

## 1.4 Site history

The reserve was established and dedicated for athletic sports for women by the Crown in 1955 and the Women's Amateur Sports Council was appointed as the Reserve Trust Manager.

Council's records indicate that during the 1950/60s a public tip operated, collecting 'clean' household and building waste to provide the fill needed to create level sports fields. During this period illegal dumping was also reported. The NSW Government declared the site 'unhealthy' in 1975 as a precaution reflecting the past use as a tip.

Further filling and levelling was undertaken in 1984/85 with material from the demolition of the Bunnerong Power Station, capped with top soil and the playing fields were re-established to accommodate softball and cricket. Little change to the Reserve has occurred since then.

In 2008, Council was appointed Reserve Trust Manager and the public purpose was amended to remove the dedication for women's sports and replace it with a general dedication for public recreation and community purposes. The Reserve was also expanded when a portion of unmade road (formally Leichhardt St (Lot 7093 DP 1120572)) was added to the western side of the Reserve on 6 June 08.

## 1.5 Statement of significance

The *Randwick City Recreational Needs Study* (2008) identifies the Chifley Sports Reserve as a District Park, due to its primary function as sports fields catering for the wider community, but also the opportunities for informal activities. Therefore, the key objective of the Plan of Management is to ensure that Chifley Reserve retains its role as a sporting park while providing increased opportunities and improvements in passive recreation eg. walking paths, picnic and BBQ areas and a children's playground.

The Landscape Concept Plan (Section 3.4) outlines the design and layout of the proposed sports fields and passive recreation facilities and provides a concept design for the Reserve's future that meets the passive and sporting needs of the local community.

The Chifley Sports Reserve is part of a wider network of sports fields and local parks in the southern suburbs of Randwick City. The area is well served by a range of parks, however, these are mostly for passive uses. This network is shown in fig. 3 on the following page. It is part of a 'green link' of open spaces along Bunnerong Road between La Perouse and Matraville with the potential for pedestrian and bike links.





Fig 3: Open Space network surrounding Chifley Sports Reserve



## 1.6 Condition and current use of the site

The following aspects of the site were considered in the preparation of the PoM and the Landscape Concept Plan. A site analysis (2009) is found at figure 4.

### *Sporting uses*

The Reserve is generally under utilised, particularly the southern portion, and there is the potential for more efficient use and for a range of sports to be played. Currently the Eastern Suburbs Baseball Club has the only regular booking, using the baseball diamonds during the summer season.

The Landscape Concept Plan (see Part 3.4) provides a detailed description of the range of potential layout of sporting fields for both the summer and winter seasons.

### *Sports Fields*

The existing baseball diamonds in the north of the site require resurfacing (fig. 6). One has a pitchers mound for use in senior competitions and the other three are grassed and are suitable for junior competitions. The outfields are rough and after rain, water sits in these locations making them boggy.

A cricket field is on the southern portion and is also in a poor condition (fig. 7/8).

### *Passive recreation*

Passive recreation is influenced by the condition and perceived safety of the Reserve. Activities include walking, exercising dogs and crossing the park to access bus stops on Bunnerong Road. There is limited seating and lighting around the amenities building.

The PoM provides for significant improvement in passive recreation opportunities and based on the demographics for the area (Section 1.7) this focuses on family and youth facilities. These include a children's playground, exercise stations, picnic and a youth facility. The sports fields will also be available for passive recreation when matches are not being played. The design includes a shared walking/ bike pathway around the Reserve and providing cross connections.

A regional bike path to be located along Hastings Avenue will link the Reserve with other parts of the City. A youth facility/ skate park has also been included in accordance with the recommendations of the 'La Perouse Skate Park and Youth Space Report' (Convic Design - 2008) to provide a dedicated youth facility and to cater for a range of ages.

### *Amenities building and Structures*

There is one single storey amenities building on the reserve which is currently used by the Eastern Suburbs Baseball Club. The building is approx. 300 sqm and contains separate men's and women's bathrooms/ change rooms, a canteen, an office/ storage room and a general purpose club room.

The amenities building is in a poor condition. It has been vandalised and all doors and windows have been replaced with metal roller doors to prevent unauthorised access (fig. 9 / 10).

Other structures include a chain wire fencing along the Hastings Avenue boundary and the shared boundary with the fishing club and a chain wire fencing around the four baseball diamonds.

