

ELECTRONIC ATTACHMENT

for

BUSINESS PAPER

6.30PM, TUESDAY, 22 SEPTEMBER, 2020

REPORTS FOR COUNCIL DECISION

C0920(2) Item 2 Marrickville Parklands and Golf Course Plan of Management

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MARRICKVILLE PARKLANDS AND GOLF COURSE
PART 1 - PLAN OF MANAGEMENT
PART 2 - MASTER PLAN

Inner West Council

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Ashfield Service Centre
260 Liverpool Road, Ashfield NSW 2131

Leichhardt Service Centre
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Petersham Service Centre
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www.innerwest.nsw.gov.au

Front cover image: Footbridge, Cooks River, Marrickville
Photography by Inner West Council



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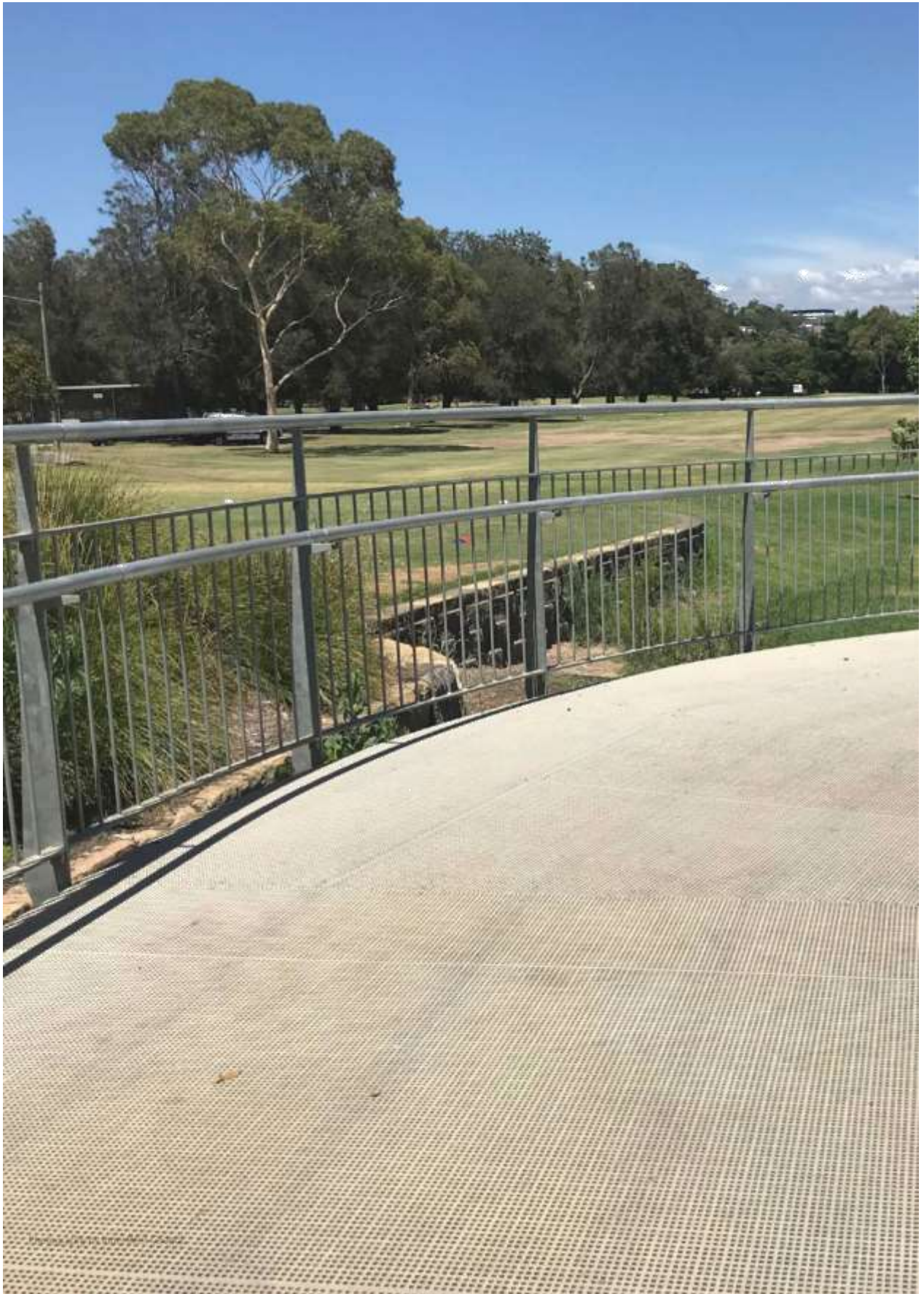
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Document Control

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01.08.2019	04	Draft Issue 04 - internal changes	AGC
29.07.2020	05	Draft Issue 05 - internal amendments	AGC
02.07.2020	06	Draft Issue 06 - For Council	AGC
19.08.2020	07	Draft Issue 07 - internal amendments	AGC



Executive Summary

Extensive research in 2018 resulted in the 'Inner West Council Recreation Needs Study a Healthier Inner West' which identified that the Inner West Council lacked sufficient public open space for the growing population.

As a result of major renewal projects, over the next ten to twenty years the Inner West will undergo significant population growth and change, and increasing population density. This growth presents challenges and opportunities for Council to provide for the recreation needs of its community.

Marrickville Parklands and Golf Course is an integral part of the inner west open space fabric. It occupies 1.6km of Cooks River Foreshore and has the potential to link the GreenWay and Cooks River Cycleway. The Marrickville Parklands and Dibble Avenue Waterhole are identified as Priority Diversity Areas (MLEP) with the river frontage area protected under the Coastal Management State Environment Planning Policy (Coastal Management Act 2016). It is also part of the Cooks River floodplain that is experiencing sea level rise and other climate change impacts such as salinisation and inundation. Marrickville Parklands partly encompasses Riverside Park (R 837656) which is Crown Land for which Council is the land manager. This land was gazetted for the purpose of Public Recreation on 16 March 1962.

This report outlines the legislative requirements for a Plan of Management. The report is divided into two main sections:

- Part 1 - The Plan of Management
- Part 2 - The Master Plan including, the implementation Plan and Opinion of Probable Costs

The Plan of Management outlines the legislative requirements for the site, along with key objectives and recommendations which will guide the strategic management of the Marrickville Parklands and Golf Course over the next 10 years.

The Master Plan is a design report guiding the physical upgrade of the site over the next 10 years. The Master Plan sets out guiding principles for future detailed design and infrastructure upgrades throughout the site.

The implementation plan articulates the estimated costs for each project. Performance measure targets and a time frame for implementation is also provided. Each of the proposed upgrades are prioritised according to community feedback and asset renewal.

The reports balance interests of passive and organised recreation, biodiversity, stormwater treatment, heritage, pedestrian and cyclist circulation. It aims to deliver balanced outcomes that facilitate multipurpose infrastructure and use outcomes that provide for the golf course, all park users and the environment. The design outcomes are a direct representation of requests from the community engagement process.

Council engaged the Inner West community on the draft Marrickville Parklands Plan of Management and Master Plan via the engagement platform, Your Say Inner West (YSIW). The plans were on public exhibition from 20 May to 17 June 2019 and the project page received 4,700 visits. In total there were 1,266 responses to the online submission form and five (5) written submissions. Respondents were predominantly local residents and a significant number of respondents visit the Parklands frequently.

The submission form required participants to select one of three options regarding the golf course configuration. The options and support for each were:

- Option A: keep the golf course at 18 holes with upgrades to the parkland – 277 supporters
- Option B: reduce the golf course to 9-12 longer holes, and diversify opened up space for a variety of uses. – 561 supporters
- Option C: No changes are made to the 18 hole golf course. – 309 supporters

A full ecological restoration of the Dibble Avenue Waterhole which requires Marrickville Golf Course to find an alternative water source was supported by most respondents (62.5%).



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01 Introduction

What is a Plan of Management?

A Plan of Management (PoM) is a strategic document providing a planning and management framework for the future use, development and maintenance of multiple or individual areas of community land in accordance with the Local Government Act 1993. While a PoM is a requirement for all community land owned by Council, it also presents an opportunity to engage with the community and create a vision and values that are consistent with the needs of the current population and establishes how the park can be used in the future.

PoMs may also include other land and open space under Council's management, care and control such as Crown Land.

What is a Master Plan?

A Master Plan is to be read in conjunction with the Plan of Management. The Master Plan is the illustrative representation of the proposed construction and design outcomes. It highlights long-term planning aspirations. It establishes best practice outcomes and a clear vision. It uses community goals and desires for the project, giving spatial organisation and a plan for implementation.

How to use This Document

This report is proposed to be a holistic reference guide for all proposed use and upgrade works of Marrickville Parklands including Marrickville Golf Course, A.B Crofts Playground and Dibble Avenue Waterhole. The Report is broken down into 2 main sections;

- Part 1 - The Plan of Management
- Part 2 - The Master Plan including - the implementation Plan and Opinion of Probable Costs

The Plan of Management outlines the legislative requirements for the site, along with key objectives and recommendations which will guide the strategic management of the Marrickville Parklands and Golf Course over the next 10 years.

The Master Plan is a design report guiding the physical upgrade of the site over the next 10 years. The Master Plan sets out guiding principles for future detailed design and infrastructure upgrades throughout the site.

01

Land to which this plan applies

Overview

Council is developing a 10 year plan as the principal guiding document that will direct the future planning, management and use of the Marrickville Golf Course.

In addition to the development of a Plan of Management (PoM), a master plan has been developed as a design document. These plans illustrate broad scale physical concepts for how the park might appear in the longer term, the implementation and management of which is described in the PoM.

In the case of the Marrickville Golf Course these two plans will be combined to provide a comprehensive Plan of Management and Master plan (PoM and MP) as the basis on which all future design, planning and management of the park will be developed.

Review of this plan

The Marrickville Parklands Plan of Management is to be reviewed in five (minor review) and ten years (major review) to ensure it aligns with Council's operational plans and objectives.

The Inner West Council

The Inner West Council area is located five kilometres west of the Sydney Central Business District (CBD) and includes the former Marrickville, Ashfield and Leichhardt Local Government Areas (LGA). The Inner West Council has a resident population of 185,000 people and extends from near Sydney Airport and the Cooks River to the south, borders Erskineville and Redfern to the east, Sydney Harbour to the north and adjoins Five Dock, Burwood and Campsie to the west.

There are 269 parks and reserves including playgrounds and sports grounds in the Inner West Local Government Area (LGA) and plans of management are required that apply to all community land. In 2018, Council completed the Recreation Needs Research Study which identifies that the majority of plans of management are in need of review to reflect the current recreation needs of the Inner West community.

Legend

Marrickville Golf Course

Inner West LGA
Boundary





01

Land to which this plan applies

Land to which this plan applies

The plan refers to Marrickville Parklands including Marrickville Golf Course and Dibble Avenue Waterhole. Marrickville Parklands is located on the northern bank of the Cooks River in the southern part of the LGA. It is bounded on the north by Tennent Parade, Tennyson Street, Riverside Crescent, Alfred Street, Princes Street, Bruce Street and Beauchamp Street, on the east by the H J Mahoney Memorial Reserve and Illawarra Road and on the west by Ewen Park in Hurlstone Park. Dibble Avenue Waterhole is located behind A.B Crofts Playground on Dibble Avenue. The waterhole is surrounded by residential houses and multistorey apartment dwellings.

This Plan of Management excludes Lot 556 DP 752049 from the PoM, being Crown land held under Lease by Marrickville Golf Sporting and Community Club Limited.

Marrickville Parklands and Golf Course is predominantly a flat partially reclaimed landform with sandstone outcrops rising to a sandstone crest covering an area of approximately 21 hectares. The southern boundary to the river is mostly an artificial vertical preformed steel retaining wall, with a small section of natural riverbank.

Prior to European settlement the local area was inhabited by the Gadigal Clan of the Eora Nation, and was the food source and core habitat for their social gatherings. Aboriginal heritage items have been identified within Riverside Park.

Owner of the Land

The Marrickville Parklands is made up of three land ownerships

- Land owned by the Crown (generally south) - managed by Inner West Council as Crown Land Manager under the *Crown Land Management Act 2016*.
- Canterbury Bankstown Council (north) - subject to a proposed lease
- Inner West Council (centre)

The Crown acquired property known as 'Riverside', bounded by Beauchamp and Bruce Streets and the Cooks River, in February 1911. The Park was gazetted for the purpose of "Public Recreation" on the 5th July, 1911 (Gov. Gaz.).

Related Projects

The GreenWay

The GreenWay is a 5.8km environmental and active travel corridor linking the Cooks River at Earlwood with the Parramatta River at Iron Cove. The GreenWay mostly follows the route of the Inner West Light Rail and Hawthorne Canal and features bike paths and foreshore walks, cultural and historical sites, cafes, bushcare sites and a range of parks, playgrounds and sporting facilities.

Cooks River Parklands Plan of Management and Master Plan

The Cooks River Parklands Plan of Management and Master Plan is a 10 year plan for 2.5 kilometres of the Cooks River foreshore including;

- HJ Mahoney Memorial Reserve;
- Steel Park;
- Warren Park;
- Richardson's Lookout;
- Cooks River Foreshore;
- Kendrick Park; and
- Fatima Island.

Legend

Site Boundary

Site Context





Figure 2 - Plan of the Inner West Council Local Government Area (LGA) within the context of greater Sydney.

01

Land to which this plan applies

Ecological Context

The Cooks River Parklands site is situated on a floodplain and contains important remnants of vegetation communities that occurred across the area (refer figure 3). This includes mangroves, saltmarsh, Swamp Oak Floodplain Forest, Sydney Sandstone and Sandstone Heath. These remnant patches continue to have resilience despite historical pressures and with ongoing restoration and extension, they create important wildlife corridors and habitat stepping stones across the Cooks River Valley for an increasing number of local native fauna species. They are highly valued as seed sources for collection and propagation by Council with a number of species significantly, found nowhere else in the LGA.

Both Marrickville Parklands, including the golf course area and Dibble Avenue Waterhole are identified as Priority Biodiversity Areas recognised for their high biodiversity values (refer figure 4). These areas provide foraging resources, structural sheltering habitat and potential breeding habitat for a range of fauna and which makes them part of an important wildlife corridor. There is ongoing community and political will to restore the Cooks River environment, with active working groups, committees, bushcare groups and government agencies working to restore area.



Figure 3 - Coastal Wetland Areas and Urban Ecology



Figure 4 - Priority Diversity Areas and Natural Resources Biodiversity Wildlife Corridor

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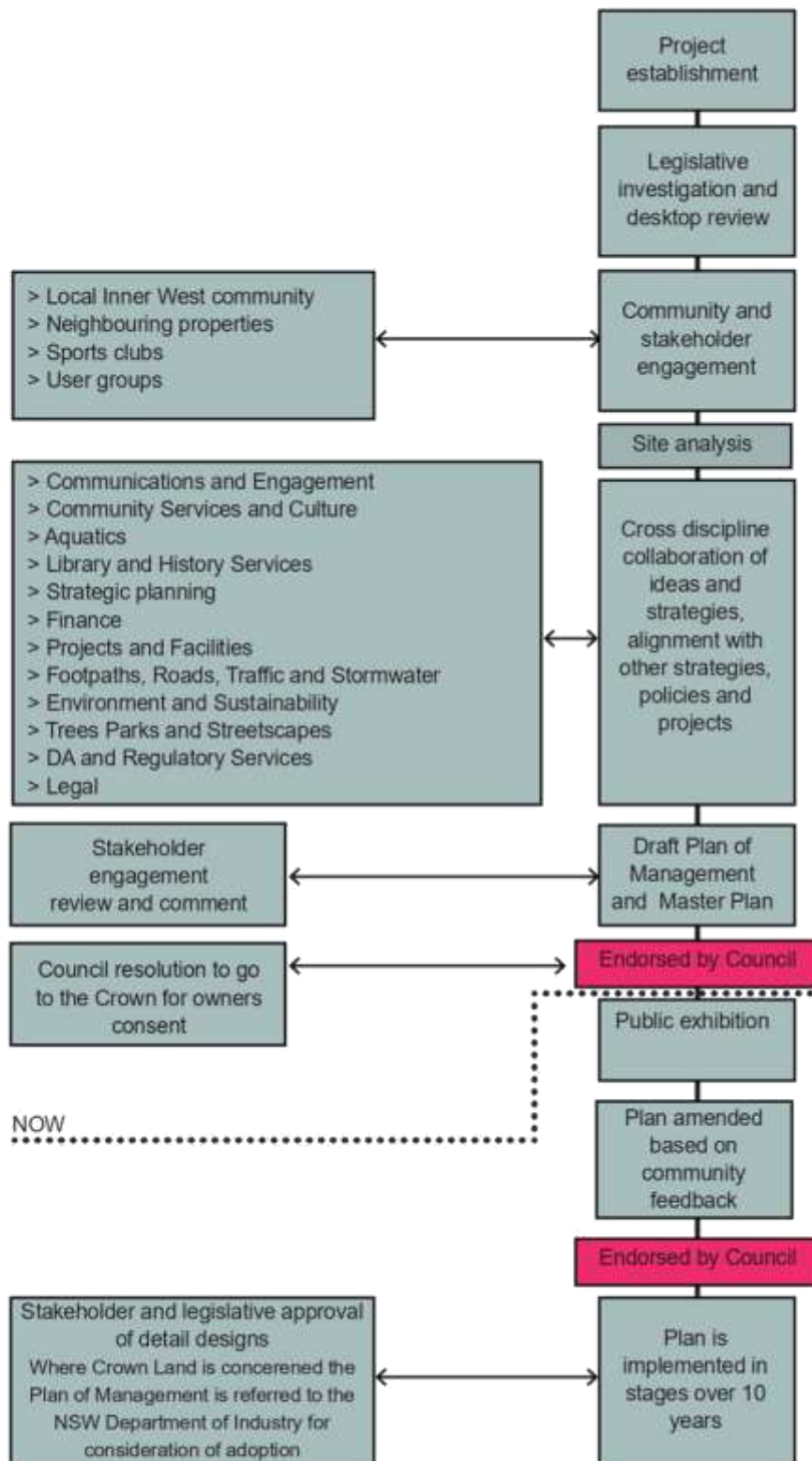


Figure 5 - Project Methodology diagram

01

Land to which this plan applies

Project Methodology

The project methodology was undertaken in ten phases, with some occurring concurrently to meet project deadlines. The methodology produces a process that ensures best practice outcomes and provides for user needs.

The ten phases include:

01 Project establishment: During project establishment, the project brief including project program, methodology, project objectives, aims, and the engagement strategy and stakeholders were established.

02 Park categorisation: All land, either Crown Land or Council owned and controlled land is classified community land. For this plan of management all land has been categorised as general community use, a park, or a natural area. The land categorisation stipulates what activities relating to use can or cannot take place within the park.

03 Leasing and licensing: Leasing and licensing outlines whether there are existing leases and licences existing within the parks. This section outlines whether future leases and licences are possible within any park area.

04 Community Engagement: Community engagement was undertaken to understand what the community like and dislike about the facility and understand how it is being used. Investigations and discussions were had on what the community would like to see changed or upgraded.

05 Site Analysis: Site analysis was completed to establish opportunities and constraints. Elements reviewed included: access, safety, legislative requirements, Council policies, existing trees, vegetation, site history, bicycle proposals, vehicle access, maintenance, flooding, drainage issues, topography, geology, biodiversity and microclimate.

06 Draft Master Plan and Plan of Management Development: Draft plans including design options

and strategies were developed and coordinated across multiple disciplines. Precedent imagery and detailed text support illustrative plans to articulate the master plan design and proposed improvements at the facility.

07 Internal Feedback and refinement: Further feedback from internal stakeholders was sought and documents updated to ensure all disciplines were considered.

08 Project Costing and Budget: An opinion of probable costs with proposed upgrades grouped as potential deliverable projects were developed based on the draft master plan design. The master plan strategies were coordinated with Council's forward budgets to integrate project costs with the long term financial plan and forward capital works plans.

09 Owners Consent: Following the Draft Plan of Management and Master Plan a Council resolution is sought to seek owners consent from the Minister for Water, Property and Housing.

10 Public Exhibition: The draft documents are used for community comment through an exhibition period. The feedback obtained is used to update the documents to ensure the plans meet community expectations.

11 Final Plan of Management and Master Plan: Finalised documents are reported to Council for adoption.



Besman footbridge. Photography by Inner West Council.

02_ Planning Context





02 Planning Context

The Local Government Act 1993, introduced a requirement that Council land be classified as either 'operational' or 'community'. Operational land is generally used for the carrying out of Council's functions and there are few restrictions imposed on Council by the Act.

Community land generally consists of public park land, and therefore, there are more restrictions imposed on Councils in relation to their dealings with this land, including the requirement that Council adopt a Plan of Management relating to the property.

Description of Act and Requirements

Marrickville Parklands is classified as 'community land' under the Local Government Act 1993, this Plan of Management has been prepared according to the requirements of the Act. The Act provides Councils with a specific approach to the management of community land. Specific requirements of the Act for community land, are that:

- It must be kept for the use of the general community, and must not be sold.
- Its use and management is regulated by a plan of management. Until a plan of management is adopted, the nature and use of the land must not change.

All Council property classified as Community lands are required to be categorised in accordance with the guidelines for categorisation listed in the Local Government Act.

Community land is required to be used and managed in accordance with the following:

- The plan of management applying to the land,
- Any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land,
- This Division.

Community lands can be categorised as: land is to be categorised as one or more of the following:

- A natural area,
- A sports ground,

Community Land Categorisation

- A park,
- An area of cultural significance,
- General community use.

Crown Land Management Principles

Crown Land management principles as stated in the Crown Lands Act 2016, are to:

- That environmental protection principles be observed in relation to the management and administration of Crown land, and
- That the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- That public use and enjoyment of appropriate Crown land be encouraged, and
- That, where appropriate, multiple use of Crown land be encouraged, and
- That, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- That Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.



02 Planning Context

Native Title

On Crown land native title rights and interests must be considered unless:

- native title has been extinguished; or
- native title has been surrendered; or
- Determined by a court to no longer exist.

Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks,
- tennis courts, grandstands and barbecues,
- the construction of extensions to existing buildings,
- the construction of new roads or tracks,
- installation of infrastructure such as powerlines, sewerage pipes, etc.,
- the creation of an easement
- the issue of a lease or licence,
- the undertaking of major earthworks.

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised pursuant to Part 2 Division 3 of the Native Title Act 1993 (Cwlth) (NT Act). Where it is proposed to construct or establish a public work on reserved or dedicated Crown land, where native title is not extinguished, prior to approval Council must notify and give an opportunity to comment any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the NT Act.

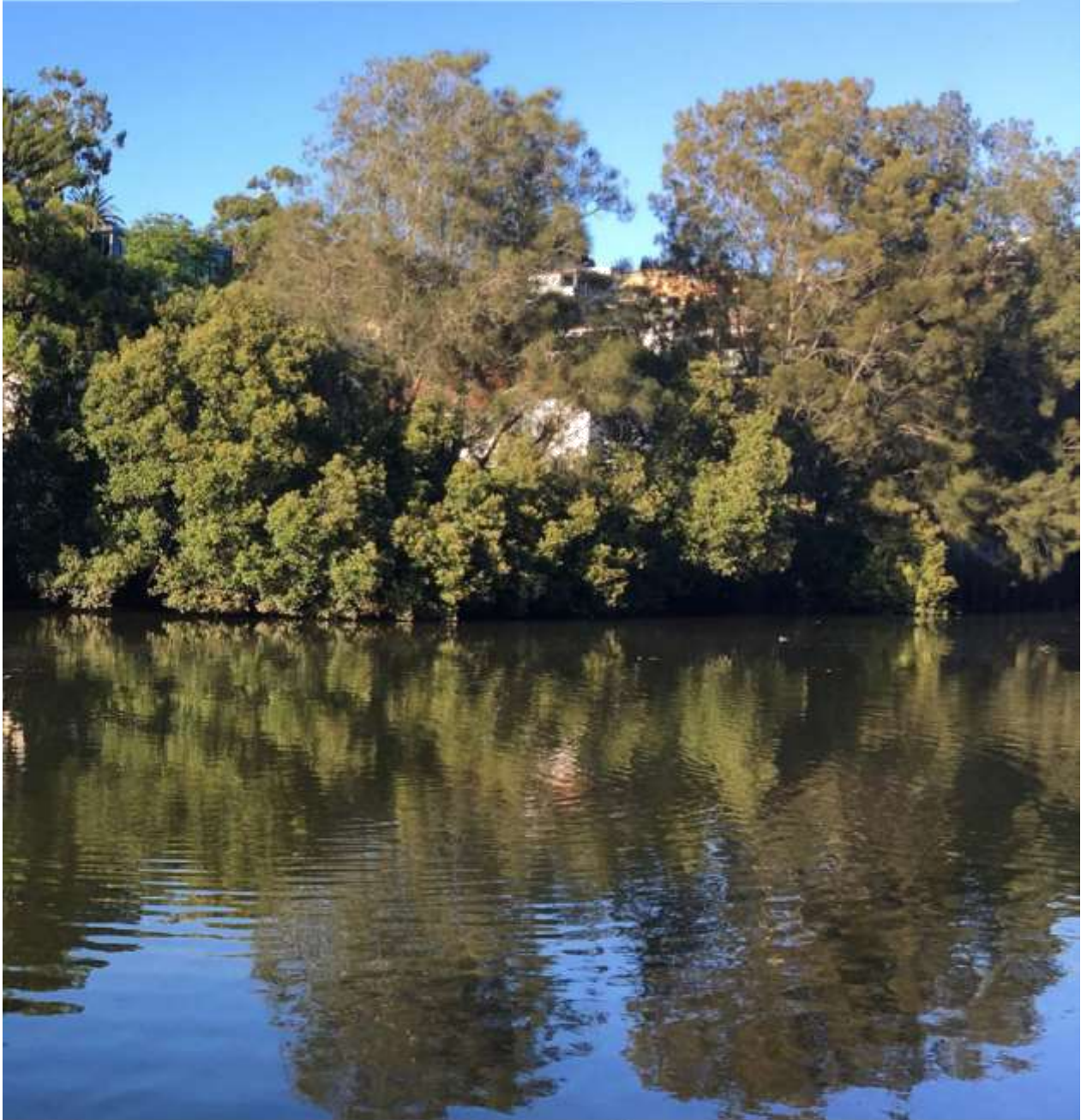
Any use agreement issued on Crown land must be issued in accordance with the future act provisions of the NT Act and in accordance with Part 8 of the CLMA unless native title is extinguished.

For Crown land which is not excluded land it will require written advice of Council's native title manager that it complies with any applicable provisions of the native title legislation.



Cooks River at Marrickville Parklands. Photography by Inner West Council.

03_ Local Government Planning Context



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03 Local Government Planning Context

Community Strategic Plan

In June 2018, the Our Inner West 2036, Community Strategic Plan was endorsed by Council. The plan has guided the direction within the Inner West Council local government area (LGA). The plans guiding vision statement is;

"We are Inner West, land of the Gadigal and Wangal peoples, whose rich cultures, heritage and history we acknowledge and respect. We are defined by our diversity of people, places and ideas. We are an inclusive, vibrant, caring and progressive community where everyone is welcome, people and nature live in harmony, and creativity is a way of life."

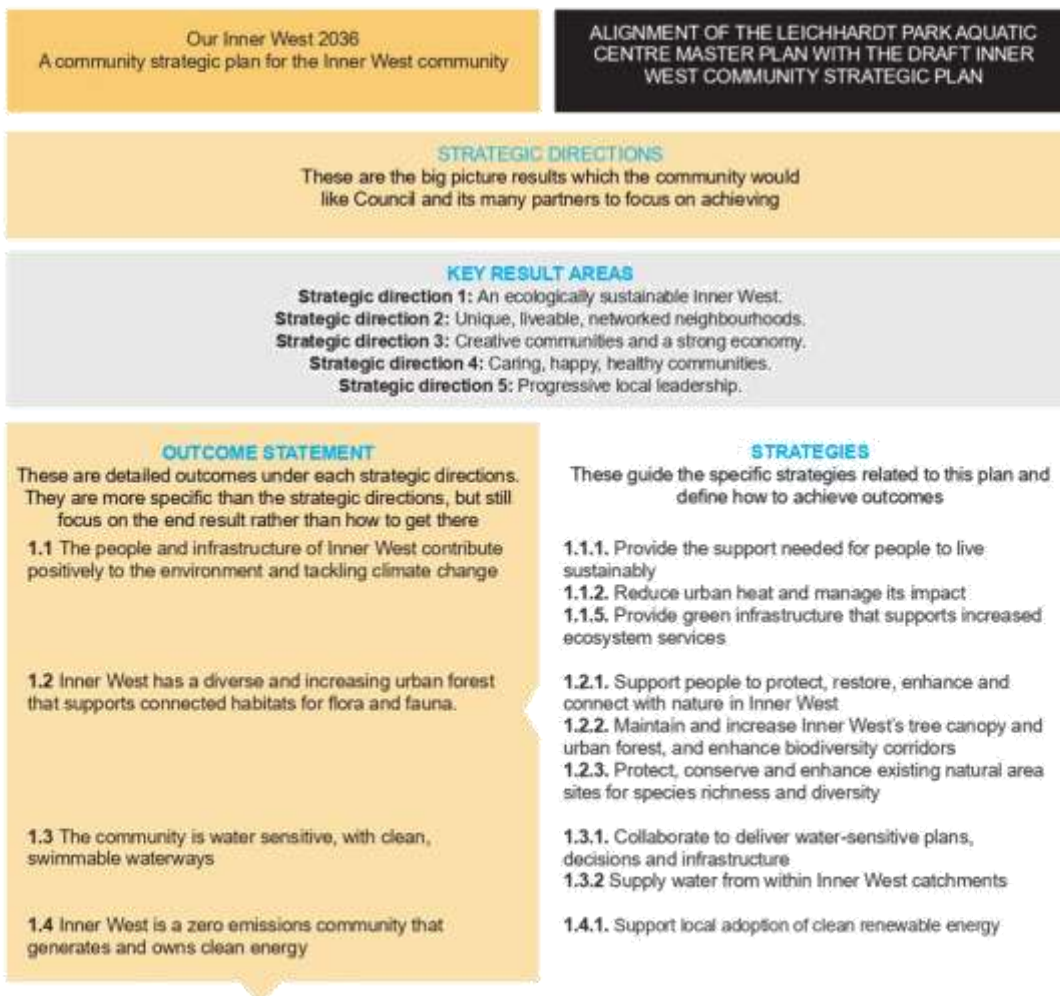
Council's parks and facilities serve multiple

community needs as demonstrate by the extensive list of relevant outcomes in the Community Strategic Plan (CSP).

The ongoing management of the Council's parks and facilities are consistent with the CSP, promoting a shared vision with the community and Council. It also provides us with a focus;

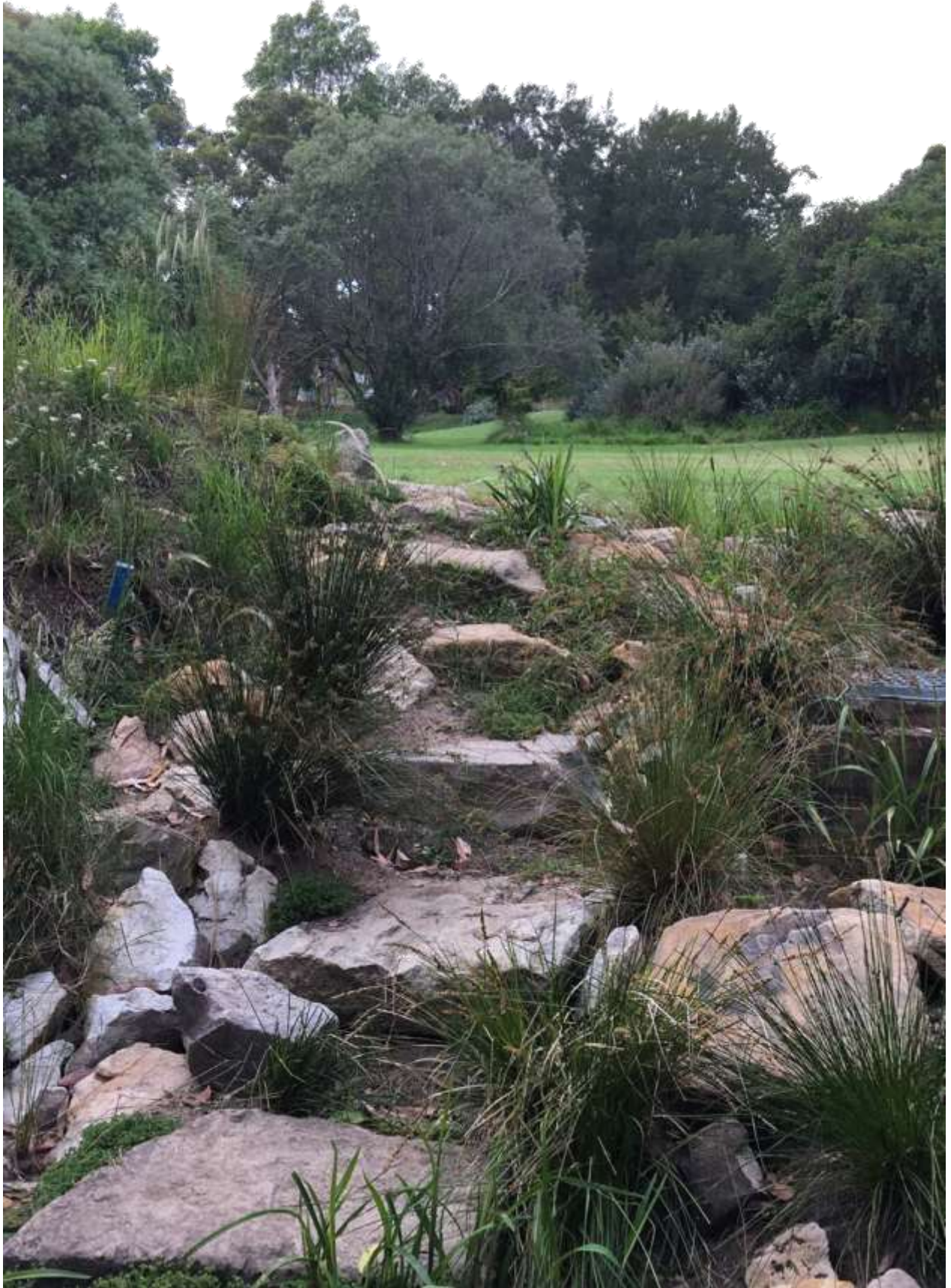
- Enabling Council to allocate the required resources to translate our vision into action.

