

PIONEERS PARK - MALABAR

PLAN
of
MANAGEMENT

Engineer's Department,
October 1990

File: 31-14PK

ADOPTED RCC-
ADOPTED CALM-

15/9/92
23/4/93

RANDWICK CITY COUNCIL

PREFACE TO THE

DRAFT PLAN OF MANAGEMENT

This is a DRAFT plan of management prepared for public comment on the proposals it contains. No final plan will be adopted by Council until all public representations on the draft have been carefully assessed. Therefore the plan that is finally adopted may differ from this draft.

Members of the public, whether as private individuals or as members of community interest groups, are invited to become actively involved in the planning process. Comments and suggestions on this draft plan will be of considerable benefit in drawing up a final plan. It would be appreciated if submissions are in writing and as specific as possible.

Management of the area under consideration is the responsibility of Council with authority from the Minister for Conservation and Land Management and the Minister for Local Government. This authority is devolved to Council by virtue of the Local Government Act, 1919 and the Crown lands Act, 1989.

Pending public exhibition of the draft plan and any subsequent modification deemed necessary, Council may then adopt the draft plan. The adopted plan will then be submitted to the Crown Lands Office for Ministerial approval.

All submissions should be clearly marked "Pioneers Park Management Plan Submission - File 31-14PK" and addressed to;

Town Clerk/ City Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

All submissions for this draft must be submitted by 19th June, 1992.

The following abbreviations are used in this document:

P.O.M > Plan of Management.

Council > Randwick City Council.

Football Club > South Eastern Junior Rugby League
Football Club.

Athletics Club > South Eastern Little Athletics Inc.

St Spyridon > Greek Orthodox Parish of South East
Sydney - St Spyridon College High
School.

The Minister' > Minister for Conservation and Land
Management.

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0.1. BACKGROUND TO PREPARATION

By letter dated 20th December, 1988, the Regional Manager, Metropolitan Lands Office, advised the Council;

'...of a number of matters in relation to Pioneers Park, which appeared to require attention in order to maximise effective use of the area and minimise any inconvenience to nearby residents.

Council is requested to prepare a Plan of Management for Pioneers Park to be placed on public exhibition and submitted for approval by the Minister for Natural Resources. The Plan should address the management of the multiple uses of the park, planning of structures, hours of use and the sale of alcoholic beverages.'

The Trustees, Randwick City Council presently licence Pioneers Park to South Eastern Junior Rugby League Football Club. This Licence expires May 1992. In addition, the Football Club has entered into an agreement with the Athletics Club for the use of the northern upper level of Pioneers Park.

By letter dated 30th May, 1990 the Greek Orthodox Parish of South East Sydney 'St. Spyridon' approached Council seeking a licence for the use of the upper level of Pioneers Park. This area was sought due to a shortage of suitable open space within the confines of the School and the parks proximity to the School.

At the Council meeting of 7th August, 1990 the following resolution was adopted;

'(a) That a Plan of Management be prepared for Pioneers Park and that, in addition to the general assessment of the community needs, the South Eastern Junior Rugby League Football Club, South Eastern Little Athletics Inc. and the Greek Orthodox parish of South East Sydney "St.Spyridon" be requested to actively participate in the preparation of the Plan of Management and to submit proposals to the Council for further improvements and management of the Reserve...'

At the Council meeting of 21st August, 1990 a petition was submitted on behalf of the Football Club and Athletics Club containing (1610) names and addresses protesting;

'.....against the proposal of handing the top fields of Pioneers Park over to St. Spyridon College, which is currently being used by South Eastern Little Athletics, South Eastern Football and Netball Clubs.'

A combination of factors has resulted in continued and increased controversy. Therefore the Minister has sought the preparation of a Plan of Management for Pioneers Park to formalise the future management of the park by the adoption of appropriate policies.

0.2. ROLE OF THE PLAN OF MANAGEMENT

The objective of a P.O.M is to provide a reference tool to guide the future management and planning of parks and reserves. Statements of desirable objectives are included within the document to provide:

* criteria on which to base more specific policies and concepts,

- * represent a standard against which the effectiveness of park management can later be evaluated,
- * assist in maintaining a consistency amongst policy decisions and ensure continuity of management direction.