Overall, the poor architectural design and functionality of the building significantly detracts from the visual quality and the layout and function of the Reserve. The PoM suggests that the building will be initially refurbished, and in the long term, its demolition/replacement is proposed. Any new facility would be multi purpose for use by a range of sporting and community groups.

#### *Car Parking Areas*

There is one informal car park located in the north western corner adjacent to the baseball diamonds with access off Bunnerong Road. There is minimal landscaping within the car park and a gate restricts access out of game times. (fig. 5)

A new and upgraded car park, with additional parking, will be provided to cater for the increased use of the Reserve with access off Bunnerong Road. A small number of parallel parking spaces will also be provided on Little Bay Road. There will be no additional parking spaces or vehicle access to the Reserve from Hastings Avenue or Macquarie Street to minimise traffic in these residential streets. As part of the upgrade, Council will investigate the potential to upgrade the intersections on this part of Bunnerong Road when doing detailed design for the car park.

#### *Soils, drainage and earth mounding*

The soil on the majority of the site has been brought in and used to cap the site. The surfaces of the playing fields are uneven and so drainage is poor and rain water tends to pool in low spots, particularly around the edges of the baseball fields.

There are small mounds within the Reserve around the playing fields consisting of compact fill. The hard fill reduces water filtration on the mounds and increases the level of run-off onto surrounding areas causing minor flooding. The embankments along the edges are steeply graded and a storm water easement across the site drains water into the low lying area along Bunnerong Road.

The Reserve will be resurfaced and reshaped as part of the proposed remediation and refurbishment works.

#### *Contamination*

Given the Reserve's history of varied use, Council will undertake contamination investigations prior to any works and development on the site. Council will engage environmental consultants to investigate the site and identify areas that may require remediation.

All works, development and maintenance within the reserve will comply with State legislative requirements, including *State Environmental Planning Policy No.55 – Remediation of Land*, to ensure the ongoing safe use of the reserve.

#### *Water and irrigation*

Prior to the site being filled, a natural creek drainage line ran diagonally across the site towards the south west. This was redirected into a pipe line when the Reserve was levelled, opening out near the Bunnerong/ Little Bay Road corner. Part of the original creekline is still evident in the former road reserve.

The Plan of Management will ensure that the Reserve's design and maintenance is environmentally sustainable. The Landscape Concept Plan has a number of water sensitive design features including the use of local indigenous vegetation in landscaping and rationalising any irrigation of sporting fields. Council will investigate opportunities for water reuse, water harvesting, use of rainwater tanks and integrated natural water cycle design within the Reserve.

#### *Original and remnant vegetation*

The Reserve is a highly modified landscape, levelled mostly with fill and covered by grass. Significant noxious and environmental weed infestations are also evident, particularly on the former road reservation adjacent to Bunnerong Road and Council's Bushland Team has been undertaking weed control in this area for a number of years. The former road reservation contains some native species.

The original vegetation of the area was predominantly made up of the community known as Eastern Suburbs Banksia Scrub. Chifley Sports Reserve does not currently contain any endangered ecological communities or threatened species. However, the former tramway north of the Reserve contains Eastern Suburbs Banksia Scrub (ESBS) and *Acacia terminali*, both of which are listed as endangered in the NSW *Threatened Species Conservation Act 1995* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Both species have regenerated since the removal of the tramway and Randwick Council has undertaken rehabilitation works for the ESBS and *terminalis* at this site for a number of years. This will need to be considered in related projects, such as the proposed pathway along Bunnerong Road, which is not included in this PoM and for the northern boundary works for the proposed car park.

#### *Native Fauna*

The areas of weeds and vegetation as well as the open playing fields provide habitat for some species of local fauna, including magpies, New Holland honeyeaters, Australian ravens, superb fairy wrens and willy wagtails. Indigenous lizard species, such as blue tongues and fence skinks are also likely. Sections of the Reserve have potential to provide more complex habitat for a greater variety of fauna species and this has been included in the PoM through conservation works, new plantings and the revegetation of the Reserve following remediation works.

#### *Vandalism and graffiti*

Acts of vandalism and graffiti on Council property incur substantial costs in maintenance and repairs. In addition, these acts affect the visual quality of the Reserve environment and increase the perceived fear of crime and antisocial behaviour. This ultimately affects the attractiveness and use of the Reserve.

