydney

Values

Coogee Oval is a significant community focal point. Its distinctive setting within the Coogee Beach open space system, its general layout, architecture, its cultural and historical link to sports and recreation have contributed to the creation of an image of Coogee as a "vibrant village centre". The Oval provides a strong visual connection to the beach emphasising the "valley floor" and a feeling of enclosure.

Although the Oval in many respects is inadequate in its size and layout to cater to the sports it hosts it is within these limitations that the character and tradition associated with the Oval has emerged.

COOGEE Oval Transition	
1838	Incorporated into the Coogee Village Plan
27th March, 1897	Government Gazette designated the Oval as a playing field
2nd August, 1911	Dedicated as a public reserve
20th May, 1960	Reserve 82568 notified for Senior Citizens Centre
12th December, 1960	Council appointed Trustee of Reserve 82568
4th February, 1977	Portion 1290 vested in Randwick Municipal Council
1st June, 1993	Portion 1290 Classified as Community Land under the Local Government Act, 1993

Generally, these character traits are affiliated with the triumphs and failures of local sports groups at the Oval. The tradition associated with these events forges in the public's psyche a sense of time, place and association.

The Oval's place within the overall history of the City is perceived to add meaning and value to the quality of life within the City. These values, as

stated in the plan, need to be retained, preserved and enhanced.

Regional Significance

Coogee Oval is part of a regional network of Oval's serving the south eastern section of the City of Sydney. The Oval's are specifically set aside for first grade international, state and regional sports competition such as cricket, rugby league and rugby union. Within this framework, to the north is the Sydney Cricket Ground and Sports Ground, to the north-east Waverley Oval and in the west Redfern Oval. Each ground caters to specific needs at first grade sports competition level. Coogee Oval's principal role is to serve the needs of rugby union in the area.

Purpose of the Plan of Management

The rationale for the preparation of the plan derives from Council's desire to provide direction in the planning, development and management of the Oval. The plan provides the necessary guidelines and priorities to ensure financial and social responsibility and accountability in the management of the reserve. It is imperative, therefore, that the plan is indicative of Council's Management Plan and strives to fulfill the requirements of Council's Vision Statement:

"To develop Randwick, as a clean, safe, vibrant, attractive environment where quality of life, sense of community and social justice prevail, recognising the City's significance as a historical, educational and recreational sporting centre."

Coogee Oval plays a significant role in the City's provision for sporting activities and therefore, its role as a regional sports venue should not alter while existing needs and demands continue. Relative to this function, the purpose of the plan is to address a range of issues including the need to:

- ensure that management incentives comply with the recommendations of strategic planning document entitled "City Open Space & Recreation Plan of

Management;

- ▶ ensure that planning and development of the Oval is consistent with and complementary to that for the Coogee Beach and foreshore area;
- ▶ address the increasing maintenance expenditure for the Oval;
- ▶ improve the quality of the playing surface and its resilience to wear and tear;
- ▶ provide efficient and effective planning and management systems;
- ▶ improve the visual amenity in and around the Oval; and
- ▶ provide safety and comfort for visitors to the reserve.

In summary, the Plan of Management for Coogee Oval will:

- ▶ guide the short and long-term management, planning and development of the Oval in a manner that reflects community needs and expectations;
- ▶ protect the purpose of the reserve for the community's benefit; and
- ▶ ensure that the management of the resource is cost-effective, equitable and accountable with the assurance of sustaining a quality recreation venue.

Structure of the Plan

Sections 1 to 3 of the plan provides a description of the issues identified during the preparation of the document.

Section 1 addresses management issues, Section 2 environmental issues while Section 3 focuses on park planning issues. Section 4 provides a comprehensive table of management initiatives, strategies, capital works, financial plan, schedule of works and monitoring program.

1 MANAGEMENT & ADMINISTRATION

Vision Statement

Enhance the quality of life in the City of Randwick.

To ensure best practice and accountability in the management of the Oval's assets.



Objectives

Contribute to the achievement of Council's corporate goals and objectives for the City's parks and recreation assets.

Initiate efficient and effective management practices and maintenance programs to ensure the land and its resources are sustained in perpetuity.

Ensure an equitable financial and social return on the Oval's assets.

Minimise public risk liability and litigation.

Maximise the public's awareness of the park, its recreational opportunities and benefits.

Ensure public awareness, participation and consultation in the planning and development of the Oval and its resources.

Reduce environmental impact by managing access in an equitable manner.

1.1 Asset Maintenance

In 1995 the Australian Valuation Office prepared a report for Council on its Operational and Community assets. Table 1.1, outlines the value of assets within Coogee Oval. Existing use value of all assets at the Oval is estimated at \$436,000 excluding land value. Asset replacement cost totals \$882,000. These estimates are in 1995 dollar values.

Table 1.1

Item	Existing Use Value \$ (Improvements)	Replace Costs \$
Land*		
Grandstand	\$121,000	\$424,000
Turnstiles/ Amenities	\$238,000	\$272,000
Tiered Seating	\$25,000	\$33,000
Media Tower	\$16,000	\$18,000
Lighting	\$10,000	\$13,000
Fencing	\$20,000	\$26,000
Storage Shed	\$1,000	\$5,000
Play Equipment	\$5,000	\$7,000
Senior Citizen Building	**	\$84,000
Landscape works**		

Notes:

- * All valuations as of 1st January, 1995.
- * To be valued.
- ** Refer to Section 3, Part 3.4.

In addition, Table 1.2 outlines the useful remaining economic life of the listed assets. These have been adjusted from the original 1995 economic life values to depict 1997 values.

From Table 1.2, it is envisaged that Council should expect replacement or increasing maintenance costs for the East Ward Senior Citizens Club within the immediate foreseeable future. The building has incurred major structural damage as a result of substantial differential settlement. In addition, over the next ten (10) years additional costs can be expected for the upkeep of the grandstand. An assessment of the local heritage value of the building will be required before making any determination as to the building's future.

With adequate maintenance and upkeep the remaining structures within the Oval should retain their good condition for an extended period.

Table 1.2

Item	Total Useful Years	Remaining Years Use
Land	Unlimited	Unlimited
Grandstand		8
Turnstiles/ Amenities	40	33
Tiered Seating	20	13
Media Tower	40	33
Lighting	20	13
Fencing	20	13
Storage Shed	40	8
Play Equipment	20	13
Cricket Nets	20	13
Senior Citizen Building	*	

Note:

- * Refer to Section 3, Part 3.4

1.2 Maintenance Expenditure

In Council's 1996/97 financial plan the maintenance budget for all parks and reserves was reduced by \$377,360. In the 1994/95 financial year Council's expenditure on the sports facilities was \$175,000 but by 1997/98 this figure had been reduced by an estimated \$34,500 to \$140,500. Since 1996 there has been a gradual shift towards increased efficiencies and costs savings through the implementation of improved management systems.

In addition, Council is under continued pressure to develop its regional parks and reserves. High on the agenda are the City's coastal areas. Significant funding has been allocated over the next several years for regional works at Maroubra, Malabar, Coogee and Clovelly Beaches.

Funding for development work is limited but unlike maintenance costs these, in most cases, may be supplemented by dollar for dollar Federal and State government grants. These grants are generally available where the land in question is owned by the State and where Council is the appointed

Trustee. Unless balanced by the introduction of new efficiency measures any reduction in maintenance expenditure to supplement new capital works should be avoided.

