

PLAN OF MANAGEMENT

for

LATHAM PARK - SOUTH COOGEE

Engineer's Department,
OCTOBER, 1986.

File: 548-14PK

RANDWICK MUNICIPAL COUNCIL

Final amended version consistent with
Council's resolutions of 8th April, 1986
and 9th September, 1986.

PREFACE TO THE
ABRIDGED DRAFT PLAN OF MANAGEMENT

This is a shortened version of the actual 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. The full draft plan is available for perusal at Council's Engineer's Department.

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 detailed and specific as possible.

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 legibly written (and preferably typed.) They should clearly note your name, address and telephone number.

All submissions should be clearly marked "Latham Park Management Plan Submission - File 548-14PK" and addressed to:-

The Town Clerk
Randwick Municipal Council
30 Frances Street,
RANDWICK. 2031.

Deadline for public comment on this draft plan is November 22, 1985.

TABLE OF CONTENTS

SUMMARY OF MAIN POINTS

SITE PHOTOS

SECTION 1: INTRODUCTION

- 1.1 Background to preparation
- 1.2 Role of the Management Plan

SECTION 2: PHYSICAL CHARACTER OF THE SITE

- 2.1 Natural Features
- 2.2 Park Developments
- 2.3 Movement and Access

SECTION 3: PARK MANAGEMENT - PAST AND PRESENT

- 3.1 Background
- 3.2 Tennis Complex Proposal
- 3.3 Existing Management
- 3.4 Management Issues

SECTION 4: TENURE AGREEMENTS AND THE LEGAL SITUATION

- 4.1 Comments on the Rugby Club Lease
- 4.2 Notes on the Lease to the Bowling Club
- 4.3 Statutes and Legal Precedents

SECTION 5: THE PARK AND THE COMMUNITY

- 5.1 Present patterns of recreational use
 - (i) bowling Club
 - (ii) playing fields
- 5.2 Characteristics of the community
- 5.3 Public comment in relation to the park

SECTION 6: THE PARK AND THE RECREATIONAL OPPORTUNITIES OF MAROUBRA PRECINCT

- 6.1 Latham Park as part of the Municipal Open Space System
- 6.2 Features of Maroubra Precinct
 - 6.2.1 Open Space Provision
 - 6.2.2 Recreation Facility/Service Provision
- 6.3 Summary

SECTION 7: MANAGEMENT PHILOSOPHY

SECTION 8: DISCUSSION OF DEVELOPMENT STRATEGY

- 8.1 South Coogee Bowling Club
- 8.2 Developed Playing Fields
- 8.3 Amenities Block, Barbeque and Spectator Area, Car Park
- 8.4 Undeveloped Eastern Portion of the Park

SECTION 9: POLICY STATEMENT

- 9.1 Leasing Policy - General
- 9.2 Renegotiation of tenure agreement with Randwick Rugby Club
- 9.3 Tenure of the Park

SUMMARY OF MAIN POINTS

A. Tenure agreements

1. The existing license agreement with the Rugby Club is invalid due to the absence of Ministerial consent.
2. It is proposed that a new agreement be immediately negotiated with the Rugby Club. A lease of five (5) years duration with a five (5) year option, subject to performance, is recommended.
3. It is proposed that the existing lease agreement with the South Coogee Bowling Club be permitted to run its full course subject to the continued observance of all lease conditions.
4. It is proposed that a ten year lease be entered into in exchange for the design, construction, and management of a tennis complex on the eastern portion of the park.
5. With the exception of the three examples cited above, no further lease or license agreements are to be initiated at Latham Park.
6. No renewals of existing or proposed leases are to exceed five (5) years duration.

B. Development in Eastern Portion

7. The present condition of the eastern portion of the park is wholly unacceptable and requires prompt remedial action. The poor condition of the site is due to the dumping of demolition wastes which occurred in the early 1970's.
8. It is anticipated that the proposed development would feature:
 - (i) A maximum of ten standard-size outdoor tennis courts with appropriate fencing. The courts would have a synthetic, all weather surface. There may be provision for floodlighting.
 - (ii) A single-storey management centre with office, kiosk, storage area, changing rooms and toilets and showers. No provision is to be made for a live-in caretaker.
 - (ii) A kerbed and sealed parking area. Council would require a minimum provision of three (3) car spaces per court.