The main targets for vandals and graffitiists at the Reserve have been the amenities building and the playing surfaces. These areas are poorly lit and have poor surveillance from surrounding residential areas. Good design has an important role in minimising crime. This has been a key element in the design of the proposed landscaping and building works, such as encouraging natural surveillance from the houses on Hastings Avenue and from traffic on Bunnerong Road, encouraging greater use of the Reserve by providing paths and new facilities and providing new lighting.

#### *Dog control*

## **Chifley Sports Reserve Plan of Management**

As Chifley Sports Reserve is designated for sports events, off leash dog areas are not proposed. The exercising of dogs is permitted within the Park while the owners retain their dogs on a leash.

Figures 5 – 10 show the existing features and condition of the Reserve (June 2009).

# SITE ANALYSIS PLAN

## CHIFFLEY SPORTS RESERVE

### RECREATIONAL ANALYSIS

- \* Opportunity to provide additional sports through efficient design and multi-use sporting fields.
- \* Address issues raised in 'Randwick City Council Recreational Needs Study'.
- \* Potential sporting fields to be incorporated:
  - Junior Baseball - Cricket
  - Junior Soccer - Junior A.F.L.
  - Junior Softball - Tee-ball
- \* Make provision for passive recreational activities within the area including walking, cycling, isometric exercise stations.
- \* Address uneven sporting fields.

### INFRASTRUCTURE ANALYSIS

- \* Bunnerong Rd which acts as a major arterial vehicular road, has provision for future carriageway extension.
- \* No permanent watercourses are evident on site.
- \* Address the need for vehicular and pedestrian circulation and access into and around the site.
- \* Take into account Randwick City Council Bicycle Plan proposed Priority 2 Bicycle route along Bunnerong Road. Address connections.

### ENVIRONMENTAL ANALYSIS

- \* Landfill commenced at the site in the early 1970's. Since then no development has taken place.
- \* The landfill is compromised of industrial, commercial, putrescible and non putrescible waste.
- \* Illegal waste disposal takes place on site. This needs to be controlled through efficient design and measures.
- \* Eradicate existing weeds on site and control through appropriate measures.
- \* The noted vegetative areas have significant natural values.



Remediation of existing open space. Introduce a range of multi-use fields.



To the north of the site, locate carpark, skate park facility and reestablish vegetative corridors.



Reinstate screening along Hastings Av and retain pedestrian access.



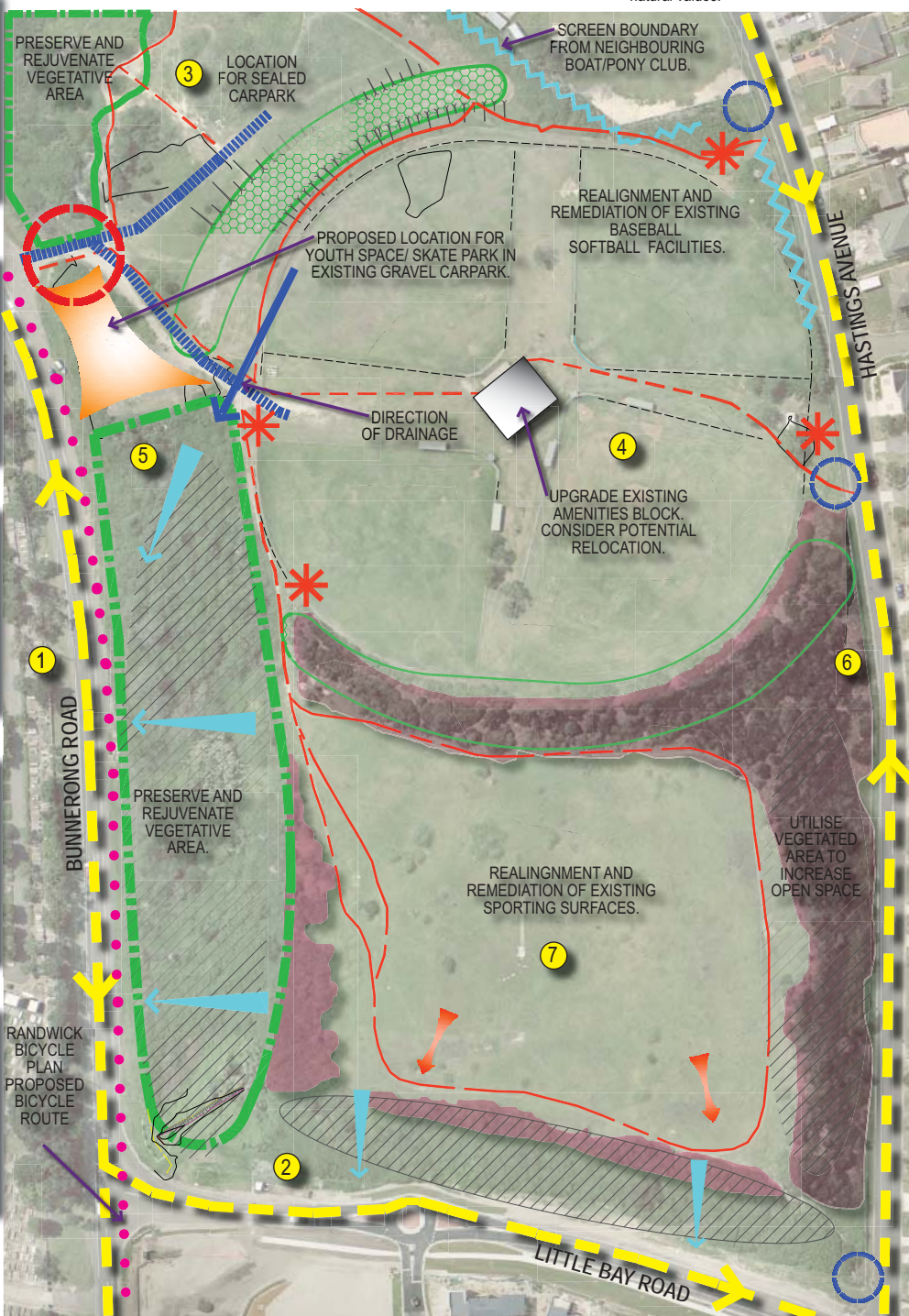
Existing Softball/Baseball facilities. Need for refurbishment and realignment.