The following pages outline how this report and its proposals will integrate with and support, our community's strategic outcomes.



<p>Our Inner West 2036 A community strategic plan for the Inner West community</p>	<p>ALIGNMENT OF THE LEICHHARDT PARK AQUATIC CENTRE MASTER PLAN WITH THE DRAFT INNER WEST COMMUNITY STRATEGIC PLAN</p>
<p>STRATEGIC DIRECTIONS These are the big picture results which the community would like Council and its many partners to focus on achieving</p>	
<p>KEY RESULT AREAS Strategic direction 1: An ecologically sustainable Inner West. Strategic direction 2: Unique, liveable, networked neighbourhoods. Strategic direction 3: Creative communities and a strong economy. Strategic direction 4: Caring, happy, healthy communities. Strategic direction 5: Progressive local leadership.</p>	
<p>OUTCOME STATEMENT These are detailed outcomes under each strategic directions. They are more specific than the strategic directions, but still focus on the end result rather than how to get there</p> <p>1.5 Inner West is a zero waste community with an active share economy</p> <p>2.1 Development is designed for sustainability and makes life better</p> <p>2.2 The unique character and heritage of neighbourhoods is retained and enhanced</p> <p>2.3 Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings</p> <p>2.6 People are walking, cycling and moving around Inner West with ease</p> <p>3.1 Creativity and culture are valued and celebrated;</p> <p>3.2 Inner West is the home of creative industries and services</p> <p>3.3 The local economy is thriving</p> <p>3.4 Employment is diverse and accessible</p>	<p>STRATEGIES These guide the specific strategies related to this plan and define how to achieve outcomes</p> <p>1.5.1. Support people to avoid waste, and reuse, repair recycle and share 1.5.2. Provide local reuse and recycling infrastructure 1.5.3. Divert organic material from landfill 1.5.4. Advocate for comprehensive Extended Producer Responsibility+</p> <p>2.1.1. Pursue integrated planning and urban design across public and private spaces to suit community and local environment needs 2.1.2. Identify and pursue innovative and creative solutions to complex urban planning and transport issues 2.1.3. Improve the quality, and investigate better access and use of existing community assets 2.1.4. Develop planning controls that protect and support a sustainable environment and contribute to a zero emissions and zero waste community</p> <p>2.2.2. Manage change with respect for place, community history and heritage</p> <p>2.3.1. Plan and deliver public spaces that fulfill and support diverse community needs and life</p> <p>2.6.1. Deliver integrated networks and infrastructure for transport and active travel 2.6.3. Ensure transport infrastructure is safe, connected and well-maintained</p> <p>3.1.1. Grow Inner West's reputation as a leading creative and cultural hub, celebrating and supporting diverse creative industries and the arts 3.1.2. Create opportunities for all members of the community to participate in arts and cultural activities</p> <p>3.2.1. Position Inner West as a place of excellence for creative industries and services and support them to thrive 3.2.4. Facilitate the availability of affordable spaces for creative industries and services 3.3.1. Support business and industry to be socially and environmentally responsible 3.3.3. Promote Inner West as a great place to live, work, visit and invest in</p> <p>3.4.2. Encourage social enterprises and businesses to grow local employment</p>

<p>Our Inner West 2036 A community strategic plan for the Inner West community</p>	<p>ALIGNMENT OF THE LEICHHARDT PARK AQUATIC CENTRE MASTER PLAN WITH THE DRAFT INNER WEST COMMUNITY STRATEGIC PLAN</p>
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<p>OUTCOME STATEMENT These are detailed outcomes under each strategic directions. They are more specific than the strategic directions, but still focus on the end result rather than how to get there</p> <p>3.5 Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained</p> <p>4.1 Everyone feels welcome and connected to the community</p> <p>4.2 The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West</p> <p>4.3 The community is healthy and people have a sense of wellbeing</p> <p>4.4 People have access to the services and facilities they need at all stages of life</p> <p>5.1 People are well informed and actively engaged in local decision making and problem-solving</p> <p>5.2 Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes</p> <p>5.3 Government makes responsible decisions to manage finite resources in the best interest of current and future communities</p>	<p>STRATEGIES These guide the specific strategies related to this plan and define how to achieve outcomes</p> <p>3.5.2 Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment</p> <p>4.1.1. Foster inclusive communities where everyone can participate in community life 4.1.2. Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity 4.1.3. Empower and support vulnerable and disadvantaged community members to participate in community life 4.1.4. Increase and promote awareness of the community's history and heritage</p> <p>4.2.1. Celebrate Aboriginal and Torres Strait Islander cultures and history 4.2.4. Actively engage Aboriginal people in the development of programs, policies and strategies</p> <p>4.3.1. Provide the facilities, spaces and programs that support wellbeing and active and healthy communities 4.3.2. Provide opportunities for people to participate in recreational activities they enjoy</p> <p>4.4.1. Plan and provide services and infrastructure for a changing and ageing population 4.4.2. Ensure the community has access to a wide range of learning spaces, resources and activities</p> <p>5.1.1. Support local democracy through transparent communication and inclusive participatory community engagement</p> <p>5.2.3. Collaborate with partners to deliver positive outcomes for the community, economy and environment</p> <p>5.3.1. Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations 5.3.2. Ensure responsible, sustainable, ethical and open local government 5.3.3. Deliver innovation, excellence, efficiency, effectiveness and probity in Council processes and services</p>



03 Local Government Planning Context

People with Disabilities 2017 - 2121

The Inner West Council Inclusion Action Plan (for People with a Disability) 2017-2121 (IAP) outlines Council's commitment to respecting the rights and improving opportunities for people with a disability of all ages, to participate fully in community life. The IAP also meets Council's obligations under the Disability Inclusion Act, 2014 (NSW) and other similar instruments that identify its role in reducing discrimination and improving participation opportunities for people with a disability. Following Council merges, staff from each of the former Council areas (Ashfield, Leichhardt and Marrickville) merged actions from existing Council access plans into this plan. The opportunity was also taken to revise actions that needed updating or that could be extended to facilitate best practice access and inclusion outcomes. The design process of the master plan has used the IAP to ensure the plan better meets the needs of the community.

The Recreation Needs Study

The Recreation needs Study provides an analysis of the current and projected recreation needs of the Inner West community. The study provides the evidence base to inform the development of Council policy and strategy in relation to recreation.

Recreational walking is the most popular recreation activities amongst adults both nationally and locally in the Inner West. At least 42.5% of adults participate in recreational walking. 6.4% of adults enjoy bush walking and 9.8% undertake regular cycling. 5.5% of adults within the LGA undertake Golfing as a recreational sport. Organised sport is more popular with children including swimming, football and dancing.

The Marrickville Golf Course forms part of a diverse range of recreational opportunities that respond to the modern demands of Australian communities.



FEMALES

1. Walking (recreational) 51.4%
2. Fitness/gym 36.1%
3. Swimming 18.3%
4. Athletics, track and field (includes jogging and running) 13.8%
5. Yoga 8.2%
6. Cycling 6.5%
7. Bush walking - 5.4%
8. Tennis 4.4%
9. Netball 4.4%
10. Pilates 4%
11. Football/soccer 2.9%
12. Golf 1.9%
13. Surfing 1.7%
14. Basketball 1.7%
15. Cricket 0.5%

MALES

1. Walking (recreational) 33.4%
2. Fitness/gym 30.0%
3. Athletics, track and field (includes jogging and running) 16%
4. Swimming 15.2%
5. Cycling 13.2%
6. Football/soccer 11.2%
7. Golf 9.2%
8. Bush walking 7.3%
9. Surfing 5.9%
10. Tennis 5.7%
11. Cricket 4.3%
12. Basketball 4.1%
13. Yoga 1.8%
14. Netball 0.5%
15. Pilates 0.2%

GIRLS

1. Swimming 35.9%
2. Dancing (recreational) 18.9%
3. Gymnastics 12.9%
4. Netball 11.3%
5. Football/soccer 9.6%
6. Athletics, track and field (includes jogging and running) 5.4%
7. Basketball 3.6%
8. Tennis 3.2%
9. Rugby League 1%
10. Cricket 0.7%

BOYS

1. Swimming 31.3%
2. Football/soccer 33.9%
3. Rugby League 7.9%
4. Cricket 7.6%
5. Basketball 5%
6. Tennis 5.2%
7. Athletics, track and field (includes jogging and running) 4.8%
8. Gymnastics 4.4%
9. Dancing (recreational) 2.7%
10. Netball 0%

Participation rates by recreation activity (Source: AusPlay NSW data tables July 2016 - June 2017)

03 Park Categorisation



Figure 6 - Plan of the Marrickville Golf Course - Land Categorisation

03 Park Categorisation

This Plan of Management categorises the community land as follows:

Land Category	Core objective
Land Owned by Council	
Community land - Watercourse (Dibble Ave Waterhole)	<p>The core objective for management of community land categorised as a watercourse area are:</p> <p>(a) to manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows, and</p> <p>(b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and</p> <p>(c) to restore degraded watercourses, and</p> <p>(d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.</p>

Land Category	Core objective
Land Owned by Council	
Community land General community use	<p>The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land and to provide facilities on the land to meet the current and future needs of the local community and the wider public:</p> <p>(a) in relation to public recreation and the physical, cultural and social and intellectual welfare or development of individual members of the public; and</p> <p>(b) in relation to purposes for which a lease, licence of other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities)</p>

Land category	Management principle
Land owned by the Crown - Park	<p>The core objectives for management of community land categorised as a park are:</p> <p>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</p> <p>(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and</p> <p>(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management</p>

03 Lots

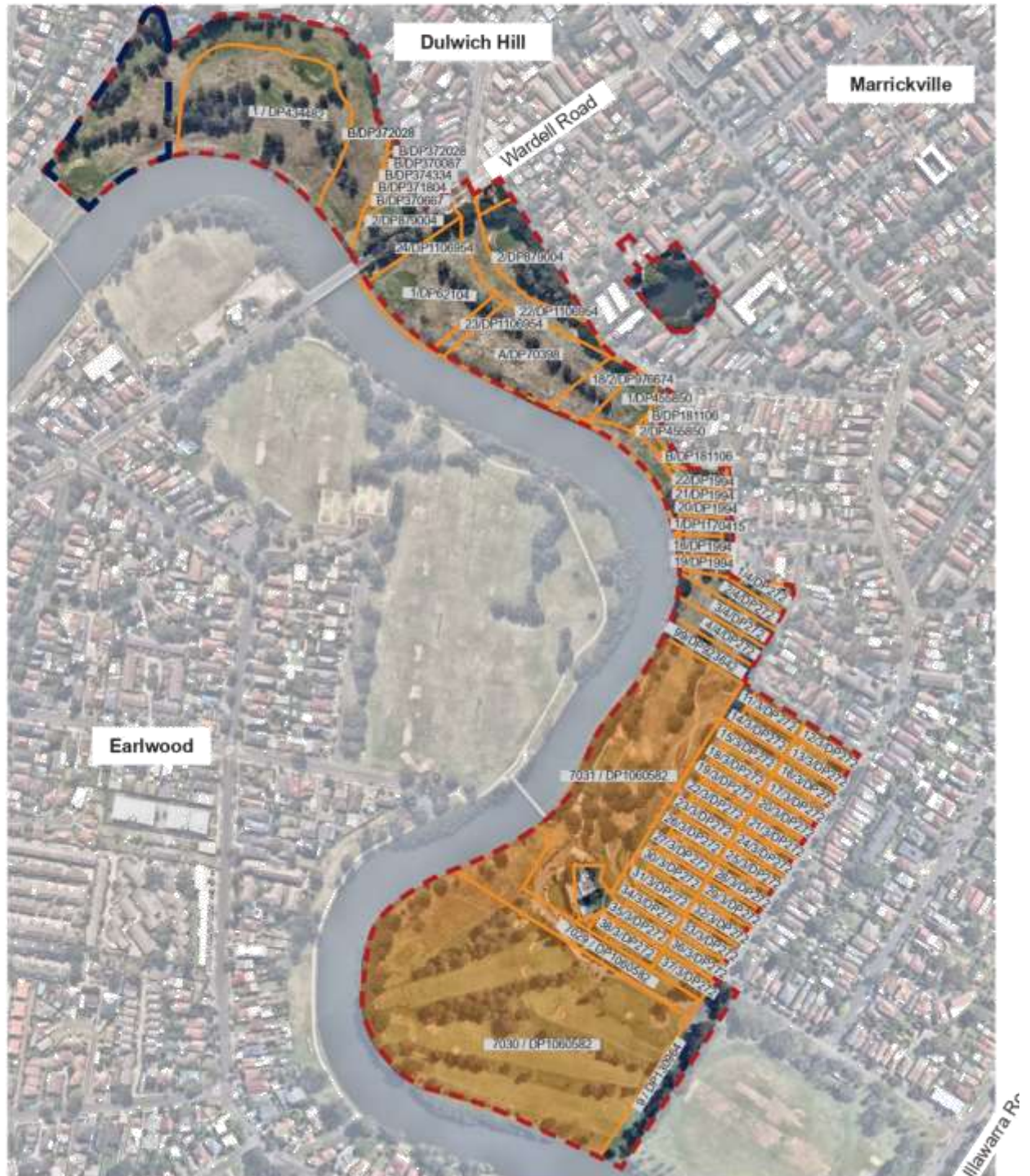


Figure 7 - Plan of the Marrickville Golf Course - Lot Boundaries

03 Lots

Marrickville Parklands and Golf Course is currently fragmented into numerous lots with both Local Government and Crown Land ownership.

Crown Land	Riverside Park (R83765) Reserve	Council Owned Land	
	Inner West Council is council land manager	Auto Consol 1006-218	
15/3/272	Crown Lands	1/4/272	Council Owned Lands
16/3/272	Crown Lands	2/4/272	Council Owned Lands
17/3/272	Crown Lands	3/4/272	Council Owned Lands
18/3/272	Crown Lands	4/4/272	Council Owned Lands
19/3/272	Crown Lands		
20/3/272	Crown Lands	18/1994	Council Owned Lands
21/3/272	Crown Lands	19/1994	Council Owned Lands
22/3/272	Crown Lands	20/1994	Council Owned Lands
23/3/272	Crown Lands	21/1994	Council Owned Lands
24/3/272	Crown Lands	22/1994	Council Owned Lands
25/3/272	Crown Lands		
26/3/272	Crown Lands	1/1170415	Council Owned Land – closed road part Alfred Street
27/3/272	Crown Lands		
28/3/272	Crown Lands	B/181106	Council Owned Lands
29/3/272	Crown Lands		
30/3/272	Crown Lands	Auto Consol 4012-84	
31/3/272	Crown Lands	1/455850	Council Owned Lands – part resumed 18846-3000
32/3/272	Crown Lands	18/2/976674	Council Owned Lands – part resumed 18846-3000
33/3/272	Crown Lands	2/455850	Council Owned Lands – part resumed 18846-3000
34/3/272	Crown Lands		
35/3/272	Crown Lands	Auto Consol 161-520	
36/3/272	Crown Lands	11/3/272	Council Owned Lands
37/3/272	Crown Lands	12/3/272	Council Owned Lands
38/3/272	Crown Lands	13/3/272	Council Owned Lands
		14/3/272	Council Owned Lands
7029/1060582	Crown Lands		
7030/1060582	Crown Lands		
7031/1060582	Crown Lands		
		1/62104	Council Owned Lands – part resumed 18846-3000
		Auto Consol – 10014-209	
		9/130964	Council Owned Lands – closed road
		10/130964	Council Owned Lands – closed road
		11/130964	Council Owned Lands – closed road
		2/744754	Council Owned Lands
		2/879004	Council Owned Lands
		A/70398	Council Owned Lands
		22/1106954	Council Owned Lands
		23/1106954	Council Owned Lands
		24/1106954	Council Owned Lands
		Auto Consol – 6643-49	
		B/371804	Council Owned Lands
		B/370087	Council Owned Lands
		B/370667	Council Owned Lands
		B/370668	Council Owned Lands
		B/374334	Council Owned Lands
		1/434482	Council Owned Lands
		2/610005	Council Owned Lands
		3/610005	Council Owned Lands
		Incomplete road closures	Chadwick Street, Garnett Avenue, Alfred Lane
		Road closed – no title deeds	Bruce Street, Wardell Road.

Legend

Lot Boundaries

Riverside Park Reserve

Site Boundary

Canterbury Bankstown Council

Site Context



03 Current Leases/Licences

What are Leases and Licences?

A lease is a contract between the land owner, and another entity granting to that entity an exclusive right to occupy, use or control an area for a specified time.

A licence allows multiple non – exclusive use of an area. Short term licences and bookings may be used to allow the best overall use of an area. Council's leasing and licensing is governed by its Land and Property Policy.

Authorisation of Leases and Licences

The Local Government Act 1993 (LG Act) requires a lease or licence of community land must be authorised by a Plan of management (PoM). The lease or licence must be for a purpose consistent with core objectives of its categorisation and zoning of the land. In addition, leases and licences of Crown land must be consistent with the dedication or reservation.

The maximum period for a lease or licence is 21 years if granted by Council or 30 years if granted by Council with the consent of the Minister for Local Government.

Leases and licences for the use of an area of land need to be permissible under this PoM, the LG Act, the Local Government Regulations 2005, Crown Lands Management Act 2016 (CLMA), Crown Lands Management Regulations 2017, Marrickville Local Environmental Plan 2011 and any subsequent LEP adopted by Inner West Council, and pursuant to a development consent if required.

Any proposed lease or licence for more than 5 years must be by tender unless it is to a non-profit organisation.

Any proposed lease, licence other than short term or casual public notice must be given and be in accordance with section 47 of the Act.

Any leases, licences, easements on Crown Land (a use agreement) may impact native title rights and interests.

Native Title – Crown Land

On Crown land native title rights and interests must be considered unless:

- native title has been extinguished; or
- native title has been surrendered; or
- Determined by a court to no longer exist.

Some examples of acts which may affect native title on Crown land or Crown reserves managed by Council include:

- the construction of new buildings and other facilities such as toilet blocks, walking tracks,
- tennis courts, grandstands and barbecues,
- the construction of extensions to existing buildings,
- the construction of new roads or tracks,
- installation of infrastructure such as powerlines, sewerage pipes, etc.,
- the creation of an easement
- the issue of a lease or licence,
- the undertaking of major earthworks.

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised pursuant to Part 2 Division 3 of the Native Title Act 1993 (Cwth)(NT Act). Where it is proposed to construct or establish a public work on reserved or dedicated Crown land, where native title is not extinguished, prior to approval Council must notify and give an opportunity to comment any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the NT Act.

Any use agreement issued on Crown land must be issued in accordance with the future act provisions of the NT Act and in accordance with Part 8 of the CLMA unless native title is extinguished.

For Crown land which is not excluded land it will require written advice of Council's native title manager that it complies with any applicable provisions of the native title legislation.

This PoM does not authorise the issuing of use

03 Current Leases/Licences

agreements on Crown land for Aquaculture, Research Stations or Moorings.

Current Leases

Marrickville Golf Course

Marrickville Golf Course occupies land owned by the Crown, Inner West Council and Canterbury Bankstown Council.

The lease between Inner West Council (formerly Marrickville Council), Inner West Council, as the land manager of Riverside Park (R83765) Reserve and Marrickville Golf Club has expired and is in hold over. The lease is for the use as an 18 hole golf course, the use of water from the Dibble Avenue waterhole for irrigation purposes as well as the pro-golf shop, caretakers cottage and building adjacent to Riverside Crescent. The golf club building is excluded from the lease.

Current Licences

There are currently no licences over Council lands nor Riverside Park Reserve (R83765).

03 Future Leases/Licences

Riverside Park (R83765)

This PoM expressly authorises Inner West Council as land manager to grant leases and licences of Riverside Park (R83765) Reserve for the purposes and uses which are identified or consistent with those in Table 1.01 and Table 1.02.

Table 1.01 Riverside Park (R83765) Reserve Trust - Permissible Long Term Uses for up to 30 years		
Type of Arrangement Authorised	Categorisation and Facilities	Purpose for which licensing / leasing will be granted
Licence	Park	Recreational purposes
Licence	Park	Organised sport
Licence	Park	School and community group recreation and education use
Lease	Park	Organised sport including golf
Lease	Park	Cafe/Kiosk (social enterprise)

03 Future Leases/Licences

Table 1.02 Riverside Park (R83765) Reserve Trust - Permissible Short Term Uses up to 12 months

Type of Arrangement Authorised	Categorisation and Facilities	Purposes for which short term casual licences up to 12 months will be granted
Licence	Park	<ul style="list-style-type: none"> -Seasonal licences -Sporting fixtures and events -Uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events - commercial fitness trainers
Licence	Park	<ul style="list-style-type: none"> -commercial fitness trainers -casual hire of court -sporting and organised recreational activities - recreational sport
Licence	Park	School and community group recreation and education use
Licence	Park	<ul style="list-style-type: none"> -fairs, markets, auctions and similar events -engaging in trade or business -delivering a public address -public performances -picnics and private celebrations such as weddings and family gatherings -conducting a commercial photography session -filming including film / television -community events and festivals - Outdoor Cinema -playing a musical instrument or singing for fee or reward -advertising - catering - community, training or education - environmental protection, conservation or restoration or environmental studies - exhibitions - functions - hiring of equipment - meetings - mooring of boats to wharves or other structures - site investigations - sporting and organised recreational activities -storage - emergency purposes including training -storage of dinghys/ kayaks/ non motorised boats in allocated storage bays
Licence	Park	environmental protection, conservation or restoration or environmental studies

03 Future Leases/Licences

Inner West Council Owned and Controlled Land

This PoM expressly authorises Inner West Council to grant leases and licences for the purposes and uses which are identified or consistent with those in Table 1.03, Table 1.04, Table 1.05 and Table 1.06.

Table 1.03 Council Land (excluding Dibble Water Hole) - Permissible Long Term Uses up to 5 years		
Type of Arrangement Authorised	Categorisation and Facilities	Purpose for which licensing / leasing will be granted
Lease	General community use	Golf
Sub-lease from head-lease from Canterbury Bankstown Council.	General community use	Golf

Table 1.04 Council Land (excluding Dibble Water Hole) - Permissible Long Term Uses up to 30 years		
Type of Arrangement Authorised	Categorisation and Facilities	Purpose for which licensing / leasing will be granted
Licence	General community use	Recreational purposes
Licence	General community use	School and community group recreation and education use
Lease	General community use	Cafe/Kiosk (social enterprise)
Lease	General community use	Biodiversity purposes - including plant nursery, sale of plants, storage
Lease	General community use	Organised sport including golf permissible for Lots 9/DP130964, 99/DP923642, 4/4/DP272, 3/4/DP272, 2/4/DP272, 1/4/DP272, 19/DP1994, 18/DP1994, 1/DP1170415, 20/DP1994, 21/DP1994, 22/DP1994.

Table 1.05 Council Land- (excluding Dibble Avenue Water Hole)-Permissible Short Term Uses		
Type of Arrangement Authorised	Categorisation and Facilities	Purposes for which short term casual licences up to 12 months will be granted
Licence	General community use	-Seasonal licences -Sporting fixtures and events -Uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events - commercial fitness trainers

03 Future Leases/Licences

Licence	General community use	<ul style="list-style-type: none"> -commercial fitness trainers -casual hire of fields/courts -sporting and organised recreational activities - recreational sport
Licence	General community use	<ul style="list-style-type: none"> -fairs, markets, auctions and similar events -engaging in trade or business -delivering a public address -public performances -picnics and private celebrations such as weddings and family gatherings -conducting a commercial photography session -filming including film / television -community events and festivals - Outdoor Cinema -playing a musical instrument or singing for fee or reward -advertising -catering - community, training or education - environmental protection, conservation or restoration or environmental studies - exhibitions - functions - hiring of equipment - meetings - mooring of boats to wharves or other structures - site investigations - sporting and organised recreational activities -storage - emergency purposes including training -storage of dinghys/ kayaks/ non motorised boats in allocated storage bays
Licence	General community use	environmental protection, conservation or restoration or environmental studies

Table 1.06 Dibble Avenue Waterhole - Permissible Short Term Uses

Type of Arrangement Authorised	Categorisation and Facilities	Purpose for which licensing / leasing will be granted
Licence	Community Land - watercourse	environmental protection, conservation or restoration or environmental studies

03

Statutory conditions and legislation



Figure 8 - Public Works - Access easement

Public Works - Access easement (1911)

Easements generally provide specific rights to access and does not grant ownership of the land. Easements are generally used to secure rights of access and rights for use of the land. The Public Works access easement impedes any construction on the access easement.

Legend
Easement



Figure 9 - Mascot Petroleum Pipeline easement

Mascot Petroleum Pipeline - Viva Energy

Mascot Petroleum Pipeline runs through much of the site. The pipeline has a 6m easement and 120m buffer. Viva Energy currently manage the pipeline and must approve and be consulted on any works within its zone.

Legend
Pipeline
120m buffer

03

Statutory conditions and legislation





Figure 10 - SEPP - Coastal Management Act 2016

State Environmental Planning Policy - Coastal Management Act 2016

The act aims to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of people.

Legend

-  Coastal Wetland
-  Coastal use area/coastal environmental area

Other relevant legislation

- Companion Animals Act.
- Disability Discrimination Act.
- Environmental Planning and Assessment Act 1979
- National Construction Code 2015.
- National Parks and Wildlife Act 1974.
- Native Vegetation Act 2003
- Noxious Weeds Act 1993
- State Environmental Planning Policy (infrastructure) 2007.
- Threatened Species Conservation Act 1995.
- Work, Health and Safety Act.



Marridville Parklands Golf Course. Photography by Inner West Council.

05_ Engagement Overview + Common Themes



05 Engagement Overview + Common Themes

Overview

The community engagement methodology aimed to be as inclusive as possible with a variety of forums for feedback. The process included 2 informal 'drop-in' style interactive workshops at A.B Crofts Playground in Dulwich Hill. These sessions were held on the weekend to ensure a broad spectrum of users could be engaged. An online survey at 'Your Say Inner West' was also available during the entire engagement period.

Refer to Appendix A for the comprehensive community engagement report.

TREES AND PLANTING



Appreciation of wildlife and vegetation

Community garden

More rainwater gardens

Natural setting

More under story planting

PATHWAYS



Enjoy proximity to the water

Cycling vs walking

Upgrade existing paths

LIGHTING



Lighting along foreshore

Minimal lighting throughout park preferred

Improved lighting along driveway

Common Themes

The Golfing Community

Active golfers believe the lands are well shared with other members of the public and that any adjustment in the provision of lands away from the current 18 hole set up would be to the detriment of the golf club and its community

Passive Recreation Users

There are some concerns that the land is not shared adequately and that the constant threat of being hit by a golf ball was significant. Some users were unsure that public were even allowed to access the lands.

FORESHORE INTERFACE



Bushcare and regeneration

Kayaking and fishing

Twilight picnics and concerts

Open and immediate proximity to the river

LINKAGES



Improve broken linkages

Connect to the Greenway

Avoid crossing teeing ground

Avoid

necessity to cross Wardell

Road bridge

FURNITURE



Seating along river

Dog waste bins

More bins in key areas

05

Engagement Overview + Common Themes

FENCING/BOUNDARY



Inviting perimeter fencing

Upgrade tennis court at Ewan Park

Dog off-leash area

SIGNAGE



Better signage from Beaucham Street

Golf ball risk signage

signage at Dibble Ave Waterhole

Community language signage

WATER MANAGEMENT



Irrigation

Management of Dibble Ave Waterhole water

Irrigation of fareways

CLUBHOUSE



Verandah and outdoor space

Potential for functions, facilities and funding.

More appropriate for families

Dibble Avenue Waterhole

- The history of the site was important to some and suggestions were made to provide signage on this subject.
- A lot of residents in the area were fond of the wildlife and bird populations that are served by the Waterhole environment and valued council initiatives to manage this aspect.
- There was a feeling among users that the low water levels and poor maintenance of the site was a missed opportunity to enhance this unique and diverse site. The resulting odour and rubbish from low levels and poor management were strongly resented.
- Some respondents questions whether on not public access should be provided, stating that the site was more important as a sanctuary for wildlife.
- Users frequently noted that the lack of visibility and access to the Waterhole was an issue, excluding a large share of the community from its benefits. Along with this, it was noted that there are limited opportunities to sit / rest near it to enjoy the wildlife.
- Members of the community were well informed about its use for irrigation on the course and believe the preservation and adequate management of this function is a priority.
- The treatment of the banks was of concern to

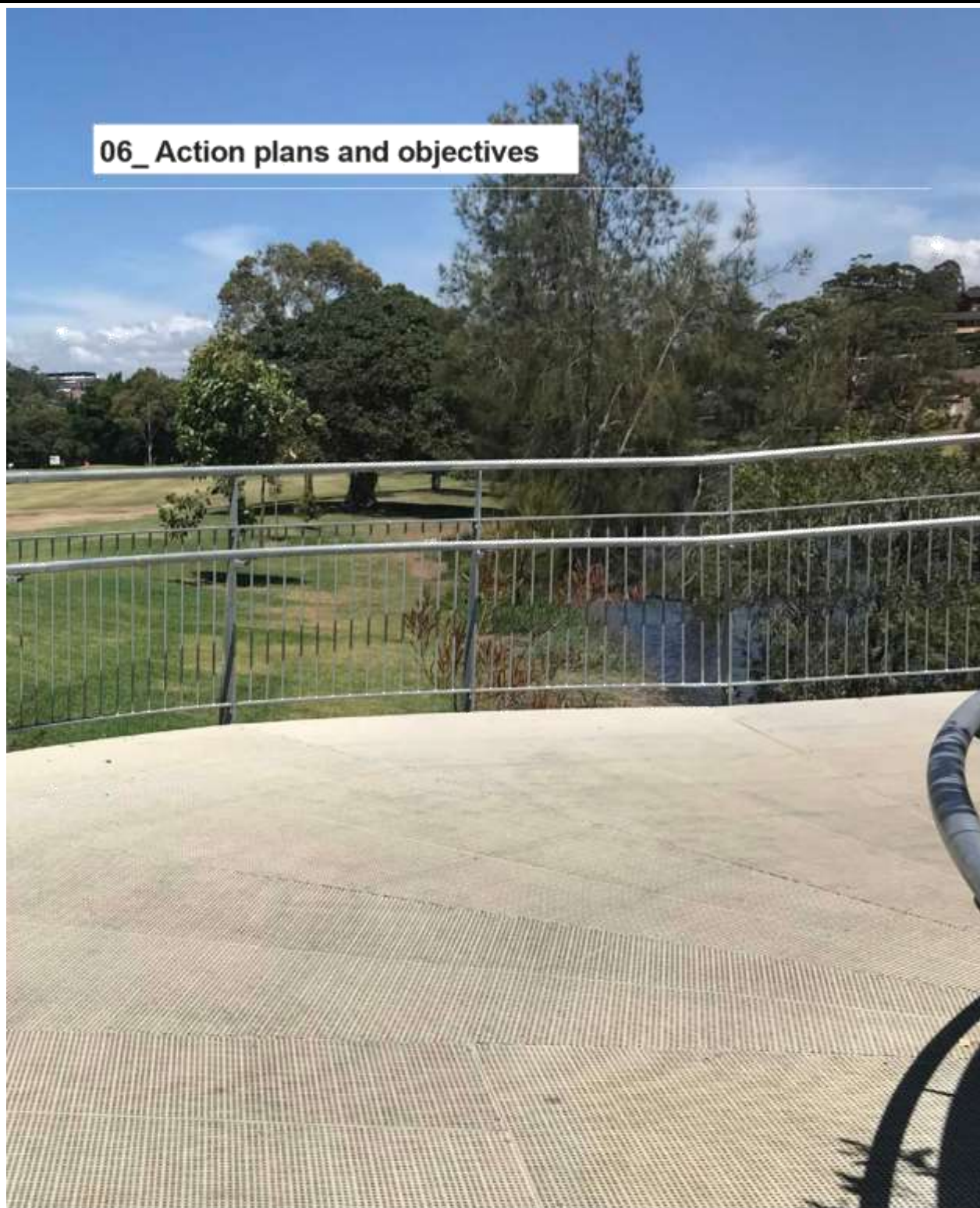
many members of the community. Whilst it was agreed that bank naturalisation and subsequent stabilisation is essential, who's responsibility this is not clear among users.