The consequence of a failure to properly maintain valuable assets is the necessity to bring that asset back online at a later date. This is usually at a higher financial cost to the community. Further consequences result in a loss of public credibility and accountability in asset management and a reduction in asset service value. The adage "prevention is better than cure" has significant relevance in the management of valuable assets.

Maintenance of the reserve's existing improvements should be the preferred course of action where that asset has high community value and use. Maintenance funding should not be diverted to supplement new development.

1.3 Event Management

Coogee Oval is consistently under heavy demand for a variety of uses. Each year Council is approached by a significant number of applicants seeking to hire the venue on a daily basis or obtain licenses or leases for the use of the reserve.

Council, in an endeavour to protect the amenity and sustainability of the Oval, does not concede to every request. However, Council does not have in place policies based on objective measures from which management and financial decisions can be derived.

Licences Leases & Permits

The principal characteristic of a licence agreement is that the licensee or permit holder does not have the legal right to exclusive possession of the land. Conversely, a lease agreement provides exclusive or concurrent rights of possession, occupancy and access to the premises.

Randwick District Rugby Union Football Club & South Sydney District Junior Rugby League Club Ltd

In 1987 both South Sydney District Junior Rugby Football League Club Pty. Ltd and Randwick

District Rugby Union Football Club were offered ten year licence agreements with an option for renewal after five years for the use of Coogee Oval. The licences permit the Clubs to use the football field on Saturdays and Sundays respectively throughout the winter football season. The rugby union club now seeks a long term lease agreement from Council for the use of Coogee Oval.

Randwick Cricket Club Inc

Randwick Cricket Club Inc, obtains an annual summer seasonal licence for the use of the reserve. Generally, the licence is for a period of twenty-eight weeks or approximately seven months of the year commencing late September each year. The reserve is principally used by the Club for first and second grade club cricket matches, grade semi finals and finals. Towards the end of the cricket season there is some overlap between cricket and rugby codes for the use of the Oval.

Eastward Senior Citizens Club

On the 1st January, 1961 the Randwick Municipal East Ward Senior Citizens Club entered into a 20 year lease agreement with Council for the use of Crown reserve 82568, Portion 1496 adjacent the Oval in Brook Street for Senior Citizen's use. The lease expired on 1st January, 1981 and a new agreement has not been entered into. There are no other users currently holding licence agreements with Council for the use of the building. A nominal rental fee of \$2 per year is paid to Council. The Senior Citizens Club manages the site by taking bookings for the use of the building and arranging minor maintenance works.

Unfortunately, club membership has diminished over the years with a current membership of between 36-40 members. This is partly owing to the poor condition of the building (Refer to Part 3, entitled "Park Planning, Building & Landscape Architecture").

Coogee Oval Principal Recreation Assets

- 1 Amenities Building
Cyril Towers Grandstand
- 2 Oval Land and Eastward Senior Citizens
Club
- 3 Playground and Landscape Works



1



2



3

Photography

Vince Lindsay

coogee oval
PLAN OF MANAGEMENT

Fee's & Charges

Council is the only booking authority for the sports Oval. Council's pricing policy for its ovals, playing fields, public reserves and beaches states:

"To partially recover costs associated with the use of recreational facilities within the City area on a user pays basis while considering the needs of those in the community who are unable to meet their own needs."

1

There is a need for Council to review its current structure for fees and charges for the use of and for additional services offered at Coogee Oval. A proposed increase on the current fees and charges of 8% over a nominated period should provide the necessary income to address a number of outstanding maintenance issues.

The East Ward Senior Citizens Club sets its own fees and charges for the use of the building by third parties. There is a need to review the accountability factors relative to the management of this facility.

Public Risk Liability

The tort of negligence is an important consideration relevant to all management and user groups providing sports and recreation activities, facilities and services at Coogee Oval. Negligence consists of a breach of duty of care resulting in injury, but not necessarily a physical injury, inflicted on an aggrieved person. Council and the users of the Oval have a duty to exercise care to avoid acts or inaction which can be reasonably foreseen and are likely to cause injury. A duty of care involves keeping adequate insurance cover and records of safety inspections, undertaking preventive measures and other actions to ensure public safety.

1.4 Carrying Capacity Index

Based on the desired outcome to sustain the Oval's resources, carrying capacity index is defined as:

The capability of the reserves resources to withstand a defined acceptable level of use that sustains the quality and amenity of the reserve's landscape.

Relative to Coogee Oval, in 1996/97 the reserve exceeded its ability to provide a safe playing surface for highly competitive sports.

Level of Use & Impact

The 1996 winter rugby season was played out over a duration of twenty-six weeks. It is conservatively estimated that more than 280 rugby code games were played on Coogee Oval by sports organisations and local schools which resulted in significant damage to the playing surface (Refer to Table 1.3). In comparison with the average number of rugby code games played at the City's other two Ovals, Snape and Kensington Ovals, Coogee Oval has a 65% excess or 110 additional games played over the 26 week winter season.

Table 1.3

CITY OVALS ESTIMATED Winter Usage Pattern	
Oval	Average Rugby Games per Season
Coogee Oval	280
Snape Oval	170
Kensington Oval	170
SOURCE: Council's Park Booking System Club Seasonal Programs	

As the Oval is freely accessible to the public there is substantial use including social touch football games played on the reserve after hours. These team activities further add to the impact on the quality of the Oval's playing surface.

Before the conclusion of the 1996 and 1997 winter season the playing surface at Coogee Oval had substantially deteriorated leaving large areas of exposed soil. These conditions are undesirable for active team sports at first grade and senior grade levels. There is a need to ensure a consistent turf cover throughout each season over the entire

playing area to insure minimum risk and injury to players.

Task

The task of the plan has been to determine an acceptable carrying capacity for the Oval by assessing the following:

- ▶ The role of Coogee Oval as the City's premier sports venue.
- ▶ Existing management and maintenance practices.
- ▶ Identified financial constraints.
- ▶ Current levels and types of use and their impact on the reserve's environmental resources.
- ▶ The appropriateness of the playing surface, its structure and composition to withstand the imposed level of use.
- ▶ The equitable distribution of events within Council's three Oval system, namely Snape, Kensington and Coogee Oval.
- ▶ Public risk liability.

Following from this, the plan provides:

- ▶ Guidelines for carrying capacity standards;
- ▶ Carrying capacity and permissible use guidelines; and
- ▶ Carrying capacity control techniques.
- ▶ Controlled public access after hours.

1.5 Advertising within a Public Reserve

Council has resolved not to permit permanent advertising within Coogee Oval. However, Council has approved the display of temporary advertising in accordance with the provisions of the Local Government Act, 1993. There is a need to supplement this approval with appropriate site

specific policies for temporary permissible advertising within the reserve. These policies are perceived to be required to avoid excessive commercialised activities taking place within the Oval. This type of activity is generally in contradiction to the purpose of a public reserve as a venue for recreation.

The legal requirements for permanent advertising on land zoned for recreation stipulates that the advertisement must be ancillary or incidental to a permissible purpose in that the advertising is:

- ▶ for an activity encompassed by a permissible purpose;
- ▶ for goods or services sold or used as part of an activity encompassed by a permissible purpose; and
- ▶ directed only at patrons on the premises.