Revegetate embankment and provide additional carpark at Little Bay Rd.



Remove existing mounding and Acacia plantings.



### LEGEND

- BATTERS
- PUBLIC TRANSPORT
- OPPORTUNE OPEN SPACE
- VEHICULAR ENTRY POINT
- PEDESTRIAN ENTRY POINT
- PEDESTRIAN DESIRE LINES
- VEHICULAR TRACKS
- MOUNDED AREA
- VIEWS
- SLOPE
- LINKAGES
- VEGETATIVE CORRIDOR
- ASSESS SCREENING

#### 1 BUNNERONG ROAD

- \* Major vehicular road.
- \* No kerb and gutter on eastern side of road.
- \* Major bus route.
- \* Provision for extra carriageway to be installed in the future.
- \* Significant access point to Chiffley Reserve and opportunity for entry statement.

#### 2 LITTLE BAY ROAD

- \* New residential development opposite.
- \* Opportunity for re vegetation on embankment.
- \* Bus route.
- \* Restrict illegal vehicular entry.
- \* Potential for kerb side parking.
- \* Address stormwater/drainage issues.

#### 3 NORTHERN AREA

- \* Currently used by trail and dirt bike riders.
- \* Potential location for skate park facility.
- \* Potential location for car park.
- \* Existing mounding for viewing upon existing baseball/ softball fields.
- \* Address vegetative area and rejuvenate.
- \* Remove building debris and landfill dumpings.

#### 4 BASEBALL/SOFTBALL FIELDS

- \* Surface in need of remediation work.
- \* Potential realignment of baseball diamonds.
- \* Need to address dilapidated amenities block, with potential demolition and/or relocation.
- \* Fencing to be replaced/ upgraded.
- \* Potential to utilise extra open space in the east of the reserve through removal of scrub and weeds.

#### 5 WESTERN VEGETATIVE CORRIDOR

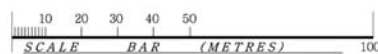
- \* Continue rejuvenation of vegetative corridor.
- \* Remove scrub and weeds to top of batter of embankment for open space development.
- \* Plantings to be endemic to the Sydney Swamp Floor community.

#### 6 HASTINGS AVENUE

- \* Quiet residential area with screening into Chiffley Sports Reserve.
- \* Remove existing acacia specimens.
- \* Opportunity to revegetate street frontage with corridor or avenue plantings.
- \* Bus route.
- \* Address pedestrian access and linkages.

#### 7 CRICKET FIELD

- \* Remove existing pitch.
- \* Acquire additional open space with removal of existing scrub and weeds.
- \* Surface of open space in current poor condition.
- \* Area has potential for multi-use fields including cricket, soccer and A.F.L.