(iii) prompt treatment of the litter, weed infestation, and erosion which occur over much of the site.

(iv) Enhancing the condition of the area in the vicinity of the amenity block. A professionally designed parking area is proposed, together with a concrete access point onto Moverly Road, and general improvements to the spectator viewing and barbeque area adjacent to the amenities block.

These actions will be accommodated in the context of an overall landscape master plan for the park, to be prepared in early 1987.

D. Parking provision

11. With regard to the proposed tennis complex the Council would require a minimum provision of three spaces per court. This parking provision would be within the easternmost portion of the park. The parking area would be kerbed and sealed and sensitively incorporated into a landscape plan for the development site.

12. The existing unsealed parking area near the amenities block is to be developed into a kerbed and sealed carpark of similar proportions. The design is to be consistent with the proposed landscape master plan.

The design and construction costs of the car park and road access are to be borne by the Randwick Rugby Club.

13. No changes are proposed to the car parking provision currently made at the Bowling Club, unless made in the context of the proposed Landscape master plan.

14. Apart from the three formal parking areas described above, no parking provision is to be made in any other area of the park, either on a permanent or temporary basis.

E. Other matters

15. The findings of this plan have highlighted a number of anomalies concerning the tenure agreements operating in the park. Flaws were evident in both the formulation and subsequent monitoring of the agreements. The end result represents considerable unnecessary cost to the Council (and hence the community). Procedures need to be re-evaluated and tightened up considerably in order to avoid similar instances occurring in the future.

The objectives on which this P.O.M. is based will remain reasonably fixed and thus both the Council and the public will know, with some certainty, the future direction of the planning and management of Latham Park. However, needs vary with time and the objectives should be periodically reviewed to see if they are still realistic, and in accord with society's wishes.

SECTION 2: PHYSICAL CHARACTER OF THE PARK

2.1 Natural Features

Latham Park is a large park of nearly seven hectares located close to the centre of Municipality. The park is adjacent to a large area of generally open land controlled by the Defence Department.

The Park is situated a moderately sloping site with an elevated westerly aspect. The northern boundary of the park is 214 metres long and over this distance the land drops away about 23 metres in three main levels. These "levels" are artificially produced as a result of cut and fill, with rubbish dumping in some areas.

The Park is largely denuded of any significant vegetation with the exception of some trees on the south-western boundary, adjacent to the Bowling Club. The appearance of the park is one of ugliness and neglect, with bare soil, weeds, and litter being dominant visual elements.

2.2 Park Developments

(i) South Coogee Bowling Club. The major park development is the Bowling Club complex. This covers an area of 1.11 hectares and consists of:

- * Three bowling greens,
- * Parking area, and
- * Clubhouse, with
 - Toilets, showers and changing rooms,
 - Bar area and kitchen facilities,
 - Dining/meeting area,
 - Office

(ii) Amenities block - Located near the centre of the park this building of about 179m² contains a kiosk and toilet/changing facilities. It is adjacent to the unpaved car park and situated on a "mezzanine" level between the two playing field levels. Beside the amenity block there is a large covered brick barbeque.

(iii) Playing Field No. 1 - This field is at the lowest level of the park, adjacent to Henning Avenue and the Bowling Club. This is the main playing field and is floodlit for night competition. Another playing field, situated in the grounds of Endeavour Hostel immediately to the north, is at a higher level being separated by an earth bank of about four metres height.

At the southern-eastern end of the (Latham Park) field there is a spectator area adjacent to the amenity block and barbeque area.

(iv) Playing Fields No. 2 and 3 - These fields have some lighting but due to their poor condition are largely used for training or school use. They are situated on the middle level of the park and are oriented east-west.

The uneven level of the fields is due to the uneven compaction of rubbish fill which underlies this area. This condition persists despite frequent top dressing and levelling, and it is predicted to continue subsiding for some time in the future.

(v) Undeveloped Area - situated at the eastern end of the park and at the highest level. This area covers approximately 16,870m².

This area has an uneven surface as a result of the large scale dumping of demolition rubble, sand and soil during the early 1970's. The area is infested with various weeds such as lantana and castor oil plant, and fires and rubbish dumping are a persistent problem.