- The fencing around the water hole was troubling for many users, adding to the feeling that the Waterhole was neglected by both the council and local residence and acting as an obstacle to increased engagement with the environment.
- The community were also interested in establishing a plan of management for maintenance, specifically the removal of rubbish which at its presently low level is an increasing issue in the Waterhole.
- Users mentioned that signage on the pathways near the Waterhole along the Cooks River could inform and direct people to the Waterhole thus increasing engagement and participation.
- Because of the environmental importance of the area and the wealth of wildlife and plants, a possible integration of education amenities for local schools, groups and community initiatives was proposed.
- Users noted how the past accessibility and pontoon on the water lead to greater involvement with the Waterhole and were interested in the pontoon returning. Other amenities such as a lookout for bird watching and a walkway were suggested.



Besman footbridge. Photography by Inner West Council.

06_ Action plans and objectives



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06 Action plans and objectives

The following section outlines the strategic objectives and recommendations for the Marrickville Parklands and Golf Course. The objectives and outcomes are priorities between high, medium and low. The table below shows the management actions required to implement the recommendations.

Objective	Overarching aim and goal consistent with Inner West Council Community Strategic Plan and community engagement outcomes
Recommendation	Specific tasks and outcomes for to be investigated or implemented
Priority	
High	Short term - 1 - 3 years
Medium	Medium term - 4 - 6 years
Low	Long term - 7 - 10 years
Funding	Preferred funding source including Capital works budget (Capex), Operational Budget (OP) or Grant funding
Means of assessment	How the recommendation can be assessed for success

06 Action plans and objectives

Recreation

Current description

Marrickville Parklands and Golf Course currently provides a wide range of recreational opportunities. It is considered the largest parcel of Council managed open space within the Inner West Local Government Area. The site currently functions with the following uses;

- 18 hole Golf Course
- Passive Recreation
- On-leash dog walking

Increased Opportunities for Improving Community Life-Marrickville Golf Sporting and Community Club

The Plan of Management highlights the opportunities which exist for increasing community recreational opportunities through redevelopment and enhancement of the parklands and diversification of recreational use and improved accessibility and inclusion. Opportunities also exist to increase the membership and functionality of the Marrickville Golf Sporting and Community Club. Such opportunities include introducing future opportunities for Dragon boating to the Cooks River (within the Marrickville Parklands) encouraging partnerships and collaboration between neighboring clubs and in the longer term consolidating infrastructure.

Partnerships opportunities include greater collaboration with the River Canoe Club and its social activities, enhanced collaboration with the seasonal sporting uses of Mahoney Reserve and Steel Park including The Flying Bats, Marrickville FC and the Sydney Womens Baseball League. Such inclusion could increase social membership of the Golf Club (especially in areas where there are clear disparities eg women and girls membership) and increase the longer term financial sustainability of the club as well as support infrastructure improvements into the future.

*The Marrickville Golf and Sporting Community Club has 705 members across all categories of whom 165 are Women. This equates to 23% of the total club membership.

Vision

Increasing opportunities for community life within the Marrickville Parklands and the Marrickville Golf and Sporting Community Club will not only support increased opportunities for recreation and community cohesion, it will also build a stronger and more inclusive community and assist with the long term financial security of the sporting club.

Objectives	Recommendations	Priority	Funding	Means of assessment
Provide a wide range of quality recreation and leisure experiences	Conserve and enhance passive recreation and facilities within the park including trees in grass and informal park seating as per Part 2 Master plan report	High	Capex/ grant funding	Planning consent/works program
	Provide a range of passive recreation settings to cater for relaxation and weekend use including mature tree canopy, flexible use open grass spaces and limited provision of urban use character plaza spaces as per Part 2 Master plan report.	High	Capex/ grant funding	Planning consent/works program
	Provide 'Golf Free afternoon' one evening a month where there is no golf to be played for increased public recreation and events.	Med	OP	Community feedback
	Reduce the course to 9 holes within 5 years of any new license/lease agreement.	High	OP	Community feedback
	Investigate the potential for flexible recreation spaces including the potential for informal sports grounds.	Med	OP	Community feedback
	Encourage the introduction of community and cultural events at the parklands. Events may be held with a Council licence and approval	Med	OP	Community feedback
Provide active and accessible transport	Provide a concrete shared path from 'The Greenway' at Ewen Park to the Cooks River cycleway at HJ Mahoney Reserve.	High	Capex/ grant funding	Planning consent/works program
Improve administrative functions	Consolidate lots and road closures	Med	OP	Plan registered
Marrickville Golf Club	Provision for a new Golf Club within the existing footprint is permitted	Low	OP	Planning consent
	Within five years from the commencement of any new license agreement the Golf Club or any new community sporting club must provide for equal access to the main function and club facilities located on the course	Med	tbc	Planning consent

06 Action plans and objectives

Access

Current description

The site is accessible for recreation activities being close to homes and public transport. The park is considered an important access route along the Cooks River and future potential connections between the Greenway and Cooks River Cycleway.

Access pathways through and within the site are currently considered confusing and of poor quality. Clear and readable wayfinding throughout Marrickville Parklands and Golf Course walk are desirable.

Relevant policies

- Inner West Council Inclusion Action Plan (for People with a Disability) 2017-2121

Values

The community values accessible and inclusive public spaces which are welcoming and well looked after.

Vision

Provide safe and accessible access for the public throughout the site.



Primary pathway - share pathway along the Cooks River



Secondary pathway through low vegetation



Tertiary pathway through revegetation

Objectives	Recommendations	Priority	Funding	Means of assessment
Improve accessibility and legibility for all throughout the site.	Improve pedestrian entrances to the site with signage relating to the safe thoroughfare through the golf course.	High	Capex/ grant funding	Planning consent/ works program
	Provide wheelchair accessible pathways along the Cooks River foreshore walk as per the Master Plan Report.	High	Capex/ grant funding	Planning consent/ works program
Provide pathways which are safe and accessible	Primary pathways are to be sealed and where possible at a grade accessible for wheelchairs.	Med	Capex/ grant funding	Planning consent/ works program
	Provide lighting along primary pathways	High	Capex/ grant funding	Planning consent/ works program

06

Action plans and objectives

Infrastructure

Current description

Infrastructure within the Marrickville Parklands and Golf Course is generally restricted to footpaths, driveways fencing and infrastructure relating to the golf course. Community engagement outcomes noted a lack of maintenance and upgrade works of current infrastructure is required.

Relevant policies

- N/A

Values

The community values well constructed, maintained and usable assets.

Vision

To provide flexible, inclusive and maintainable infrastructure which meets Councils environmental and lifecycle cost expectations.

Sheet Piling

The Cooks River edge shall be naturalised in conjunction with stakeholder engagement. The river edge naturalisation shall include alternate types of edge treatment; one that allows views to the river with low growing salt marsh and wetland species and another that encourages mangrove species to colonise the intertidal zone.

The existing sheet piling will not be replaced along the river edge. Instead it will be removed gradually and in conjunction with stakeholders.

The existing sheet piling will be used as the



Sheet piling, Cooks River

starting point to lay back the river banks for the naturalisation process. This ensures no compromise to the river capacity to hold existing volumes of water.

Seating and picnic settings

Provide drinking fountain with waterbottle fill and dog bowl near Beaman Bridge pedestrian path. Provide drinking fountain near the proposed nursery site.



Jack Shanahan Reserve, pedestrian lighting

Lighting

Provide lighting along the Cooks River Foreshore from Mahoney Reserve to the Greenway Cycleway. Investigate pedestrian lighting from Bruce Street to the Cooks River Foreshore. Ensure lighting is consistent with Greenway and Cooks River Cycleway Lighting.

Provide carpark and driveway lighting from Wharf Street to Beaman Bridge car park. Minimise area and pedestrian lighting within the park.

Lighting should be LED and in keeping with Cooks River Cycleway lighting. Lighting for the Cooks River Cycleway are hot dipped galvanised 100mm diameter poles painted with DULUX Ferreko No 3(MIO) coating system. Base of light pole is to include a concrete mowing strip and ensure base plate remains exposed for asset condition monitoring.

Fencing

Minimise boundary and internal fencing. Include safety fencing in specific locations as shown on the plans. Ensure fencing is fauna safe.

06 Action plans and objectives

Fencing is to be set back from footpaths with planting between. Fence panels are to include a concrete mowing edge.

Bollards

Install bollards long the vehicle entrance. Minimise the use of bollards to key locations.

Boardwalks

All timber throughout the site is to be Spotted Gum with a thick profile (approx 140mm x 38mm minimum) to reduce maintenance issues.

All new timber (structural, non-structural, joinery, timber substrates, timber products including



Camperdown Park, Camperdown, timber boardwalk

manufactured timber products) should be either FSC-certified or PEFCcertified timber or equivalent.

Signage

- Remove all golf club advertising signage within and around the parklands relating to alcohol and gambling.
- Install street post directional signage for the Golf Club

Bins

Provide slatted bin enclosure for multiple wheel bin storage near main park entry points. Provide additional wheeled bin enclosures for single bins in other locations within the park.

At a minimum provide wheeled bin enclosures at;

- Beaman Bridge
- Entry Carpark between HJ Mahoney Reserve and Kayak Launch
- Bruce Street Entrance

Retain current wheeled bins and bin stands at;

- Tennyson Street Playground
- AB Crofts Playground

Upgrade bin slabs if required.

Objectives	Recommendations	Priority	Funding	Means of assessment
Provide life cycle cost effective and sustainable infrastructure as per the Master Plan	Provide a suite of furniture including picnic settings, water fountains and seating which is in keeping with the Cooks River Parklands and Greenway furniture suite.	High	Capex/ grant funding	Planning consent/ works program
	Provide LED lighting along the Cooks River Foreshore from Mahoney Reserve to the Greenway Cycleway. Provide lighting along the driveway from Wharf Street to Beaman Bridge car park.	High	Capex/ grant funding	Planning consent/ works program
	Install timber boardwalks at key locations as per Part 2 Master Plan Report. All new timber (structural, non-structural, joinery, timber substrates, timber products including manufactured timber products) should be either FSC-certified or PEFCcertified timber or equivalent.	Med.	Capex/ grant funding	Planning consent/ works program
Manage existing site infrastructure	Remove existing sheet piling along the river edge in conjunction with engineering and ecology advice. Ensure stakeholders are informed of the process	High	Grant funding	Planning consent/ works program
	Remove all unnecessary signage. Signage advertising alcohol, gambling or political views are not permitted in or around the Parklands.	High	Grant funding	Planning consent/ works program

06

Action plans and objectives

Arts and community

Current description

The Marrickville Parklands and Golf Course do not currently house any public art.

Relevant policies

- Former Leichhardt Community and Cultural Plan and Public Art Policy
- Inner West Council Public Art Policy (to be developed)
- Inner West Council Memorial Art and Plaques Policy (to be developed)

Values

The community values accessible and inclusive public spaces which are welcoming and well looked after.

Vision

Provide safe and accessible access for the public throughout the site.

Objectives	Recommendations	Priority	Funding	Means of assessment
Advocate for and implement Public Art	Allocate an amount of 5% of the total budget for public art and placemaking features to assist in the transformation of pathways through the precinct.	Med	Capex/ Grant funding	Works program
	Utilise public art/ placemaking features to tell 'stories of place' about both the natural and cultural histories of the Cooks River, and draw regional links where possible to the GreenWay	Med	Capex/ Grant funding	Works program
	Consider the application of public art/ placemaking features in the infrastructure (ie. text etched in wood pathways and woven images text in "golf netting") - for distinctive value add ons.	Med	Capex/ Grant funding	Works program
	Utilise public art/ placemaking features to support the work of the Trees, Parks and Streetscapes and Urban Ecology Teams.	Med	Capex/ Grant funding	Works program
Manage the request and installation of Memorials	Memorial art, tree plantings and plaques may be installed in accordance with Council's Policy.	Low	OP	tbc

06

Action plans and objectives

Urban Ecology

Trees

Current description

Marrickville Parklands and Golf Course is comprised of approximately 57 different species and genus, with the prominent species being She Oak, Eucalyptus, Port Jackson Fig, Mangrove, River She Oak and Black Tea Tree. The species palette appears to be consistent with native tree species planted during the period of national identity between the 1970's and early 1980's. Consequently the age class of the majority of the existing trees is predominantly mature. Healthy Mangrove trees provide an essential ecosystem along the Cooks River foreshore whilst helping prevent erosion by stabilising sediments with their root system adaptation. The original tree planting layout is mainly in line with golf course landscaping design principles and limited to separating boundaries, fairways and adjacent trees.

1943 aerial imagery provides clues in relation to trees that still exist onsite to this day that may have greater historical significance. Such trees can be attributed to the plantings primarily around the main club house, most importantly the Norfolk Island Pine behind the main building and the Bull

Bay Magnolia to the left of the main building and possibly some Port Jackson Figs.

In 2015, an independent audit was undertaken by Homewood Tree Consultancy to assess 852 trees onsite. In 2017, 53 trees located across the site were removed due to defect symptoms, senescence and poor health. An additional 5 trees were

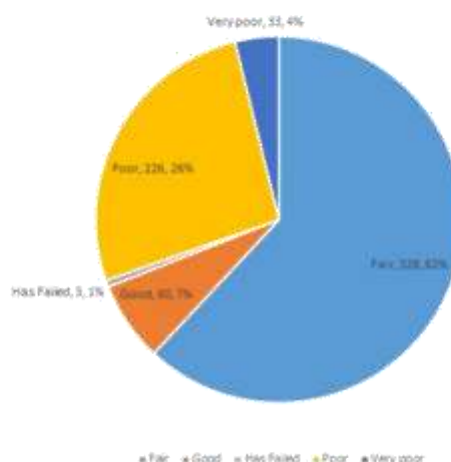


Figure 12 - Tree Structure

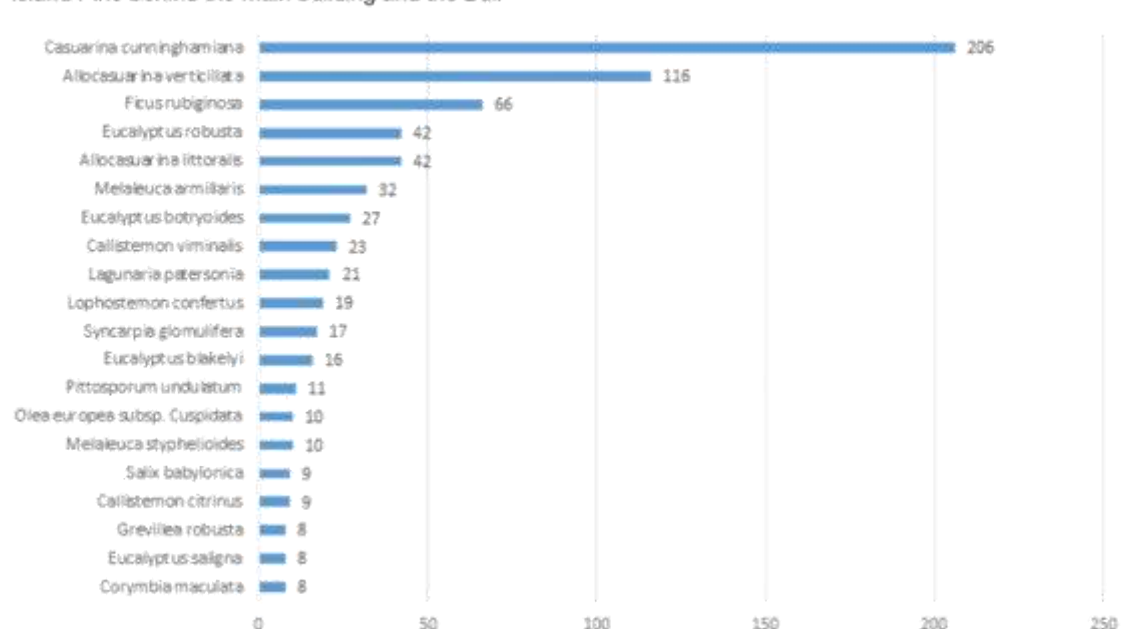


Figure 15 - Top 20 most represented species

06

Action plans and objectives

Urban Ecology cont.

converted into habitat trees to promote ecological habitat value and corridors. In 2018, 100 new native tree species were planted across the site to compensate for the loss of canopy, strengthen age diversity and maintain biodiversity values.

Biodiversity and Water Current Description

The golf course is situated on the Cooks River floodplain. Important remnant patches and representative plants of Mangrove, Salt marsh and Reeds, Floodplain Forest, Sandstone Forest, Sandstone Woodland and Sandstone Heath remain across the site.

Remnant plants include:

Shrubs – *Acacia suaveolens*, *Kunzea ambigua*

Grasses, groundcovers and forbs - *Atriplex australasiatica*, *Dianella longifolia*, *Dichelacne crinata*, *Hypericum gramineum*, *Microlaena stipoides*, *Sarcocornea quinqueflora*, *Sporobolus creber*, *Suaeda australis*, *Wahlenbergia gracilis*.

Ferns – *Cheilanthes sieberi*, *Gleichenia dicarpa*, *Hypolepis muelleri*

Sedges and Rushes – *Cyperus gracilis*, *Fimbristylis dichotoma*, *Juncus homalocaulis*, *Juncus kraussii*, *Juncus usitatus*, *Phragmites australis*

These remnant patches continue to have resilience despite historical pressures and with ongoing restoration and extension, they create important wildlife corridors and habitat stepping stones across the Cooks River Valley for an increasing number of local native fauna species. They are highly valued as seed sources for collection and propagation by Council with a number of species significantly, found nowhere else in the LGA. Plants propagated at Council's Community Nursery are put back into the four restoration sites across the golf course to increase species diversity and richness:

- Landcare site – Sandstone remnant with extension areas – regular ongoing restoration since 1997 by Council volunteer bushcare group
- Wave Rock site – Riparian and sandstone remnant with extension areas – regular ongoing restoration since 2013 by Council and Mudcrabs volunteer group

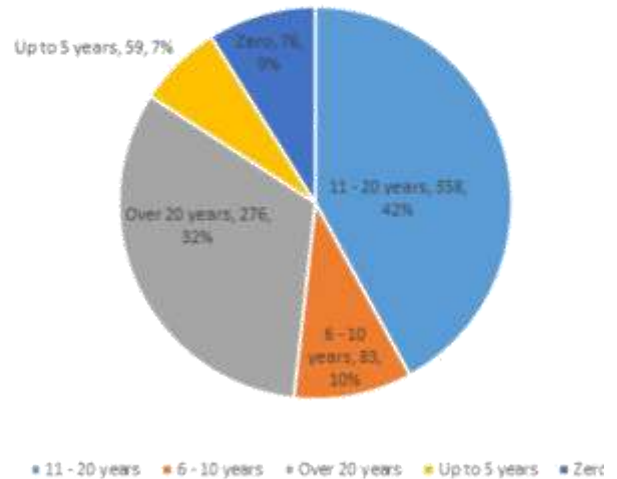


Figure 14 - Remaining life of tree species

- Beauchamp Street site – Sandstone remnant with extension areas – regular ongoing restoration since 2014 by Council and contractors
- Princes Street site – Sandstone and grassland remnant within a pocket park with extension areas – regular ongoing restoration since 2015 by Council and contractors.

Council works with both bush regeneration contractors and volunteers to care for these sites. Monthly volunteer working bees are held at the Landcare site through Council's bushcare program and Wave Rock site in partnership with Mudcrabs Eco Volunteers. In 2018 volunteers at both sites contributed 130 hours.

Both Marrickville Parklands and Dibble Avenue Waterhole are Priority Biodiversity Areas recognised for their high biodiversity values as identified and outlined in Marrickville Council's Biodiversity Strategy 2011-21 (refer figure 4).

The Dibble Avenue Waterhole was listed as a heritage item in 1999 as Marrickville's last remaining unfilled brick pit. The Statement of Significance was then updated in 2001 to acknowledge that: 'Its significance lies in its value as a rare inner city refuge for waterbirds'.

06 Action plans and objectives

Restoration of the site began in 2009 using terracing and a diverse range of local native plants. The shrubby sandstone vegetation has established over time to provide stability on the slopes surrounding the freshwater wetland. The limited access provided by fencing around the site has provided sheltering, breeding and foraging resources for a range of local fauna species including significantly three species of frogs (Eastern Dwarf Tree Frog, Peron's Tree Frog and Striped Marsh Frog).

Increasingly, with ongoing urbanisation both the golf course and Dibble Avenue Waterhole are providing important habitat and connectivity for local native fauna including Threatened Species (Eastern Bentwing bat and Grey-headed Flying Fox). Over 63 native fauna species have been recorded at the sites including:

Birds

- Australian Raven (*Corvus coronoides*)
- Australasian Figbird (*Sphecotheres vielloti*)
- Australasian Grebe (*Tachybaptus novaehollandiae*)
- Australian Magpie (*Gymnorhina tibicen*)
- Australian Raven (*Corvus coronoides*)
- Australian White Ibis (*Threskiornis molucca*)
- Australian Wood Duck (*Chenonetta jubata*)
- Azure Kingfisher (*Alcedo azurea*)
- Black-faced Cuckoo Shrike (*Coracina novaehollandiae*)
- Channel-billed Cuckoo (*Scythrops novaehollandiae*)
- Chestnut Teal (*Anas castanea*)
- Collared Kingfisher (*Todiramphus chloris*)
- Crested Pigeon (*Ocyphaps lophotes*)
- Dusky Moorhen (*Gallinula tenebrosa*)
- Eastern Koel (*Eudnamys orientalis*)
- Eastern Rosella (*Platycercus eximius*)
- Eurasian Coot (*Fulica atra*)
- Galah (*Eolophus roseicapilla*)
- Grey Teal (*Anas gracilis*)
- Hardhead (*Aythya australis*)
- King Parrot (*Alisterus scapularis*)
- Laughing Kookaburra (*Dacelo novaeguineae*)
- Little Black Cormorant (*Phalacrocorax*

sulcirostris)

- Little Corella (*Cacatua sanguinea*)
- Little Pied Cormorant (*Microcarbo melanoleucos*)
- Magpie-lark (*Grallina cyanoleuca*)
- Mallard (*Anas platyrhynchos*)
- Masked Lapwing (*Vanellus miles*)
- Noisy Miner (*Manorina melanocephala*)
- Pacific Black Duck (*Anas superciliosa*)
- Pied Currawong (*Strepera graculina*)
- Purple Swamphen (*Porphyrio porphyrio*)
- Rainbow Lorikeet (*Trichoglossus haematodus*)
- Royal Spoonbill (*Platalea regia*)
- Silvereye (*Zosterops lateralis*)
- Spangled Drongo (*Dicrurus bracteatus*)
- Spotted Pardalote (*Pardalotus punctatus*)
- Striated Heron (*Butorides striata*)
- Sulphur-crested Cockatoo (*Cacatua galerita*)
- Superb Fairy-wren (*Malurus cyaneus*)
- Tawny Frogmouth (*Podargus strigoides*)
- Welcome Swallow (*Hirundo neoxena*)
- White-faced Heron (*Egretta novaehollandiae*)
- Willy Wagtail (*Rhipidura leucophrys*)
- Yellow-tailed Black Cockatoo (*Calyptorhynchus funereus*)

Bats

- Black Flying Fox (*Pteropus alecto*)
- Eastern Bentwing bat (*Miniopterus schreibersii oceanensis*)
- Gould's Wattled bat (*Chalinolobus gouldii*)
- Grey-headed Flying Fox (*Pteropus poliocephalus*)
- Lesser Long-eared bat (*Nyctophilus geoffroyi*)
- Mormopterus redei (species 2)
- White-striped Freetail bat (*Tadarida australis*)

Reptiles

- Blue-tongue Lizard (*Tiliqua scincoides*)
- Broad-tailed Gecko (*Phyllurus platurus*)
- Garden Skink (*Lampropholis delicata*)
- Eastern Water Dragon (*Itellagama lesueurii*)
- Eastern Water Skink (*Eulamprus quoyii*)

Amphibians

- Eastern Dwarf Tree Frog (*Litoria fallax*)
- Peron's Tree Frog (*Litoria peronii*)
- Striped Marsh Frog (*Limnodynastes peroni*)
- Long-necked Turtle (*Chelodina longicollis*)

Possums

- Common Brushtail Possum (*Trichosurus vulpecula*)
- Ringtail Possum (*Pseudocheirus peregrinus*)

06

Action plans and objectives

Urban Ecology cont.

The Cooks River has suffered greatly over time from the impacts of urbanisation in the catchment through loss of native vegetation, increased hard surfaces, pollution (stormwater, sewage, industrial and domestic waste), and rubbish dumping. These impacts have all contributed to a decline in water quality.

Cooks River Catchment Councils are working with community and other catchment stakeholders to improve the water quality of the river. Council is developing a Strategy for a Water Sensitive Community to help achieve a community that is 'water sensitive, with clean, swimmable waterways' (Community Strategic Plan).

The Marrickville Parklands and Dibble Avenue Waterhole and their ongoing maintenance and restoration are vital to improving water quality in the Cooks River.

Inner West Council Local Government Strategies

- Inner West Community Strategic Plan, Our Inner West 2036
- Marrickville Council Strategy for a Water Sensitive Community 2012-2021
- Marrickville Council Biodiversity Strategy 2011-2019
- Marrickville Council Sustainable Irrigation Plan
- GreenWay Master plan 2018
- GreenWay Biodiversity Strategy 2012

Relevant tree policies

- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- Marrickville Urban Forest Policy 2011;
- Open Space Inventory Report

Vision

Maintain and increase Inner West's tree canopy and urban forest, and enhance biodiversity corridors

Relevant Biodiversity Legislation and Policies State

- Biosecurity Act 2015
- Biodiversity Conservation Act 2016
- Coastal Management Act 2016
- State Environmental Planning Policy (Environment SEPP)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy (Coastal Management SEPP) 2018

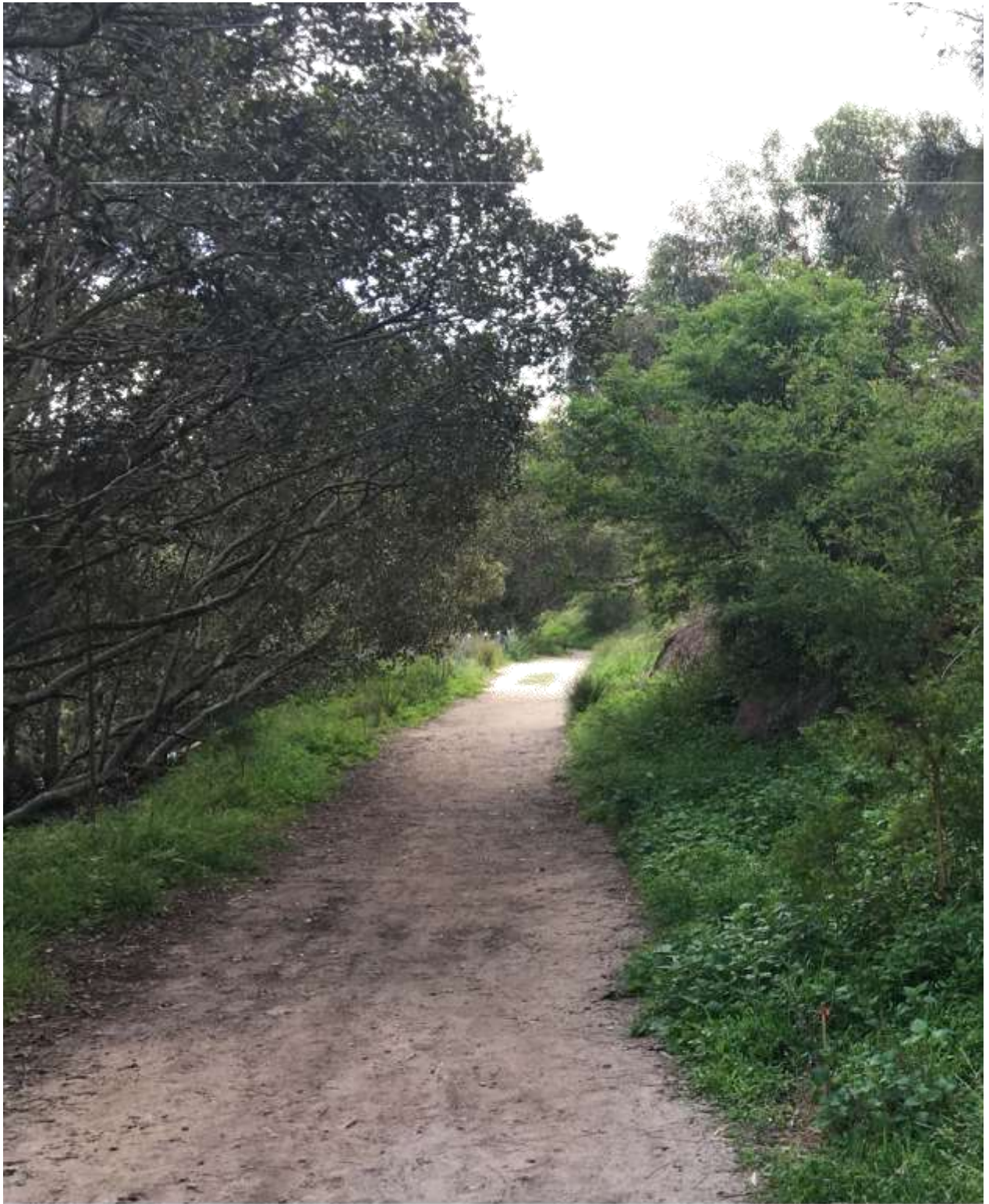
Relevant Water Legislation and Policies

- Fisheries Management Act 1994
- Water Management Act 2000 and Water Management Amendment Act 2014

06

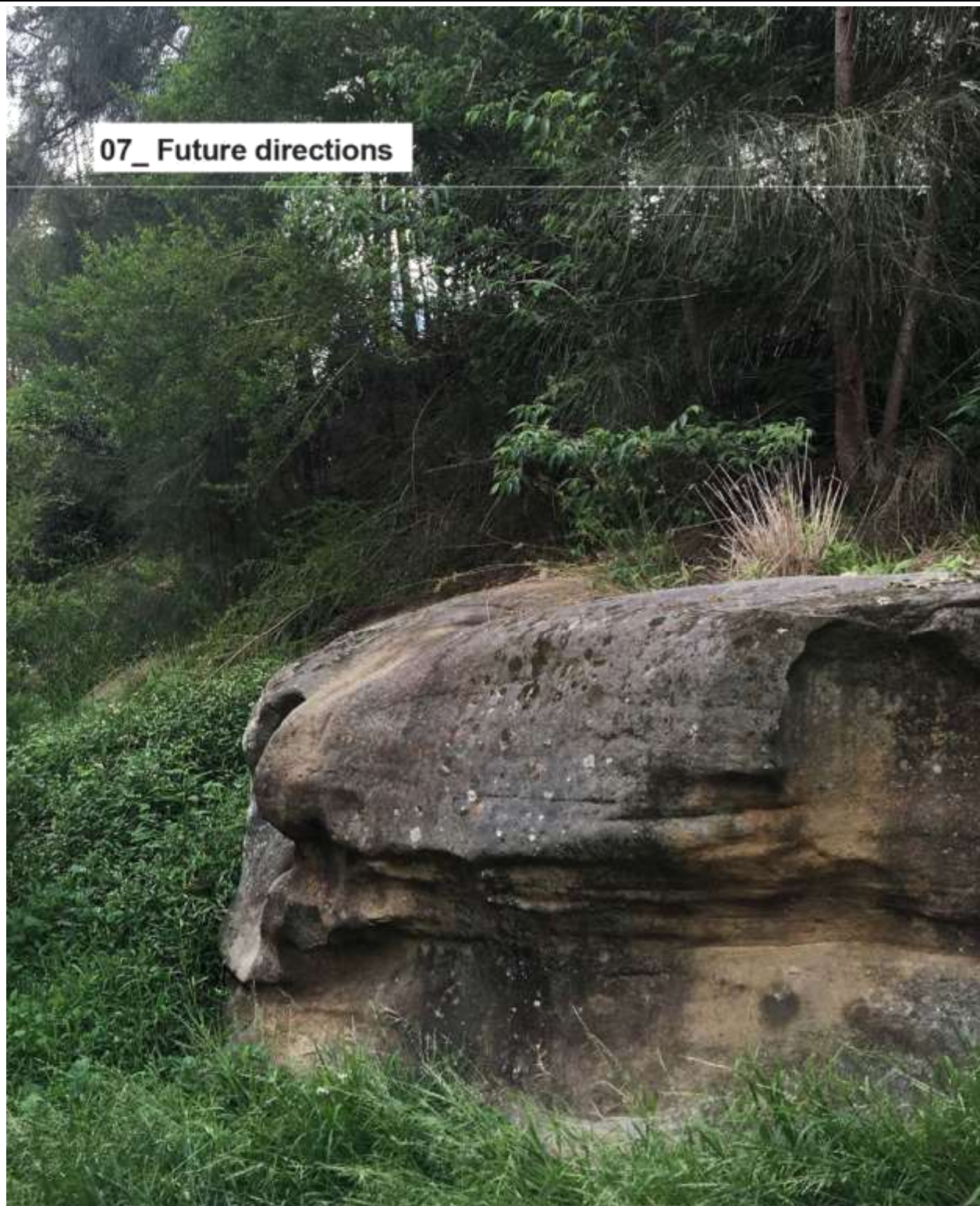
Action plans and objectives

Objectives	Recommendations	Priority	Funding	Means of
Improve parkland tree management and establishment	Marrickville Golf Club is to undertake an assessment of all the trees within the site once every 2 years as part of a proactive maintenance and inspection program. All tree inspections are to be undertaken by an appropriately experienced and qualified AQF level 5 arborist. The assessment program will identify any required works to address tree risk and tree health and is to be submitted to Council for verification and approval prior to any works commencing. The assessments are to be carried out in accordance with and recorded in the tree inventory database prepared for the site. All works undertaken are to also be recorded in the database to ensure it is up to date and accurate.	High		Independent audit
	Develop a Tree Replacement and Planting Strategy for the site. This should include specifications for tree planting, tree stock procurement and tree establishment and maintenance. It should also include; a) an appropriate tree species palette that is suited to the environmental conditions of Cook River Valley. Replacement tree species selection shall be native tree varieties and endemic to the Cooks River Valley ecosystem (refer to Section 2.18.13 of the MDCP2011 and 'Missing Jigsaw Pieces: The Bushplants of the Cooks River Valley' by Doug Benson); b) a commitment to 2:1 tree replacement for any tree that is removed (based on approved works identified as part of an assessment); c) a strategy for the staged removal and replacement of weed species within the site (Willow and Olive).	High		Independent audit
Support and enhance the biodiversity values in the local area	Improve the wider community's knowledge and understanding of good urban tree and forest management;	Med	OP	Community feedback
	Assist stakeholders in the planning, budgeting, implementation, and maintenance of tree planting by providing consistent guidance on suitable species, locations and planting patterns.	Med	OP	Stakeholder feedback
	Guide the decision making and provide a transparent and accountable processes for planting, maintenance, removal processes	High	OP	Independent audit
To make the river, riparian area and floodplain resilient (adaptive and diverse) and contiguous.	Provide long term protection of biodiversity values of the natural areas within the parklands and look for opportunities to increase vegetation cover as per Master Plan, using mainly a diverse range of local and native species from pre-European vegetation communities as a reference.	High	OP/ Capex/ Grant funding	Independent audit
To have successful Species - rich – abundant and diverse plant communities representative of Cooks River Valley Ecological communities	Work with Council's community nursery for advice and sourcing of plants for select new plantings.	Low	OP/ Capex/ Grant funding	Works program
Manage the amount of hard surfaces and infrastructure that will: - Cut connections between the River banks, riparian area and floodplain. - Further degrade habitat and refuge areas for wildlife through increased River access	Utilise permeable paving for footpaths where appropriate when upgrading existing paths.	Med	OP/ Grant funding	Planning consent
	Investigate cycle path options on existing roads within and adjacent to golf course to manage use and width of paths within the parklands to limit impacts on biodiversity areas and passive recreation/reflection places	Med	OP/ Grant funding	Planning consent



Marridville Parklands. Photography by Inner West Council.