Owing to the visual accessibility of the Oval from the foreshore, surrounding nearby residential housing and its location within Coogee basin it is not desirable to permit permanent advertising within the reserve. Public open space should offer a respite from continuous commercial activity and the visual impacts associated with that activity.

1.6 Corporate Sponsorship

Randwick District Rugby Union Football Club Inc. seeks Council's approval to set aside an area of seating in the grandstand for the use of the Club's corporate sponsors. The Club also requests that the David Sherwood Committee Room, in the grandstand, be used as a corporate sponsor's area. The consequences of the request will be the loss of public access to these areas. During rugby competition matches a corporate sponsors' area with marquee is set aside on the south-eastern side of the playing field. The current situation has low impact on visitor rights to the reserves facilities and amenities.

1.7 Daily Management

The daily maintenance requirements at the Oval Council requires one groundsman over a 38 hour, seven day work week. In addition, various mobile maintenance crews, such as building maintenance and personnel from the Coogee Maintenance Team (Council's maintenance project for the nearby Coogee Beach and foreshore area) assist in maintaining the reserve on weekends.

During the transition period from winter to summer sports there is increased demand for tradestaff assistance in the preparation of the turf cricket wickets.

1.8 Visitor Monitoring

The planning, management and development of the Oval, where applicable and achievable, should be based on objective measures. Other than secondary data sources there are no visitor monitoring systems in place to accurately determine visitor numbers and users at the venue at any one event at the venue.

Council currently books the reserve in weekly or seasonal time blocks or daily on an hourly basis. No further information is gathered to assess the number of users of the venue.

Visitor monitoring would provide Council with the necessary objective data on which to further base its planning, management and financial decisions.

1.9 Native Title Legislation

The sports Oval (Portion 1290) is no longer a Crown Reserve. The sports Oval was vested in Randwick City Council in 1977 for the purpose of public recreation.

Crown Reserve (No.82568), Portion 1496, has an area of 185.808m² of which the East Ward Senior Citizens Club building occupies 177.5m². This virtually renders the site unavailable for the continued enjoyment of the land for the purpose of Native Title. However, Native title may be found to exist:

- (1) Where it has not already been extinguished by an inconsistent government grant to a third party, and
- (2) Where native title claimants have maintained their connection with the land.

With consideration to the Native Title Act, 1993 (Cth) and the subsequent Native Title Act, 1994 (NSW) Council will need to monitor judicial outcomes relative to native title claims and any changes in the relevant legislation. However, at this point, it is envisaged that Native Title would not impact on the implementation of this plan.

1.10 Strategic Marketing & Signage

Target Markets

Historically the target markets for the use of the reserve sports facilities have been sports groups and their respective supporters. This focus needs to expand to include selective low impact local cultural activities, such as carols by candlelight, that may interest different sections of the community especially during late summer evenings.

The East Ward Senior Citizens Club is underutilised (Refer to Section 3). There are no strategic marketing plans or budgets to promote the venue or encourage additional use.

External Promotion of Events

Randwick District Rugby Union Football Club Inc., Randwick Cricket Club Inc. and South Sydney District Junior Rugby League Football Club Ltd promote their activities through the provision of fixture cards or weekly newsletters outlining the season's program. These are available to the respective Club members and supporters for the various codes. The results of major games are also reported in the regional and local media. In addition, first grade rugby union matches are televised and promoted through the radion networks.

However, there is no means to provide information to passers-by or, indeed, in the Coogee Beach area concerning scheduled up and coming events to be held at the sports Oval or the East Ward Senior Citizens Club for tourists and visitors to Coogee.

Signage

Generally, there is a deficiency in directional signs to the Oval along the main sub-arterial roads that lead to the reserve. In addition, there are no park identification signs within the Oval at prominent positions such as the major intersection of Dolphin and Arden Streets, Coogee Beach.

There is also a lack of park regulatory signs outlining:

- ▶ prohibited activities and their penalties;
- ▶ user regulations and requirements; and
- ▶ contact information for hiring the Oval, reporting incidents and for obtaining emergency services.

1.11 Public Consultation

Community consultation in the management, planning and development of Coogee Oval has been vital in identifying and establishing the preferred future direction for the reserve. Therefore, it would be advantageous to continue the community consultative process. Specifically, this can be achieved through Council's link with the Coogee Beach Precinct Committee and principal Oval user groups.

The process of public consultation provides the opportunity to:

- ▶ Nurture a sense of community stewardship for the Oval;
- ▶ Identify a diversity of community perspectives about the future possibilities for the reserve;
- ▶ Provide the means to keep abreast of the changing trends in sports and recreation.

1.12 Security

Randwick Police and the Coogee Beach Precinct Committee have advised that in the past, because of the high level of public accessibility to the Oval, there is often "loutish" behaviour taking place on the reserve in the early hours of the morning. Both parties have requested the installation of movement sensitive low level security spot lighting to be focused on the playing field and around the buildings of the Oval.

1.13 Safety Audit

Hazard and risk has been defined as "...any situation with potential for harm. Risk is a measure of how likely it is that harm will occur in a given situation." (Workplace Health and Safety Manual, 1996:9-010).

Owing to the need for staff to use and store chemicals on site at Coogee Oval and the age and conditions of some of the buildings a regular program of health and safety audits should be implemented. At the present time, safety audits have not been carried out on a regular basis. In the absence of regular inspections there is an increase in the risk factor to both staff and visitors to the reserve.

It is proposed that Council initiate a program of inspections which will assist in the following:

- ▶ Identify unsafe features and practices;
- ▶ Provide the opportunity to correct and eliminate unsatisfactory work practices and conditions and ensure a safe and healthy environment; and
- ▶ Provide the means to strive towards continuous improvements in Council's environmental management.

2 ENVIRONMENT & ENERGY MANAGEMENT

Vision Statement

Strive to achieve intergenerational equity by ensuring Ecological Sustainable Development.

Objectives

Manage the environment with the aim of preserving, protecting, restoring and enhancing the Oval and its resources.

Manage and educate for responsible behaviour towards the principles of Ecological Sustainable Development.

Maximise the opportunity to recover and recycle appropriate waste materials.

Achieve energy efficiencies by utilising renewable energy sources.



2.1 Research

The condition of the sports field has been the subject of a number of problems. As part of the preparation of the plan of management Council appointed the Australian Turfgrass Research Institute (ATRI) to undertake an extensive investigation relevant to the condition of the field and its capacity to withstand the current level of use (Refer to Appendix 3). The key issues identified in the study were the:

- ▶ inefficiency of the irrigation system;
- ▶ variation in turfgrass cover which inhibits the introduction of an efficient and effective management and maintenance regime;
- ▶ poor sub-surface drainage;
- ▶ lack of a carrying capacity strategy; and
- ▶ lack of appropriate management and maintenance practices and programs.

2.2 Soils & Drainage

Soils

Several factors relevant to the playing field's soil composition require remedial action if the field is to sustain an appropriate level of resilience to wear. From the ATRI study the following issues were identified:

- ▶ High soil moisture retention in the root growth zone indicating poor water infiltration.
- ▶ Moderate rates of water repellency in the soil composition.
- ▶ Some elements within the soil's chemical composition require adjustment, e.g. nutrient holding capacity of the soil is low for potassium, calcium etc.
- ▶ The sports Oval was found to have poor soil drainage (Refer to Appendix 3).

These factors are not assisted by the high level soil compaction that exist on the western playing field.