2.3 Movement and Access

There are no paved paths or vehicular tracks within the site. Vehicular access is available at only one point along Moverley Road, adjacent to the parking area and amenity block. The entrance crossing area is unpaved which presents problems in wet conditions.

The provision of further vehicular access points on Moverly Road is constrained to some extent by the wide curving nature of this carriageway and the presence of (often) speeding vehicles - as well as gradient in the north eastern part.

Vehicular access to the Bowling Club is effected from a driveway onto Henning Avenue. A small area of the Bowling Club carpark is paved and the remainder (at a slightly higher level) has a gravel base.

Vehicular access to the lower playing field is available by way of a locked sliprail off Henning Avenue

The lack of worn foot trails within the park would seem to signify that pedestrian movement is relatively dispersed across the site, or that the existing level of use is such that no appreciable wear is caused. Either way the provision of hardened footpaths through the site is probably unnecessary given existing usage patterns.

Pedestrian access to nearby open space areas is not particularly well developed. The two closest sites are the Byrne Avenue Reserve and Quarry Reserve, both of which feature child's play areas.

In the case of the Byrne Ave example, pedestrians must cross Moverly Road on a wide curving section. If a play area was to be developed in the eastern part of Latham Park, with children crossing the road frequently in this area, it may prove desirable to investigate traffic measures such as the construction of a median strip to serve as a pedestrian refuge. This problem would also need to be considered when establishing any plantings along the park's south-east boundary, in order to avoid obscuring the vision of motorists.

Access to Quarry Reserve also involves crossing Moverly Road, however the road is straight at this point. Access between the reserves might however be facilitated through lowering the gradient of the access into Quarry Reserve - possibly in conjunction with the construction of a recreational bike path within, and between, the two areas. A signpost "To Quarry Reserve" at the Moverly Road entrance would notify its presence to the uninitiated recreationist (this is not apparent from Moverly Road).

SECTION 3: PARK MANAGEMENT - PAST AND PRESENT

3.1 Background

On the 17th December, 1948, Government Gazette No. 161 notified the reservation of R.72,933 for public recreation. Prior to that time the park site was incorporated into the existing Commonwealth property site, which was (in this vicinity) known as the Randwick Rifle Range and was used for Army purposes.

Later, on the 9th July, 1954 (G.G. No. 103) Randwick Council was appointed trustee of R.72,933 under the Public Trusts Act, 1897.

Following a request from the Rugby Club the council resolved on the 2/12/69 to grant a 20 year licence, and the Council seal was affixed to the document on the 18th May, 1970. The agreement was to expire on the 18th May 1990.

Since that time the management of Latham Park (excluding the Bowling Club) has been undertaken largely by the Randwick Rugby Club.

During the early 1970's both household refuse and demolition rubble was dumped on the eastern half of the park. It appears that some of this dumping was not authorised by Council, but no action was ever taken against those responsible.

Council financial records show that Council funds have been expended at Latham Park during the period of the clubs occupation, presumably on maintenance items such as repairs to the boundary fence.

3.2 Management Issues

A significant problem faced by both the Bowling Club and the Rugby Club is theft and vandalism. This has caused expense to the clubs and has contributed to the poor condition of the park.

According to the President of the Randwick Rugby Club the major management problem is over use of the playing fields. This means that not all potential users can be accommodated, and also it is difficult to maintain an adequate turf cover.

The eastern part of the park has problems with occasional fires weed infestation, illegal dumping of (mainly) garden wastes, and use for mini-bike riding. Complaints have been received concerning nuisance caused by mini-bike riders and signs have been erected prohibiting this activity. However, such use still persists as evidenced by the fresh tracks through the area.

SECTION 4: TENURE AGREEMENTS AND THE LEGAL SITUATION

4.1 Comments on the Rugby Club Lease

Upon investigation it appears that the existing "license" agreement between Council and the Rugby Club is invalid as Ministerial ratification has not been obtained. It is therefore necessary to remedy this oversight expeditiously as the current situation is illegal. Furthermore, it is unlikely that the Minister (for Natural Resources) would approve of an agreement of this nature for a period of twenty years.

Consequently the possible course of action open to Council are:-

- * to not enter into an agreement with the Rugby Club. The Council would then maintain the park and the club would pay to use the grounds on casual basis.
- * to enter into a license agreement with the club (maximum of 2 years) in return for payment and/or area maintenance and/or provision of facilities or amenities.
- * as above but in the form of a lease agreement (2 years plus) of duration and conditions acceptable to the Minister for Natural Resources.