It is acknowledged that recreation and therefore open space needs change over time and that the objectives contained within the P.O.M. would require periodic review to remain relative to the community's needs.

The end result of the P.O.M. is that management decisions are directed towards suitable end states that fulfil perceived social needs.

1.0 PHYSICAL CHARACTER OF THE PARK

1.1. PHYSICAL FEATURES

Pioneers Park is zoned Recreation Existing (6a) under the Randwick Planning Scheme Ordinance and is located in the suburb of Malabar, and the Matraville Precinct in the South Ward of the City of Randwick (Refer to Appendix 1).

The park has a total area of (11.9) hectares and is divided into two levels (Refer to Appendix 2). The park was previously a fill area which has subsequently resulted in continued settlement due to uneven compaction and the variable nature of the fill materials. This condition is predicted to continue for some time.

The park has an even topography and is largely denuded of any significant vegetation.

Sections around the western, northern and southern boundaries of the park are unkempt and littered with rubbish and waste deposits.

1.2. PARK DEVELOPMENTS

1.2.1. *Council Developments*

Constructed opposite Malabar Public School adjacent Franklin Street, is a brick amenities building containing public toilets, changerooms as well as a central storage area for park maintenance equipment.

1.2.2. *Football Club Developments*

Located on the lower level on the western side of the park adjacent Cromwell Place the Football Club has constructed a single storey brick Clubhouse. This consists of a kiosk, storage areas for grass maintenance and sports related equipment, toilet facilities, and changerooms.

At the Council meeting of 16th February, 1988 terms and conditions for development approval were imposed in relation to the use of the abovementioned facility (Refer to Appendix 3).

1.2.3. *Athletics Club*

The Athletics Club is presently seeking Council's consent for the construction of an amenities building. There are no public amenities of any type currently on the northern upper level of Pioneers Park which is subject to high usage.

1.2.4. *Playing Fields*

Overall a diverse range of football and athletic facilities exist which are well kept and in good condition (Refer to Appendix 2).

1.2.5. *Surrounds*

The park is bounded by several fencing styles and variations which detract from the overall appearance of the park. On the upper level along the Anzac Parade alignment and northern boundary damaged and distorted cyclone fencing prohibits ease of pedestrian access and is unsightly.

1.2.6. *Other Provisions*

The park has been designated by Council as an area for the exercising of dogs.

1.2.7. *Movement and Access*

Provision for vehicular access is provided through two entry points, one of which is on Anzac Parade whilst the second point of entry is obtained from Cromwell Place.

Entry to the northern upper-level of the park is situated within an 'S' bend curve on the eastern carriageway of Anzac Parade. This poses a serious traffic problem when cars entering the park queue within this section.

There are no internal paved paths, vehicular tracks or designated vehicle parking areas within the park.

2.0 VEHICLE PARKING

The availability of street parking opposite or adjacent Pioneers Park is limited to approximately fifty-three vehicles (Refer to Appendix 4) which has resulted in conflict between park users and residents.

Permission for parking within the park is controlled by Council in accordance with Section 351A of the Local Government Act, 1919. Council has made no provision nor given consent for off-street parking within the reserve.

Additional parking is available in the residential streets to the north and south of the Reserve. The convenience of these additional parking areas diminishes in relation to the increasing distance from the park.

Provision for additional vehicle parking within or around the perimeter of the park will be required to alleviate the current parking shortage for the upper level of Pioneers Park.

3.0 THE COMMUNITY & THE PARK

3.1 Demographics of the Community

Randwick City has a diverse cosmopolitan population of 115,602 persons distributed throughout five Wards.

Twenty-seven percent (27%) of the population of South Ward residents are children or young adults under the age of nineteen years¹.

The Matraville Precinct, within South Ward, contains the fourth largest number of persons when compared with the remaining six Precincts within the City.

Of the 13,966 persons residing in the Matraville Precinct 3,369 persons or 24% of the precinct's population emigrated to Australia.

The age distribution and ethnic composition of Matraville Precinct suggest the need to provide a diverse range of recreational opportunities.