The high level of compaction, caused by excess usage, of the soil base contributes to the wear and tear on the turf cover.

Cricket Pitch Soil Profile

The cricket wickets consist of a 25mm top layer of screened Oberon soil with a subsurface layer, to a depth of approximately 125mm, of coarse Oberon Wicket Soil. The remaining soil profile is a layer of coarse sand to a depth of 100 mm below the base of the Oberon Wicket Soil.

Beneath this layer to a depth of 100mm is a layer of 6-10mm diameter clean aggregate over a compacted clay base. The clay base has a 1% fall to drain water to the perimeter areas where 100mm diameter PVC agricultural drainage pipes have been installed. These pipes are sited in 200mm deep trenches which are compacted in 50mm aggregate at a depth of 550mm below the ground surface on the peripheral of the wicket to assist drainage.

The cricket wicket was upgraded in the late 1980's and is in good condition although there are some drainage problems around the perimeter of the wicket.

To ensure a quality playing surface Council should undertake a program of improvement works as prescribed by the Australian Turfgrass Research Institute (Refer to Appendix 3 for detailed description).

2.3 Turfgrass

Currently, the sports field has two distinctive grass covers, on the eastern boundary the surface is a mix of kikuyu (*Pennisetum clandestinum*) and crab grass (*Elusine indica*). The western portion consist of couch grass (*Cynodon dactylon*), summer grass (*Digitaria spp*) and again crab grass. The two types of turfgrass require different maintenance regimes. This results in inefficient maintenance and management procedures (ATRI, 1997:18).

Turf wicket Management

The condition of the grass turf cricket pitch has been a contentious issue on and off over several years. In 1996 Council introduced a requirement that both local

and visiting cricket captains register their assessment of the pitch both before and after each grade match. In addition, cricket umpires evaluate the grounds of all first grade wickets each season (Refer to Appendix 4). Out of the top 21 first grade grounds Coogee was rated number 19. The system provides the best means of assessing the quality on the day of the pitch and also provides the necessary feedback to management. The plan supports the continued use of this procedure.

Owing to the high costs associated with the preparation and maintenance of the turf cricket wickets and the relatively short period between the rugby football season and the commencement of the summer cricket season there is a need to ensure that the cricket wicket area is not unduly damaged during the rugby season.

2.4 Water & Irrigation

Water Supply & Storage Wells

The primary source of water supply for irrigating the Oval is from the drainage channel under the northern section of the reserve adjacent and on the southern side of Dolphin Street. A water pump draws water into two 1.53m diameter intake pipes that connects to three storage wells. The drainage channel is the main collector and outlet for the 210.44 hectare Coogee basin drainage catchment area. As the Oval is the major low point in the Coogee basin, in intense storms it is prone to extensive flooding.

Water Quality

There are currently no antipollution devices or environmental education programs operating in the catchment area. Therefore, stormwater pollutants such as:

- ▶ Street litter including plastic bags, paper, etc,
- ▶ Vehicle oils, wax and wash detergents,
- ▶ Animal droppings,
- ▶ Garden waste, fertilizers and pesticides,

- ▶ Building site products such as concrete slurries, silt etc, freely enter the system.

To date, Council has not introduced any irrigation water quality monitoring programs on a regular basis at the Oval's three storage wells which are exposed to storm pollutants entering the irrigation system.

Town water is used to assist in the irrigation of the cricket wickets.

Water Pump & Sprinkler System

In 1988, Council constructed a new pump-house and switch room in the eastern car park of Coogee Oval, near the intersection of Dolphin and Arden Streets, Coogee. The pump services both the Oval and the Coogee Plaza area. A new water pump was installed in March, 1996.

Table 2.1

COOGEE OVAL Irrigation System	
Pump Type:	Thompson Kelly & Lewis, type T K L ISO, Model AKP 13170C.
Electric Motor:	22kw
Delivery Rate:	18 litres per second.
No. Sprinklers:	32 on the playing field, 1 in the childrens playground, Approximately 50 on the Coogee Plaza site.
Limitations:	Low energy efficiency, No back-up filtering system, System is labour intensive.
Operation:	Daylight hours 3 days per week.
Irrigation Time:	4-5 hours to systematically irrigate the Coogee Oval playing field.

Table 2.1 provides technical data on the irrigation pump servicing the Oval and the Coogee Plaza open space.

Subject to weather conditions, the Oval is irrigated for relatively short periods during daylight hours over three days per week throughout the year. It takes

approximately 4-5 hours to systematically irrigate the entire Oval to a satisfactory level.

The sprinkler system used at the reserve requires manual connection and relocation to systematically irrigate the reserve. This makes this operation labour intensive and time consuming. It also excludes the opportunity to irrigate the fields at the more appropriate time which is late in the evenings.

Further delays can be caused by flotsam in the drainage line, which feeds into the storage wells, consistently blocking the pump causing it to cut out during operations. There is no by pass filtering system installed to adequately address this problem.

Aerial photographs indicate that the layout of the irrigation lines and positioning of the sprinklers is inadequate and fails to achieve correct field coverage. It was observed that there is also a considerable amount of over spray outside the playing field boundary onto peripheral concrete surfaces, fencing and seating.

2.5 Greenhouse Effect

In 1993 the Department of Environment, Sport and Territories financed a national survey to gauge the community's attitudes to environmental issues. The findings concluded that the public perceived the depletion of the ozone layer and the enhanced greenhouse effect as second and third level priorities that need to be addressed by the Federal Government. Although some ambiguity exists as to the consequences of any climatic change on the environment, it is necessary to consider the following for future planning.

Possible increases in:

- ▶ Landscape maintenance and development costs.
- ▶ The risk of skin cancer.
- ▶ Level of waste energy.
- ▶ Type of energy use.

There is a need to monitor reported climatic changes and their influence on the park's environment and

visitor comfort levels.

2.6 Energy Resource Management

The buildings at the Oval were not designed with energy conservation in mind. Generally, they are poorly designed with inadequate and inefficient lighting, heating and cooling systems. At certain times throughout the year room temperature and humidity in these buildings can become uncomfortable and uninviting.

Relative to the East Ward Senior Citizen's Club the following issues were identified in the study:

- ▶ Poor lighting; and
- ▶ Ineffective room temperature control.

Improvements can be made by taking advantage of the natural heating, lighting, cooling and air movements within the Coogee basin. As part of its energy resource management Council should seek to adopt the principles of the NSW Energy Smart Homes Policy. The policy seeks to maximise the use of the climatic conditions and new economic energy conserving technologies that are currently available.

Any improvements to existing buildings, or the construction of any new buildings, within the Oval should seek to incorporate best practice architectural and energy conservation technologies and principles in their design. This will maximise energy efficiency and reduce energy costs.

In addition, Council should seek to encourage visitors to use public transport, increased private visitor vehicle passenger loads, bicycles and other means of low use energy resources.

Council should seek to strive towards utilise climatic factors to advantage and natural energy resources where feasible. For example: correct solar orientation of new buildings and/or their high usage areas will reduce energy costs. In addition it should encourage and educate for recycling of materials and waste products to conserve materials.

2.7 Noise Pollution

On Saturdays, especially during the winter season when first grade competition matches are played at the Oval, there can be over 2,000 spectators around the perimeter of the playing field. A public address system located on the western side of the playing field is used to distribute public information during these events.