By letter dated 19th February, 1985, the Club advised that they were willing to relinquish the eastern portion of the park from the area covered by their license agreement.

4.2 Statutes and Legal Precedents.

Pursuant to the provisions of the deemed environmental planning instrument, Randwick Planning Scheme, 1978, Latham Park is currently zoned 6(a), Existing Recreation. This zoning permits development for any purposes authorised by Division 2 or 3 of Part XIII of the Local Government Act, 1919, in addition to racecourses, showgrounds and sportsgrounds. These uses are Column III uses which may be carried out subject to such conditions as maybe imposed by Council. Other uses such as caravan parks, forestry, roads and utility installations may be carried out but only with the consent of Council.

It would appear that a previous proposal to erect a tennis and squash complex on Latham Park would, at this time, be prohibited by the current planning scheme. The legality of certain uses in open space zones was placed in doubt following a decision of the Court of Appeal late in 1983. This decision (Perrin & Ors v Peter & Ors. 42/1983) found that a group of tennis courts and associated clubhouse did not fall within the definition of a "sportsground" used in the relevant planning instrument and that the use was therefore illegal.

Following on from the Perrin & Ors. decision the Department of Environment and Planning issued a Circular recommending to Council's that future local environmental plans adopt a new definition of a "recreation area".

A "recreation area" being defined as:-

- (a) a children's playground
- (b) an area used for sporting activities or sporting facilities;
- (c) an area used by the Council to provide recreational facilities for the physical, cultural or intellectual welfare of the community or to provide recreational facilities for these purpose not does not include racecourses and showgrounds.

As the new definition of a "recreation area" could have been construed as expanding the range of uses permitted in an existing open space area, the Circular was accompanied by a Ministerial Direction issued under S117 of the Environmental Planning and Assessment Act. The direction requires that for any LEP that adopts the definition of a "recreation area" all development (other than works for the purposes of gardening, landscaping and bushfire hazard reduction) will require consent, and that Council shall not consent to the carrying out of development unless consideration has been given to:-

- (a) "the need for the proposed development on that land,
- (b) the impact of the proposed development on the existing or likely future use of the land, and
- (c) the need to retain the land for its existing or likely future use."

Council has prepared a Draft Local Environmental Plan (LEP 44) adopting the recreation area definition, in relation to open space zones within the Municipality. The Draft L.E.P. has now been gazetted.

In this situation it is assumed that the items for consideration noted in the abovementioned S117 Direction should be satisfied through the process of undertaking a plan of Management under Section 37U of the Crown Lands Consolidation Act.

In addition any proposed development on the site is required to be generally consistent with the aims, objectives, policies and strategies of the Draft Sydney Regional Environmental Plan (Botany Bay). The relevant sections of the draft REP are:-

Clause 28: Existing open space should be developed and capable of being used as fully as possible.

Matters for consideration

Consent Authorities should prepare plans for the improvement, management and landscaping of open space areas and implement plans as funds become available.

Clause 30: Public open space should be available for use by the Community as a whole and should not normally be given over for the exclusive use of particular clubs or private recreational organisations.

Restrictions on development.

A consent authority may consent to development in land zoned open space, recreation where:-

- (a)
- (b) the development is available for use by the community as a whole without restriction such as membership.
- (c)
- (d)
- (e) the consent Authority has taken into consideration the recommendations of any management plan concerning the possible effect of development for recreational purposes on the environmental quality of the region."

SECTION 5: THE PARK AND THE COMMUNITY

5.1 Present Patterns of Recreational Use

Unfortunately detailed data concerning the intensity of use of the park is not available. However, the user groups have been identified through surveys completed by the Bowling Club, the Rugby Club, and local schools.

(i) South Coogee Bowling Club

The Club has 220 male members and 150 female members, making for a total membership of 470. The club is also a popular venue for competitions which attract members of numerous other clubs.

The majority of club members are in the age group 55-60 years old.