4.0 PARK USAGE PATTERNS

4.1 Football Club

Football Club membership exceeds one hundred and sixty persons of which one hundred and forty are players whose ages range from four years to twenty-one years of age. From March to September of 1990, nine Rugby League teams from the Football Club took part in the South Sydney Junior Rugby League Competition.

Training for competition is usually held from 4pm to 6pm on Tuesday and Thursday evenings. Although such times may be extended to 9pm on any one evening depending on the number of teams entered in any one season. Ground preparation begins at 7.30am on both Saturdays and Sundays with all competition games completed by 4.30am.

The football fields of Pioneers Park are made available to a number of organisations for a diverse range of alternative activities (Refer to Appendix 5).

4.2 The Athletics Club

The Athletics Club caters for approximately two hundred and seventy children in all age groups under fifteen years of age. Competition is held in the summer months from September to March with training taking place four times per week whilst Saturdays are reserved for competition. During winter the Club programs cross-country events. The fields are also available for off season training.

¹ Australian Bureau of Statistics Small Area Survey, Randwick, 1986.

The full range of athletics facilities, equipment and amenities are made available free of charge to other user groups as well as local schools for their carnival days.

4.3. Casual and Local Users

The park is currently used for a range of passive recreational pursuits including walking, kite and model aeroplane flying and general ball games.

The sparse visual aesthetics of the environment and the lack of shaded areas do not encourage greater passive use.

5.0 PUBLIC INPUT

5.1. Randwick City Council - Recreation Needs Survey

In 1986 Randwick City Council engaged the research consultants McNair Anderson Associates to conduct a recreation needs survey to identify recreation preferences throughout the City.

5.2. Survey Results - Preferred Use of Open Space

Table 1.

SOUTH WARD - PREFERRED USE OF OPEN SPACE

Order	Preferred Park Use	Population %
1	Passive Areas	52.60
2	Sports Ovals	13.60
3	Bushland Settings	13.00
4	Pushbike Tracks	9.10
5	Golf & Boating	6.50
6	Tourist Sites	2.60
7	No Preferences	1.90

Source : 1986 Randwick Recreation Needs

In the determination of preferred use of open space in the South Ward of the City (Refer to Table 1.), the community preference strongly indicated that open space should be developed for passive, low level active pursuits.

5.3. Survey Results - Preferred Activities

From a preferred list, the seven most popular competitive activities participated in by children 5-14 years of age indicated a preference for team sports (Refer to Table 2). From this list, two activities were seen by participating user groups as having an inadequate number of available facilities.

The availability of soccer fields was viewed by 28% of the residents as being satisfactory whilst 11% did not know the location of any soccer fields. The remainder, 61% indicated a less than satisfactory number of soccer facilities were available.

There was no permanent athletics facility in the Survey year of 1986. However, of those surveyed 50% indicated a need for an athletics venue within the City.

Table 2.

RANDWICK CITY - COMPETITIVE SPORTS PREFERENCES

Rank	Activity	Choice %	Adequacy %
1	Basketball/Netball/Volleyball	21	68
2	Rugby League or Rugby Union	20	62
3	Tennis	18	39
4	Swimming	17	53
5	Soccer	14	28
6	Athletics	12	11
7	Outdoor Cricket	12	64

Source : 1986 Randwick Recreation Needs Study.

5.4 Public Input - Local Resident's Submissions

On the 19th September 1990, Public notification that a P.O.M for Pioneers Park was to be prepared (Refer to Appendix 6) and that public submissions were being sought appeared in local newspapers.

In addition, two hundred and fifty hand delivered letters requesting public submissions (Refer to Appendix 6) were distributed to residents in the Malabar and South Maroubra districts.

Council received eleven submissions, including a further petition signed by three hundred and twenty residents of Randwick.

6.3. Comment

From these studies and with reference to the results of the 1986 Recreation Needs Survey the inadequate distribution and provision of soccer fields in relation to demand is verified. Furthermore, the current provision of a single comprehensive athletics facility appears to meet the current demand.