The system is inadequately designed to service the eastern side of the playing field without increasing the amplification. This can result in volume levels being set higher than legally prescribed by the Noise Control Act, 1975. The consequence is that the noise level from the system adversely affects the enjoyment of nearby residents.

Noise levels generating from the Oval should not give rise to an L10 sound pressure level at any point on a residential boundary which is 5dB(A) greater than the A-weighted L90 sound pressure level.

3 PARK PLANNING, BUILDING & LANDSCAPE ARCHITECTURE

Vision Statement

Ensure development of the Oval complements the City's open space system and contributes to the quality of life and to the surrounding character and culture of Coogee.

Enhance the visual amenity and quality of the Oval and its surrounds.

Objectives

Ensure development is relevant to community needs, compatible with the purpose of a public reserve and non alienating to the community.

Strive to maintain and preserve the architectural integrity reminiscent of the 1920's for the Oval.

Ensure that the Coogee Bay foreshore landscape design principles are adopted for Coogee Oval and its surrounds.



Protect local residents visual access to the scenic quality of the Oval.

Provide a diversity of quality recreational experiences that promote social interaction, self-actualisation and well-being.

Improve visitor access to the Oval without unduly compromising local residents rights.

3.1 Integration of the Reserves

The study area consists of two separate parcels of land, Portion 1290 and Crown Reserve No.82568, Portion 1496. Both portions are zoned 6A (Open Space) under the Randwick Local Environmental Plan, 1998. There are a number of advantages to seek the Minister for Land and Water Conservation's consent to have the land consolidated into one parcel by having Portion 1496 vested in Council.

Vesting is the fee simple conveyance of estate in title of land reserved or dedicated under Part 5 of the Crown Lands Act, 1989 and is usually conveyed at minimal or no costs to Council.

The principal advantages in vesting land in council are:

- ▶ to protect the public interest, the land is automatically classified as "community land" under the Local Government Act, 1993 securing it for a public purpose. Therefore, the land cannot be sold unless it is reclassified "operational land" through the provision of a Local Environmental Plan (LEP). The preparation of an LEP requires public consultation and, therefore, public approval of any proposed reclassification;
- ▶ subject to the provisions of a plan of management, Council has the opportunity to enter into licensing and leasing agreements at its own discretion making the use of the land more responsive to community needs;
- ▶ it provides the opportunity to integrate the planning and development of the site outside its present boundaries to accommodate a multipurpose community recreational use.

The main disadvantage is:

- ▶ the centre would not be exclusively set aside and managed for Senior Citizen use although they could retain a high priority for such use.

However, it should be noted that any vesting of land is subject to Ministerial reservations and exceptions.

3.2 Development Assessment Criteria

The Council considers development applications for its parks and reserves with reference to Randwick Planning L.E.P, 1998. The Plan states that the Council as the consent authority should not grant its consent to development on land zoned Recreation 6A unless it has considered the following assessment criteria:

- (a) the need for the proposed development on that land;
- (b) whether the proposed development promotes or is related to the use and enjoyment of open space;
- (c) the impact of the proposed development on the existing or likely future use of the land; and
- (d) the need to retain the land for its existing or likely future use.

Furthermore, when deciding whether a particular use or development on a public reserve is a permissible use two tests have been consistently accepted by both the High Court and the Court of Appeal. These tests are:

- (a) whether the public has access to that land as of right; and
- (b) whether the land is a source of private profit.

The intention of the assessment criteria is to ensure that the purpose for which the land has been reserved is not compromised. It is essential that any development proposal for the reserve must clearly show a nexus between the purpose of the development and that of the park. That is, the purpose of the development and its use must be ancillary to the purpose of the reserve as a venue for recreational activities.

In addition, the total area to be effected by a proposed development within a public reserve may be a relevant factor in assessing the appropriateness of that development. Where a development proposal

results in a permanent loss of a substantial area of parkland, then the total area to be alienated should be closely weighed against the impact on the purpose, enjoyment and amenity of the reserve.

Planning for the Oval should focus on the provision of a multipurpose sports and recreation facility to ensure the best use of the reserve's potential without detriment to its resources or by creating unreasonable impact on local residents.

3.3 Recreation Building Development Zones

Building development within the reserve is concentrated on the western side of the Oval adjacent to Brook Street. Four buildings are sited in this section of the park, the grandstand, first aid room, entrance building and the senior citizens club.

Other structures include a television tower, tiered seating, playground and the mobile equipment storage shelter.

The Oval's irrigation pumphouse is sited on the north eastern side of the reserve adjacent the car park. The building is recessed into the car park embankment and partially obscured by landscape planting.

As the Oval is prone to flooding any future building development within the reserve should be restricted to the higher western portion of the reserve. Floor levels should be constructed above the maximum flood level for a 1:100 year flood at the proposed building site.

3.4 Architecture & Heritage

There are four significant buildings within Coogee Oval. The oldest of which is the grandstand constructed in 1924.

Table 3.1

CONSTRUCTION DATE & <i>Dedication Data</i>	
1924	Grandstand constructed. (David Sherwood Committee Room)
1958	East Ward Senior Citizens Club
1989	Main Entrance Building dedicated to Frances Meagher
1996	Beryl Clarke First Aid Centre
1997	Grandstand dedicated to Cyril Towers

However, this has not been listed by Council as a heritage building. Table 3.1 provides an overview of the history of the buildings within the Oval. With the exception of the East Ward Senior Citizens building, the design, character and appearance of the structures generally reflect the 1920's era.



Western Elevation Coogee Oval Amenities Building



Southern Elevation Coogee Oval Amenities Building

Coogee Oval

Public Amenities

- 1 Tier Seating
- 2 Cyril Towers Grandstand
- 3 View north from the grandstand

1



2



3



coogee oval
PLAN OF MANAGEMENT

Photography

Vince Lindsay

Although modern buildings, the newer structures within the reserve have adopted the style reminiscent of the 1920's period. The Oval is adjacent to several residential houses which reinforce the Edwardian character of the Oval.

East Ward Senior Citizens Club

Constructed in Brook Street, Coogee, adjacent to the Oval is the East Ward Senior Citizens Club (E.W.S.C.C). The building was constructed in 1958. The building is in extremely poor condition with substantial damage to its foundations, walls and roof. In a report prepared by the consulting engineers and geologist, Grant Alexandria & Associates Pty Ltd, it was found that as a consequence of substantial differential settlement the building's shell continues to sustain structural damage (Refer to Appendix 5).

Table 3.2

Current Users of the East Ward Senior Citizens Club	
Monday	Coogee Bay Precinct Committee. Indoor Bowls. Australian Labour Party.
Tuesday	Senior Citizens (card games). Childrens Playgroup. Windgap Foundation Ltd. Alcoholics Anonymous.
Wednesday	Senior Citizens (card games)
Thursday	Quilt Group.
Friday	Nil.
Saturday	Senior citizens (card games).
Sunday	Nil.

It is estimated that the costs of repairs would warrant consideration for the replacement of the building. In addition, the existing building's floor level is below the known flood levels for the site and therefore is subject to flooding.

Furthermore, the design of the building lacks cohesion with its surrounds by failing to compliment both the architectural integrity of the Oval and the Edwardian semidetached c1915 terrace housing located on the western section of Brook Street opposite the reserve.