07_ Future directions



07

Future directions

The Inner West population is growing and community expectations of what open space can provide at various times of the day/week is increasing. Conflict between some uses inevitably occurs and is likely to intensify over time. This conflict includes conflict between golfers and passive recreation, cyclists and pedestrians, urban bush care and off-leash areas etc.

As a result of major renewal projects, over the next ten years the area will undergo significant population growth and change, and increasing population density. This growth presents challenges and opportunities for Council to provide for the recreation needs of its community.

Over the next 10 years, the Marrickville Parklands and Golf Course will continue to become an integral part of the recreation and biodiversity fabric of the Inner West Local Government Area. Developments including the Greenway in the north and Cooks River Parklands in the south will improve connectivity to the Cooks River, Paramatta River, Marrickville Parklands and greater Sydney.



Sydney Park, St Peters

As a result of increased demand on public open space, Marrickville Parklands and Golf Course must be managed in a flexible and adaptive manner.



Prince Alfred Park, Surry Hills



Stadium Park and Chevron Parklands



Braithwaite Park Nature Play

07 Future directions

The Golf Course is an integral part of many residents fitness and social lives and provides an essential meeting point and gathering space for its members and residents.

Over the last 5 years, Marrickville Golf Club membership has dropped from 409 members to 368 members in 2017-2018. Inner West Council understands the benefit of encouraging the viability of the club and intends to work with the club through the appointment of the Office of Sport Coordinator who will work closely with the club to improve membership and revenue within the club along with supporting the club with the preparation of grant proposals.

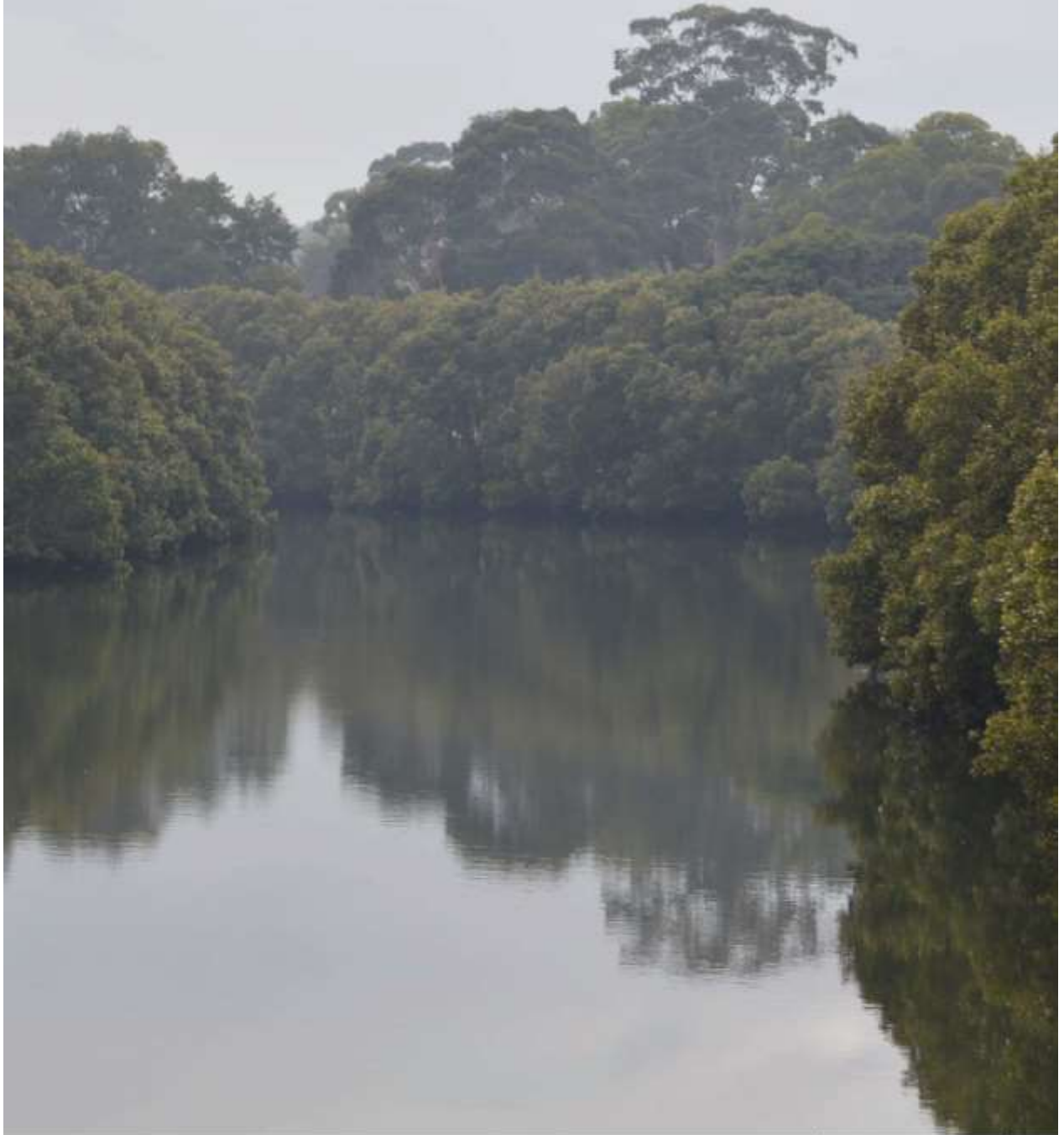
Nevertheless, Council has a responsibility to manage our finite open space and in 5 years propose to move from an 18 hole golf course to a premium 9-12 hole golf course. It is anticipated that the reduced 9-12 hole golf course will be reconfigured to be more challenging for golfers. Subject to Council adoption, Council will work with the Club and a professional golf course designer to ensure best practice outcomes are delivered to balance the needs of the club and the needs of the community.

This move is intended to appeal to both recreational and more serious golfing persons. Whilst the 9-12 hole course will take up more physical space than the current first 9 holes, it is considered important for providing a premium venue and balancing the needs of passive recreation, biodiversity, water management and sport.

The additional public open space would be utilised to provide new larger play spaces, informal passive recreation spaces, formalised picnic areas, biodiversity planting, additional water sensitive urban and an informal sportsground.

Master Plan

Marrickville Parklands, Golf Course & Dibble Avenue Waterhole
September 2020



FURTHER INFORMATION

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Inner West Council
2-14 Fisher St Petersham
NSW 2049 T (02) 9392 5000
www.innerwest.nsw.gov.au

Front cover image: Sunset over Hole 3 on Marrickville Gold Course
Photography by Welsh & Major Architects.

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Document Control

DATE:	REVISION NO:	REVISION DETAILS:	APPROVED:
04/07/18	-	Draft Issue for Internal Review	-
20/11/18	A	Draft Issue for External Review	-
30/11/18	B	FINAL Draft for External Review	-
08/03/19	C	FINAL Draft for Internal Review	-
28/03/19	D	FINAL Draft Masterplan Issue	DW

Executive Summary

A Plan of Management has been developed for the Marrickville Parklands, Golf Course and the Dibble Avenue Waterhole. The parkland occupies land within two local government areas: Inner West Council and the City of Canterbury Bankstown. The parkland is situated on the north/ east bank of the Cooks River, and consists of a land area of 27 acres (10.92 hectares). The Golf Course currently consists of 18 holes in total and is the largest parcel of open space in the LGA. This plan of management recommends to Council that the 18 hole golf course is redesigned to a nine hole golf course with expanded opportunities for other user groups to utilise the open space more effectively and provide greater opportunities for biodiversity and ecology initiatives.

It is recommended that the 9 hole golf course is implemented within five years of adoption of the Plan of Management with the first year (Year 1) dedicated to a detailed redesign of the golf course which includes upgraded par 3 and 4 holes and further Council reporting on an implementation plan for delivery.

The Plan of Management also recommends to Council that the current use of the Dibble Avenue Water hole as an irrigation source for the Golf Course is ceased upon adoption of the Plan of Management and that the Water hole is fully restored in recognition of its priority biodiversity and ecology status.

This Master Plan Report is set out in 4 parts:

- 01 Project context
- 02 Site analysis
- 03 Analysis of community engagement
- 04 Recommended master plan options

Key Features of the Masterplan include::

- An additional 10 hectares of unallocated open space
- New open spaces suitable for programmed sports
- A new 9 hole golf course featuring new and upgraded par 3 and 4 holes
- Upgraded shared pathways along the Cooks River Foreshore
- New safety measures (screens and planting) to allow people to safely use the pathways without fear of golfball strike
- Improved links from surrounding streets into the parklands
- A new river access point suitable for kayaks and other small unpowered watercraft
- New shelters, lookout points and bird hides (Dibble Ave Waterhole) across the parkland
- The re-naturalisation of the foreshore - saltmarsh planting and the phased removal of the existing sheet piling river edge
- Additional planting to improve the riparian corridors
- New WSUD measures that re-integrate the natural watercourses across the site, improving stormwater drainage and encouraging native flora and fauna
- Play equipment provision
- Public BBQ's
- Improvements to existing parking areas



Looking North West over Cooks River. Photography by Welsh & Major Architects.

1.0 Project Context

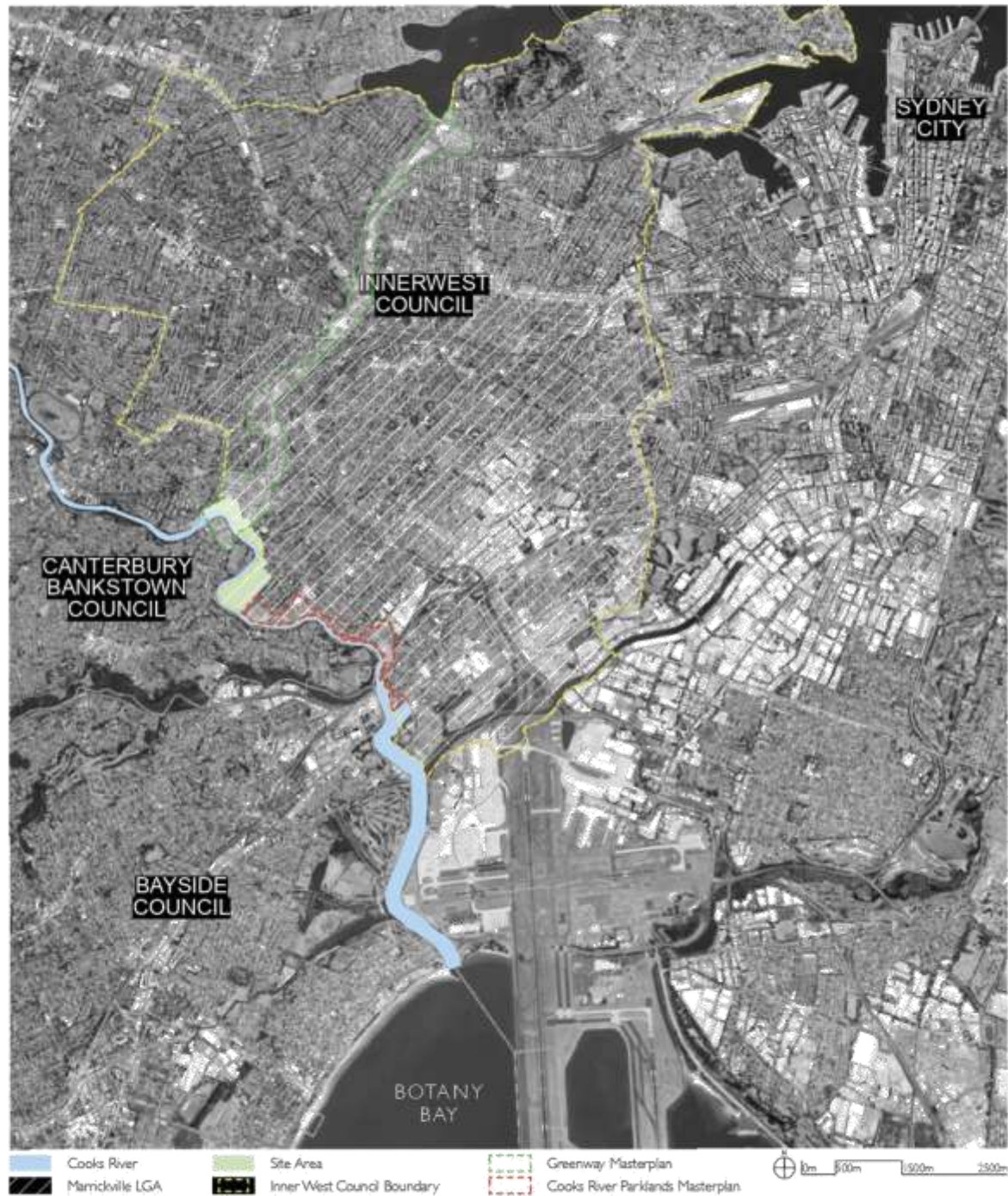


Rehabilitated Vegetation, Marrickville Golf Course. Photography by Welsh & Major Architects.

1.0 Project Context

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I.0 Project Context REGIONAL CONTEXT



1.0 Project Context

IDENTIFYING ZONES & PRECINCTS

Zone 1

Zone 1 of the Marrickville Golf Course is located on the border of Marrickville and Hurlstone Park. It is in the south west portion of the Inner West Council Government Area and the eastern portion of Canterbury Bankstown Local Government Area. It is bordered by Tennent Parade to the West, Wardell Road to the East and Cooks River to the South.

Zone 2

Location Zone 2 of the Marrickville Golf Course is located on the border of the suburb of Marrickville in the south west portion of the Inner West Council Government Area. This Zone is bordered by the Cooks River to the west, Wardell Road to the north and Reserve Crescent and Princess Street to the east. The golf club lands continue to the south.

Zone 3

Zone 3 of the Marrickville Golf Course is located on the border of the suburb of Marrickville in the south west portion of the Inner West Council Government Area. This Zone is bordered by the Cooks River to the west and south and Bruce Street and Beauchamp Street to the east. HJ Mahoney Reserve shares a boundary with the club lands along its south eastern border. The golf club lands continue to the north.

Wardell Road precinct

Wardell Road precinct focuses in on the Wardell Road street crossing between Zones 1 & 2. Golf lands exists to the north west and south east of this road. This precinct focuses particularly on the thresholds between the golf club lands and the road, including the pavements, traffic island and easements.

Waterhole Precinct

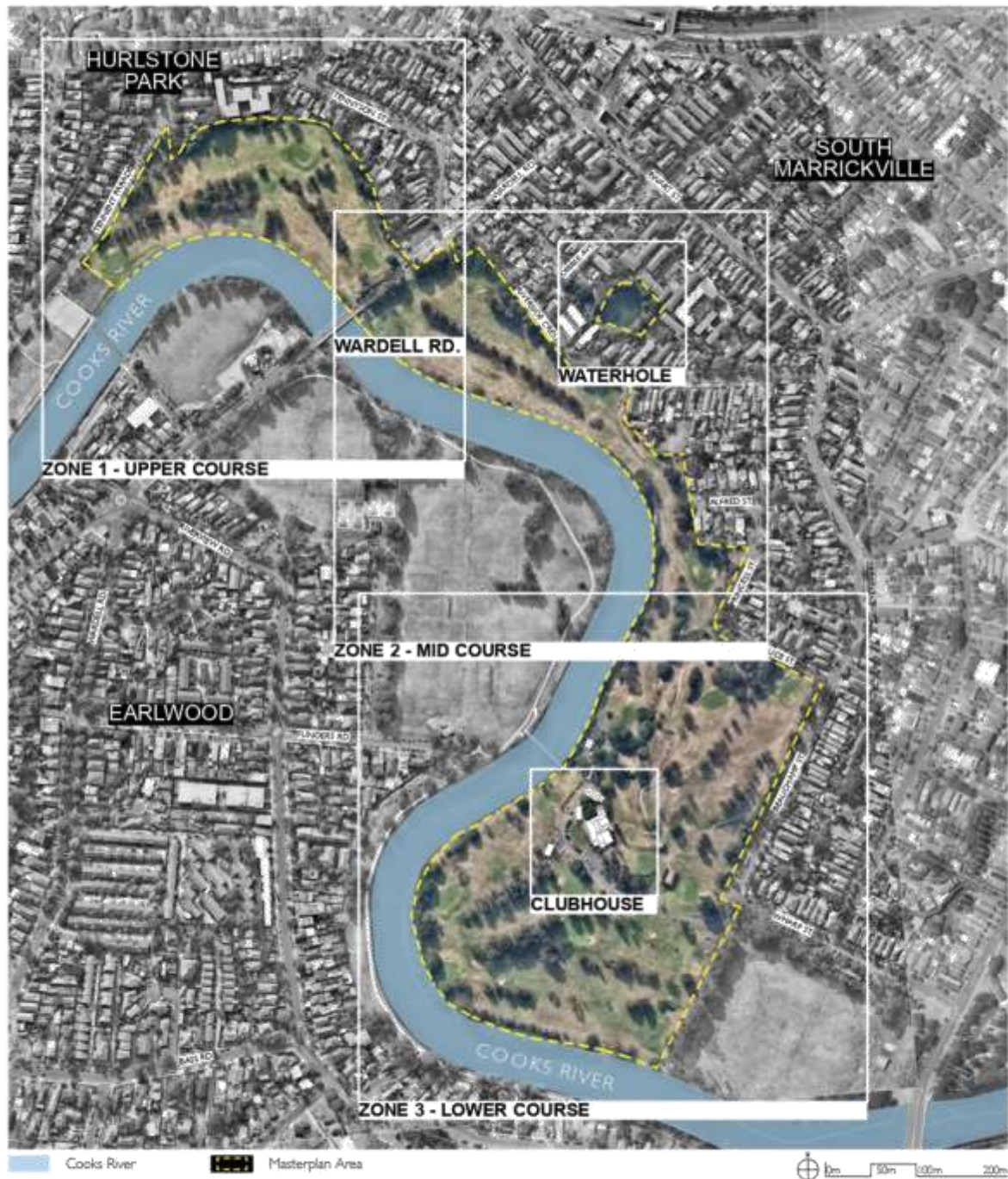
This precinct includes the Dibble Avenue Waterhole and its access via A.B. Crofts playground. The Waterhole is bounded by private properties on all but its south western corner.

Clubhouse Precinct

This precinct focuses in on the clubhouse for the Marrickville Golf and Sporting Community Club. This includes the lands occupied by groundskeepers, membership parking and access to Beaman Park via the bridge over the Cooks River to the north east.

1.0 Project Context

IDENTIFYING ZONES & PRECINCTS





Looking across the lower course greens. Photography by Welsh & Major Architects.

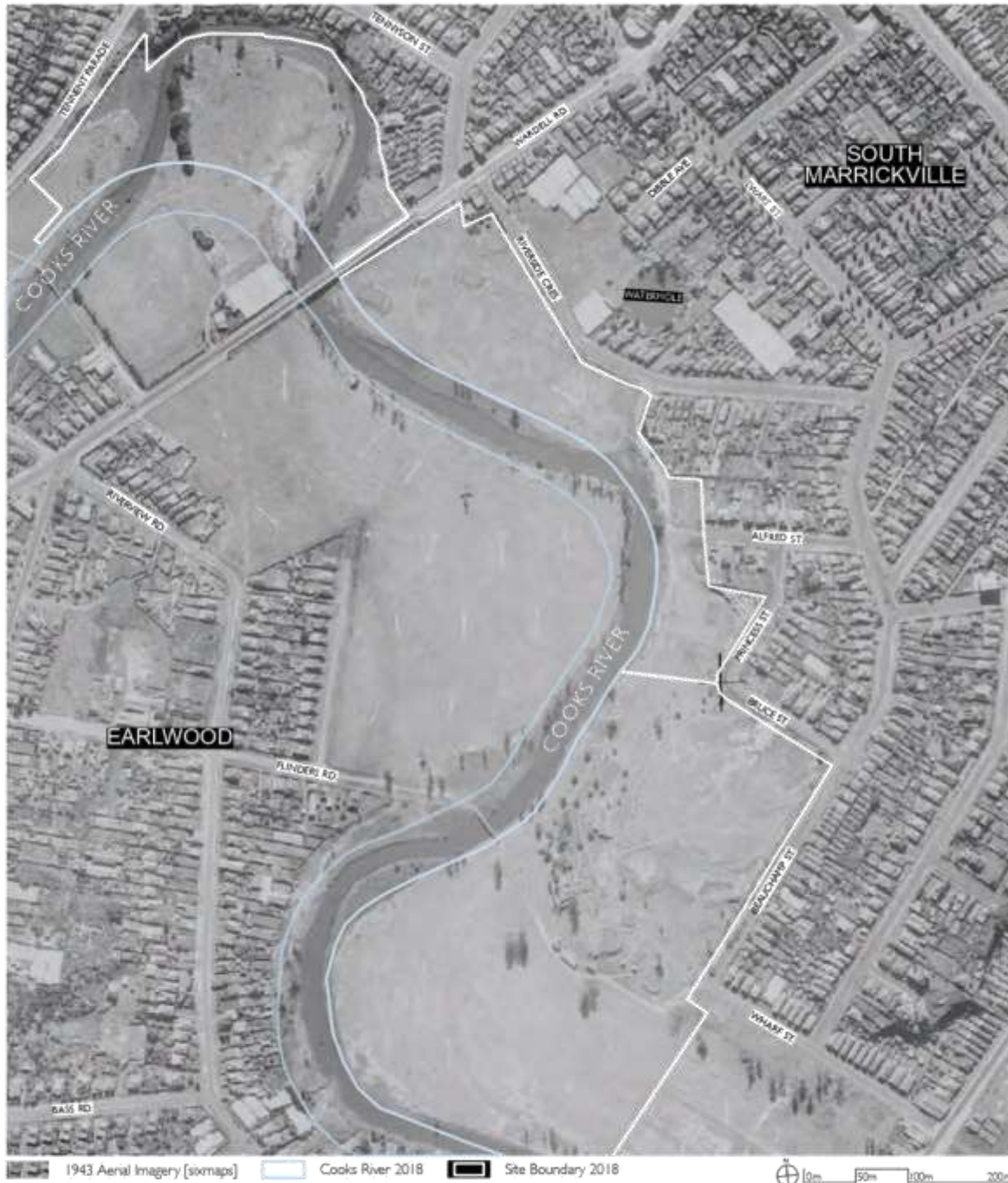
2.0 Site Appraisal + Analysis



Looking up the hill from Hole 9 green. Photography by Welsh & Major Architects.

2.0 Site Appraisal + Analysis

HISTORICAL ANALYSIS



2.0 Site Appraisal + Analysis

HISTORICAL ANALYSIS

Original Occupation

The first Aboriginal people of the Cooks River lived tens of thousands of years ago. In the late 1860s, Aboriginal people were still fishing the river. Connections to the river run deep, with many significant sites dotted along its banks. Today many Aboriginal people live in the area and have a strong sense of custodianship of the river and its heritage.

1910

Marrickville Golf Club (MGC) is situated on part of Riverside Park on a property called Riverside which was acquired by Marrickville Council in 1910, an area of 27 acres which encompassed Bruce and Beauchamp Streets and bounded by the Cooks River which was low lying & swampy and needed some drainage and filling. Marrickville Council had the foresight to adopt a policy to acquire all lands on the banks of Cooks River within its own LGA. It was not all good land as the Council used some of these lands as rubbish dumps.

1938

In 1938 Marrickville Council established a 9 hole golf course on the high ground of Riverside Park in conjunction with Richards Park Work began in 1939 and was finished in 1940. The hilly area was chosen as "it was unsuitable for cricket wickets". The Western Suburbs Churches Cricket Club strongly defended the right to use the flat part of Riverside Park now basically Mahoney Park and won that battle. The establishment of MGC was a Depression relief program under the Spooner relief scheme at a cost of \$2,500. Spooner was the Minister for Public Works. The work was carried out under the supervision of the Council's Engineer, Mr Cottam and a local golfer, Mr Apperly advised on the layout of the course. It provided work for local men with married men given preference. It was necessary to secure an adequate water supply for the golf course. Marrickville Council acquired the Dibble Street waterhole for the purpose.

1954

On 16 February 1953 the MGC was incorporated. Eighteen months later Marrickville Council opened the additional 9 holes that transformed the MGC to an 18 hole golf course. The 18 hole golf course was officially opened on Sunday 28 November 1954 at 1.30pm by the Hon. W.T. Murray MLC and Mayor of Marrickville Mayor Murray, who was also an officer of the MGC.

1947

World War II did have an effect on golf numbers as many people from the area enlisted. Over 3,000 local men and women went into the armed forces and over 750 died. When the war ended there was an upsurge in club membership. By the end of 1947 there were 219 men and women members. The MGC committee recommended that the old building be remodelled. This occurred at the expense and with the help of every member of the MGC. MGC had a lease on the clubhouse and certain restricted right to the Golf Course.

Sources:

Marrickville Golf Club website: <https://www.marrickvillegolf.com.au/about-us/>
Dictionary of Sydney website: https://dictionaryofsydney.org/entry/first_people_of_the_cooks_river



Painting of the mouth of the Cooks River in 1830 by Jack Thompson



Looking north to the Cooks River from the golf course in 1910



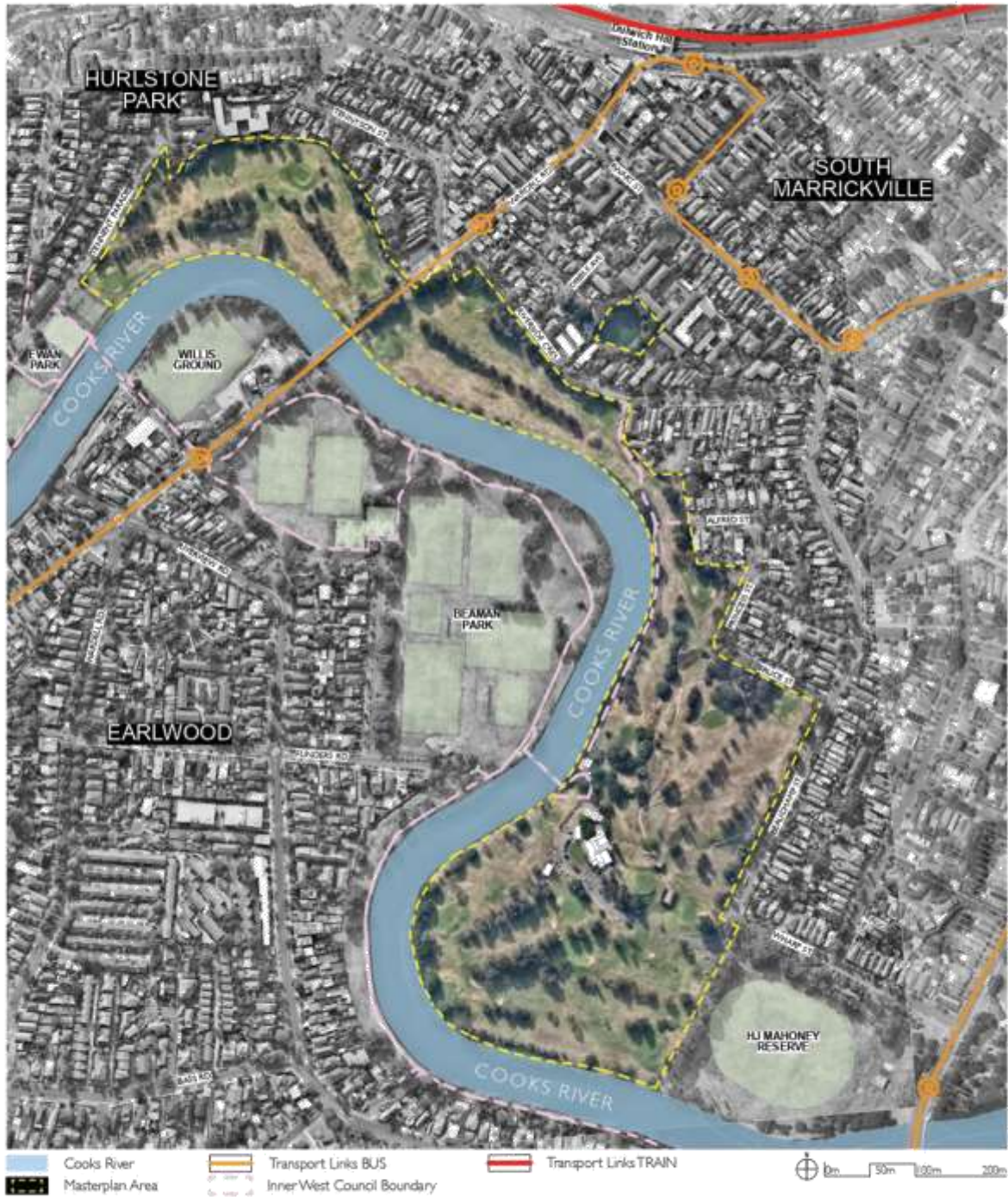
The view of the clubhouse from across the Cooks River in 1938



The view of the current 9th hole next to the Alfred Street cliffs in 1954

2.0 Site Appraisal + Analysis

LOCAL AREA



2.0 Site Appraisal + Analysis



2.0 Site Appraisal + Analysis

ZONE I - UPPER COURSE



Zone Boundary

01. Ling Road pedestrian bridge. / 02. Key confluence of Ewan Park, bridge and golf course lands. / 03. High fencing between courts and course in very bad condition. / 04. Single cricket net. / 05. Entrance and fencing from Tennent Parade. / 06. Typical expansive fairway. / 07. Typical bench / bin / sandbox adjacent to teeing ground. / 08. Tennyson Street playground with access onto golf course lands. / 09. Informal pathway along Cooks River foreshore. / 10. Termination of foreshore at Wardell Street bridge. / 11. Dirt pathway from Wardell Street entrance to hole 12. / 12. Entrance from Wardell Street showing gravel driveway to residential garages.



Welsh+Major

2.0 Site Appraisal + Analysis

ZONE 1 - UPPER COURSE

ZONE/PRECINCT	ZONE 1 - UPPER COURSE
TITLE INFORMATION	Lot 2, DP 818577. Lot 2, DP 217281. Lot 1, DP 434482. Lot 3, DP 610005. Lot B, DP 372028. Lot B, DP 370087. Lot B, DP 374334. Lot B, DP 371804. Lot B, DP 370668. Lot B, DP 370667. Lot 2, DP 744754.
Ownership	Ownership Inner West Council / Canterbury Council
Total Area	47210 sqm
Zoning	Marrickville LEP: REI [public recreation]. Canterbury Council: REI [public recreation].
Existing Classification	-

Overview

Zone 1 of the Marrickville Golf Course is located on the border of Marrickville and Hurstville Park. It is in the south west portion of the Inner West Council Government Area and the eastern portion of Canterbury Bankstown Local Government Area. It is bordered by Tennent Parade to the West.