7.0 PARK MANAGEMENT

7.1. Background

In the Government Gazette of 4th April, 1986 Randwick City Council was appointed Trustee under Section 37p of the Crown Lands Consolidation Act, 1913.

7.2. South-Eastern Junior Rugby League Football Club

The Football Club commenced a twenty year licence on 1st December, 1970 for administration of Pioneers Park on condition that certain undertakings were performed to enhance the playing fields and amenities within the park. This licence however, did not have Ministerial consent.

On the 25th May, 1987 the Football Club entered into a five year licence agreement, again as sole administrator of the Park. The licence agreement made provision for the flow-on of previously stated conditions.

By letter dated 31st July, 1987 Council was informed that the licence had been approved by the Minister for Lands.

7.3. Football Club Proposal

The Football Club proposes a continuation of the existing management of Pioneers Park. This proposal includes:

- * the continuation of a high standard of maintenance and,
- * the availability of its services and facilities to the community at no cost.

The Football Club development proposal states:

"...to develop facilities and amenities associated with the promotion and enjoyment of Rugby League."

7.4. South Eastern Little Athletics Incorporated

In 1987 the Athletics Club sought permission from the Football Club to use the northern upper level of Pioneers Park for the development of an athletics field.

After examination of the current licence between Council and the Football Club, Council perceived no need to modify the existing licence agreement to accommodate use by the Athletics Club.

Public opinion overwhelmingly opposed the concept of the northern portion of Pioneers Park being developed by a singular local organisation for their 'exclusive use'² as a soccer and athletics venue. This development proposal was viewed by residents as being at the expense of the Little Athletics Club who were strongly supported by the residents.

~~In summary~~ the main issues are:

- * that the Football Club should retain their current licence for Pioneers Park;
- * opposition to any one single organisation having 'exclusive' use of the northern section of the park;
- * dissatisfaction with the present condition of the park in regards to passive recreational amenities and surrounding landscaping and,
- * that the park should provide a variety of activity settings appealing to all sections of the community, especially children, families and aged persons.

6.0 OPEN SPACE AND RECREATION OPPORTUNITIES IN MATRAVILLE PRECINCT

Matraville Precinct has limited available open space suitable to permit the establishment of additional full size sports fields. Existing suitable parks and reserves are currently being leased or licensed or have been designated and developed as passive areas.

6.1. *Cromwell Park*

Cromwell Park is at present being redeveloped by the Sydney Water Board as a passive park. The redevelopment of Cromwell Park into a passive recreation area conforms to the Department of Environment and Planning guidelines³ for the Malabar coastal region.

6.2. *Heffron Park*

Heffron Park provides a range of recreation and sports facilities (Refer to Appendix 7). The total area available for sports related activities is currently being utilised by various licensed sports user groups.

² The Issue of Exclusive Use of Parks & Reserves

The Crown Lands Act, 1989, the Local Government Act, 1919, and the Randwick Planning Scheme Ordinance clearly state that land designated Recreation Existing (6a) is to be retained for public use and provide public access.

These Acts make provision for unrestricted public access and use of such Reserves at all other times when not in use by the lessee.

³ Department of Environment and Planning, Design and Management Guidelines: Eastern Beaches, Dept. of Environment and Planning Pub, Sydney, 1986.

7.5. *Athletics Club Proposal*

The Athletics Club management and development proposals seek to;

- * maintain a high standard of maintenance of the existing athletics fields and surrounds;
- * provide a diverse range of athletic services and facilities to the community and,
- * maintain the area specifically for athletics.

The Athletics Club development proposal sought:

- * the construction of an Athletics Centre on the upper northern level of Pioneers Park.

7.6. *St. Spyridon College High School*

On the 30th May, 1990 St. Spyridon approached Council in regard to acquiring a licence for the northern elevated portion of Pioneers Park. This was initiated by the recent opening of the co-educational High School half a kilometre north of the reserve on Anzac Parade.

Since its opening the School has steadily increased its intake of students and expects a full complement of three hundred and eighty students for year 7-12 courses by 1993.