Furthermore, the building is currently underutilised owing to several factors including:

- ▶ The lack of a committed maintenance program and schedule which has resulted in deterioration in the:
 - structural soundness of the building;
 - external appearance of the building which makes it visually uninviting; and
 - the poor state of the interior appearance, its furnishings, fixtures and fittings.
- ▶ An inadequate floor plan design which limits its potential for expanded multi-functional use that would satisfy a broader range of activities and a diversity of age user groups.
- ▶ The changing age structure, demographics, socioeconomic and social interest within the Coogee community.
- ▶ The trend towards mature aged persons' dissatisfaction with what were once considered traditional recreational activities for senior age groups.
- ▶ Improved health and fitness of mature aged persons and their interest in participating in a diversity of alternative passive and active recreational activities.

The principal issue arising from the study is the poor state of the building and its inadequacy in meeting changing needs.

3.5 Visitor Facilities & Amenities

During the preparation of this plan two surveys were conducted to identify issues relevant to the planning, management and development of the Oval.

The first survey concentrated on collecting data from local residents while the second targeted actual visitors at the Oval during a sports event (Refer to Appendix 6). Tables 3.3 & 3.4 outline the major

issues identified in the surveys.

From Table 3.3, residents concerns were principally focused on the litter left at the Oval and its spillage into the surrounding streetscape. Some of this litter enters the drainage system and outlets to Coogee Beach.

Another issue was the lack of available resident vehicle parking spaces and traffic congestion on club competition days caused by visitor vehicles.

Some improvements to parking have been made with the recent introduction of angle parking in Brook Street, between Dolphin and Alfreda Streets. However, with consideration to the increasing popularity of Coogee Bay it may be a case of "never enough" parking.

Table 3.3.

RESIDENTS SURVEY Results	
Survey Data	
Survey Type	Open questionnaire Self-addressed return mail
Date of Survey	February, 1996
Total Surveys Distributed	200
Total Returned	42
% Rate	21%
Major Issues in Priority of Key Word Response Rate	
Litter deposited at the Oval.	33
Lack of resident parking	30
Poor visual amenity of the Oval and the surrounding streetscape	16
Lack of crowd control and excessive noise	11
Need for policies for user groups	7
Consumption of alcohol at the reserve	4
Traffic & pedestrian safety	4
Need to limit structural development	3
Lack of youth and children's facilities	3
Others	8
Refer to Appendix 6	

In addition, the issue was raised as to the poor visual amenity of the Oval during and after rugby code matches. In particular, the appearance of the Hessian screen, which is used to conceal views from the street into the Oval during competition games,

was felt to be an archaic solution to this issue. Other noted concerns were:

- ▶ the poor appearance of the surrounding streetscape and the lack of trees;
- ▶ the run down appearance of the East Ward Senior Citizens Club;
- ▶ dog pollution on the footpath;
- ▶ the poor condition of the Oval fencing along Alfreda Street; and
- ▶ the unsightliness of the two temporarily constructed scaffold grandstands on the eastern boundary of the playing field.

Table 3.4, outlines the major issues raised by visitors to Coogee Oval. Briefly, the issues were:

- ▶ the lack of a decent scoreboard and game time clock;

Table 3.4

VISITOR SURVEY Results	
Survey Data	
Survey Type	Open Questionnaire Onsite collection & Pre-Paid self-addressed Envelope
Date of Survey	24th August, 1996
Total Surveys Distributed	200
Total Returned	88
% Rate	44%
Response Data	
Male	60%
Female	32%
Not indicated	8%
Issues in Priority of Key Word Response Rate	
Improve scoreboard & clock	29
Improve seating	26
Poor condition of the grandstand	23
Lack of shelter	17
Lack of vehicle parking	14
Other	27
Refer to Appendix 6	

- ▶ the uncomfortable seating installed at the Oval and the need for more quality seating;
- ▶ the poor condition of the grandstand;

- ▶ the need for additional all weather sheltered seating; and
- ▶ the lack of visitor vehicle parking facilities.

In regard to seating, the major complaint was that the seating type was uncomfortable. The outdoor aluminium bench seats lack back support and, being exposed to the elements, are cold during winter and hot throughout the summer season. Considering the average age group of those surveyed mature aged the issue of visitor comfort is given appropriate priority in the plan.

Relative to the grandstand, several suggestions were made concerning the need to repair the roof and general appearance of the structure. The council has recently undertaken to repaint the building, install new external light fittings and replace the guttering as well as carry out some general repairs.

Other issues were:

- ▶ the condition and distribution of the public facilities and amenities; and
- ▶ the poor condition of the turfgrass playing surface.

Coogee Local Area Traffic Management Scheme

In the latter half of 1995 Council's appointed traffic consultant's, Connell Wagner, prepared the "Coogee Local Area Traffic Management Scheme". The scheme proposed a number of traffic improvements for the Coogee area. Of specific interest to the current study are the following recommendations from the traffic study which have a direct impact on safe and convenient visitor access to the reserve:

- ▶ Construction of a roundabout, incorporating pedestrian access and safety features, at the intersection of Dolphin and Brook Streets.
- ▶ The inclusion of angle vehicle parking spaces for 45 vehicles on the eastern side of Brook Street, between Alfreda Street and Dolphin Streets.

These works were completed by Council in 1996.

Other recommendations yet to be implemented are:

- ▶ Provision of angle parking along sections of Dolphin Street, generally between Brook and Melody Streets.
- ▶ Provide additional angle parking in Brook Street on the southern side of Coogee Bay Road.

As part of the Coogee Plaza redevelopment program Council provided 87 unrestricted vehicle parking spaces on the eastern boundary of the Oval to service the beach and reserve. Additional vehicle parking was also made available in Alfreda Street by the provision of 59 angle vehicle parking spaces on the northern side of the street adjacent the reserve. Furthermore, at the time Alfreda Street was made a one way street east bound.

Council's visitor survey indicated a strong preference for visitor parking either in areas around the perimeter of the reserve or in areas to the north and north west of the reserve (Refer to Appendix 6).

Randwick Bikeplan

The initial Randwick Bikeplan was completed in 1982 and identified cycling opportunities and constraints within the City of Randwick. The plan is currently being reviewed and it would be prudent to ensure that cycle access routes to Coogee Oval and provision for cyclists at the reserve is taken into account.

Currently there are no security cycle rack facilities at the Oval nor are there any marked designated safe cycle routes leading to the reserve.

Children, Aged & Disabled Persons

Other than spectating, the existing provision of freely available passive recreational opportunities for children, aged and disabled persons within the reserve is extremely limited.

A children's playground is located on the perimeter of the Oval, on the corner of Brook and Dolphin Streets. The location poses a safety problem for young children as it is sited close to the intersection of these two busy streets. The playground contains a mono-equipped play structure consisting of a number of

climbing, sliding and swinging devices. The equipment is in good condition having recently been upgraded. The surrounding impact surface is coarse washed river sand.

There is a need to provide play opportunities, based on appropriate themes, that would satisfy a local catchment and a diversity of needs for children up to seven years of age.

The play area is landscaped some of which restricts vision into the activity area. No provision has been made for wheelchair access or play facilities for disabled children.

In addition, as the playground is not fenced, it is accessible to stray dogs or dogs off the leash. It is, therefore, relatively easy for dogs to enter the play area to deposit faeces.

For young children attending sports events with their parents there is no access provided from the Oval to the playground should their interest as a sports spectator wane.