Character

The upper part of the Marrickville Golf Course is formalised by the layout of the 4 hole that cross it. There is limited vegetation which allows for excellent views both along and across the river. Its northern perimeter is characterised by the array of residential plots that back onto the course.

Pathways

Zone 1 has one formal pathway along its boundary with Wardell Road that winds behind the back of the green and tee off locations. There is a gravel road that services the garages of lots on the corner of Wardell Road and Riverside Crescent. Informal dirt pathways have formed from foot traffic through turfed areas. These are present all along the foreshore and connect to Ewan Park and the paved pathway that starts at the foot of the bridge connecting Willis Ground to Ewan Park.

Fencing / Boundary

A 900mm mesh metal fence runs along Wardell Road at road level with significant but sporadic planting on the slope leading up to it. The boundary to the north is characterised by its mixture of residential fences. Only in the north west corner is this boundary obscured by vegetation. In the north west corner there is also a 4m high chain fence that encloses the cricket nets and football goal. The boundary with Tennent Parade is a 900mm high tubular metal fence in poor condition offset ~2.5m from the road. There is a severely dilapidated 5m+ high chain-link fence between the golf course and the disused tennis courts at Ewan Park.

Signage

At the tee location for each hole there is a rudimentary 1200mm sign with information on the hole and the majority of its area given to advertising. At the intersection of the Ewan park shared path, the pedestrian bridge over the river and the course lands there is a standalone interpretive sign with information about the history and ecology of the site. A small sign on the other side of Wardell Road also informs golfers that hole 12 can be found across the road.

Furniture

There is minimal furniture in this part of the course except for two locations which have a simple bench / bin / sandbox provided for golfers. They are orientated towards the tee off locations.

Foreshore Edge

The foreshore interface is predominantly rusted sheet metal piling. The access point to Ewan Park is bordered by a small mangrove bed which has been grown around a tiered sandstone embankment.

Parking

There is no explicit provision for parking for course users in this zone. Roadside parking is available on all neighbouring roads. Information on parking hours / availability will be provided at a later date.

Golf Amenity

Aside from the two locations in which furniture is provided on the greens, there is no other amenity for golfers apart from signage at each hole indicated yards / par / advertisement.

Trees

Tree cover in Zone 1 is somewhat typical of Golf Course planting. Banks of trees line the fairways, especially in the areas between two fairways. The edges of the course in this zone are sparsely planted in comparison to other parts of the course.

Most trees in this zone are in moderate to good health and the limited number of dead trees have been retained and enhanced hollows have been created for fauna. There are habitat trees here.

Vegetation

There are important patches of regenerating saltmarsh plants (*Suaeda australis*, *Sarcocornia quinqueflora*, *Juncus kraussii*) and reeds (*Phragmites australis*) along this section of the foreshore despite the physical barrier of the steel sheet piling. Small patches of Swamp Oak (*Casuarina glauca* and *Casuarina cunninghamia*) are providing important stepping stone habitat for local fauna. The recent uptake by Gould's Wattled bats (*Chalinolobus gouldii*) in the habitat tree in one of these patches and their use of one of the long nestboxes adjacent to Tennant Parade is proof of the importance of this part of the course. Tawny Frogmouths (*Podargus strigoides*) are also present in these patches throughout different times of the year. The lack of direct lighting through this section could be important preferencing factor for both of these species.

The rain garden created by Council on the course, adjacent to Tennyson Street playground, is providing important habitat for several species of frog and reptile species including Striped Marsh frog, Peron's Tree frog, Eastern Water skink, Eastern water dragon.

There have been many new tree plantings using local native Cooks River species throughout this section in 2018 to help increase canopy and biodiversity.

Lighting

There is no provision for lighting anywhere in Zone 1.



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01. Ling Road pedestrian bridge. / 02. Key confluence of Ewan Park, bridge and golf course lands. / 03. High fencing between courts and course in very bad condition. / 04. Single cricket net. / 05. Entrance and fencing from Tennent Parade. / 06. Typical expansive fairway. / 07. Typical bench / bin / sandbox adjacent to teeing ground. / 08. Tennison Street playground with access onto golf course lands. / 09. Informal pathway along Cooks River foreshore. / 10. Termination of foreshore at Wardell Street bridge. / 11. Dirt pathway from Wardell Street entrance to hole 12. / 12. Entrance from Wardell Street showing gravel driveway to residential garages.



Fauna linkages



Roodplan extent



Cooks River foreshore building line



Ground cover



Tree cover



Access points & Existing Pathways



Boundary condition



Soil type



Adjacent Building Height



Course layout



Contours



Services

Redestrian / Vehicle Access	Mangrove Zones	High fence	Single Story	Aviation Gas Pipeline	SPARE
Informal Path	Overgrown Land	Low fence	Two Story	SPARE	SPARE
Formal Path connections	Acid Sulphate Soils - Class 2	Residential boundary	Three Story	SPARE	SPARE
Fauna linkages	Acid Sulphate Soils - Class 5	Contours @ 1m Intervals	Four Story +	SPARE	SPARE

2.0 Site Appraisal + Analysis

ZONE 1 - SITE CONSTRAINTS AND OPPORTUNITIES

Fauna Linkages

The entire site is identified as a key biodiversity corridor connecting to HJ Mahoney Reserve to the east and Ewan Park to the west.

Soils

Zone 1 has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries/Water.

Built Structures

There are no built structures in Zone 1. The only significant area of hard landscaping is the concrete slab for the cricket net in the north west corner of the site.

Road Ownership

Wardell Road is state owned. Other streets around the site are Council assets.

Pedestrian & Cycleway Connection

There are no formal pedestrian or cycleway connections that cross zone 1. Wardell road has unprotected pedestrian paths on both sides and a traffic island has been provided as a pedestrian refuge that is the only dedicated crossing for users of the golf club lands.

The Cooks River Cycleway crosses over from Beaman Park to Ewan Park at the far western end of Zone 1.

Underground Services

Viva Energy currently maintain an aviation gas pipeline from thier Clyde refinery to Kingsford Smith Airport. The line runs directly under the golf course.

Other services may run under the golf course lands. Prior to any work commencing, a Dial Before You Dig check must be undertaken.

Heritage

There are no items of heritage significance in or bordering on Zone 1 of the golf course lands.

Contours and Landform

The land is predominantly flat across Zone 1 and is indicated in the InnerWest LGA maps as a floodplain of the Cooks River. This zone has a change in elevation of less than 1.0m and floods regularly.

Public Transport

This zone of the Marrickville Golf Course is served by the 412 bus which connects Campsie and the City. The bus stops opposite the petrol station on Wardell Road and further down near Willis Park. Dulwich Hill station is located +500m from access to the course on Wardell Road.

2.0 Site Appraisal + Analysis



2.0 Site Appraisal + Analysis

ZONE 2 - MID COURSE



Zone Boundary

01. Vehicular and pedestrian entry from Wardell Road. / 02. Sheltered dirt pathway and seating adjacent to Wardell Road. / 03. Informal path leading up to Wardell Road bridge from behind hole 11 teeing ground. / 04. Informal access in Riverside Crescent boundary fence. / 05. Fairway on hole 10. / 06. Services / pumping shed. / 07. Chadwick Avenue. / 08. Formal pathway termination next to hole 8 teeing ground. / 09. Path splitting into riverside track and raised paved pathway with vegetation bank. / 10. Alfred Street access point. / 11. Exposed sandstone rocks around hole 11. / 12. Mudcrab community groups restoration of riverside vegetation.



Welsh+Major

2.0 Site Appraisal + Analysis

ZONE 2 - MID COURSE

ZONE/PRECINCT	ZONE 2 - MID COURSE
TITLE INFORMATION	Lot 24, DP 1106954. Lot 1, DP 62104. Lot 22, DP 1106954. Lot 2, DP 879004. Lot 23, DP 1106954. Lot A, DP 70398. Lot 2, DP 976674. Lot 1, DP 455850. Lot 2, DP 999999. Lot B, DP 181106. Lot 22, DP 1994. Lot 21, DP 1994. Lot 20, DP 1994. Lot 1, DP 1170415. Lot 18, DP 1994. Lot 19, DP 1994. Lot 2, DP 272. Lot 3, DP 272. Lot 4, DP 272. Lot 99, DP 923642. Lot 7031, DP 1060582. Lot 7006, DP 1060644.
Ownership	Inner West Council
Total Area	46140 sqm
Zoning	Marrickville LEP: RE1 [public recreation].
Existing Classification	-

Overview

Location Zone 2 of the Marrickville Golf Course is located on the border of the suburb of Marrickville in the south west portion of the Inner West Council Government Area. This Zone is bordered by the Cooks River to the west, Wardell Road to the north and Reserve Crescent and Princess Street to the east. The golf club lands continue to the south.

Character

The middle part of the Marrickville Golf Course has a split character. Its upper part is long, open, flat and open to the Cooks River while its lower portion is much narrower and sits higher than the river with a steep bank and dense mangrove planting along its interface.

Pathways

The wider open areas at the north of Zone 2, including its long open stretch adjacent to the river have no formal pathways. A small dirt pathway and steps leads from Wardell Road to the tee location for hole 15.

At the bottleneck caused by Chadwick Avenue, a rudimentary ~2m asphalt pavement runs for approx. 100m towards the end of hole 9. Running parallel to this on the banks of the river is a substantial track sitting at the foot of a 2m+ bank just inside the mangroves. This path continues towards the clubhouse and links up with the pedestrian bridge over the river.

Fencing / Boundary

There is a 900mm mesh metal fence along the border with Wardell Road similar to Zone 1. An 1800mm residential fence cuts in near the 11th hole. Along riverside crescent and continuing all the way down to Chadwick Avenue there is a 900mm tubular metal fence in average condition. There are no formal openings in this fence to allow access to the course lands. Past Chadwick Avenue on the eastern side of this zone, residential fences hug the boundary with a small low timber log wall separating the community park from the course lands at the end of Alfred Street.

Residential boundaries then continue from Alfred Street to the south separated from the course by extensive planter beds north of hole 8. The course is then cut off by the steep slopes to the south of Alfred Street and the west of Princess Street.

Furniture

There is a standalone park bench under three trees along the Wardell Road boundary facing down the fairway for hole 16 with a bin and sand pit nearby. Another bench, bin and sandpit sit behind the teeing ground of hole 10. There are also two benches in the community park at the end of Alfred Street. There is a standalone bench adjacent to the teeing ground of hole 9.

Foreshore Edge

The foreshore interface includes rusted sheet metal piling along the hole 10 and a naturalised foreshore area along hole 9. This naturalised area includes sandstone stabilising toe and fish habitat features. In the lower region the foreshore is defined by a steep slope set back from the waters edge with a substantial crushed sandstone pathway running between the mangroves and this slope.

Parking

There is no explicit provision for parking for course users in this zone. Roadside parking is available on all neighbouring roads. Information on parking hours / availability will be provided at a later date.

Golf Amenity

Aside from the locations in which furniture is provided on the greens, there is no other amenity for golfers apart from signage at each hole indicating yards, hole par and advertisements.

Trees

Tree cover in the upper portion of Zone 2 is somewhat typical of Golf Course planting. Banks of trees line the fairways, especially in the areas between two fairways. The edges of the course in this zone are sparsely planted in comparison to the lower portion of Zone 2.

Most trees in this zone are in moderate to good health and the limited number of dead trees on the site are retained for fauna habitat.

2.0 Site Appraisal + Analysis

ZONE 2 - MID COURSE

Vegetation

There is no steel sheet piling along this section of the foreshore. Since 2013, Council has focused biodiversity efforts on this section with protecting the foreshore of Grey Mangrove (*Avicennia marina*) and native reed (*Phragmites australis*) and revegetating using local native Cooks River species. There are some patches of regenerating saltmarsh (*Suaeda australis*, *Sarcocornia quinqueflora*) on the rocky outcrops as well as a recently created patch of saltmarsh and a freshwater swale at the Alfred Street end of the foreshore. Here there are also a patch of significant trees (possibly remnant) (*Eucalyptus botryoides*, *Melaleuca quinquenervia*, *Syzygium paniculatum*). There has been significant community contribution from The Cooks River Mudcrabs volunteer group partnering with Council on regularly maintaining the mainly revegetated Wave Rock site along the foreshore since 2013.

The slopes along the Princes Street boundary have a mature Eucalypt and Casuarina canopy amongst sandstone outcrops. In recent years Council has increased biodiversity by adding mid and ground layer vegetation. These slopes have been connected west around to Alfred Street and north into the Princes Street native pocket park through revegetation works and bush regeneration contract maintenance.

There is a recently created habitat tree along the Bruce Street boundary with augmented hollows and nestboxes for Possums, Parrots and microbats.

The area is maintained by Council's Urban Ecology team contractors.

Signage

At the tee location for each hole there is a rudimentary 1200mm sign with information on the hole and the majority of its area given to advertising. A small sign near to the Wardell Road crossing informs golfers that hole 12-15 can be found across the road.

Lighting

There is no provision for lighting in Zone 2.



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01. Vehicular and pedestrian entry from Wardell Road. / 02. Sheltered dirt pathway and seating adjacent to Wardell Road. / 03. Informal path leading up to Wardell Road bridge from behind hole 11 teeing ground. / 04. Informal access in Riverside Crescent boundary fence. / 05. Fairway on hole 10. / 06. Services / pumping shed. / 07. Chadwick Avenue. / 08. Formal pathway termination next to hole 8 teeing ground. / 09. Path splitting into riverside track and raised paved pathway with vegetation bank. / 10. Alfred Street access point. / 11. Exposed sandstone rocks around hole 11. / 12. Mudcrab community groups restoration of riverside vegetation.



Fauna linkages



Floodplain extent



Cooks River foreshore building line



Ground cover



Tree cover



Access points & Existing Pathways



Boundary condition



Soil type



Adjacent Building Height



Course layout



Contours



Services

- Pedestrian/Vehicle Access
- Informal Path
- Formal Path connections
- Fauna linkages

- Mangrove Zones
- Overgrown Land
- Add Sulphate Soils - Class 2
- Add Sulphate Soils - Class 5

- High fence
- Low fence
- Residential boundary
- Contours @ 1m Intervals

- Single Story
- Two Story
- Three Story
- Four Story +

- Aviation Gas Pipeline
- SPARE
- SPARE
- SPARE
- SPARE

- SPARE
- SPARE
- SPARE
- SPARE

2.0 Site Appraisal + Analysis

ZONE 2 - SITE CONSTRAINTS AND OPPORTUNITIES

Fauna Linkages

The entire site is identified as a key biodiversity corridor connecting to HJ Mahoney Reserve to the east and Ewan Park to the west.

Soils

Zone 1 has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries:Water.

Built Structures

The only built structure in Zone 2 is a small corrugated steel shed roughly 3m x 1.8m on the boundary with Riverside Crescent. It appears to be integral to the Use of Dibble Avenue Waterhole for the irrigation of the golf course lands.

Road Ownership

Wardell Road is state owned. Other streets around the site are Council assets.

Pedestrian & Cycleway Connection

Wardell road has unprotected pedestrian paths on both sides. A traffic island has been provided as a pedestrian refuge and this is the only dedicated crossing for users of the golf club lands. For the northern end of the site an informal pedestrian link towards the clubhouse exists along the river foreshore. It is formalised where the course narrows into a formal paved pathway and a sheltered dirt pathway along the rivers edge. This connects to the clubhouse and the pedestrian bridge linking the golf course and Beaman Park.

This forms part of the Cooks River Cycleway which predominantly runs along a shared concrete path on the other side of the river but here crosses over the bridge and links to Alfred Street and Chadwick Avenue.

Underground Services

Viva Energy currently maintain an aviation gas pipeline from their Clyde refinery to Kingsford Smith Airport. The line runs directly under the golf course.

Other services may run under the golf course lands. Prior to any work commencing a Dial Before You Dig check must be undertaken.

Heritage

There are no items of cultural heritage significance in Zone 2 of the golf course lands. There are however sandstone cliffs along Princes Street which are of significant natural heritage.

Contours and Landform

The land is predominantly flat across the upper portion of Zone 2 and is indicated in the Inner West LGA maps as a floodplain of the Cooks River. This zone has a change in elevation of less than 1.0m and floods regularly. There is a steep bank in the lower area of this zone along the border with the river which raises the golf lands up to 2m above river levels. In the south east corner of the Zone the land begins to rise up the hill which dominates Zone 3.

Public Transport

This zone of the Marrickville Golf Course is served by the 412 bus which connects Campsie and the City. The bus stops opposite the petrol station on Wardell Road and further down near Willis Park. Dulwich Hill station is located +500m from access to the course on Wardell Road.

2.0 Site Appraisal + Analysis

ZONE 3 - LOWER COURSE



Zone Boundary

01. Termination of foreshore walking route at pedestrian bridge. / 02. Informal pathway along foreshore. / 03. Rolling landscaping around hole 1. / 04. Formal path / golf boundary around teeing ground 7. / 05. Boundary between Golf Club lands and HJ Mahoney Reserve. / 06. Principal entrance on the corner of Beauchamp Street and Wharf Street. / 07. Looking up the hill from hole 5. / 08. Looking south from the top of the hill. / 09. High boundary fencing behind hole 5 to protect Bruce Street. / 10. Looking down hole north towards Zone 2. / 11. Wave Rock. / 12. Sheltered approach and asphalt pathway leading up to the raised teeing ground at hole 18. / 13. Bruce St Raingarden



Welsh+Major

2.0 Site Appraisal + Analysis

ZONE 3 - LOWER COURSE

ZONE/PRECINCT	ZONE 3 - LOWER COURSE
TITLE INFORMATION	Lot 99, DP 923642. Lot 7031, DP 1060582. Lot 7006, DP 1060644. Lot 11, DP 272. Lot 11, DP 272. Lot 14, DP 272. Lot 13, DP 272. Lot 15, DP 272. Lot 16, DP 272. Lot 17, DP 272. Lot 18, DP 272. Lot 19, DP 272. Lot 20, DP 272. Lot 21, DP 272. Lot 22, DP 272. Lot 23, DP 272. Lot 24, DP 272. Lot 25, DP 272. Lot 26, DP 272. Lot 27, DP 272. Lot 28, DP 272. Lot 30, DP 272. Lot 31, DP 272. Lot 32, DP 272. Lot 34, DP 272. Lot 35, DP 272. Lot 36, DP 272. Lot 37, DP 272. Lot 38, DP 272. Lot 39, DP 272. Lot 7029 DP 99999. Lot 556, DP 752049. Lot 7030, DP 1060582. Lot 9, DP 130964. Lot 1, DP 1219220.
Ownership	Inner West Council
Total Area	128658 sqm
Zoning	Marrickville LEP: REI [public recreation].
Existing Classification	-

Overview

Zone 3 of the Marrickville Golf Course is located on the border of the suburb of Marrickville in the south west portion of the Inner West Council Government Area. This Zone is bordered by the Cooks River to the west and south and Bruce Street and Beauchamp Street to the east. HJ Mahoney Reserve shares a boundary with the club lands along its south eastern border. The golf club lands continue to the north.

Character

The Lower Zone of Marrickville Golf Course is characterised by flat fairways and soft rolling greens on the river floodplain and a large hill to the north of the clubhouse. The southern slope is long and steep whilst the northern and western aspects of the are populated by trees, outcrops and different slopes. The river interface is spotted with mangroves and is popular with walkers. The heart of zone 3 is dominated by the clubhouse and its approach which sits overlooking the river and the lower course.

Pathways

All along the river foreshore there is a pathway that ranges from worn grass to wood-chip to dirt and sits under the mangroves around the river bend and is exposed on the straight sections near HJ Mahoney Reserve and the pedestrian bridge over the river. Along the boundary with HJ Mahoney Reserve there is a asphalt pathway that links up to the public parking.

To the north of the Clubhouse there are a number of interwoven formal pathways that provide access up the steeper sections of the hill, often winding up the land. A number of informal paths lead off these to various teeing grounds and holes.

Fencing / Boundary

Along Bruce Street and continuing all the way down Beauchamp Street there is a 900mm tubular metal fence in average condition. Near the Teeing ground for hole 4 there is a high metal fence to protect properties on the adjacent roads. There a number of informal openings in this fence to allow access the course lands. The principle entrance to the club lands is on the corner of Beauchamp Street and Wharf Street and is characterised by a brick gate structure.

From here a 1200mm metal mesh fence runs between the golf course lands and HJ Mahoney Reserve and terminates short of the river edge allowing for access between the two grounds along the river foreshore. The boundary along the foreshore is continuous sheet metal piling which is in poor condition with mangrove areas on the banks around the river bend and then continuing again on from the pedestrian bridge up to Wave Rock.

Furniture

Spotted around the holes in Zone 3 is more limited furniture. Bins, and sandpits are located at the teeing ground of hole 1, 3, 4, 5, 8, 9 and the approach course and benches at 3 and 9.

Foreshore Edge

The foreshore interface is continuous rusted sheet metal piling except north of the pedestrian bridge. A pathway follows the edge of the riverbank and around the inside bend and north of the pedestrian bridge there is dominant mangrove growth with a naturalised riverbank.

Parking

Immediately in front of the entrance there is a parking area designated for visitors. Approx 30+ parking spaces are provided here. The road from the entrance also widens to allow parking in front of the club house that is marked for members. Approximately 36 spaces are provided here although many users park on the grass near hole 5 and the driving nets.

Golf Amenity

Aside from the locations in which furniture is provided on the greens, there is no other amenity for golfers apart from signage at each hole indicating yards, hole par and advertisements. Amenity relating to the clubhouse will be analysed in the Golf Club Precinct on Page 45.

2.0 Site Appraisal + Analysis

ZONE 3 - LOWER COURSE

Trees

Tree cover in the lower portion of Zone 3 is somewhat typical of Golf Course planting. Banks of trees line the fairways, especially in the areas between two fairways. The edges of the course in this zone are sparsely planted. Along the border with HJ Mahoney Reserve there is a substantial bank of large trees. Thick mangrove cover dominates the river foreshore along the bend and between the pedestrian bridge and Wave Rock. The eastern side of the hill has limited tree cover whilst the eastern and northern slope has larger areas of tree cover with some distinct openings along the course route.

Most trees in this zone are in good health. Further information on tree species and condition to be incorporated into this report at a later date.

Vegetation

This section contains some significant remnant and a local species revegetation initiative over many years with ongoing community input from the Council supported Landcare group at the remnant rocky outcrop next to the Clubhouse.

Remnant Sydney Red Gum (*Angophora costata*) and many other locally significant plant species (*Hakea sericea*, *Kunzea ambigua*, *Acacia suaveolens*, *Pyrosia rupestris*, *Eragrostis brownii*) have been protected and the site extended in recent times. The site contains a population of Eastern Water skinks (*Eulamprus quoyii*) and the vegetation is used as a stepping stone for many bird species including Yellow-tail Black Cockatoo and Eastern Rosella at various times of the year.

There is a large rain garden and swale created by Council several years ago to catch and treat stormwater from Bruce and Princes Street. The plantings here are dense and diverse providing excellent habitat for small birds, insects and reptiles.

Signage

At the entrance to the course there is a placard style sign indicating the name of the course and providing some basic information on services and facilities. There is a small sign informing visitors of parking liabilities, times and locations.

At the tee location for each hole there is a rudimentary 1200mm sign with information on the hole and the majority of its area given to advertising.

Lighting

There is no provision for lighting anywhere in Zone 3.



Bruce Street Rain Garden



Mudcrab volunteers planting at Wave Rock



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01. Termination of foreshore walking route at pedestrian bridge. / 02. Informal pathway along foreshore. / 03. Rolling landscaping around hole 1. / 04. Formal path / golf boundary around teeing ground 7. / 05. Boundary between Golf Club lands and HJ Mahoney Reserve. / 06. Principal entrance on the corner of Beauchamp Street and Wharf Street. / 07. Looking up the hill from hole 5. / 08. Looking south from the top of the hill. / 09. High boundary fencing behind hole 5 to protect Bruce Street. / 10. Looking north down 9th hole, with Bruce St Rain garden seen beyond the tee. / 11. Wave Rock. / 12. Sheltered approach and asphalt pathway leading up to the raised teeing ground at hole 18.



Fauna linkages



Floodplain extent



Cooks River foreshore building line



Ground cover



Tree cover



Access points & Existing Pathways



Boundary condition



Soil type



Adjacent Building Height



Course layout



Contours



Services

- Pedestrian/Vehicle Access
- Informal Path
- Formal Path connections
- Fauna linkages

- Mangrove Zones
- Overgrown Land
- Acid Sulphate Soils - Class 2
- Acid Sulphate Soils - Class 5

- High fence
- Low fence
- Residential boundary
- Contours @ 1m intervals

- Single Story
- Two Story
- Three Story
- Four Story +

- Aviation Gas Pipeline
- SPARE
- SPARE
- SPARE
- SPARE

2.0 Site Appraisal + Analysis

ZONE 3 - SITE CONSTRAINTS AND OPPORTUNITIES

Fauna Linkages

The entire site can be identified as an important fauna link along the Cooks river connecting to HJ Mahoney Reserve to the east and the Ewan park to the West following the riverbank between the two.

Soils

Zone 3 has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries Water.

Built Structures

There are numerous built structures in zone 3, all of which are contained within the Golf & Community Club Precinct and subsequently will be analysed in that part.

Road Ownership

The adjacent roads to Zone 3, Beauchamp Street and Bruce Street are council assets. Further information pertaining to the ownership / maintenance of the road leading to the clubhouse is needed.

Pedestrian & Cycleway Connection

There are important pedestrian links crossing through Zone 3 both leading to the pedestrian bridge over the Cooks river and the start of the riverside path leading into Zone 2. One route follows the foreshore and from HJ Mahoney Reserve and the other follows the road from the course entrance at the corner of Beauchamp Street and Wharf Street.

Underground Services

Viva Energy currently maintain an aviation gas pipeline from thier Clyde refinery to Kingsford Smith Airport. The line runs directly under the golf course.

Other services may run under the golf course lands. Prior to any work commencing, a Dial Before You Dig check must be undertaken.

Heritage

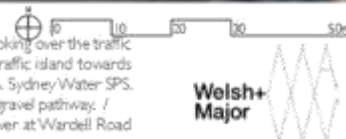
Wave Rock is an item of heritage significance, integral to the long history of Aboriginal connections to the Cooks River. It is located in Zone 3 on the rivers edge.

2.0 Site Appraisal + Analysis

WARDELL ROAD PRECINCT



01. Approach and vehicle parking shared with no. 286 Wardell Road. / 02. Pedestrian entrance leading into Zone 2. / 03. Looking over the traffic island to the Budget petrol station, a dominant feature on this intersection. / 04. Looking north on the Wardell Street traffic island towards Dulwich Hill 7. / 05. Looking south from on the Wardell Street traffic island towards the bridge over the Cooks River. / 06. Sydney Water SPS. / 07. Easement into Zone 1 showing breaks in metal railing and paved driveway. / 08. Principle access into Zone 1 with gravel pathway. / 09. Shared driveway to Riverside Cres properties [rear of no. 82 - 92]. / 10. Vegetation growth around bank of Cooks river at Wardell Road bridge intersection. / 11. Zone 1 boundary. / 12. Zone 2 boundary.



2.0 Site Appraisal + Analysis WARDELL ROAD PRECINCT

ZONE/PRECINCT	WARDELL ROAD PRECINCT
TITLE INFORMATION	
Ownership	Inner West Council / RMS
Total Area	
Zoning	Marrickville LEP: RE1 [public recreation].
Existing Classification	-

Vegetation

Two street level planters have been incorporated into the traffic island providing some much needed greenery to the street-scape.

Signage

There is no signage at either entrance to the course, likely because it is not the principle vehicular entrance.

Lighting

Street lamps service Wardell Road and, offer the only source of lighting at night along the road and at the two entrances to the golf course lands.

Overview

Zone 6 focuses in on the Wardell Street crossing between Zones 1 & 2. Golf lands exist to the north west and south east of this road. Particularly it focuses on the thresholds between the golf club lands and the road, including the pavements, traffic island and easements.

Character

The banks of vegetation, the fencing and boundary condition and the pedestrian zones all equally contribute to the character of this area. Between Zones 1 and 2, the road is flanked by bushes and trees, compressing the experience of the user in contrast the expansive views available over the bridge.

Towards the north east, the fabric of the site is more mixed, with three roads intersecting flanked by approaches to the golf course lands, a pedestrian crossing through a traffic island and a service station.

Pathways

This zone heavily focuses on the provision of a pathway between the upper and middle part of Marrickville Golf Course. The whole course up until this point is self contained but here users must cross the busy Wardell Road to access holes 12 - 15. Crossing is currently facilitated through a pedestrian crossing in between the two entrances to the course lands, forming a dog leg like pathway between the two.

Other than this formal link, two important pathways along the river on both sides of the Wardell Street bridge are abruptly terminated by the road.

Fencing / Boundary

A 900mm mesh metal fence borders the golf course lands and the pavements along Wardell Road. Significant vegetation also creates a visual boundary between the golf course lands and the road. However, behind the teeing ground for the 16th hole there is no cover between the course and the road, resulting in an uncharacteristically urban setting adjacent to the golf lands.

Trees

There is significant tree cover at the entrance to the mid course and along the shared boundary between the course and the road. A lack of vegetation along the foreshore in this area allows for significant vistas of the golf course lands as one crosses the bridge heading from south to north. Most trees in this zone are in good health.



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01. Approach and vehicle parking shared with no. 286 Wardell Road. / 02. Pedestrian entrance leading into Zone 2. / 03. Looking over the traffic island to the Budget petrol station, a dominant feature on this intersection. / 04. Looking north on the Wardell Street traffic island towards Dulwich Hill 7. / 05. Looking south from on the Wardell Street traffic island towards the bridge over the Cooks River. / 06. Sydney Water SPS. / 07. Easement into Zone 1 showing breaks in metal railing and paved driveway. / 08. Principle access into Zone 1 with gravel pathway. / 09. Shared driveway to Riverside Cres properties [rear of no. 82 - 92]. / 10. Vegetation growth around bank of Cooks river at Wardell Road bridge intersection. / 11. Zone 1 boundary. / 12. Zone 2 boundary.



2.0 Site Appraisal + Analysis

WARDELL ROAD PRECINCT - SITE CONSTRAINTS AND OPPORTUNITIES

Soils

This Precinct has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries Water.

Road Ownership

Wardell Road is state owned. Other streets around the site are Council assets.

Underground Services

Viva Energy currently maintain an aviation gas pipeline from thier Clyde refinery to Kingsford Smith Airport. The line runs directly under the golf course.

Other services may run under the golf course lands. Prior to any work commencing, a Dial Before You Dig check must be undertaken.

Heritage

There are no items of heritage significance in the Wardell Road Crossing Precinct.

Public Transport

This zone of the Marrickville Golf Course is served by the 412 bus which connects Campsie and the City. The bus stops opposite the petrol station on Wardell Road and further down near Willis Park. Dulwich Hill station is located +500m from access to the course on Wardell Road.

2.0 Site Appraisal + Analysis

WATERHOLE PRECINCT



01. A.B. Crofts community playground street frontage. / 02. Playground facilities next to waterhole fencing. / 03. Dibble Avenue Waterhole as seen from the playground. / 04. Ewart Street apartment block overlooking the waterhole. / 05. Aerial view of waterhole 1930. / 06. Aerial view of waterhole 1943. / 07. Aerial view of waterhole 1956. / 08. Aerial view of waterhole 1965. / 09. Aerial view of waterhole 1970. / 10. Aerial view of waterhole 2005.

*: Sourced content

Welsh+Major



2.0 Site Appraisal + Analysis

WATERHOLE PRECINCT

ZONE/PRECINCT	WATERHOLE PRECINCT
TITLE INFORMATION	
Ownership	Inner West Council
Total Area	
Zoning	Marrickville LEP: RE1 [public recreation].
Existing Classification	-

Contamination

There is evidence of dumping of building waste material. Further investigation is required to determine the extent of any contamination of the precinct, and in particular its' effect on water quality.

Overview

This precinct includes the Dibble Avenue Waterhole and the adjacent A.B. Crofts playground. The Waterhole is bounded by private properties on all but its south western corner.

Character

Dibble Avenue Waterhole, once a brick pit, is an important urban wildlife habitat within Marrickville and is of local heritage significance. A calm body of water dominates the waterhole being roughly equal in length and width. Its perimeter is populated by trees, vegetation and a scarp. Behind this, the waterhole is overlooked by a number of neighbouring properties and apartments.

Pathways

There is no pathway around or into the Waterhole. Currently it can only be accessed by A.B. Crofts Playground.

Fencing / Boundary

Many different lots back onto Dibble Avenue Waterhole resulting in an disjointed and varied boundary condition. Parts of the waterhole are within private property.

Parking

There is no dedicated parking provided for visitors to the waterhole or A.B. Crofts playground apart from on street parking on Dibble Avenue and surrounding streets.

Trees

There is significant tree cover adorning the banks of the Waterhole. Most trees in this zone are in good health. Further information on tree species and condition to be incorporated into this report at a later date.

Vegetation

There is significant planting on the banks of the Waterhole which is the result of re-vegetation undertaken as part of environmental restoration works. Council is progressively regenerating the bushland around the waterhole to remove weed species and re-establish indigenous vegetation at the site.