7.7. *St. Spyridon Proposal*

St Spyridon's management proposal sought to:

- * obtain a licence for the use of the northern upper section of Pioneers Park;
- * provide the community with a range of recreation facilities for their use outside those hours when in use by the School;
- * contribute to the up-grading of the northern upper level of Pioneers Park, and
- * rename this section of the ground 'The St Spyridon Sporting Reserve'.

Development proposals included:

- * the setting out of a full size soccer field, and
- * the inclusion of an athletics field.

8.0 **MANAGEMENT PHILOSOPHY**

The Management Philosophy sets out the guiding principles for the future management of the park in terms of the parks role and theme.

8.1. **ROLE**

The role of Pioneers Park is principally for active recreation with secondary passive areas for use by local residents. The opportunities for active recreation should focus on the ability of the park to provide for a range of quality active recreational venues and opportunities.

A further role for the reserve is to enhance the visual amenity for surrounding residential areas.

8.2. **THEME**

Considering the above roles, the reserve should seek to emphasise a quality ACTIVE SPORTS environment in complementary surroundings.

9.0 **MANAGEMENT POLICIES**

Management policies set out the framework for future action for the planning and management of parks and reserves as well as identifying areas of responsibility to achieve the desired outcomes.

9.1. **Management and Planning**

- 9.1.1. The Planning and development of Pioneers Park will be the responsibility of the Council in consultation with the Department of Conservation and Land Management, the licensees and general public;
- 9.1.2. licensees will be responsible for the maintenance of the playing fields and surrounds; in addition to specified works and landscaping;
- 9.1.3. responsibility for the daily management and bookings for the use of the park will be the licensee's;
- 9.1.4. licensees shall be responsible for the maintenance of appropriate insurance as specified by Council;
- 9.1.5. licensees will be liable for all other terms and conditions imposed by Council or the Minister in any licence agreement;
- 9.1.6. the formal consent of the Minister is required for any licence agreement.
- 9.1.7. all unresolved disputes between the licensee and sub-licensee/s concerning the management, maintenance and control of the park should be dealt with by Council's Sports Committee. In the event that such a committee has dissolved then all unsettled disputes should be brought before a Mayoral nominated committee which should include a cross section of elected representatives and appropriate Council Officer's;

- 9.1.8. in the event of any proposed renaming of Pioneers Park, or the renaming of sections or portions within Pioneers Park, Council should ensure public consultation is sought and encouraged so as to assess the community's response to any renaming proposal and of the name relevance to the broader community.

9.2. Permitted Uses

- 9.2.1. Permitted land uses on the reserve will include active and passive recreation as permitted by the Crown Lands Act, 1989 the Local Government Act, 1919 and the Randwick Planning Scheme Ordinance in addition to appropriate Council policies.

9.3. Restricted Uses

- 9.3.1. Various activities including the taking of alcohol within the reserve and certain forms of advertising are subject to control through the Crown Lands Act, 1989, Local Government Act, 1919, and the Randwick Planning Scheme Ordinance.

- 9.3.2. The reserve is subject to Council Policy No: 4.04.03 - which states:

'(i) That the Council not accede to any request to conduct circuses on Pioneers Park, Malabar.'

- 9.3.3. A single authorised sign of notification prohibits horse riding and the practicing and playing of golf within the reserve.

10.0 MANAGEMENT GOALS AND OBJECTIVES

Council's previously adopted statements of goals and objectives for all its parks and reserves are applicable to Pioneers Park (Refer to Appendix 8). Future management and development within the study area should be consistent with these stated goals and objectives.

In regard to Pioneers Park, additional management objectives should be adopted as follows:

- 10.0.1. provide a range of quality active recreational venues in a visually complementary setting,
- 10.0.2. provide a diverse range of quality recreational opportunities for both able and disabled persons,
- 10.0.3. minimise any undesirable visual and aesthetic effects caused by development,
- 10.0.4. limit building developments within the park and where possible, design such developments to be multi-functional serving a range of community needs,