Sited adjacent the playground is a single park bench seat used by adults supervising children or for use by other visitors to the park. The single seat does not encourage social interaction and should be replaced with an appropriate seating arrangement that facilitates informal social groups. The seating should be located to take advantage of the winter sun but should not be exposed to the heat of summer.

Disabled Access

The Oval makes a number of provisions for disabled persons by providing toilet facilities and ease of access into the Oval. However, there are a number of improvements that need to be addressed to provide comprehensive access to the reserve. The following issues were identified in the study:

- ▶ There are no designated vehicle parking bays or set-down zones near the main entrance to the Oval in Brook Street specifically for the convenience of disabled persons.
- ▶ There is no pedestrian footpath on the southern boundary of the Oval in Alfreda Street to improve access to and from the

Coogee bus terminus in Arden Street to the Oval for the disabled.

- ▶ The sheltered spectator areas are inaccessible to wheelchair bound persons.
- ▶ There are no elevated level observation platforms to provide visual access to the playing field for wheelchair bound persons.
- ▶ Circulation within the Oval for wheelchairs is restrictive.
- ▶ Poor wheelchair access within the East Ward Senior Citizens Club.

3.6 Entry & Circulation Patterns

In August, 1996, it was observed at a televised rugby union match that there were more than 2,000 spectators visiting the Oval. On other special occasions this number was estimated to swell to 10,000 when international rugby clubs compete against the local Randwick Rugby Union Club. The Oval also caters for minor rugby union and rugby league representative fixtures.

The main entry points to the Oval and the East Ward Senior Citizens Club are in Brook Street, on the western boundary of the Oval. During the rugby season secondary entry points are provided off Dolphin and Alfreda Streets. The main entry to the Oval in Brook Street requires further embellishment to improve and provide an appropriate entry into the City's principal sports venue.

Heavy trailer vehicles, used by the ABC television network, enter through the Alfreda Street entrance. This entrance is too narrow and vehicles parking next to the driveway restrict access to and from the Oval for trailer vehicles.

Owing to the orientation of the playing field pedestrian circulation around the northern and southern perimeter of the field is restrictive. It is envisaged that Council would not be able to satisfactorily address this issue without altering the field's orientation. Reorientating the playing field would result in the undesirable outcome of restricting spectators views to a "front on" position rather than watching play from the side line position.

3.7 Vandalism & Graffiti

Acts of vandalism and graffiti on park property and its resources incur substantial costs in maintenance and repairs. In addition, the effect of vandalism reduces the visual quality of the park environment and increases the fear of crime and antisocial behaviour.

At Coogee Oval the main targets for vandals and graffitiists have been the paling fences and the face of the retaining walls at the southern end of the playing field.

These locations are generally open to public view but, at particular times during the late evening or early morning they are remote enough for illegal activities to go undetected. In most cases, areas that have been subjected to vandalism and graffiti are poorly lit.

3.8 Trends

Coogee Precinct Demographic Trends

The Coogee Precinct has an area of 389.8 hectares which represents 10% of the total area of the City of Randwick. With reference to the Australian Bureau of Statistics 1991 Census, the precinct has a population of 28,991 or 25.2% of the total population for the City. In a comparison between the City's seven precinct districts, Coogee Precinct was identified as the most densely populated with 74.3 persons per hectare. The dominant age groups were the 25-39 years of age (32%). Approximately 20% of the population of the precinct is over the age of 55 years. The area has the second highest number of rental properties at 46.2% of which 3.7% is provided by various government departments.

Recreation Trend Projections

In recreation trend projection studies conducted by the University of Technology, Sydney, Centre for Leisure and Tourism Studies (Veal, 1991) participation in team sports in N.S.W. such as football, rugby and soccer is expected to remain relatively stable with only a 3.8% increase between 1991 and the year 2001. It is also envisaged that, participation in cricket, for the same period, will increase by a modest 4.1%. While trends for spectator participation is expected to increase by

10.8% for N.S.W.

From these studies it is suggested that, the future role of Coogee Oval as a venue for the current range of traditional sports will be subject to ongoing demand for these activities. Relative to Council's three Oval system, consideration will also need to be given to the cost of maintaining this system and the distribution and level of use at the other two Ovals should demand for traditional sports significantly decline. Therefore, it is reasonable to conclude that the future role of Coogee Oval and that of the other Ovals is subject to change.

Should these changes occur then consideration should be given to altering the role of Coogee Oval and incorporating the reserve into the passive open space foreshore of Coogee Beach. The area could then to be used as a "village green" being set aside especially for low key arts and cultural events.

With reference to the future of the East Ward Senior Citizen's Club:

- The function of the facility should be aimed at addressing changing community needs.
- Its role should be directed towards offering an expanded and alternative range of activities based on identified needs and broader range of targeted social groups.
- Activities being offered should not duplicate those activities available elsewhere within the Coogee Precinct.
- Services should be sited where they are accessible and can best serve the needs of the community.

3.9 Landscape Design

To ensure design consistency and visual amenity throughout the Coogee foreshore it is important that the Oval and its surrounds reflect Council's adopted landscape design principals for the Coogee Beach and foreshore area. Therefore, it is proposed that a Landscape Master Plan should be prepared for the Oval and should ensure the integrity of the adopted design principles for Coogee Beach and intergrate with those principles.

3.10 Vegetation

An investigation was undertaken to determine if any remnant vegetation existed within the study area. Of the species found, both within and on the perimeter of the Oval (Refer to Table 3.5), none were identified as remnants to the site and, therefore, are not representative of the location's original plant genetic heritage.

Table 3.5

VEGETATION within Coogee Oval	
1	<i>Anigozanthus sp</i>
2	<i>Anigozanthus flavis</i>
3	<i>Banksia integrifolia</i>
4	<i>Bauera rubioides</i>
5	<i>Callistemon sp</i>
6	<i>Eriostemon myoporoides</i>
7	<i>Grevillea rosmarinifolia</i>
8	<i>Grevillea Obtusifolia</i>
9	<i>Melaleuca nesophila</i>
10	<i>Melaleuca armillaris</i>
11	<i>Metrosideros excelsior</i>
12	<i>Myoporum parvifolium</i>
13	<i>Rhagodia nutans</i>
14	<i>Westringia fruticosa</i>
15	<i>Livistona australis</i>

3.11 Streetscape

The Oval is bounded by Brook, Dolphin, Arden and Alfreda Streets, Coogee Beach.

Brook Street

The Council has initiated street planting of *Banksia integrifolia* on both sides of Brook Street on the western boundary of the Oval. In time, these plantings will improve the general appearance of the street as well as provide shade for pedestrian traffic.

Dolphin Street

In Dolphin Street, on the northern boundary of the Oval, the streetscape fails to enhance the general

amenity of the area. Numerous telegraph poles line the street and power cables crisscross the air space above creating a chaotic fusion within the line of view. Furthermore, the fencing on this side of the Oval is a mixture of wooden picket, steel pipe and wire fencing. Large metal storage boxes line the northern boundary of the reserve. These boxes store cloth sheeting which is used as a curtain to temporarily enclose the Oval during competition matches. There are literally no trees or low vegetation in the street to embellish the streetscape.

Arden Street

The visual amenity of Arden Street has been significantly improved by the recent embellishment works carried out in Goldstein Reserve and on the periphery of the commercial centre opposite the beachfront. However, the narrow carriageway emphasises the intensity of the traffic flow which remains a major visual detractor along Arden Street.