Lighting

There is no lighting currently at the waterhole



Long Eared Batbox at Dibble Ave Waterhole



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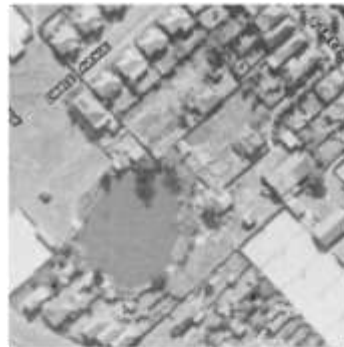
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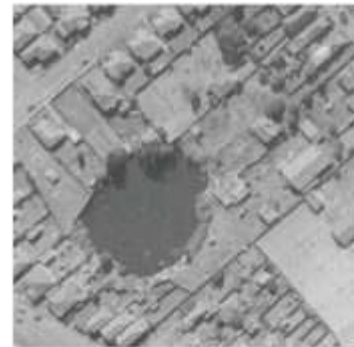
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01. A.B. Crofts community playground street frontage. / 02. Playground facilities next to waterhole fencing. / 03. Dibble Avenue Waterhole as seen from the playground. / 04. Ewart Street apartment block overlooking the waterhole. / 05. Aerial view of waterhole 1930. / 06. Aerial view of waterhole 1943. / 07. Aerial view of waterhole 1956. / 08. Aerial view of waterhole 1965. / 09. Aerial view of waterhole 1970. / 10. Aerial view of waterhole 2005.

†: Sourced content

2.0 Site Appraisal + Analysis

WATERHOLE PRECINCT - SITE CONSTRAINTS AND OPPORTUNITIES

Fauna Linkages

The Dibble Avenue Waterhole is an important urban wildlife habitat and forms part of a fauna linkage zone that stretches from Cooks River to the Rozelle Freightway north of Dulwich Hill Station.

Soils

No acid sulphate soils indicated in the Waterhole.

Built Structures

There are no built structures within the Waterhole boundary however numerous properties are built very closely to its threshold.

Underground Services

Further information is still required at this stage to understand and investigate the extent of underground connections and services.

Heritage

The Dibble Avenue Waterhole is of local heritage significance.

Contours and Landform

The waterhole is approximately 50m in diameter and 6m deep at its lowest point.

Public Transport

There is no public transport access directly to Dibble Street Waterhole however it can be easily accessed from Wardell Road which is serviced by the 412 bus.

Maintenance

Marrickville Council manages Dibble Avenue Waterhole as a public reserve according to a 1997 Plan of Management. Council also undertakes periodic maintenance and has implemented emergency strategies following a landslide in 2016 as the result of heavy flooding.

Biodiversity

Up to 25 species of birds use Dibble Avenue Waterhole as a refuge, including several important migratory and wetland birds such as the Eastern Curlew, Chestnut Teals, Dusky Moorhens and Australian White Ibis have been observed most recently. Long finned eels, dwarf flathead Gudgeon and mosquito fish have also been recorded.

Water Cycle

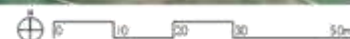
The waterhole is fed from direct rainfall, groundwater and storm water runoff from adjacent properties. It does not receive storm water runoff from the larger Riverside Crescent Catchment. Water overflows from the waterhole through a pipe to the Cooks River. Evaporation and pumping act to lower water levels. Marrickville Golf Club extracts water for irrigation as part of a lease agreement with Council.

2.0 Site Appraisal + Analysis

CLUBHOUSE PRECINCT



01. Looking west along the pedestrian bridge towards Beaman Park. / 02. The termination of the bridge path. / 03. Dilapidated maintenance shed. / 04. Varidised containers and cabins with scraps & waste collecting. / 05. Maintenance and landscaping shed. / 06. Pro shop. / 07. Netted driving cages with astroturf surface covering. / 08. The frontage of the clubhouse building and adjacent putting green as seen from the car park. / 09. Covered deck with TAB machines, also serving as principle disabled access into the clubhouse. / 10. Driveway up to clubhouse from car park. / 11. Bin and keg storage along access road. / 12. Rear of clubhouse.



Welsh+Major

2.0 Site Appraisal + Analysis

CLUBHOUSE PRECINCT

ZONE/PRECINCT	CLUBHOUSE PRECINCT
TITLE INFORMATION	
Ownership	Inner West Council
Total Area	
Zoning	Marrickville LEP: REI [public recreation].
Existing Classification	-

Overview

This precinct focuses in on the clubhouse for the Marrickville Golf and Sporting Community Club. This includes the lands occupied by groundskeepers, membership parking and access to Beaman Park via the bridge over the Cooks River to the north east.

Character

The Character of the Golf and Community Club precinct is defined by the clubhouse and the parking / road in front. The clubhouse sits on the edge of the hill and offers views over the course and the Cooks River. The club has a strong sense of community about it, serving as a meeting point not just for golfers but social users too.

By contrast the northern and eastern aspects of the clubhouse are characterised by service provision and back of house facilities respectively.

Pathways

The road leading from Beauchamp Street serves as a major pathway for pedestrians who wish to access the clubs facilities, the middle and upper course and Beaman Park over the Cooks River. The winding pathways on the northern and eastern sides of the clubhouse curve around following the topology of the landscape.

Fencing / Boundary

The clubhouse has no formal fencing to distinguish it from the rest of the course. Steep slopes and changes in gradient serve to separate the clubhouse from the course to the north and the road separates it from the course to the south.

Furniture

Exclusive of furniture provided as part of the clubhouse (alfresco seating under the verandah and internal fitout) there is no furniture around the clubhouse.

Parking

In front of the club house there are approximately 36 spaces provided on hard surface although many users park on the grass near hole 5 and the driving nets. As the road approaches the river, space is often taken up by parked golf carts.

Golf Amenities

The Golf and Community Club houses all of the services for players and community members. There is a Pro Shop separate from the clubhouse and multiple buildings housing maintenance and landscape facilities.

Inside the clubhouse there is a large bistro / seating area, bar & kitchen, toilets, TAB and associated social / recreational facilities.

Trees

There is significant tree cover adorning the road that leads up the hill to the clubhouse verandah as well as heavy tree cover to the north of the clubhouse in front of the pro shop. Elsewhere tree cover is sparse, allowing views to and from the clubhouse.

Most trees in this zone are in good health. Further information on tree species and condition to be incorporated into this report at a later date.

Vegetation

Two planter boxes are located between the road and the teeing ground for hole 1. More planting is found around the foot of the bridge and the new paving that extends from the bridge to join the road. These interventions appear to be recent, likely coinciding with the provision of the new shared path bridge over the Cooks River. There is a Landcare site located close to the clubhouse which consists of remnant sandstone forest and heath. This is being restored by a Landcare Group.

This section contains some significant remnant and a local species revegetation initiative over many years with ongoing community input from the Council supported Landcare group at the remnant rocky outcrop next to the Clubhouse. Remnant Sydney Red Gum (*Angophora costata*) and many other locally significant plant species (*Hakea sericea*, *Kunzea ambigua*, *Acacia suaveolens*, *Pyroseris rupestris*, *Eragrostis brownii*) have been protected and the site extended in recent times. The site contains a population of Eastern Water skinks (*Eulamprus quoyii*) and the vegetation is used as a stepping stone for many bird species including Yellow-tail Black Cockatoo and Eastern Rosella at various times of the year.

The area that runs from Wharf Street along Beauchamp Street also contains some locally significant remnant plant species (*Angophora costata*, *Histiopteris incisa*, *Gleichenia dicarpa*, *Chelidanthus sieberi*, *Kunzea ambigua*) and Council has protected these through ongoing weed control enabling them to regenerate and also extended the site from the sandstone outcrops north to Bruce Street and south to Wharf Street using local Cooks River species.

Signage

There are a range of signs around the clubhouse providing information on the course, the pro shop, the clubhouse and parking. There is a dominant TAB sign on the verandah looking over the car park.

Lighting

The telegraph poles along the road double as street lamps. Their coverage is limited to the road leading in and out of the golf course.



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01. Looking west along the pedestrian bridge towards Beaman Park. / 02. The termination of the bridge path. / 03. Dilapidated maintenance shed. / 04. Vandalised containers and cabins with scraps & waste collecting. / 05. Maintenance and landscaping shed. / 06. Pro shop. / 07. Netted driving cages with astroturf surface covering. / 08. The frontage of the clubhouse building and adjacent putting green as seen from the car park. / 09. Covered deck with TAB machines, also serving as principle disabled access into the clubhouse. / 10. Driveway up to clubhouse from car park. / 11. Bin and keg storage along access road. / 12. Rear of clubhouse.

2.0 Site Appraisal + Analysis

CLUBHOUSE PRECINCT - SITE CONSTRAINTS AND OPPORTUNITIES

Soils

This Precinct has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries Water. The majority of built structures sit outside the development offset area however the corrugated sheet metal maintenance shed is within the marked area.

Built Structures

The Golf and Community Club precinct is dominated by the clubhouse which appears to be an amalgamation of a range of built structures with its primary frontage a brick and weatherboard addition to an older timber clad structure behind.

The pro shop and maintenance buildings are to the north west and north respective are much smaller brick and timber structures.

Road Ownership

Further information pertaining to the ownership / maintenance of the road leading to the clubhouse is needed.

Underground Services

Further information is still required at this stage to understand and investigate the extent of underground connections and services. Prior to any work commencing, a Dial Before You Dig check must be undertaken.

Heritage

There are no items of heritage significance in the Golf and Community Club Precinct.

Clubhouse

The land on which the clubhouse is located on is leased by the Crown to the Marrickville Golf Club. All other buildings on the site (pro-shop, garage, rear toilet and the materials store in Wharf Street) fall under the management of Council. It is recommended that Council discuss with the Crown the transfer of the clubrooms to Council management.



Rolling greens and fairways. Photography by Welsh & Major Architects.

3.0 Analysis of Community Engagement



3.0 Analysis of Community Engagement

OVERVIEW & ENGAGEMENT STRATEGY



Pathway and vegetation. Photography by Welsh & Major Architects.

3.0 Analysis of Community Engagement OVERVIEW & ENGAGEMENT STRATEGY

DATE	TYPE OF ENGAGEMENT
02/06/2018	Community Workshop
16/06/2018	Community Workshop
11/2009 - 06/2018	Online Survey
-/-/-/-/-	-
-/-/-/-/-	-

This section of the report summarises the methods and results from community engagement, undertaken by the Inner West Council to inform the Master Plan. Community engagement which was undertaken as an online survey and two drop in sessions. The information gathered through the consultation process assisted in establishing the Objectives and Strategies of the Master Plan.

Drop-In Sessions

The first drop-in session was held at Marrickville Golf Course on the 2nd of June 2018 and the second session was held two weeks later at Steele Park Community centre on the 16th of June 2018.

Printed boards outlined key subjects around Marrickville Golf Course & Dibble Avenue Waterhole as well as a map indicating areas of significance. The members of the public were asked to identify as either 1st or 2nd priority for each or any of the presented topics. The results of these drop-in sessions are summarised in the adjacent table.

The spread, degree and range of priorities here offers a useful insight into the concerns of the both the council and the public. Patterns in consistency between the two sessions are also indicative of residual motives just as high numbers of responses to a certain issue are. This information allows us to focus the more qualitative feedback received in the survey.

Online Survey

An online survey was conducted between November 2009 and June 2018 through Your Say Inner West, seeking feedback on a range of questions regarding Marrickville Golf Course and Dibble Avenue Waterhole. The survey recorded data and opinions on current usage of the sites.

The following analysis was informed by the survey report and will investigate community members feedback, looking to frame how the public feel and what areas of the course their feelings relate to.

OUTCOME	02/06/2018		16/06/2018	
	PRIORITY 1	PRIORITY 2	PRIORITY 1	PRIORITY 2
Maintain Bush Care Volunteers	1	1	1	2
Wildlife and Biodiversity Improvements	4	3	4	-
Shared Access - Dog Walking	2	3	3	2
Enhanced Golf Club Facilities	3	5	1	2
Encourage Participation - All Ages	8	3	-	1
Catch and Release Fishing - Cooks River	4	1	-	-
Socialisation and Friendship	7	2	-	-
Access and Road Safety Improvements	-	4	-	-
Restoration of the Dibble Avenue Waterhole	11	1	2	2
Improved water management practices	7	7	-	4
Cooks River - Boating and Kayaking opportunities	-	1	1	2
Water storage for irrigation on the golf course	7	4	1	-
Community markets	1	-	-	-
Shared use foot-golf	1	2	-	1
Marrickville Golf Club social events	4	3	-	-
Recreation through shared path development	1	4	-	-
Interpretation	n/a	n/a	2	2

3.0 Analysis of Community Engagement

SUMMARY OF COMMENTS RECEIVED

Golfing community:

Marrickville Golf Course is a well loved 18 Hole par 3 course which is an important asset, being the only course in the LGA and a notably accessible facility compared to other clubs within this proximity to the city.

Comments received by the golfing community iterated how important the course was for well-being, exercise and community, with the clubhouse being a fitting hub for members and local residents.

Active golfers believe the lands are well shared with other members of the public and that any adjustment in the provision of lands away from the current 18 hole set up would be to the detriment of the golf club and its community.

'Marrickville Golf Club is as unique a club as you'll find in Sydney - without pretence & welcoming to all'

Passive recreation community:

The course lands are a vital asset to the non golfing community too. Its wildlife, open green spaces and proximity to the river foreshore in an area that is increasingly subject to development and rising urbanity should be well managed and protected for future generations in their opinion.

There are some concerns that the land is not shared adequately and that the constant threat of being hit by a golf ball was significant. Some users were unsure that public were even allowed to access the lands.

Pathways

- The informal walking route along the foreshore is very popular with walkers and naturally does very little to interfere with golf play.
- The proximity to the river, mangroves and planting enhance the quality of the pathways.
- There are mixed opinions on whether this path should be developed into a shared used path in light of there being one on the other side of the river as well as an environmental / visual aversion to concrete pathways.
- Some users would like the pathway upgraded to be more suitable for cycling however.
- The many paved pathways in and around the course are in poor condition, users would like these better maintained.
- Users noted that in the winter when there is heavy rain and flooding the riverside walks become waterlogged and muddy.
- The speed of cyclists along the dirt path from the pedestrian bridge to Chadwick Avenue was of concern for many walkers.

Linkages

- There are many important links traversing the path, notably from

Alfred Street and Chadwick Ave to the pedestrian bridge linking the golf course to Beaman Park and the Cooks River Cycleway.

- The broken linkages across the site are an issue where paths do not meet up or have to cross an obstacle such as the Wardell Road bridge or the pedestrian bridge near the clubhouse. At this locations both key user groups stated that walkers crossing the first hole teeing ground to access the path was not a desirable situation.
- Users requested that the pathways through the park be upgraded and connected to the Greenway allowing for an alternate route to the Cooks River Cycleway, avoiding the busy and narrow crossing over Wardell Road.

Foreshore Edge Interface

- With the foreshore being an important asset to the course, users expressed a desire for more bushcare and regeneration along its edge, similar to that currently undertaken at Wave Rock. Provisions for activities such as kayaking / catch and release fishing were also noted.
- Areas of open and immediate proximity to the river are equally as important as the more naturalised stretches of foreshore and that although the sheet metal piling is in poor condition, naturalisation along the entire river isn't the right solution.
- Users suggested that there could be better provisions for socialising / events along the foreshore such as twilight picnics / concerts.

Trees / Planting

- The community maintains a close relationship with the wildlife and vegetation in the area. Initiatives regarding regeneration around the waterhole and in the golf course have significantly increased bird populations much to the delight of the community.
- The overall natural setting of the golf course is priceless and the informal and paired back character of its natural environment resonates with the community and the local area.
- Users would like more vegetation in wooded areas and along the banks of the river. They noted that under-story planting along the fairways would improve the challenge of the course, attract more wildlife and improve the visual environment.
- There was an expressed desire for a community garden to build on the existing community around the site for non-golf users.
- The users like the rainwater garden in the middle of hole 9. It was suggested that more be provided to harvest rainwater before entering the river and to increase the under story vegetation and wildlife along the course.

'I would like to see a comprehensive environmental plan that maximises the golf courses ability to provide nature experiences for local walkers as well as a gem of a golf course in a river-side setting'

3.0 Analysis of Community Engagement

SUMMARY OF COMMENTS RECEIVED

Fencing / Boundary

- The fencing and access points around the perimeter were a particular issue to non-golfing users. The nature of the boundary adds to the feeling that the course is not open to the general public and access points aren't welcoming, informative or suited to both pedestrians and cyclists.
- There were requests for a fenced off area for off-leash dog walking.
- There was no major sentiment that fencing was not adequate to protect adjacent property however the introduction of fencing or screening along pathways to protect walkers / passive users was suggested by members of the golfing community.
- The derelict tennis courts at the end of Ewan Park and the associated fencing is noted by users as an issue, making the top end of the course less attractive and acting as a break in the green links that run through the site.

Water Management

- Users would like better access to water for course irrigation, stating the course is often in very poor condition in the summer.
- They noted that whilst the greens and teeing grounds receive attention, the lack of irrigation on the fairways brings down the quality of the course significantly.
- User groups were divided on the issue of usage of the Dibble Avenue waterhole. Those who seemed to have more of an interest in the waterhole frequently requested for it to be maintained better and for adequate water levels to be provided at all times.

Signage

- Users would like improved signage and access at the Beauchamp Street entrance to help people find the golf course and introduce the course to the public.
- Users thought that better signage regarding the wildlife, river and Dibble Avenue Waterhole could benefit the community and visitors.
- Both user groups have expressed a desire for signage to warn the other user group of the risk of being hit by balls or the risk of hitting a person.
- It has been noted that any signs that could be included in the master plan should be done so in community languages.

Clubhouse

- Users expressed a desire for the clubhouse to better engage with its surroundings to make it more appropriate for families. The provision of a verandah / outdoor non-smoking area was suggested.
- The survey highlighted a number of likes, dislikes and opportunities for the clubhouse that are outside the scope of the master plan such as a functions, facilities and funding.

Furniture

- The provision of benches / seating along the river was requested as well as more bins in key areas of the walking tracks with dog-waste bins and bags too.

Lighting

- Users of the course, especially local residents and walkers requested for lighting to be provided along the foreshore from Hij Mahoney Reserve to Chadwick Ave.
- There was concern from some residents living next to the course that this could lead to anti-social behaviour that the course currently doesn't suffer from.
- The fact that the course is completely dark at night time is however of particular value to some users who see it as a refuge away from the noise and light of the city that is constantly creeping into their night time environments.
- Better lighting along the driveway leading to the clubhouse was also noted by some users.

Shared Use

- There was a suggestion that on key dates throughout the year the course could be closed to golfers and opened up for community festivals, markets, activities thus allowing the wider community to experience the park lands ad relate to the course as something that is theirs.
- Provide protected 'hides' so that walkers can have some sustained periods of protection where they can stop and enjoy the foreshore.
- The overwhelming majority of concerns and inputs regarding the shared use of the lands centred around the lack and therefore necessity of signage to inform walkers of the risks present and paths available to them to stay out of hams way.

'... we need space that isn't organised or 'gamified' use. We need areas that have bush for our own physiological well-being and that of the wildlife it houses.'

3.0 Analysis of Community Engagement

SUMMARY OF COMMENTS RECEIVED

Dibble Avenue Waterhole

- The history of the site was important to some and suggestions were made to provide signage on this subject.
- A lot of residents in the area were fond of the wildlife and bird populations that are served by the waterhole environment and valued council initiatives to manage this aspect.
- There was a feeling among users that the low water levels and poor maintenance of the site was a missed opportunity to enhance this unique and diverse site. The resulting odour and rubbish from low levels and poor management were strongly resented.
- Some respondents questions whether on not public access should be provided, stating that the site was more important as a sanctuary for wildlife.
- Users frequently noted that the lack of visibility and access to the waterhole was an issue, excluding a large share of the community from its benefits. Along with this, it was noted that there are limited opportunities to sit / rest near it to enjoy the wildlife.
- Members of the community were well informed about its use for irrigation on the course and believe the preservation and adequate management of this function is a priority.
- The treatment of the banks was of concern to many members of the community. Whilst it was agreed that bank naturalisation and subsequent stabilisation is essential, who's responsible for this is not clear among users.
- The fencing around the water hole was troubling for many users, adding to the feeling that the waterhole was neglected by both the council and local residence and acting as an obstacle to increased engagement with the environment.
- The community were also interested in establishing a plan of management for maintenance, specifically the removal of rubbish which at it's presently low level is an increasing issue in the waterhole.
- Users mentioned that signage on the pathways near the waterhole along the Cooks River could inform and direct people to the waterhole thus increasing engagement and participation.
- Because of the environmental importance of the area and the wealth of wildlife and plants a possible integration of education amenities for local schools, groups and community initiatives was proposed.

'It is a unique [...] link to our past sitting amongst modern development. It is home to our ever diminishing natural flora and fauna and should be preserved. At all cost.' -

- Users noted how the past accessibility and pontoon on the water lead to greater involvement with the waterhole and were interested in the pontoon returning. Other amenities such as a lookout for bird watching and a walkway were suggested.

Sentiment

There are a number of contrasting motives regarding what is perhaps the biggest issue facing the golf course lands, that of shared use between the golfing community and other users.

However, though all of the comments received there are strong alliances between the two groups centred around key beliefs.

What is clear for all and frequently stressed is that over-development would and could very likely be the worst possible outcome for the community. They see the threat of increased living densities, prices and the spread of the city as a real issue for the future of the area.

The open, informal and restrained typology of the course is what allows it pose as such an attractive environment for all user groups. Its green setting and proximity to the water are paramount to its value to the community who see these lands and the Cooks River as part of their identity.

'The space is a unique pocket of the Inner West that allows for a great walk, a great game of golf and a great way to allow for peaceful co-existence between many groups of the inner west. [...] do not harm this space with over development, or direct segregation of spaces.'

3.1 Exhibition of Draft Plan of Management and Summary of Comments

Introduction

Initial consultation in 2018 was considered in the preparation of the draft Plan of Management and Master Plan. An exhibition period on a Draft Plan of Management was undertaken from 20 May to 17 June 2019 and the project page received 4,700 visits.

Promotion

The public exhibition period was promoted via:

- Your say Inner West project page
- Onsite signage
- Media release
- Social media
- E-news
- Council website
- Email to identified groups

All promotion collateral directed people to the online submission form on YSIW.

Written Submissions

Council received five written submissions during the public exhibition period. Themes raised in the written submissions are consistent with those raised in the online submissions. They have been summarised below.

Submission 1 - Marrickville Golf, Sporting and Community Club

- The Club rejects both draft proposals as they compromise the future viability of the club. The Club only supports a variant of Option C where Council continues to provide access to a source of water
- The club has maintained the land for over 80 years
- Profits have increased, declining membership is misstated and the uncertainty surrounding the number of holes has been key in discouraging new playing membership
- There is little to no change between the previous draft and this draft and the lack of detail in the plans hinders our ability to fully understand the impact
- The club house is leased from Department of Industry and not Council
- The site is under threat from developers.

Submission 2 - Cooks River Alliance

- The draft Masterplans do not acknowledge the development controls for coastal wetland proximity areas that cover around 40% of the area
- The plan does not address the impact of works, runoff and walkways on the sensitive wetland and Littoral forest environments
- Updating land categorisation on the maps could ensure that the wetlands are given precedence and that the Plan is in accordance with the Coastal Management SEPP.

Submission 3 - Community Member

- The site is important in the overall management of flooding and should be planned for in a way that minimises runoff and erosion. I.e. diverse plantings

Submission 4 - Community Member

- Proposing an immediate implementation of A leading to B in a few years' time
- There is a changing population and golf courses only serve a small portion of the community
- Golf course is unwelcoming to walkers and golf balls are a hazard
- Walking path should not be shared with bicycles
- Costings seem excessive. Council should consider using the volunteer labour of the CRVA who have already proved themselves in large scale restorations.

Submission 5 - Community Member

- The golf course needs to be creative to maintain membership. By engaging more members of the community and by diversifying activities e.g. foot golf
- Any new facilities would decrease the open space which is currently preserved by the size of the course
- Slippery slope to development – Land is worth a lot
- Golf club is an asset for community events
- Golf course is good for the ageing population.

Submission 6 - Community Member

- The refurbishment of the space should incorporate: native plantings only - to increase biodiversity, permeable paths, rules around dogs and bikes
- There should be no further hard development on the site and the space should not be sold off for private development.



4.0 Master Plan



4.0 Master Plan



ARTIST'S IMPRESSION: Sharing Spaces: The River Edge



ARTIST'S IMPRESSION: Sharing Spaces: Water Sensitive Urban Design

4.0 Master Plan OBJECTIVES + STRATEGIES

Below are the key objectives that have arisen from the site analysis and community engagement:

ACCESS

Key Objectives:

1. Create new opportunities for use
2. Improve access to the site for all users

Key Strategies to achieve this in the Master Plan:

- Enhancing the experience of the Cooks River foreshore by providing a new shared pathway
- Increasing the permeability of the site boundary
- Provide clearly demarcated pathways and access nodes to connect the new riverside pathway with the urban boundary
- Activate links through the site by creating new and enjoyable park experiences

SAFETY

Key Objectives:

1. Develop treatments to adequately reduce the risk of injury to all users

Key Strategies to achieve this in the Master Plan:

- Clearly demarcated and separate areas for Golf course and recreational users
- Identify hazards and risk of injury at specific locations and provide designed safety solutions (fencing types)
- Increasing the perceived sense of safety by designed elements

ECOLOGY

Key objectives:

1. Improve water quality and urban water management
2. Restore and increase natural areas across the golf course and Dibble Ave Waterholes sites including riparian zone, floodplain, sandstone outcrops and associated local native vegetation communities
3. Protect fauna living on the Dibble Ave Waterhole site, continue to rehabilitate wetland habitat and improve water quality on the site.

Key Strategies to achieve this in the Master Plan:

- Reduce the adverse impacts of stormwater within the Cooks River sub-catchment by establishing a comprehensive train of Water Sensitive Urban Design measures across the site
- Bank Naturalisation, including the construction of tidal wetlands, specifically the indigenous Salt Marsh Community
- Increasing the width, density and continuity of the Riparian 'buffer' and Terrestrial Vegetation corridors
- Manage the Dibble Ave Waterhole to conserve and improve its habitat value.

COMMUNITY

Key objectives:

1. Provide engaging, culturally relevant opportunities for use in the community
2. Maximise the value of community assets
3. Protect the cultural history and natural ecology for future generations

Key Strategies to achieve this in the Master Plan

- Provide new experiences and opportunities for engagement that celebrate the natural values of the site and the identity of the Cooks River community
- Ensure the viability of the Marrickville Golf Club as a nine hole golf course while providing for a broader range of community needs
- Communicate the cultural history of the site
- Restore the natural ecology and biodiversity of the Cooks River foreshore

4.0 Master Plan



ARTIST'S IMPRESSION: Sharing spaces: Top of the Hill



Defined pathways

4.0 Master Plan STRATEGIES - ACCESS



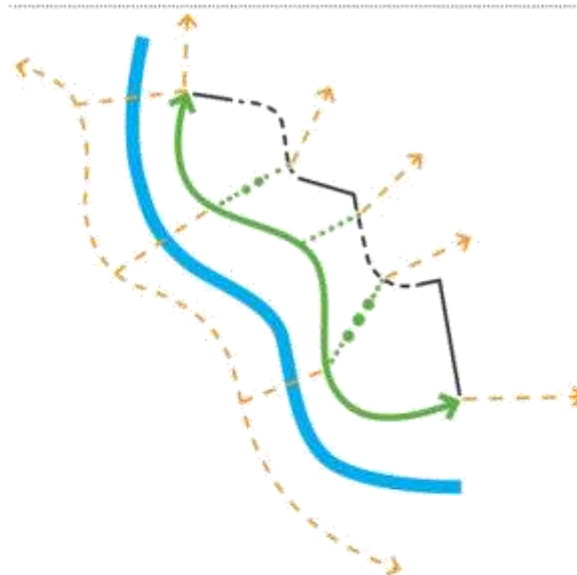
Raised pathway section through saltmarsh and wetland

Key Objectives:

1. Create new opportunities for use
2. Improve access to the site for all users

Overview

The community consultation process indicates a high regard across all user groups for the area as an open, green space that is connected to the river. The existing informal path that follows the river's edge is popular due to its proximity to the water; the site as a whole forms an important part of the local cultural identity. The Master Plans consider this core value to the site, responding with moves which enhance the experience of the site as a natural green space. The Master Plans prioritise the need to provide clear points of access in order to promote wider recreational use; the existing river's edge pathway is formalised and linking pathways and park spaces established. Currently, access into the site is unclear and disjointed - while there are numerous ways to enter the site, few provide adequate indication of paths of travel or demarcate areas of conflicting activity and the result is a generally confusing and unsafe situation for all users. Further, informal pathways and unclear separation of activities is adversely affecting the ability of the natural ecology of the site to regenerate. Establishing a single, major pathway through the site that reflects the primary values of the community creates a clear strategy: active spaces, pathways and access nodes are placed to create connectivity with the urban context, while balancing the need to resolve user conflicts and mitigate the effects of human activity on the natural ecology. The Master Plans propose that each of these linking spaces have a unique character, becoming experiences that celebrate the biodiversity of the site and enhancing the overall character of the site as a natural green space. The Master Plan proposes regenerating the areas previously used for the golf course to create a more expansive natural green space with increased provision for sportsfields and other outdoor recreational activities.



Access Strategy Diagram

4.0 Master Plan

STRATEGIES - ACCESS



Raised pathway section through terrestrial vegetation



Interpretive signage strategy

Key Strategies in the Master Plan:

- Enhancing the experience of the Cooks River foreshore by providing a new shared pathway
- Increasing the permeability of the site boundary
- Provide clearly demarcated pathways and access nodes to connect the new riverside pathway with the urban boundary
- Activate links through the site by creating new and enjoyable park experiences

Riverside Shared Pathway

The priority of the circulation strategy in the Master Plan is to reinstate a continuous pathway along the Cooks River edge, suitable for the natural conditions of the site and safe from the risk of injury from golf activities. The proposed Riverside Pathway along the river's edge becomes the main arterial route through the site. At the Northern end it connects with the proposed Greenway Master Plan; at the Southern end it connects with the shared pathway proposed at HJ Mahoney's Reserve. The pathway links to the Cooks River Cycleway to allow connection rather than continuation of the cycling route. It is intended to become the main experiential element in the Master Plan; a tool for cultural engagement which celebrates the natural values of the site. This pathway currently exists in an informal capacity; however there are a number of key issues that require a solution:

- The pathway is not clearly demarcated, and shared or separated uses of the site are unclear
- There is a significant risk of injury from golf balls in flight.
- The gravel path closely follows the top of the river bank adversely affecting the natural ecological processes of the Riparian zone
- The path is difficult to access from the urban boundaries of the site, and not currently accessible for wheelchair users
- The pathway currently discontinues at Wardell Road with inadequate provision for safe pedestrian crossing

The new pathway will be adequately signposted, and designed to promote clear, well defined paths of travel. As a shared recreational

path it should provide a minimum clear width of 3.0m, with gradients no steeper than 1:14, restricted to 1:20 where possible. Signage should be clear at junctions, entries and terminations; indicating the recreational routes, the presence of adjacent golf activity, and highlighting aspects of the natural ecological processes and cultural history of the site. Lighting should be provided so as to ensure adequate lighting for travel at night, but designed to limit the impact on fauna and wildlife. Targeted pathway lighting and the restriction of high floodlighting to open recreational areas should be considered in detail.

In order to minimise disturbance of the natural ecology by recreational activity and allow the rehabilitation of the foreshore habitat, the design of the Riverside pathway follows some general guidelines. Placement of the pathway should be generally restricted to a minimum 10m setback from the top of the re-shaped river bank, and increased to 20m where possible. Where the path is within the 10m setback, the path surface should be raised to achieve a ground clearance of 300mm and balustrading/ handrails provided to discourage users from leaving the pathway. Small 'bridges' such as this should be placed along the pathway at regular intervals to connect Riparian and Terrestrial vegetation and habitats. The pathway design should incorporate features to promote a sense of active engagement with the natural ecology and the process of rehabilitation; consistent and frequent information about the different Riparian zones and functions, incorporating viewing of restoration and planting work, rest areas at points of interest, natural materials and simple, restrained aesthetic. Throughout the site, the incorporation of these features will contribute to clarify use, separation of activities and contribute to a meaningful and culturally relevant experience.

Where the path discontinues at Wardell Road, the Master Plan proposes a primary route and a secondary linking pathway. An underpass at the river's edge provides a continuous connection to the Northern section of the site. (Upgrades and / or construction of a new bridge is required to provide the adequate clearance space for the proposed underpass.) A secondary linking pathway, protected from Golf activity, takes users to the road crossing

4.0 Master Plan STRATEGIES - ACCESS



Timber bollard boundary fence type

point approximately 50m East of the river's edge. Upgrades to the crossing point are recommended to enhance the safety of both recreational users and Golfers. The entries to both the Northern and Southern sections of the site are important urban connections, better linking the site with Dulwich Hill. A pathway on the Northern side of Wardell Road links back to the Riverside Shared Pathway.

Permeability of Urban Boundary

Currently, there are a variety of conditions along the urban boundaries of the site. The Master Plan identifies two predominant conditions; directly adjacent residential properties and direct frontage to the street.