- 10.0.5. adopt design criteria for any new buildings and encourage the modification of existing buildings so as to establish a consistent style of architecture that will enhance the character of the park,
- 10.0.6. resist alienation of any part of the park,
- 10.0.7. develop and manage the park with a view to minimising potential conflict situations between recreational user groups, and between recreators and neighbouring residents,
- 10.0.8. provide access and amenities for disabled persons,
- 10.0.9. develop a viable means of adequate field drainage and irrigation so as to ensure the full use of the playing fields and surrounds,
- 10.0.10. provide additional parking facilities with minimal intrusion on the fields that comprise Pioneers Park,
- 10.0.11. seek where possible, opportunities to acquire additional surrounding land adjacent or opposite the existing park boundaries in order to provide either linkages or additional parkland area for advantage to the community and wherever possible, to preserve the existing natural vegetation within any future acquired area/s, and specifically in those sites identified as National Heritage sites.
- 10.0.12. develop maintenance programmes to ensure that all vegetation and amenities are kept in good order and appearance,
- 10.0.13. deter by enforcement illegal activities such as vandalism and other offensive behaviour including of the dumping of rubbish or other offensive materials within and around the park perimeter and the removal or damage to native flora,
- 10.0.14. to develop protective programs to ensure the preservation and amenity of all native flora by the removal of introduced and/or noxious plants, the dumping of grass clippings and other matter detrimental to native flora.

11.0 IMPLEMENTATION STRATEGIES

Pioneers Park requires a number of physical changes so as to utilise the park's full potential as a community recreational resource. Implementation of proposed physical changes should be carried out in a manner that minimises the impact on current user activities and adjacent residential housing. Implementation should therefore be carried out over two stages, a short term five year plan and a long term plan.

11.1. Short Term Strategies

The short term plan should be aimed at enhancing both the visual and recreational amenity of the Park with due consideration to possible future developments within the Commonwealth Property, Anzac Rifle Range and the Malabar wetland area. So as to achieve a co-ordinated overall strategy the compilation of a landscape master plan is recommended which should consider the following:

- 11.1.1. in consultation with the licensee's, the planning and installation of a suitable irrigation system for the northern upper level of the Park,
- 11.1.2. the building of an amenities block on the upper northern level of the Park for community youth and user group activities,
- 11.1.3. the provision of parking facilities for the northern upper level with appropriate landscaping,
- 11.1.4. relocation of the discus pads situated north of the present long jump ramps to make provision for the inclusion of a soccer field within area 'A' (Refer to Appendix 2 in the draft). The cost of relocating any existing recreation facilities or amenities, to include a soccer field in designated area 'A' of the plan, should be borne by the sub-licensee of that area,
- 11.1.5. provision of mounding and planting on the western boundary, adjacent to Anzac Parade and to the proposed soccer field to act as a ball control barrier,
- 11.1.6. the contouring of earthworks between the proposed soccer field and the athletics field to provide a passive line of demarcation between sports venues,
- 11.1.7. placement of generic signs at Park entrances indicating both resources and prohibited activities,
- 11.1.8. native tree planting and the placement of suitable park furniture,
- 11.1.9. to preserve the remaining areas of existing native plants within the park and where feasible encourage the expansion of these areas.
- 11.1.10. construction of a children's playground,
- 11.1.11. to preserve the remaining areas of existing native plants within the park and where feasible encourage the expansion of these areas.
- 11.1.12. **Miscellaneous Matters**
include the removal of cyclone, arris rail and pipe fencing around the perimeter of the park and replacement with log fencing of a type that partially exists,

11.1.13. removal of rubbish and offensive materials from the perimeter areas of the park and an increase in the patrolling of these areas.

11.1.14. removal of materials from the roof of the Football Club amenities block,

11.2. Administration Strategies

Short term five year strategies to enhance the management of the Pioneers Park should include the following:

11.2.1. the establishment of a Park Administration Committee comprised of licence user groups,

11.2.2. regular meetings of the Park Administration Committee,

11.2.3. twice yearly reports from the Committee to Council,

11.2.4. with Council approval the Football Club to enter into a formal licence agreement with the Athletics Club and St Spyridon's for the use of appropriate portions of the northern upper level of Pioneers Park.