For the most part the club grounds are used as follows:-

<u>User Group</u>	<u>Nature of Use</u>	<u>Times</u>
South Coogee Bowling Club (Men)	Weekly tournament	Tues - 1.00pm Thurs- 1.00pm Sat - 10.00pm Sun - 10.00am
South Coogee Bowling Club (Women)		Wed - 10am-3pm
South Coogee Bowling Club (Mixed)		Fri - 1.30am Sun - 1.00pm

Generally only two of the three greens are in use at any one time, thus accommodating a maximum of 128 people.

(ii) Playing fields controlled by the Rugby Club

Council does not maintain records of playing field users or organise bookings at Latham Park. The allocation of fields is the responsibility of the Rugby Club in accordance with the provisions of the license agreement.

The club has provided Council with the following information:-

"Latham Park is used by Randwick for playing and training purposes. In addition, it is used by the following:-

Regular Use: Eastern Suburbs, Randwick
Junior Rugby Union
Maroubra Bay High School
South Coogee Primary School
Rugby League Touch Football
Randwick Netball

Other: State Age Rugby Championships
Representative football
training at all levels
Schools competitions and
championships
Training camps
Sydney Maori Festival
Dog Trials
Endeavour Hostel (Soccer)
Picnic, Barbeque and
Playground facilities."

5.2

Characteristics of the Community.

Age Profile of Maroubra Precinct

0-4	1968	5.3)	
5-9	2427	6.6)	
10-14	2601	7.0)	26.8%
15-19	2910	7.9)	
20-24	3699	10.0)	
25-29	2962	9.0)	32.1%
30-34	2822	7.6)	
35-39	2417	6.5)	
40-44	2096	5.7)	
45-49	2025	5.5)	
50-54	2241	6.0)	23%
55-59	2152	5.8)	
60-64	1853	5.0)	
65-67	1726	4.7)	18%
70-74	1352	3.7)	
75 +	1695	4.6)	
<hr/>		<hr/>	
Total No.	36,946	100%	
persons			

Briefly, the demographic profile for the precinct suggests significant demand for areas or facilities catering for a range of active pursuits, with also some quality passive recreational venues.

5.3 Public comment in relation to the Park

5.3.1 Randwick Municipal Needs Study

This survey was co-ordinated by Council's Community Services Section during 1982. The sample size comprised 600 randomly selected households representing 1.5% of all households in the Municipality. Trained interviewers conducted face-to-face interviews at each household. Questions asked related to a wide range of demographic, welfare and environmental factors. One question related to peoples preferred use of open space. The results are shown in Figure 5.1

5.3.2 Preliminary public submissions in relation to the Management Plan

A report to Council's Works Committee of 16.7.85 described the results of public advertising and a letter box drop, which sought peoples' comments in relation to the future planning and management of the park. In the leaflet used for the letterbox drop, the proposal for a tennis and squash complex was noted as being under consideration.

The response consisted of seven submissions, including a petition signed by seventy one local residents. In short, there was an overwhelming balance of opposition to the concept of a major tennis and squash complex. The main issues raised were:

- * perceived lack of quality passive open space of a suitable size in the area;
- * dissatisfaction with present condition and use of Latham Park (both the developed and undeveloped areas);
- * the proposed development is seen as accentuating existing park-related problems asuch as parking, noise, and floodlighting.
- * tennis/squash facilities not seen as required in the area.

- * opposition to commercial operations on public open space.
- * that park should provide a variety of activity settings appealing to all sections of the community, especially children (and not be alienated to service a particular activity type.)

SECTION SIX: THE PARK AND THE RECREATIONAL OPPORTUNITIES OF MAROUBRA PRECINCT

6.1 Latham Park as part of the Municipal Open Space System

When considering changes to the study area, it should not be treated in isolation. Changing the range of opportunities in the study area may well have repercussions in other open space areas or recreation facilities. For example, eliminating the playing field areas will increase the demand for such settings in other areas as the current users will be displaced and will seek an alternative venue.

This relationship between different open space areas or recreational opportunities, can be understood in the context of an 'open space system'. The Randwick Municipal Open Space system consists of numerous parks of varying characteristics and functions. Some are large, some are small, some have special facilities, some are undeveloped. However, each are equally important and each are related.

The role of Latham Park within the Municipal system can be gauged through reference to Council's Open Space Inventory and the associated park classification framework.

The Open Space Inventory lists comprehensive details for each open space area within the Randwick Municipality. The Inventory lists many different types of open space, including some which would not be associated with stereotyped "parks". For this reason, the number of sites and total area figures for open space differ considerably from those obtained from other sources - particularly the Department of Environment and Planning 1972 Survey of Open Space in Sydney, which had much narrower terms of reference.