Where there are sections of adjacent residential properties, the Master Plan considers these as a hard edge to the site, and linkages through are avoided. There are small sections of informal paths that exist along the residential property boundaries, and these should be re-turfed and signage should discourage users from moving through the site at these points.

Street frontage along the boundary becomes an important threshold for recreational users entering the site. It is important that users be able to identify their position, routes and appropriate areas of use. Where there are sections of street frontage that are appropriate for access into the site, the existing steel fencing is removed and replaced with timber bollards and increased low planting to visually indicating open access.

In parts where the street frontage is problematic due to adjacent golf activity, hazards such as dense traffic or topography, the boundary edge is thickened with additional planting, fencing types and signage designed to discourage access.

Connections; Pathways and Access Nodes

The major new Riverside Shared Pathway becomes the main arterial route through the site, connecting the Northern end with the proposed Greenway Master Plan; at the Southern end with the share pathway proposed at HJ Mahoney's Reserve. The details of these interfaces should be co-ordinated with the respective Master Plans during implementation phase.

Where the edge condition is appropriate the Master Plan proposes a 'soft edge' strategy; a permeable boundary which promotes access to recreational areas of the park by providing secondary linking pathways at key points along the urban boundary;

- Tennent Parade
- Riverside Crescent
- Chadwick Avenue
- Alfred Street
- Bruce Street
- Beauchamp Street / Wharf Street (Existing front gate to Golf Club)

These pathways provide safe access through the site to link with the proposed Riverside Pathway; in turn better linking the urban boundary with the Cooks River Cycleway, Greenway and Earlwood.

The Master Plan proposes a series of access nodes across the site providing accessible entry to both the Golf Club facilities and proposed new pathways and parks. Provision is made for vehicle access (including emergency vehicles), parking, wheelchair access and increased provision of amenities at these locations:

- Tennent Parade
- Riverside Crescent
- Chadwick Avenue
- MGC Clubhouse / footbridge
- HJ Mahoney Reserve interface

Provision of service entries and carparking facilitate the use of the site for larger events or festivals, particularly in consideration of the potential expanded use of the site in night time hours. An appropriate detailed carparking strategy is to be developed pending further traffic study and co-ordination with adjacent proposed developments.

4.0 Master Plan

STRATEGIES - ACCESS



Water access point

Activating Links

The Master Plan proposes the new linking pathways and connections are active recreation areas within the site; the conceptual design of each of the pathways and parks takes advantage of different opportunities within the site to develop safe, enjoyable ecologically sensitive experiences, each with a unique character celebrating the biodiversity of the site and the cultural identity of the Cooks River. These active spaces provide for a potentially diverse range of activities including large scale public events, school groups, private functions, sporting events, water activities and ecological experiences. The Master Plan utilises the increased open space to create additional dedicated ecological experiences incorporating significant areas of natural restoration, planting and constructed wetlands.

The proposed recreational parks in the Master Plan are:

The street frontage along Tennent Parade. This becomes an important interface for not only the Golf Course Parklands but also the Greenway Master Plan and the planned future refurbishment and upgrade to recreational facilities at Ewen Park. (Pending investigation into traffic flow and redesign, additional parking and footpath width may be provided along Tennent Parade.) A new access node is created; in addition to a new shared accessible pathway, the removal of the existing steel fence and replacement with timber bollards, additional tree planting and safety fencing creates a safe and enjoyable linking route between the northern urban boundary, (connecting to the Greenway), the proposed shared recreational pathway along the river's edge and the Cooks River Cycleway, which continues South.

Along Riverside Crescent, the street frontage becomes a 'soft edge', with a new leisure pathway and park area extending from Wardell Road to the access road and Mid-course Park at Chadwick Avenue. Removal of the existing steel fence type and replacement with timber bollards, additional planting, landscaping and habitat creation supplement the existing planting and shade to create a wandering 'forest' experience.



Viewing Area

The Mid-Course Park takes advantage of the layout of the 10th and 17th tee, shortening each of the holes approximately 50m to create a new accessible park area for recreational use. This creates another access node, linking the urban boundary at Riverside Crescent and Alfred Street with the new shared 3.0m Riverside Pathway. The adjacent mangroves and further naturalisation of the river bank and foreshore create an enjoyable and educational experience of the river's edge. The existing access road is upgraded to allow for pedestrians, cyclists and wheelchair users.

The Hilltop Lookout utilises the less active and partially protected part of the site which was previously a rubbish dump. The topography allows a unique experience of the site and features panoramic views over the city and the Cooks River. The pathway creates an important link between Bruce Street, the Western portion of Marrickville, and the proposed access node at the Clubhouse. This could be further explored as a potential site for weddings and functions. The path takes advantage of the topography to provide separation from golf activities, allowing a free-winding accessible pathway as a way to enjoy the denser terrestrial vegetative corridor.

The Master Plan uses the reclaimed open space to provide a significant area of naturalised bushland, or 'meadow', where grasses and shrubs are more prevalent than tree cover. Although paths cross this area, providing an 'ecological walk', the area is not formalised as the recreation parks of the Master Plan.



Example of well designed shelter structure- Lizard Log Amenities- Western Sydney Parklands

4.0 Master Plan



4.0 Master Plan

STRATEGIES - SAFETY



Key Objectives

3. Develop treatments to adequately reduce the risk of injury for all users

Overview

One of the major issues identified during the community consultation process was conflicting uses of the site and the safety of all users, in particular the risk of injury to recreational users from golf balls in flight. There is currently insufficient protection offered for recreational users from golf activities, and little in the way of demarcation of specific areas of use. The community wish to maintain the Marrickville Golf Course and improve public access to the site for informal recreational use. Balancing this with the need to preserve visual amenity and protect natural ecological processes, the Master Plans work to integrate varied uses across the site, resolving specific user conflicts and mitigating risk through a number of strategies.

Master Plan Strategies:

- Clearly demarcated and separate areas for Golf course and recreational users
- Identify hazards and risk of injury at specific locations and provide designed safety solutions (fencing types)
- Increasing the perceived sense of safety by designed elements.

Dedicated Recreational Areas

The Master Plan provides dedicated recreation areas which are serviced by new, clearly demarcated ways to access the site. By creating clear points of access which connect directly to the recreation spaces, user conflicts are minimised, and the different uses of the site are able to co-exist safely. Master Plan.

The Master Plan puts forward that user's awareness of the different activities on the site will contribute to an overall sense of safety, provided their proximity is only at points where golf shots are not in play. The dedicated recreational areas in the Master Plan are:

- Southern side of Wardell Road, extending to Chadwick Avenue along Riverside Crescent
- 'Mid-course Park', along Chadwick Avenue connecting to Alfred Street
- 'Hill Top Lookout', extending through the site connecting the footbridge and clubhouse to Bruce Street
- HJ Mahoney Reserve, at the river foreshore

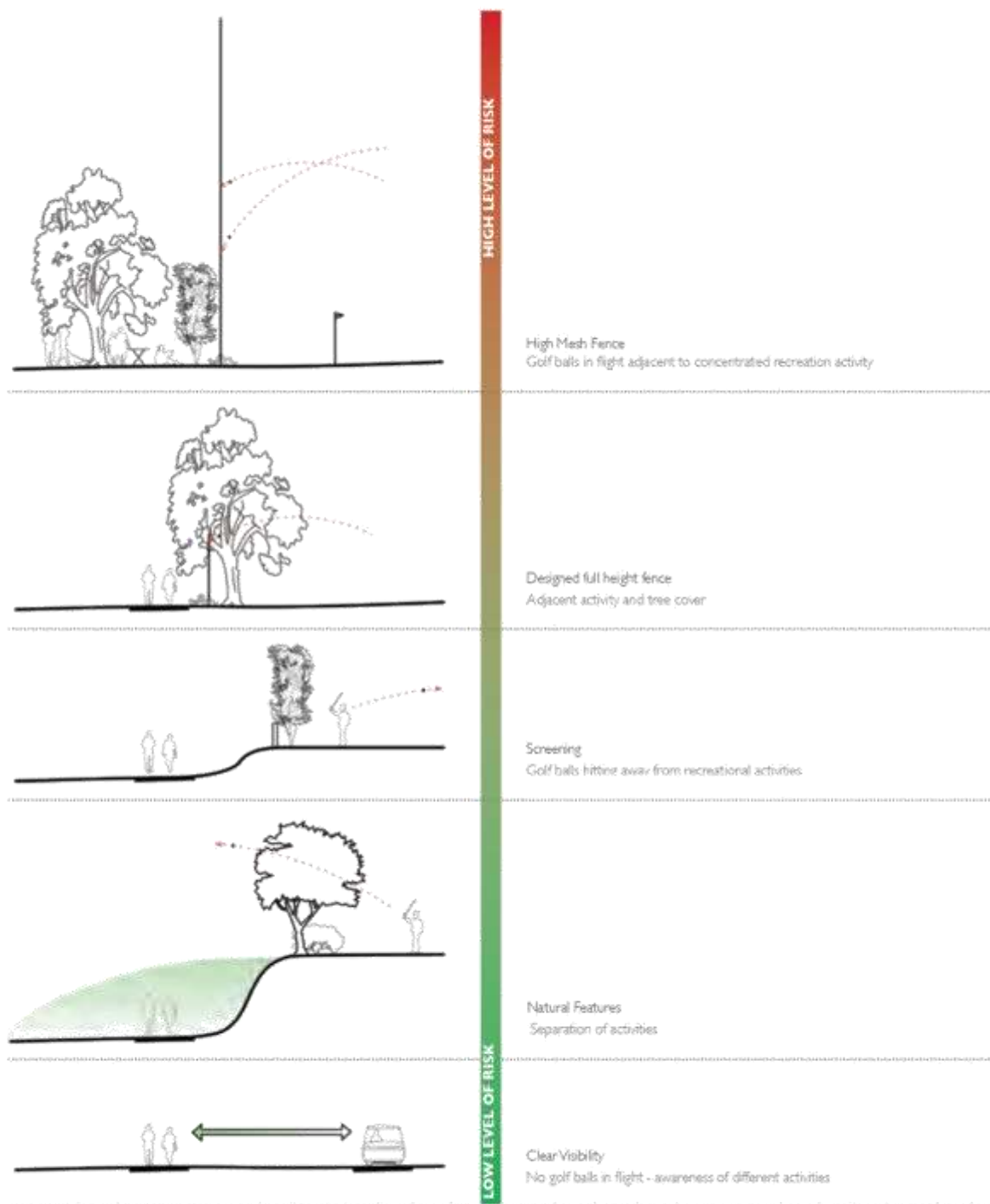
The Master Plan provides significant additional recreational areas where the golf course is reclaimed as parkland.

Further, providing adequate facilities for direct access, including vehicle and wheelchair access, to the recreation spaces and Riverside Pathway enables recreational users to avoid any conflict with golf activities, facilitating the functioning of the site as 'either / or'; a Golf course, or a green urban space.

Designed Safety Solutions

Risk identification over the site reveals a number of different risk profiles and develops specific control approaches to each of these risks. These risks vary according to natural features, the kind of activity (Teeing off, putting, fairway shots) and the adjacency to other activities. For example, in areas of the site where recreational users and golf users are walking, and there is little risk of injury, the Master Plans propose a proximity and visual connection that makes users aware of one another. Where the level of risk is significant, such as where recreational users are adjacent to fairways, structural safety solutions are provided to adequately reduce the likelihood of injury.

4.0 Master Plan STRATEGIES - SAFETY



Risk matrix showing levels of risk and safety solutions

4.0 Master Plan

STRATEGIES - SAFETY

Perceived Safety

The main strategy of the Master Plan is to adequately reduce the risk of injury across the site using structural solutions. Additional measures to increase the perceived sense of safety of recreational users are utilised to further promote access and use within the community. The community consultation process identified that the perceived lack of safety is a significant impediment to use, particularly to users who wish to use the area while golf is in play. By clearly identifying points of access, paths of travel and recreational areas of use the perceived sense of safety is increased. Visually prominent fences, signage and warnings serve as visual communication devices indicating risk is present but managed.

It is recommended that subject to adoption a specialist golf course designer is engaged by Council to redesign the proposed nine hole golf course in consultation with the Marrickville Golf Course. The redesign should include a careful analysis of site safety and the reduction of potential recreational conflict.



Low visual impact, high safety fence. Kevlar reinforced mesh, timber post supports.



Full height chain link fence



Screening; tree line and timber bollards



4.0 Master Plan



4.0 Master Plan

STRATEGIES - ECOLOGY



Key Objectives:

1. Improve water quality and urban water management
2. Restore and increase natural areas across the golf course and Dibble Ave Waterholes sites including riparian zone, floodplain, sandstone outcrops and associated local native vegetation communities
3. Protect fauna living on the Dibble Ave Waterhole site, continue to rehabilitate wetland habitat and improve water quality on the site.

Overview

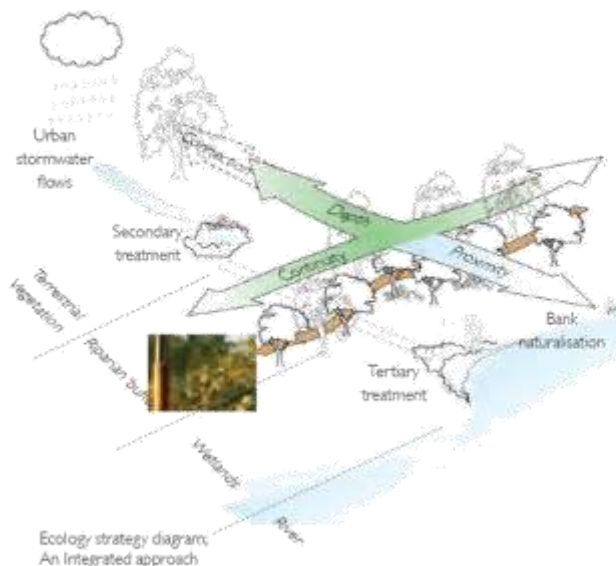
The Cooks River is one of Sydney's largest Metropolitan river systems, however has suffered typically from the effects of development causing a decline in the ecological integrity of the natural habitat and river systems. Due to the specific context of the site, occupying a significant continuous strip of green space between

the Cooks River and urban development, the potential for recovery of Riparian ecology is high- in particular the Salt Marsh Community or Tidal Wetlands environments. This in turn helps to rehabilitate the aquatic ecology which can have a significant benefit to other nearby habitats downstream and biodiversity in the region. By rehabilitation of the Riparian ecosystem, there is large-scale and long term benefits, where the site functions as a habitat and creates an important connective corridor for terrestrial flora and fauna.

Throughout the site there is sufficient space (available width adjacent to river) to enable significant structural improvements to the river's edge and the vegetative buffer. Further, the large grassed area of the golf course has the ability to act as a natural filter for nutrients and harmful runoff before entering the river; the site becomes an important opportunity to better manage the run-off into the Cooks River while not affecting the drainage capacity of the sub-catchment.

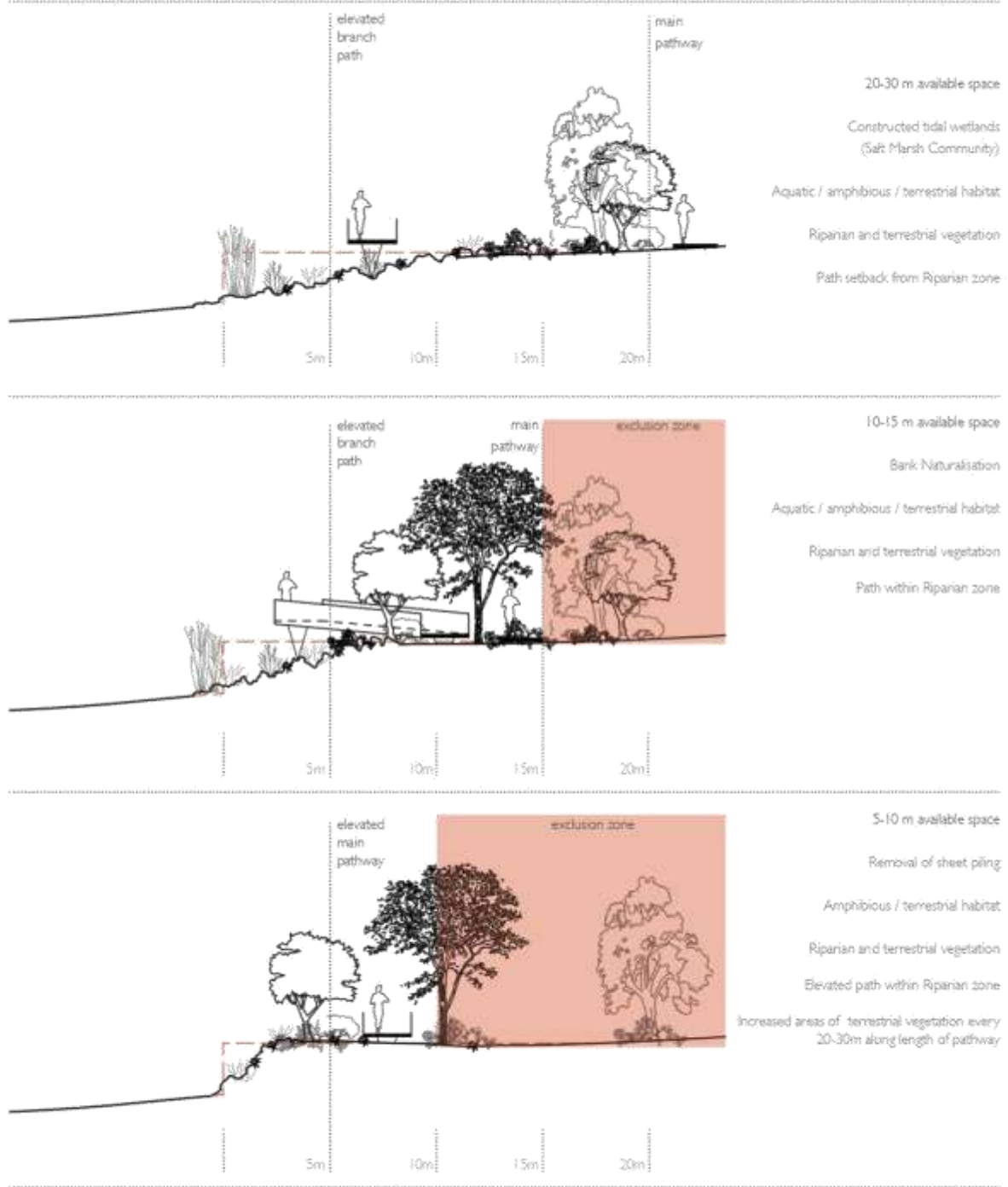
If stormwater is being piped directly into the Cooks River, as it is currently, and the scouring effect of urban stormwater run-off has not sufficiently reduced, the the Riparian ecological processes cannot function properly. Nutrients and habitats are insufficiently supported and will not re-establish.

The site is considered as a whole where each aspect of use, water management and ecology are inter-connected. This Master Plan proposes an integrated approach; the improved management of stormwater supports the regeneration of the river's natural environs and biodiversity, which in turn allows better water usage (irrigation, re-use, water activities) and an improved capacity to mitigate impacts of flooding and inundation on water infrastructure and natural habitats. This is a high priority of the Master Plans, and the regeneration of the natural ecology indigenous to the area is considered as a highly valuable community outcome. Enhancing the visual amenity of the site becomes an opportunity to create a more positive perception of wetlands and salt-marsh environments generally.



Example of a simple birdhide

4.0 Master Plan STRATEGIES - ECOLOGY



Proposed shared 3.0m Riverside Pathway design guidelines

4.0 Master Plan

STRATEGIES - ECOLOGY

The Master Plan proposes a strategy consistent with the current and proposed management frameworks for the area; including the NSW Coastal Management Framework, the proposed Cooks River Catchment Coastal Management Plan and the strategic biodiversity objectives being established by Inner West Council. Council will design new pathwork with regard to the riparian zone and ensure it fosters inclusive access and recreation. Design work will include landscaping design works and will be subject to required approvals including and not limited to development consent where required.

Master Plan Strategies:

- Reduce the adverse impacts of stormwater within the Cooks River sub-catchment by establishing a comprehensive train of Water Sensitive Urban Design measures across the site
- Bank Naturalisation, including the construction of tidal wetlands, specifically the indigenous Salt Marsh Community
- Increasing the width, density and continuity of the Riparian 'buffer' and Terrestrial Vegetation corridors
- Creating enjoyable experiences that support the natural environs of the river



Bioretention swale



Vegetated swale

Urban Water Management

The site forms a large interface with the Cooks River; part of the Cooks River Catchment. In line with the guiding principles established by Council for Sustainable Urban Water Management, and the existing Cooks River Stormwater Management Plan, the Master Plan prioritises these objectives:

- Using water appropriately (irrigation)
- Reduce the impact of stormwater on waterways
- Reduce the amount of wastewater leaving a catchment which may cause pollution in other locations (downstream, ocean outfall)

The Master Plan proposes a number of vegetated swales, bio-retention swales (raingardens) and basins, constructed wetlands and gross pollutant or sediment traps over the site, which are intended to work together with WSUD measures outside the site, to reduce the amount of stormwater directly entering the Cooks River; and the amount of sediment, excess nutrients and litter transferred by the outfall. There is the unique opportunity to establish a comprehensive train of Water Sensitive Urban Design over the site; an important step in rehabilitating the natural Riparian ecological processes that are so critical to the health of the Cook's River.

While the construction of these systems will require comprehensive analysis and design, (some of which is being undertaken) the Master Plan proposes the location of these systems based on the natural watercourse of the topography and existing proposals and drainage works. The completed stormwater treatment works on site have been regarded as successful, however there are urgent improvements required at locations such as Riverside Crescent and Dibble Avenue Waterhole where the existing infrastructure is insufficient and causes regular flooding.

Combined with structural improvements to re-establish natural river flows and Riparian vegetation, the improvement of Urban Water Management is a vital component of rehabilitating the natural ecology of the site.



Naturalised river bank

4.0 Master Plan STRATEGIES - ECOLOGY

Bank Naturalisation

The structural re-shaping of the bank is a priority that has been established in a number of existing management plans for the foreshore of the Cooks River. The ability of the river to mitigate flooding, filter nutrients from runoff, maintain habitats for native flora, fauna, insects and a host of other important Riparian processes is currently adversely impacted by the hard edge to the river throughout the site. The Master Plan proposes a number of varied strategies over the length of the River's edge, negotiated between the available space, the existing natural features and the requirements for recreational use. Key moves to in the Master Plan to achieve this are:

- Removal of existing sheet piling along entire river's edge and replacement with natural rock and shallow vegetated banks.
- Reshaping sections of bank and foreshore to create appropriate topography for habitats, including significant areas of constructed tidal wetlands
- Extensive indigenous planting (trees, shrubs, grasses and sedges).
- Redesign and relocation of pathways and fenced areas to minimise disturbance to habitats, vegetation and hydrological features of the river.

Of primary importance in the Master Plan is the re-establishment of tidal wetlands, specifically the Salt Marsh Community indigenous to the area. The Master Plan dedicates 3 sites across the site for the establishment of constructed tidal wetlands, which are intended to act as colonies which expand naturally as the ecological processes of the river and terrestrial vegetation are restored.

Riparian 'buffer' and Terrestrial Vegetation

Another key element in the rehabilitation of the natural ecology of the site is the re-establishment and thickening of the Riparian 'buffer', the strip of vegetation directly adjacent to the river's edge, and the extent and diversity of the terrestrial vegetation beyond. Riparian land provides a number of complex functions and processes critical



Wildlife underpass

to the health of the waterway, and the site forms an important vegetation link (vegetative corridor) supporting the rehabilitation of the wider network of coastal environments, flora and fauna.

The Master Plans consider the need for the continuity of this vegetative strip, as well as the depth and it's connection to remnant bushland and terrestrial habitats. This is achieved by redesign of pathways, reshaping of river banks and topography, and extensive new planting of indigenous trees, shrubs, grasses, sedges in locations that create appropriate habitats for wildlife and connect existing patches of vegetation. Where this corridor is severed by Wardell Road, a wildlife bridge (or underpass) is proposed in order to allow the free movement and migration of wildlife.

Where possible, the vegetative buffer immediately adjacent to the top of the river bank is increased to a minimum of 10m and continuous groundcover. Where the recreational path is required to be in this zone, raised boardwalks, fencing and viewing areas are proposed to minimise disturbance to ecological processes and establishment of vegetation. Where the opportunity exists to increase the width of this vegetative strip, the Master Plans propose swamp forest zones, floodplain forest and new park areas with dense planting, providing for terrestrial habitats.



Salt Marsh Community



Intertidal Wetland

4.0 Master Plan

STRATEGIES - ECOLOGY



Bushcare volunteers replanting a section of riverbank.

The Master Plan utilises the reclaimed open space of the golf course to establish a significant area of naturalised green space. The value of such spaces is to act as 'colonies' for Indigenous flora and fauna, providing stable habitats that can support healthy ecosystems. Where conditions in the surrounding context are not ideal, the large proposed naturalised green space could have a significant positive effect in the rehabilitation of the region overall; including the Riparian ecosystem.

Non-structural Improvements

Consideration should be given to improvements across the site which can support the rehabilitation of natural ecology of the site; littering, human activity and public perception of the natural landscape is an important factor in the success of any structural improvements. Creating awareness through an enjoyable and educational experience is an important social value of the Master Plans. Currently, the perception of Salt Marsh communities and tidal wetlands is often associated with rubbish dumping, murky waters and bad odours; the importance of these areas to the broader environment and health of waterways is largely unknown to the public. The Master Plan recommends the following strategies for improvement:

- Incorporation of educational information about Salt Marsh Environments, Tidal Wetlands and the Cooks River progressively as the natural ecology is rehabilitated
- Clearly demarcated pathways and fencing strategy to prevent disturbance to habitats and enable sections of vegetation and bank to be closed for periodic rehabilitation.
- Increased provision for interaction with the waterways and Riparian corridor that are non-destructive (eg. Kayak launch point).
- Increased provision of infrastructure for bushcare volunteer organisations and community participation (eg. 'Mudcrabs' site shed and community nursery).

The Master Plans recognise that the history and maintenance of the work to restore the natural ecological processes can be an integral part of the experience of the site.



Community Nursery



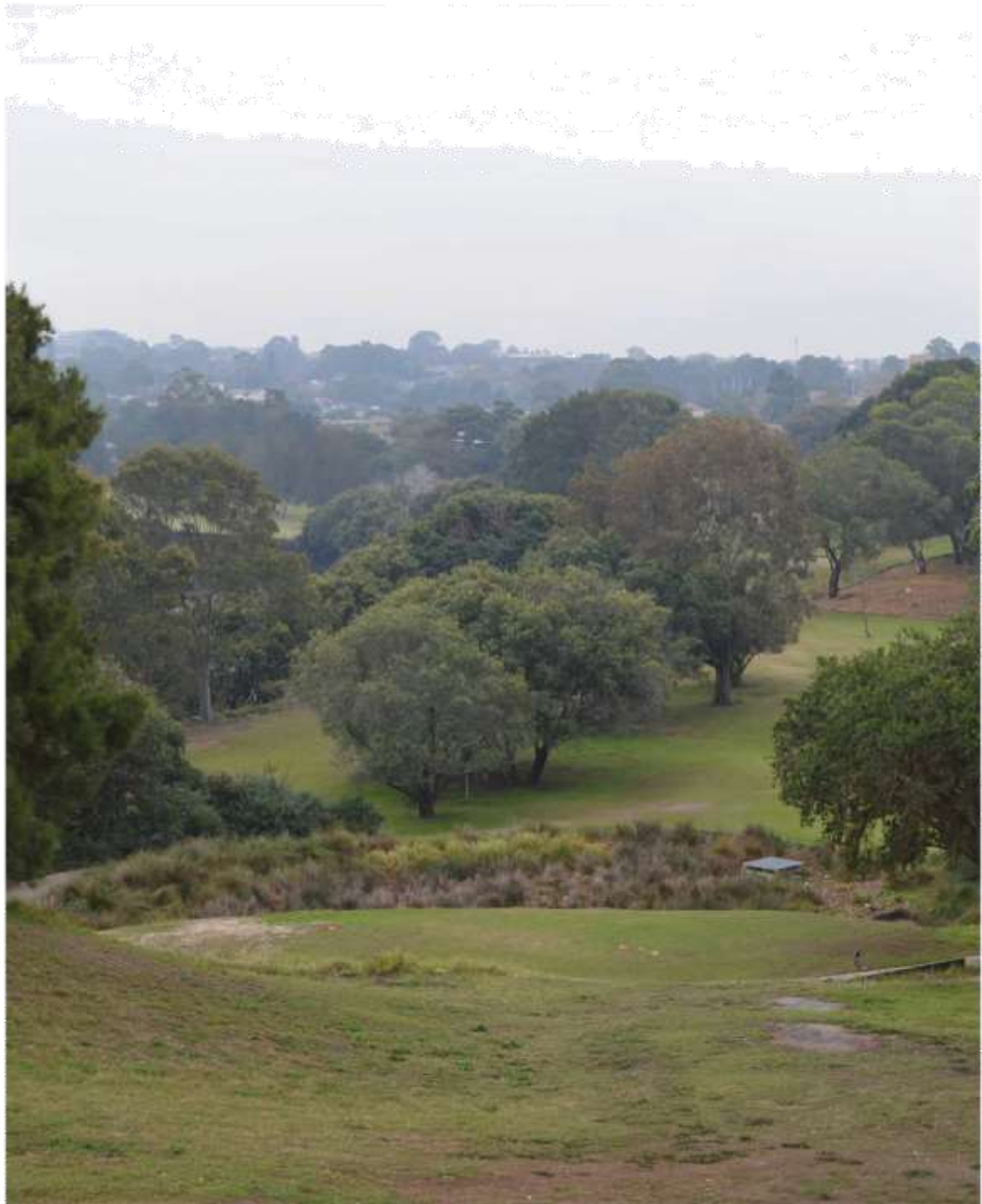
Interpretative strategy and educational information

Communicating this aspect visually and making provision for dedicated work space will assist in activating the site and making meaningful connections with the Cooks River Community.



Nesting box in a habitat tree

4.0 Master Plan



4.0 Master Plan

STRATEGIES - COMMUNITY



Marrickville Golf and Community clubhouse

as it is one of the few remaining public golf courses in the Sydney Metropolitan Area. The Master Plans work to balance this with the need to derive greater value from the site for all members of the community; to deliver new, more accessible opportunities for recreation and enjoyment. The relative success of the integration of other uses of the site will help to ensure the viability of the Marrickville Golf Course in the longer term.

Master Plan Strategies

- Provide new experiences and opportunities for engagement that celebrate the natural values of the site and the identity of the Cooks River community
- Ensure the viability of the Marrickville Golf Club while providing for a broader range of community needs
- Communicate the cultural history of the site
- Restore the natural ecology and biodiversity of the Cooks River foreshore

New Opportunities

The site analysis reveals a host of opportunities for different uses and the Master Plans focus on those that will create the most value for the whole community. This has also been considered in the context of what is provided close-by; for example, the Cooks River Cycleway runs the length of the site on the opposite bank of the Cooks River. As a function of this, the Master Plan provides multiple linkages to the cycleway but does not make provision for a dedicated cycleway through the site; instead providing a shared pathway. Similarly, there are a number of existing and proposed facilities nearby that provide sporting facilities, community centres and significant areas of open green space. The driving concept to adapt the Marrickville Golf Course for wider use is that of an 'Ecology Park', where the opportunity to demonstrate the rehabilitation of a Tidal Wetlands becomes a 'best practice' case, integrating Water Sensitive Urban Design, natural ecological processes and the requirements of green space in urban areas.

Key Objectives:

1. Provide engaging, culturally relevant opportunities for use in the community
2. Maximise the value of community assets
3. Protect the cultural history and natural ecology for future generations

Overview

The community consultation process clearly identifies that the Marrickville Golf Course is considered a valuable community asset, not only to the local community that may use the facilities both for recreational and social needs, but to the regional community

4.0 Master Plan STRATEGIES - COMMUNITY



Community event space

The Master Plans propose to demonstrate the rehabilitation of the riparian ecology, and in doing so, provide new recreational experiences that are closely linked to the various ecological processes indigenous to the site. This also represents a unique offering in the local area - The Master Plan utilises the reclaimed open space of the golf course to create a significant area of naturalised green space and makes increased provision for ecological experiences. The Salt Marsh Community, Mangroves, riparian vegetation, terrestrial vegetation and the aquatic environment of the river all provide unique experiences of the site; designing elements to support the recreational enjoyment of each area is captured in the Master Plans. These include boardwalks, inclined pathways, wandering forest walks, educational and volunteer experiences, water access and habitat observation areas.

In addition to this, the Master Plans propose the inclusion of expanded facilities for bushcare volunteer groups that have been active on the site for some years, notably the 'Mudcrabs' Volunteers. Space is also designated for the inclusion of a large community nursery site. These opportunities should be further considered in the development of the Plan of Management for the site.



Educational workshop



View from proposed 'Hill Top Walk'

The Master Plan presents expanded opportunity for the community to experience the natural ecological processes of the site with increased provision of pathways, constructed wetlands, forest and understorey planting north of Wardell Road. With the reduction of the golf course to 9-holes, the new open space south of Wardell Road is utilised as a new full size football pitch, skate park and event space; with potential future locations for additional sportsfields as community needs change.