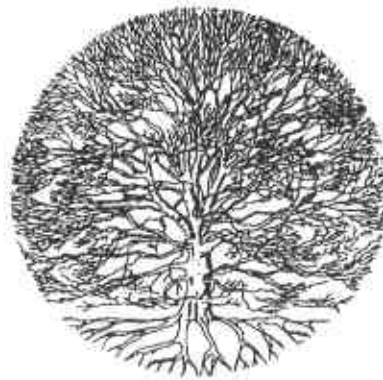
Alfreda Street

Alfreda Street, a one-way street with traffic flow west to east, is similar to Dolphin Street with a lack of embellished streetscape. The dilapidated wooden paling fence on the southern boundary of the Oval adjacent the street fails to lift the street's overall appearance. Views along the street to the eastern end are uninspiring.

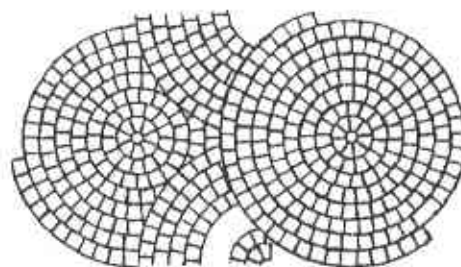
The eastern entrance and western exist point provides the opportunity to create "gateways" to and from the street. The southern boundary of the street has a hard concrete edge appearance that requires some softening. The northern side of the street needs to be formalised and its overall appearance improved.

The poor condition of the road, kerb and guttering and the mix of paving types in Alfreda Street also contributes to the negative visual impact of the street.

Coogee Oval Landscape



coogee oval
PLAN OF MANAGEMENT



Photography Vince Lindsay

Street Tree Master Plan

The Randwick Street Tree Master Plan was prepared in 1995 by the consultants Spackman & Mossop Pty Ltd, Landscape Architects. The consultants identified the following values associated with street trees:

- Culture:** *trees provide a sense of history, place and time.*
- Environmental:** *trees reduce undesirable climatic conditions including improving air quality by reducing air temperature, heat from reflected surfaces, provide shade, shelter and reduce street noise into residential premises.*
- Wildlife:** *trees provide protection and habitat for a variety of animal and insect life forms.*
- Visual:** *trees enhance visual amenity and quality.*
- Perceptual:** *trees provide a sense of distance, safety, security, privacy, protection, enjoyment while softening the streetscape.*
- Economic:** *trees enhance property values by improving the general amenity of the area (Spackman & Mossop, 1995:4-5).*

Coogee Oval, being part of the Coogee coastal foreshore, is classified in the plan as sited in the "Exposed Nature Strip". The Oval and surrounding areas are directly exposed to coastal environmental influences, such as salt laden air, which influences the growth and type of suitable vegetation. Adherence to the plan's strategies will ensure that the integrity of the Coogee Beach landscape design principles are perpetuated.

These design principles have been outlined in the Street Tree Master Plan and are:

"...reinforce and create the local character, provide a range of planting types for different situations (and) to realise the identified opportunities, both culturally and environmentally."
(Spackman & Mossop, 1995:28).

3.12 Park & Street Furniture & Finishes

To ensure consistency in the embellishment of Coogee Beach, in which the Oval plays an intricate role, there should be conformity in the overall design intent for the entire area. Therefore, furniture and



finishes for the Oval and its perimeter area should conform to the design intent applicable to the Coogee Beach and foreshore area. These are outlined in Council's document entitled "Manual of Landscape Furniture and Finishings - Code of Practice" (Manidis Roberts, 1997).

Relative to Coogee Oval the Manual details the objectives and design strategies for the Coogee Beach area. In addition, further consideration needs to be given to expanding the items included in the Code of Practice document to the buildings, finishes, furnishings and fittings with the Oval and this plan's intention to retain the sites 1920's character.

4 STRATEGIES & FINANCIAL PLAN

Vision Statement

To finance, manage, maintain and develop the reserve in a manner that ensures its service to the community as a place for quality recreation.

Objectives

To ensure best practice and accountability in the management of the parks assets.

To retain and improve asset value.

Adopt user pays principles for the management of the Oval.



4.1 STRATEGIES & FINANCIAL PLAN

The following provides a comprehensive overview of the recommendations outlined in the plan. The recommendations respond to those issues identified throughout the preparation of the plan of management.

Outline

The following tables entitled "Management Policies and Strategies" provide a description of the preferred management procedures to be introduced at the Oval. These are aimed at improving efficiencies in its operation and to ensure that the resource is managed in an environmentally sustainable manner.

The Tables entitled "Capital Works Program" provide a comprehensive review of the proposed development of the park. Included are the estimated costings and the priorities. These priorities have been grouped to permit flexibility in the work schedule allowing Council to better respond to available funding. Council, in preparing its budgets and work programs for its annual Management Plan should select firstly from group "A" of the prioritised items.

Estimates

The plan generally provides comparative estimates for capital works, that is, they are based on the cost of similar works completed elsewhere. However, there can be substantial differences between comparative estimates and feasibility estimates for cost for specific works. The latter being based on the completion of detailed designs, the compilation of an accurate materials list and a schedule of works.

The preparation of detailed designs is outside the scope of this plan of management. The plan provides the basic concepts for the future planning and development of the reserve and seeks to improve efficiencies in its management.

In preparing the estimates, an accuracy level of plus or minus 15% has generally been sought. Also, the values are expressed in 1997 dollar

values, the year of the preparation of the plan, and will be subject to inflationary changes and shifts in individual market prices for materials and resources over time.

The project is currently estimated at \$750,000. It should be expected that an annual maintenance expenditure increase of 10% of development costs should be budgeted to retain asset value and the amenity of the reserve for current and future public use.

Schedule of Works

The schedule of works listed in the plan has been prioritised by the alphabetic symbols "A", "B" and "C". These represents a hierarchy of preferred development. The symbol "A" has the highest priority indicating that these works should be completed within 1-3 years, priorities "B" within 4-5 years and "C" 5-6 years. The priorities give consideration to Council's current financial obligations. These obligations may, however, be subject to change. The preferred categories are indications only of what works should be carried out first.

The implementation of all or any part of the plan, whether wholly undertaken at one attempt or staged over time will be dependent on changing Council priorities for each financial year and the availability of funding. If funding does not become available then it will not unduly commit Council to undertaking any of the specific nominated works in any one financial year.

Council should strive to initiate works according to the priorities outlined in the plan and prepare budgets for their implementation in its annual Management Plan. In addition, the nominated priorities may be subject to further change to accommodate a program of works that best achieves a consistent means of development relative to available funding.

4.2 SOURCES OF FUNDING

Table 4.1 outlines various possible external sources of funding for capital works. Further funding may be derived from Council's Section 94 contributions and from annual loan funds available

to Council. Financial contributions towards the development of the Oval have been received from Randwick District Rugby Union Football Club Inc and South Sydney District Junior rugby Football League Club Inc to the development of their sporting interest.

Table 4.1

<i>POSSIBLE External Funding Sources</i>
NSW Department of Sport & Recreation Apply June of each year
Heritage Office of NSW Heritage Assistance Program Apply February-March each year
Bank Loans at suitable interest rates
Bequest from individuals or families of those who identify with the Oval and its history.
Donations from a variety of sources.
Joint ventures with various, community, sports and recreational groups.
Section 94 Contributions.