11.3. Future Licensing

The issuing of any future licences for Pioneers Park should be based on the following criteria to ensure that the park maintains a high standard in recreational and visual amenity. Items for consideration should include the following:

11.3.1. duration of licences to be for a five year period with a five year option,

11.3.2. licences issued after May 1992 should incur a licence fee as contribution to further upgrading of the park, any such fee being subject to C.P.I. indexation,

Licence fees should be determined by Council in consideration of both the licensee's ability to pay and the licensee's contribution to maintenance and future development expenditure,

11.3.3. agreed maintenance, development and other works to be performed by the licensees in any current licence agreement to be completed within the duration of that licence,

11.3.4. inclusion of performance clauses for the determination of satisfactory completion of agreed maintenance and other works as stipulated in any licence agreement,

- 11.3.5. inclusion of monitoring devices to assess the quality and standard of maintenance and other works as set out in any current licence agreement, such devices to be determined at the discretion of the City Engineer,
- 11.3.6. first option of renewal of the existing licence should be extended to the Football Club subject to continued satisfactory compliance with the current terms and conditions of the present licence. This option to be provided in recognition of past contributions to the park's development.
- 11.3.7. that should the Football Club reject first option, or fail to meet the terms and conditions of the present or future licence, in light of the formation of a Park Administration Committee, preference be given to the issuing of individual user licences. In such a case, and for the benefit of the community, no one organisation or group would have control over the entire sports area within the reserve.

11.4. Long Term Strategies

- 11.4.1. Detailed planning will not be possible until the future use of the Anzac Rifle Range and the Malabar wetlands is known. However, with consideration to the location of the park, and the park's place within the open space regional network, proposals for a long term plan should include the following:
 - 11.4.2. developing new areas for casual passive recreation,
 - 11.4.3. where possible, seeking and acquiring natural bush linkages from the northern and eastern region of the park to Maroubra Beach,
 - 11.4.4. maintaining a range of quality playing fields for day and night use,
 - 11.4.5. extending the irrigation system throughout the park,
 - 11.4.6. minor earth contouring of the perimeter areas to enhance the visual outlook of the park from residential surrounds,
 - 11.4.7. provision of grassed walkways and the construction of formal entry points into the park,
 - 11.4.8. establishment of a suitable drainage system for the two western football fields on the southern lower level of the park,
 - 11.4.9. refurbishing, to the adopted design criteria, of the existing Council amenities block,
 - 11.4.10. establish protective programs that ensures the preservation and continued natural development of surrounding native heathland vegetation.

12.0 FINANCING & FUNDING

12.1. Income

12.1.1. The Football Club currently derives income from a variety of sources including takings from the Kiosk situated on the Reserve. No income is derived from casual bookings.

12.1.2. Potential sources of income are existing and potential sub-letting of sports areas, the hiring of equipment and clubroom facilities. Licensees should be encouraged to charge appropriate prices to those user organisations or groups other than schools or other institutions or organisations as specified by the Local Government Act, 1919, and the Crown Lands Act, 1989.

12.1.3. Council should encourage the Football Club to promote the use of the existing Clubroom facilities for the benefit of other community groups.

12.2. Expenditure

12.2.1. Ground maintenance, the responsibility of the Football Club, for 1989 totalled \$3,879.01 or \$325.96 per hectare per annum.

12.2.2. The Football Club's contribution to kiosk extensions was \$20,000 in 1989 as part of a joint funded project with the Department of Sport, Recreation and Racing, total development cost being \$40,000.

12.2.3. Council's 1989 building maintenance expenditure on the existing public amenities block totalled \$294.

12.2.4. Expenditure on plant and equipment for the upkeep of the athletics area amounted to \$4000.

12.2.5. The current licensees allowed no provision for, nor occasioned actual expenditure on any landscaping works or recreation facilities for the benefit of the general public outside the specific areas of interest of their own user groups. There was no programme to enhance the visual amenity of the licensed area.

13.0 COMMENT

13.1. It will be necessary for Council in consultation with the Football Club and other park sub-licensees to determine the specific contributions from the various parties towards implementation of proposed upgrading programmes that are aimed to benefit the wider community.

13.2. It will therefore be necessary for Council to include a submission of funding in its 1993 estimates of the amount required for implementation of the initial stage of the five year programme.