The aim of developing a classification system is to provide a clear framework for the planning, development and management of open space; in the light of open space system concept.

The Park Types or Classifications utilised in the Randwick Open Space Inventory are:

1. Metropolitan Park
2. Community / District Park
3. Local / Neighbourhood Park
4. Playground / Mini Park

5. Special Purpose Parks
 - (a) Recreational Parks
 - (b) Educational Institutions
 - (c) Other Institution-related Open Space
 - (d) Road-related Spaces
6. Civic Spaces
7. Coastal Reserves
 - (a) Beach and Foreshore Areas
 - (b) Coastal Hinterland Parks
8. Natural Areas
9. Undeveloped Public Open Space
10. Unclassified Open Space

Also closely related to the functioning of the Randwick Inventory System, is a system of open space numbering. This system is briefly noted here to enable understanding of the tables which follow.

An example of an Inventory number assigned to a site would be B/4-548-02, which is the number assigned to Latham Park. The letter prefix is assigned to a site according to features of ownership and control, using the following coding system.

"A" prefix - Owned in fee simple by Randwick Municipal Council. Control is also by Council, although in some cases, some control is exercised by lessees, management committees, etc. over all or part of the site.

"B" prefix - Public land which is predominantly controlled by Randwick Municipal Council. Once again, some control may be delegated to another group for all or part of the site.

This would include many parks and reserves where the Council is the trustee or where the reserve is vested in Council. Beaches and road reserves also fall largely into this category. The legal basis for Council control comes through a variety of statutes. This category also includes any lands affected by Permissive Occupancy or Special Leases in the name of Council.

"C" prefix - For public lands which are predominantly controlled by a public agency other than Council. Examples would be land held by the Housing Commission or National Parks and Wildlife. Once again, management may be delegated to a third person for all or part of the site; in the form of leases, licenses, grazing rights, etc.

Other examples would be Army land or the University playing fields.

"D" prefix - For land owned and largely controlled by private or commercial interests. This category also includes vacant church land.

The number which follows the letter prefix (in this case 4) relates to the precinct number. The Municipality has been divided into seven precincts. Precinct 4 is Maroubra Precinct.

The middle three digit number is a street code, with a separate number assigned to each street within the Municipality.

Finally, the last two digit number is assigned sequentially as each new site is listed on a given street. In this case, Latham Park was the second site listed for Moverly Road (548).

The four tables which follow represent the 257 individual open space sites which have been included in the Inventory System at the time of writing.

Figure 1- The correlation between park type and precinct, expressed in area (hectares) for the municipality.

The ten open space types are presented on the horizontal axis, with the seven precincts being presented on the vertical axis. Column and row totals are given in each case.

The Study Area is in Precinct 4.

6.2.2 Recreation Facility/Service provision.

A recent survey of recreation-related organisations provided responses from the following organisations in Maroubra Precinct:-

- * Campbell's Squash Centre
- * Cassidy's Squash and Tennis Centre (two floodlit tennis courts)
- * Maroubra Beach Tennis Courts (five floodlit tennis courts)
- * South Maroubra Surf Life Saving Club
- * Maroubra Surf Life Saving Club
- * Maroubra Swimming School
- * South Coogee Bowling Club
- * Maroubra R.S.L Memorial Bowling Club
- * Maroubra Seals Club
- * South Coogee Sailboards (lessons)
- * St. Andrews Presbyterian Church Halls

Other organisations which exist in the precinct but which were not surveyed, include hotels, library and cinema.

Also surveyed were schools, of which there are fourteen in the precinct. Most of these possess recreational facilities and most are available for use by the public. These are detailed in Appendix 1.

6.3 Summary

Although residential areas in the Latham Park area are well serviced with open space at a number of sites including the study area, overall the precinct is undersupplied in terms of developed open space. There is however, a significant amount of undeveloped open space available, hence there is the potential to improve the current situation without resorting to costly land acquisition. The possibility of acquiring part of the Commonwealth Property would also make an invaluable addition to the precinct's open space resources.