*Fig 5: Vehicle Entry from Bunnerong Road looking east*



*Fig 6: Baseball fields (northern field looking east)*



*Fig 7: Cricket Oval (southern field looking south east)*



*Fig 8: Cricket Field looking towards Hastings Ave*



*Fig 9: Amenities Building*



*Fig 10: Amenities Building*

## 1.7 Demographic analysis and trends

The southern suburbs of Randwick City near the Reserve (Chifley, Matraville, Little Bay and La Perouse) are predominantly a low density with single and semi-detached houses and with pockets of medium-density apartments. The area also has a higher proportion of families, children and people over 70 years compared to the other areas of Randwick City. This has influenced the proposed sporting and recreational uses required at the Reserve, while improving passive recreation opportunities for all age groups.

An analysis of the likely future demand for open space, sporting and recreation facilities and recreational trends was undertaken for the Randwick Recreational Needs Study 2008. In summary, the following points were identified based on demographic changes in Randwick City (1991-2001), population forecasts and general recreational trends:

- strong sport participation rates for youth, and generally less organised sports for an ageing population;
- increasing demand for informal sports activities such as walking and running;
- trend towards apartment living, with resulting demand for both more, and improved, public recreational facilities;
- demand for sports areas and facilities will continue in areas attracting young families; and
- organised sport will continue to be important, although it is anticipated that there will be significant growth in the demand for passive and less organised recreation activities.

Whilst the above issues have highlighted some of the anticipated future demands for open space in Randwick City, it is important to ensure that Chifley Sports Reserve retains its primary function as a venue for public recreation, community purposes and organised sports. The improvements to the Reserve recognise these increasingly diverse participation trends by providing additional playing fields and multiple sports options, as well as improved opportunities for informal recreation which will complement the use of Chifley Sports Reserve.

## 1.8 Summary profile of the Chifley Sports Reserve

A description of the Reserve and its management is summarised in the table below (table 1).

*Table 1: Summary profile.*

Site Name:	Chifley Sports Reserve
Address:	Cnr Bunnerong and Little Bay Roads, Chifley
Reserve:	Chifley Reserve No. 1014568, gazetted for Public Recreation and Community Purposes on 22 February 2008, comprising Lot 4686 of DP 752015 and Lot 7093 of DP 1120572. The PoM also includes land with in the surround road reservations.
Ownership:	State of New South Wales as Crown land administered by the Land and Property Management Authority under Crown Lands Act 1989
Management	Chifley Sports Reserve Trust (D500014).
Manager	Randwick City Council manages the affairs of the Chifley Sports Reserve Trust
Park hierarchy:	District Park
Area:	7.7 ha
Zoning:	Lot 4686 of DP 752015: Open Space 6(a) under Randwick LEP 1998 (Consolidation)  Lot 7093 of DP 1120572 (former road reserve): unzoned
Heritage:	There is no known natural, European or Aboriginal heritage on the site.
Conditions of park:	The Reserve requires refurbishment and the buildings and facilities have been vandalised.  The softball diamond playing surfaces are adequate and the cricket oval, while useable, is uneven.  The vegetation around the Reserve is now predominantly weeds. Some native species and original soil/ seed bank remain in the strip of land along Bunnerong Road.  The informal driveway and carpark are potholed.  Due to past use as a tip, the soil and ground water may be contaminated and further testing is required to determine the extent of any



	remediation needed. A clean fill cap currently contains the tip material.
Maintenance:	Grass mowing and weed control has commenced by Council, as well as rubbish and graffiti removal and urgent repairs to structures, fence etc.
Assets:	Chain wire perimeter fence on the north and east frontages and around the softball diamonds.  An amenities and storage building.
Condition of buildings:	The amenities building is in a poor condition and upgrading /replacement is required with better design and vandal proofing.
Existing uses:	Softball/ baseball, cricket and informal activities such as dog walking.
Leases/licenses/bookings:	The Eastern Suburbs Junior Baseball League Inc currently uses the northern fields for the summer season, including training on weekday evenings and competition all day on Saturdays.  Council has recently taken over management of the Reserve and not entered into any leases or licences at this stage.
Income	The Eastern Suburbs Junior Baseball League Inc current pay approx, \$11 000 per year to hire the current facilities at Chifley Sports Reserve.
Caveats/easements:	N/A