With respect to recreation facilities, the situation is also less than satisfactory. Both the quantity and range of facilities available is inadequate. Of particular interest in this case is the level of existing tennis court provision. This is detailed in Appendix 9. It would appear that the precinct is under-serviced with regards to public tennis court with a standard of provision of 1 court to 3,694 people. Accepted standards would suggest a ratio of 1:2,500 at most as appropriate.

SECTION 7: MANAGEMENT PHILOSOPHY

The Park management philosophy indicates the long term goals for the study area. It provides a set of guiding principles for future use and management of the park over the longer term. These principles are broad statements of intent which reflect the basic direction and purpose for which the area is to be managed.

The purposes of the management philosophy statement include:

- * providing criteria on which to base more specific policies and concepts.
- * representing a standard against which the effectiveness of park management can later be judged.
- * maintaining consistency amongst policy decisions, and ensuring continuity of management direction as the composition of management bodies change over time.

Council has already adopted a statement of goals and objectives in relation to public open space development (see Appendix 4). Accordingly, the future development and management of the study area should be consistent with that statement.

The Management Philosophy noted in this section is complimentary to that statement and reiterates a number of common points, in addition to making more specific comments on certain topics.

The proposed management philosophy is expressed here in terms of the following objectives:

1. Purpose of Study Area: To maintain the area solely for the purposes of recreation and conservation, and to resist alienation of any part of the site for any other purpose.
- * More specifically, Latham Park should cater to a range of both active and passive pursuits in an attractive, high quality setting. The emphasis should, however, be on catering to the more active pursuits and exiting provision for such activities should be retained.

The provision of various specialist outdoor recreation facilities is an appropriate role for a type 2 (or regional park) such as Latham Park. However, there should be a high degree of public accessibility to such facilities. The alienation of areas of the park for club facilities such as clubrooms is to be avoided.

2. Enhancement of Natural Values: Council should aim to enhance the natural qualities of the study area, with particular emphasis in improving the appearance of the area.

- * to take any necessary steps to minimise soil erosion within the site.
- * to regularly undertake programmes to combat weed infestation and litter deposits.
- * to minimise any ill effects of development.
- * to undertake an extensive revegetation program using predominantly Australian flora species, and to encourage the re-establishment of native bird and fauna populations.
- * to concentrate on quality rather than quantity in the provision of recreational opportunities.

3. Need for Diversity: In order to best satisfy the diverse tastes of the public for recreational experiences, Council should aim to provide an equally diverse range of recreational settings catering to a wide range of activities. The basis for this stance is the concept of a Recreation Opportunity Spectrum.

4. Awareness of Open Space System: The study area should not be considered in isolation. The study area should be considered as but one component of an inter-related municipal system of open space and recreational opportunities. In this way, development in one area may have broader repercussions such as over-use or misuse.

- * Linkages between the study area and other recreation/open space areas should be facilitated.

- 5. Conflict Avoidance: The area should be developed and managed with a view to minimising potential conflict situations between recreational user groups, and between recreationists and neighbouring residents.

- 6. Monitoring Change: The management plan should be reviewed regularly and amended, if required. This is to ensure that future trends in society and in park use, are recognised and adequately catered for.

- 7. Effective, Efficient, Equitable: These three 'E's should be an important goal of park management.

SECTION 8: DISCUSSION OF DEVELOPMENT STRATEGY

8.1 South Coogee Bowling Club

The bowling club provides a valuable recreational resource to the public at no cost to Council. The site is reasonably well maintained and it would appear that the conditions of the lease have been generally observed to date.

Consequently it is proposed that no changes be made to the tenure arrangement at this point in time, given existing use levels. However if membership numbers continue to decline as they have in the past, then the situation may need to be re-evaluated.

8.2 Developed Playing Fields

Given the existing level of use of the fields and the overall level of provision in the precinct, it is considered that no changes in land use should be considered at this stage.

8.3 Amenities Block, Barbeque and Spectator Area, Car Park

No major changes are proposed in this area aside from measures to enhance the poor appearance of this part of the park.

8.4 Undeveloped Eastern Portion of the Park

It is in this area of the park that a wide range of development options could be considered. The following list is indicative of the range of alternative development scenarios:

Option 1 No change

Option 2 Playing field provision

Option 3 Tennis court complex with up to ten tennis courts, floodlights, office, clubhouse, toilet and changing rooms, and parking area with the remainder landscaped.