Maximising Value

While the Master Plans prioritise the rehabilitation of the natural ecology and resolution of user conflicts across the site, successfully delivering more options for community use requires upgrades to the basic infrastructure available over the site. The Master Plan considers the provision of public toilets, accessible entry points consistent with the proposed circulation, adequate lighting, signage and park furniture in order to promote better access and wider use. These upgrades will also form part of the provision of better services for golf users; increasing the overall amenity and visual consistency across the site.

To support this, the Master Plan also considers the local cultural history of the area as an important feature for representation. The history of the Cooks River as an urban waterway and the Dibble Waterhole brickworks; the First Nations relationship to the area and the active phase of rehabilitation of the ecological processes are all important aspects to the history of the site. Wayfinding, interpretation strategies and artwork at places of interest, for example 'Wave Rock' or the former rubbish dump will see that the site's rich and complex history forms an integral part of the community's experience of the site.

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
4.0 Master Plan

MASTER PLAN



4.0 Master Plan

LEGEND

	1951 Easement		Outcrop		Removed Item
	1951 Land Acquisition		Existing Path		Existing Structure
	Open Space Grassland		Road / Car Parking		Structure - Proposed
	New Parkland		Shared Path		Designated Activity Area
	Understory Planting		Shared Gravel Path		Playground
	Native Grassland		Deck / Boardwalk		Play Structures
	Intertidal Zone / Saltmarsh		Fairway		Water Access Point
	Mangrove Bed		Green / Tee		Picnic Area
	Mangrove Canopy		River		Seating
	New Bush		Retention Pond		Spare
	Existing Tree		Golf Ball Fence		Spare
	New Tree		Timber Posts		Spare

For details refer to Zone + Precinct Plans.

4.0 Master Plan

ZONE I



4.0 Master Plan

KEY ACTIONS

Key Objective: Access

The Master Plan gives focus in zone 1 and 2 to a naturalised green space prioritising the rehabilitation of natural ecological processes, habitats and wildlife. In addition to the shared 3.0m 'Riverside Pathway', it creates another major ecological experience - a series of pathways that form an 'Ecology' walking path. The pathway creates multiple links across the site and interfaces with large, grassy open spaces or 'meadows' of Floodplain Forest. Measures to permeate the boundary and enhance links to the river's edge are proposed, including improvements to Wardell Road entry and a new accessible pathway along Tennent Parade.

- 01 Proposed accessible entry and access road, wayfinding signage
- 02 Proposed shared 3.0m linking pathway
- 03 Removal of existing practice cages, fence; new play structures
- 04 Replacement of existing steel fence with timber ballards
- 05 Pathway connection to Cooks River Cycleway
- 06 Proposed shared 3.0m 'Riverside Pathway'
- 07 Tennysen Street playground access: wayfinding signage
- 08 Ecology walking path: 2.1m accessible pathway with raised sections through sensitive habitats; interpretive strategy focusing on ecological processes and rehabilitation work
- 09 Upgraded existing access road, proposed 2.1m recreational pathway; replacement of existing steel fence with timber ballards
- 10 Proposed 'Riverside Pathway' bridge underpass and wildlife underpass
- 11 Proposed shared 3.0m linking pathway
- 12 Upgraded existing site entry; new wayfinding signage and improved pedestrian crossing point

Key Objective: Safety

For the removal of the 9-17th Tee's in zones 1 and 2, the risk of injury from golf activities is not present. Safety concerns around increased pedestrian activity along Wardell Road are addressed in more detail in Wardell Road Precinct.

Key Objective: Ecology

The Master Plan facilitates more comprehensive urban water management measures and the opportunity to create a large expanse of naturalised bushland in a dense urban area. Intended to form the basis of the 'ecology park', the water features support aquatic, Riparian and Terrestrial vegetation and a multitude of wildlife habitats. Pathways, viewing decks; wayfinding and interpretation strategies create a rich and enjoyable experience for the wider community. Large areas of grassland provide open spaces and provide a new type of habitat, increasing biodiversity. Consideration should be given to the detailed design of pathways, lighting and landscape features. Importantly, the design of the park provides depth and continuity to Riparian and Terrestrial vegetation in order to maximise the potential of the different ecological processes to regenerate. Due to more available space, the proposed 'Riverside Pathway' is set back further from the top of the naturalised bank, creating more ideal conditions for the establishment of Salt Marsh Communities.

- 13 Terrestrial vegetative link; increased indigenous understorey planting and tree planting in a concentrated area
- 14 Riparian vegetative link including Salt Marsh species and Flood Plain Forest species
- 15 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 16 Proposed extension of Tennysen Street Rain garden into constructed wetland environment with stormwater detention pond; increased indigenous understorey planting, tree planting, grasses and sedges; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 17 Habitat tree preservation area; increased indigenous understorey planting and tree planting; interpretive strategy focusing on ecological processes and rehabilitation work
- 18 Native grasslands; increased indigenous planting of Floodplain Forest and Clay Plain Scrub Forest; small shrubs and grasses; rehabilitation protection zones; interpretive strategy focusing on ecological processes and rehabilitation work
- 19 Floodplain forest rehabilitation; increased indigenous understorey planting and tree planting

Key Objective: Community

As a reconfigured space, Zone 1 of the Master Plan provides a major new ecological park experience both reflecting the needs and cultural identity of the local community as identified in the community consultation process, with large open spaces available for general recreational use, an expanded 'Riparian buffer' and improved access to the Cooks River.

- 20 Proposed recreation park space along Tennent Parade
- 21 Upgrades to existing Tennysen Street playground

4.0 Master Plan

ZONE 2



4.0 Master Plan

KEY ACTIONS

Key Objective: Access

The Master Plan works to create a soft boundary condition- however the removal of the golf course component eliminates any need for separation between active and passive users. Linking paths still formally connect adjacent streets with the proposed 'Riverside Pathway' in two locations; adjacent to Wardell Road and from the upgraded access road at Chadwick Avenue, however safe, informal access across open space is now possible across the newly created open parklands.

- 01 Existing entry and access road; new wayfinding signage
- 02 Proposed 3.0m shared linking pathway
- 03 Proposed 'Riverside Pathway' bridge underpass and wildlife underpass
- 04 Proposed shared 'Riverside Pathway'
- 05 Proposed 3.0m shared recreational pathway
- 06 Replacement of existing steel fence with timber ballards
- 07 Proposed accessible entry and access road, wayfinding signage
- 08 Upgraded access road Chadwick Avenue; including service road to proposed nursery site
- 09 Upgrade existing entry; new wayfinding signage and accessible grade pathway
- 10 Ecology walking path; 2.1m accessible pathway with raised sections through sensitive habitats; interpretive strategy focusing on ecological processes and rehabilitation work

Key Objective: Safety

For the removal of the 9-17th Tee's in zones 1 and 2, the risk of injury from golf activities is not present. Safety concerns around increased pedestrian activity along Wardell Road are addressed in more detail in 'Wardell Road Precinct'.

Key Objective: Ecology

The space made available in the Master Plan facilitates more comprehensive urban water management measures and the opportunity to create a large expanse of naturalised bushland in a dense urban area. Intended to form the basis of the 'ecology park', the water features support aquatic, Riparian and Terrestrial vegetation and a multitude of wildlife habitats. Pathways, viewing decks; wayfinding and interpretation strategies create a rich and enjoyable experience for the wider community. Large areas of grassland provide open spaces and provide a new type of habitat, increasing biodiversity. Consideration should be given to the detailed design of pathways, lighting and landscape features. Importantly, the design of the park provides depth and continuity to Riparian and Terrestrial vegetation in order to maximise the potential of the different ecological processes to regenerate. Due to more available space, the proposed 'Riverside Pathway' is set back further from the top of the naturalised bank, creating more ideal conditions for the establishment of Salt Marsh Communities.

- 11 Proposed wildlife underpass under Wardell Road Bridge
- 12 Terrestrial vegetative link; increased indigenous understorey planting and tree planting in a concentrated area
- 13 Floodplain forest rehabilitation; increased indigenous understorey planting and tree planting
- 14 Habitat Tree preservation area; increased indigenous understorey planting and tree planting
- 15 Constructed wetland environment with stormwater detention pond; increased indigenous understorey planting, tree planting, grasses and sedges; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 16 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 17 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation
- 18 Vegetated Swale; increased stabilisation with rock and gravel; planting; raised pathway section
- 19 Bio-retention swale
- 20 Existing Bruce St Rain Garden
- 21 Mangrove bank; protection zone

Key Objective: Community

Zone 2 of the Master Plan provides a major new park experience that better suits the needs and cultural identity of the expanding local community. With large open spaces available for general recreational use, an expanded 'Riparian buffer', and the continued, modified use of the Golf Course as a 9-hole course, the revitalised parklands will become a major focus of community recreation, interaction, learning and civic pride.

- 22 Proposed 'Forest' recreation park space along Riverside Crescent
- 23 Proposed upgrades to 'pocket park' and Wardell Road entry
- 24 Proposed location for full size soccer pitch
- 25 Provisional location for multi-use sportsfield 35 x 50m
- 26 Proposed skate park landscape feature, amenities and community events and festival area
- 27 Proposed community nursery site; bushcare groups 'site shed' and educational areas
- 28 Proposed upgrades Princess Street 'pocket park'
- 29 Wave Rock site; fencing, viewing area and interpretation strategy exploring the cultural history of the site

4.0 Master Plan

ZONE 3



4.0 Master Plan

KEY ACTIONS

Key Objective: Access

The Master Plan proposes a major new dedicated recreation space; the 'Hill Top Walk', an accessible pathway linking a permeable boundary at Bruce Street and Princess Street and the proposed shared 'Riverside Pathway'; significant upgrades to the existing clubhouse carpark to create an access node connecting to the major arterial pathways including the bridge link to the Cooks River Cycleway. Proposed changes to the existing Golf Club entry better accommodate recreational and golf users, providing separate, clearly demarcated parking and linking pathways to the riverside.

- 01 Proposed shared 'Riverside Pathway'
- 02 Replacement of existing steel fence with timber bollards
- 03 Accessible entry from Bruce Street
- 04 Proposed 'Hill Top Walk', a shared 3.0m linking pathway; street furniture and play structures
- 05 Accessible entry and amenities
- 06 New bridge on-ramp linking to 'Riverside Pathway'
- 07 'Hill Top Walk' entry
- 08 Proposed upgrades to golf club carpark to provide improved pedestrian safety
- 09 Proposed new, shared entry to both golf course and parklands; signage and wayfinding information
- 10 Proposed expanded carparking provision for recreational users
- 11 Replacement of existing steel chainlink fence with timber bollards
- 12 Potential water access point
- 13 Proposed 3.0m linking pathway connecting to proposed 'Riverside Pathway' and Mahoney's reserve (provision for further extension of a pathway south along Cooks River foreshore)

Key Objective: Safety

Designed safety fences protect recreational users from golf play on fairways along sections of the proposed 'Riverside Pathway'; high mesh fencing protects the recreational area proposed adjacent to Mahoney's Reserve and replaces the existing high fence at Bruce Street. Where pathways are adjacent to tee's, timber bollards and tree screening adequately reduce risks.

- 14 Designed full height fence
- 15 Screening: timber bollards and tree cover
- 16 High woven mesh fence with low visual impact

Key Objective: Ecology

The Master Plan proposes a large new park extending from the site boundary to the river foreshore - providing strong vegetative links to the higher topography of the site where the Indigenous species and habitats vary from the lower Floodplain Forest types. Extensive replanting, removal of weed species, the establishment of 'Salt Marsh Communities' maintenance of the Mangrove banks and structural improvements to the foreshore increase the depth of the Riparian zone and strengthen continuity with areas of terrestrial vegetation, a critical step in the rehabilitation of the natural ecology of the site. Paths are moved back from the top of bank, with raised sections in sensitive ecological zones to prevent disturbance by recreation activity and allow areas of dense vegetation. The train of WSUD measure established over the site mitigates the impact of stormwater on the river's health and provides for the irrigation of the golf course.

- 17 Mangrove bank; protection zone
- 18 Vegetated Swale; increased stabilisation with rock and gravel planting; raised pathway section
- 19 Sandstone Forest / Woodland habitat rehabilitation; removal of rubbish and invasive species; Indigenous understorey and tree planting
- 20 Terrestrial vegetative link; increased indigenous understorey planting and tree planting in a concentrated area
- 21 Habitat tree preservation area; retaining existing trees; increased Indigenous understorey planting
- 22 Turpentine / Ironbark forest; tree preservation and increased Indigenous understorey planting
- 23 Riparian vegetative link including Salt Marsh species and Flood Plain Forest species
- 24 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation; interpretive strategy focusing on ecological processes and rehabilitation work
- 25 Existing pond upgraded to include bioretention basin with stormwater detention pond (potential irrigation source for Golf Club)
- 26 Existing bush regeneration area to be maintained

Key Objective: Community

The Master Plan proposes integrating new uses and reducing the risk of injury from golf activity maximises the value and potential of the site to the local community. With the cost and availability of water becoming a crucial factor in the financial viability of golf courses today, the 9 hole golf course provides the opportunity for better quality greens, tees and fairways, and a smaller environmental footprint. Maintaining the clubhouse continues its community function, serving as a social gathering place and function venue.

- 27 Maintenance of Golf Course Clubhouse as a community meeting and event space; improved accessibility
- 28 Proposed 'Hill Top Walk' recreation park (rehabilitated former 'rubbish dump' site); accessible entry and grade; park furniture, play structures and amenities; provisional location for look out platform or expanded use for functions and community events
- 29 Proposed recreation park; accessible entry and 3.0m linking pathway connecting to 'Riverside Pathway' and Mahoney's Reserve; new playground equipment; provisional location for water access and kiosk location

4.0 Master Plan

WARDELL ROAD PRECINCT



4.0 Master Plan

KEY ACTIONS

Key Objective: Access

Wardell Road cuts the site into two halves; a priority of the Master Plan is to link these areas. An underpass (including a wildlife underpass), allows the proposed 'Riverside Pathway' to continue north; at this point, linking pathways connect on either side of Wardell Road, offering entries which connect directly to the river foreshore.

Key Objective: Safety

The Wardell Road crossing does not provide adequate measures for safe crossing; a number of proposed changes create a safe and well placed link serving Dulwich Hill, Earlwood and Marrickville. Reconstruction of the bridge and traffic redesign is recommended to better provide for pedestrian and cyclist flow, an increased in height to allow an underpass which could serve the both the golf and recreational users needs; eliminating the need to cross Wardell Road when continuing through the site.

Key Objective: Ecology

The increase in available space makes ideal conditions for the establishment of a healthy 'Riparian Zone'; a width of 10-30m permits a more robust relationship between Terrestrial vegetation and aquatic health. The proposed 'Riverside Pathway' is set back further from the top of the naturalised bank, creating more ideal conditions for the establishment of Salt Marsh Communities and less disturbance to sensitive habitats. The aim of the Master plan is to create as much continuity and depth to the Riparian zone (including Terrestrial vegetation), dense patches of forest and woodland, and grasslands - representing a more complete picture of the original ecology of the area. The vegetated area adjacent to Wardell Road increases in width, as does the depth of the Riparian vegetation, planted with indigenous trees, shrubs and grasses.

Key Objective: Community

The Wardell Rd Precinct is a gateway point for the Parklands and the Inner West Council local government area. The resolution/ integration of the underpass links the Cooks River "northside" together in a more cohesive manner which will greatly improve the safety (see above) and useability of the parklands. The addition of open space suitable for organised sport and community events, or more informal recreation is an important new asset for the community in a time where open community space is under increased pressure as our population grows.

- 01 Existing shared entry
- 02 Proposed recreation entry; direct pathway to proposed 'Riverside pathway'; wayfinding signage, lighting
- 03 Proposed accessible 3.0m linking pathway connecting urban boundary to proposed 'Riverside Pathway'
- 04 Proposed 3.0m shared 'Riverside Pathway'
- 05 Upgraded 5.0m wide existing access road, with clear visual indication of shared use and integrated pathway
- 06 Proposed accessible 3.0m shared recreational pathway; wayfinding signage and information regarding hazards
- 07 Replacement of existing steel fence with timber ballards
- 08 Wardell Road bridge underpass (part of proposed 'Riverside Pathway') including wildlife underpass
- 09 Existing informal path upgraded to accessible 2.1m pathway
- 10 Upgrades to pedestrian crossing provision advised (pending recommendation from RMS)
- 11 Wardell Road Bridge reconstruction (Pending recommendation from RMS); increase in clear height to water level to allow construction of full-height underpass; improved provision for pedestrians and cyclists
- 12 Constructed wetland environment with stormwater detention pond; increased indigenous understorey planting, tree planting, grasses and sedges; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 13 Floodplain forest rehabilitation; increased indigenous understorey planting and tree planting
- 14 Native grasslands; increased Indigenous planting of Floodplain Forest and Clay Plain Scrub Forest; small shrubs and grasses; rehabilitation protection zones; interpretive strategy focusing on ecological processes and rehabilitation work
- 15 Terrestrial vegetative link; increased indigenous understorey planting and tree planting in a concentrated area
- 16 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation
- 17 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 18 Habitat tree preservation area; retaining existing trees; increased Indigenous understorey planting
- 19 Proposed wildlife underpass under Wardell Road Bridge
- 20 Riparian vegetative link including Salt Marsh species and Flood Plain Forest species
- 21 Proposed location for full size soccer pitch
- 22 Proposed skate park landscape feature
- 23 Provisional location for community events and festivals
- 24 Proposed accessible amenities
- 25 Proposed 'Forest' recreation park continuing along Riverside Crescent; accessible shared 3.0m pathway; wayfinding signage; play structures and park furniture
- 26 Proposed 'pocket park'; park furniture

4.0 Master Plan

WATERHOLE PRECINCT



4.0 Master Plan

KEY ACTIONS

Key Objective: Access

Opening the small frontage of the park to the street, the Dibble Waterhole becomes better connected to the urban context. Preventing access to the waterhole itself remains a priority, while encouraging engagement and increasing visual amenity.

- 01 Replacement of existing steel fence with timber bollards
- 02 Proposed 2.1m pathway

Key Objective: Safety

The waterhole can present serious health risks to the community; the waterhole must be enclosed.

- 03 Replacement of existing steel fence with see-through, non-climbable fence

Key Objective: Ecology

The Dibble Avenue Waterhole becomes an opportunity to integrate WSUD measures to an existing condition. Flooding is a regular occurrence and the waterhole is redesigned as a stormwater detention pond. Gross pollutant traps; bank stabilisation with rock and planting to filter nutrients and sediment contribute to restore healthy ecological processes. Additional Indigenous planting (tree and understorey) works to create an important vegetative link in relation to the larger areas of parkland.

The Community engagement outcomes have highlighted significant community support for a full ecological restoration of the Dibble Avenue Waterhole. The Plan of Management recommends as part of the adoption of this plan that the Marrickville Golf Club (MGC) is to find alternative sources of irrigation. In any new or proposed future lease agreement use of the Waterhole by the Golf Club for irrigation purposes is prohibited.

- 04 Vegetative link; increased indigenous understorey planting and tree planting in a concentrated area
- 05 Retain existing trees
- 06 Bank stabilisation and regeneration; indigenous semi-aquatic and aquatic planting; sedges and grasses; provide habitat structures as appropriate
- 07 Retain existing trees; increase stability of bank and visual amenity by increased indigenous tree planting
- 08 Gross pollutant trap to stormwater inlet
- 09 Signage and interpretation strategy focusing on the history of the Dibble Avenue Waterhole and the present ecological aspects

Key Objective: Community

As an important aspect of the local cultural history, the Dibble Avenue Waterhole is both an active recreation space of the Master Plan and a major point of engagement. Interpretation strategies focusing on exploring the history of the site, increased visual amenity and renewed infrastructure provide the opportunity for the feature to be a positive aspect of the local character and assist in better urban water management.

- 10 Upgraded 'pocket' park; accessible entry and pathway
- 11 Upgraded playground equipment
- 12 Waterhole viewing deck for cultural and ecological history of the Dibble Avenue Waterhole

4.0 Master Plan

CLUBHOUSE PRECINCT



4.0 Master Plan

KEY ACTIONS

Key Objective: Access

The Master Plan proposes a series of changes to create an access node within the centre of the site, integrated with the requirements of access to the golf course clubhouse. Better provision of carparking, accessible pathways and amenities and enhanced pedestrian safety along the existing driveway facilitates recreational use by the wider community. Linking pathways connect to the urban boundary at Bruce Street and the Cooks River Cycleway, directly linking the proposed shared 'Riverside Pathway'

- 01 Existing connection to Cooks River Cycleway
- 02 Proposed shared 3.0m accessible grade on-ramp to existing bridge
- 03 Proposed shared 3.0m 'Riverside Pathway'
- 04 Proposed 'Hill Top Walk', a shared 3.0m linking pathway connecting to Bruce Street; street furniture and play structures
- 05 Wayfinding signage and information regarding hazards
- 06 Proposed expansion of access road; lighting; accessible amenities
- 07 Proposed upgrades to golf club carpark and driveway to provide improved pedestrian safety
- 08 Existing golf course pathway

Key Objective: Safety

In Zone 3, the proposed 'Hill Top Walk' recreation park is partly protected by the existing topography of the site and uses minimal full height fencing, requiring some along the Tee 8 fairway. Screening, using timber bollards, tree and shrub planting - adequately reduces the risk of injury at Tees 1 and 9 and assists in clear demarcation of the golf course along the driveway.

- 09 Designed full height fence
- 10 Screening: timber bollards and tree cover

Key Objective: Ecology

The larger areas of tree cover on the golf course fairways are rehabilitated as 'Floodplain Forest', providing patches of vegetation for the transient wildlife population and maintaining appropriate play hazards for the course. As the altitude increases over the site, the opportunity is taken to restore different ecological zones of the original landscape: Salt Marsh Community, Floodplain Forest, Sandstone Forest / Woodland and Turpentine / Ironbark Forest - rehabilitating the former 'rubbish dump' and removing invasive weed species. The Master Plan works to create depth and continuity of these different zones to enable the natural ecological processes to restore and wildlife to inhabit the area.

- 11 Riparian vegetative link including Salt Marsh species and Flood Plain Forest species; replacement of sheet piling with shallow naturalised banks; increased indigenous understorey planting and tree planting
- 12 Mangrove protection zone
- 13 Terrestrial vegetative link; increased indigenous understorey planting and tree planting in a concentrated area
- 14 Vegetated Swale; increased stabilisation with rock and gravel; planting; raised pathway section
- 15 Proposed rehabilitated former 'rubbish dump' site; removal of invasive weed species; increased indigenous understorey planting and tree planting; interpretive strategy focusing on ecological processes and rehabilitation work
- 16 Existing bush regeneration area to be maintained
- 17 Floodplain forest rehabilitation; increased indigenous understorey planting and tree planting

Key Objective: Community

The golf course clubhouse is an important venue for not only the players, but also the wider community as a social place to meet or hold small events. Providing better access to the clubhouse, integrated with the access to the recreation areas works to activate the precinct and foster a sense of shared use. The increase in the variety of spaces and uses the master plan offers builds on this and may create greater opportunities for the clubhouse to integrate itself with the community through the increase in diversity of the parkland users.

- 18 Proposed 'Hill Top Walk' recreation park; accessible entry and grade; park furniture, play structures and amenities; provisional location for look out platform or expanded use for functions and community events
- 19 Maintenance of Golf Course Clubhouse as a community meeting and event space; improved accessibility

5.0 Appendices

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COST PLAN



Marrickville Golf Course & Dibble Avenue Waterhole Cost Plan - The Master Plan

0174-0013 | 20th March 2019



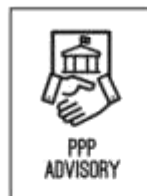
QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS



Marrickville Golf Course & Dibble Avenue Waterhole

Welsh+Major

Cost Plan - The Master Plan



Project Number: 0174-0013 Reviewed By: Keith Brandon Prepared By: Mohammad Qasem

Document Title: Issued To: Issue Date:

COST PLAN - The Master Plan Welsh + Major 20/03/19



Project Analysis



Client: Welds+Major

Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details:

Cost Plan - The Master Plan MBM0174-0013
Date - 20/03/2019

Project Analysis:

<div>  <div>SUMMARY</div>  </div>					
Client: Welsh+Major			Details: Cost Plan - The Master Plan		
Project: Marrickville Golf Course & Dibble Avenue Waterhole			MBM0174-0013		
			Date: 20/03/2019		
Code	Description	Page	% of Cost	Cost/m2	Total
1	Title Page	5			
2	Introduction	5			
3	Consultants	5			
4	Basis of Cost Plan	5			
5	Exclusions	5			
6	Zone 1	6	18.29		4,868,929
7	Zone 2	7	24.41		6,500,084
8	Zone 3	8	22.70		6,043,938
9	Dibble Avenue Precinct	10	1.74		462,135
10	Trade Cost Total		67.14		17,875,087
11	Preliminaries (10%)		6.71		1,787,509
12	Margin (5%)		3.69		983,130
13	Construction Cost Total		77.55		20,645,725
14	Design Contingency (5%)		3.88		1,032,286
15	Professional Fees (10%)		8.14		2,167,801
16	Authority Fees (1.5%)		1.34		357,687
17	Project Contingency (10%)		9.09		2,420,350
18	Project Total (Excl GST)		100.00		26,623,850
GFA: 0.00 m2		Cost/m2 (excl GST): N/A/m2		Project Total (excl GST): 26,623,850	
				GST (10%): 2,662,385	
				Project Total (incl GST): 29,286,235	

REPORT DETAILS					
Client: Welsh + Major			Details: Cost Plan - The Master Plan		
Project: Marrickville Golf Course & Dibble Avenue Waterhole			MBM0174-0013		
			Date - 20/03/2019		
Code	Description	Quantity	Unit	Rate	Amount
1	Title Page				
1.1	COST PLAN				
1.2	The Master Plan				
1.3	Project: Marrickville Golf Course & Dibble Avenue Waterhole				
1.4	Client: Welsh + Major				
1.5	Measured By: Mohammad Qasem				
1.6	Reviewed By: Keith Brandon				
1.7	Document Issue Schedule				
1.8	Cost Plan No. 1: Issued 14 December 2018				
1.9	Cost Plan No. 2: Issued 20 March 2019				
					0
2	Introduction				
2.1	Introduction				
2.2	This Cost Plan has been developed to determine the estimated cost for the proposed public domain works at Marrickville Golf Course & Dibble Avenue Waterhole		note		
2.3	This Cost Plan is based on our professional opinion and the source material listed below.		note		
2.4	Owing to the conceptual nature of the current design we have made various assumptions regarding the construction material and methodology. The estimate should therefore be considered as indicative only		note		
					0
3	Consultants				
3.1	Architect				
3.2	Welsh + Major				
3.3	Quantity Surveyor				
3.4	MBMpl Pty Ltd				
					0
4	Basis of Cost Plan				
4.1	Architecturals				
4.2	Documents received by Welsh + Major 11/03/2019				
4.3	1817 Draft Masterplan B 190308 @600dpi				
					0
5	Exclusions				
5.1	Exclusions				
5.2	Items noted "EXCL" in the Cost Plan		Item		EXCL
5.3	Unknown Site conditions in excess of allowances made		Item		EXCL
5.4	Any works outside the extent of works shown on drawings		Item		EXCL
5.5	Council requirements		Item		EXCL

REPORT DETAILS					
Client: Welsh+Major			Details: Cost Plan - The Master Plan		
Project: Marnickville Golf Course & Dibble Avenue Waterhole			MEM0174-0013		
			Date - 20/03/2019		
Code	Description	Quantity	Unit	Rate	Amount
5.6	Legal costs		Item		EXCL
5.7	Works to the courses unless noted otherwise				
5.8	Out of hours works		Item		EXCL
5.9	Artwork		Item		EXCL
5.10	Escalation beyond March 2019		Item		EXCL
					0
6	Zone 1				
6.1	Demolition				
6.2	Remove existing steel fence	320	m	5.00	1,600
6.3	Remove existing cricket practice cages	1	No	500.00	500
6.4	Roads, Footpaths and Paved Areas				
6.5	Upgrade existing access road including milling and resheeting road	352	m2	50.00	17,600
6.6	Allowance for line marking	1	Item	1,500.00	1,500
6.7	Allowance for pathway connection to Cooks River cycleway	1	Item	500.00	500
6.8	Raised pathway including balustrade	307	m2	2,100.00	644,700
6.9	3000mm wide shared linking concrete pathway	885	m2	100.00	88,500
6.10	3000mm wide shared linking gravel pathway	270	m2	65.00	17,550
6.11	Shared gravel 'Riverside Pathway'	2,819	m2	65.00	183,235
6.12	Allowance to upgrade existing pedestrian crossing	1	Item	1,000.00	1,000
6.13	Boundary Walls, Fencing and Gates				
6.14	Supply and install timber bollards and chain	256	m	65.00	16,639
6.15	Designed full height fence (Assumed 3000mm high)	174	m	135.00	23,490
6.16	High woven mesh fence with low visual impact (Assumed 10,000mm high)	35	m	900.00	31,500
6.17	Allowance for tree cover screen (Assumed 10 No tree)	1	Item	10,000.00	10,000
6.18	Landscaping and Improvements				
6.19	Landscaping				
6.20	Enhanced Cooks river foreshore with renaturalized banks (Item No. 6)	2,678	m2	250.00	669,500
6.21	Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species	771	m2	150.00	115,650
6.22	Allowance for tree preservation	1	Item	50,000.00	50,000
6.23	Enhanced riparian corridor including increased indigenous understory planting and tree planting (Assumed 4 No additional new plants /m2) (Item No. 9)	10,461	m2	100.00	1,046,100
6.24	Native grassland area incorporating ecological walk, habitat and recreation space (Item No. 17)	6,886	m2	25.00	172,150
6.25	Allowance for new play structures	1	Item	100,000.00	100,000
6.26	Allowance for playground/ training equipment and park furniture	1	Item	100,000.00	100,000
6.27	Allowance to upgrade existing Tennyson Street playground (Item No. 13)	1	Item	200,000.00	200,000
6.28	New Recreational parkland (Item No. 18)	3,567	m2	65.00	231,855
6.29	New small tree (Assume 100L Trees)	32	No	400.00	12,800
6.30	New large tree (Assume 400L Trees)	14	No	1,800.00	25,200
6.31	Potential 40x70m multi-use sporting field	1	No	560,000.00	560,000



REPORT DETAILS



Client: Welsh+Major
Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details: Cost Plan - The Master Plan
MBM0174-0013
Date - 20/03/2019

Code	Description	Quantity	Unit	Rate	Amount
6.32	Constructed wetland incorporating water sensitive urban design strategies, habitat, educational and recreation space (Item No. 14)	3,378	m2	120.00	405,360
6.33	Allowance for upgrade stormwater drains	1	Item	80,000.00	80,000
6.34	Supply and install water access point (Item 8)	1	No	50,000.00	50,000
6.35	Signage				
6.36	Allowance for upgraded entry with wayfinding signage (Item No. 1)	3	No	4,000.00	12,000
6.37	Trade Cost Total Carried to Summary				4,868,929
					4,868,929
7	Zone 2				
7.1	Demolition				
7.2	Remove existing steel fence	230	m	5.00	1,150
7.3	Remove existing tree	4	No	2,000.00	8,000
7.4	Remove existing trees and stump, and make ground level to allow for new sports field (Item 15)	1,828	m2	30.00	54,840
7.5	Roads, Footpaths and Paved Areas				
7.6	Allowance to reconstruct War dell Road bridge to provide an underpass for safe, continuous travel and ecological connectivity (Item No. 16)	1	Item	50,000.00	50,000
7.7	Allowance for accessible grade pathway connection to Alfred Street	1	Item	500.00	500
7.8	Upgrade Chadwick Avenue access road including milling and resheeting road	489	m2	50.00	24,450
7.9	Allowance for line marking	1	Item	1,500.00	1,500
7.10	Allowance to upgrade War dell Road entry	1	Item	20,000.00	20,000
7.11	Raised pathway including balustrades	388	m2	2,100.00	814,800
7.12	3000mm wide shared recreational concrete pathway	1,423	m2	100.00	142,300
7.13	3000mm wide shared linking gravel pathway	492	m2	65.00	31,980
7.14	Shared gravel 'Riverside Pathway'	2,573	m2	65.00	167,245
7.15	Paving around community nursery 'site shed' and educational areas	559	m2	150.00	83,850
7.16	Outbuildings and Covered Ways				
7.17	Community nursery 'site shed'	389	m2	1,800.00	700,200
7.18	Boundary Walls, Fencing and Gates				
7.19	Supply and install timber bollards and chain	370	m	65.00	24,049
7.20	Designed full height fence (Assumed 3000mm high)	490	m	135.00	66,150
7.21	High mesh fence with low visual impact (Assumed 10,000mm high)	41	m	900.00	36,900
7.22	Tree cover screen (Assumed 10 No tree) (Item 12)	1	Item	10,000.00	10,000
7.23	Landscaping and Improvements				
7.24	Landscaping				
7.25	Enhanced Cooks river foreshore with renaturalized banks (Item No. 6)	3,095	m2	250.00	773,750
7.26	Bioretention basin with stormwater detention pond including excavation and connection to stormwater system	664	m2	100.00	66,400
7.27	Constructed wetland incorporating water sensitive urban design strategies, habitat, educational and recreation space (Item No. 14)	2,684	m2	100.00	268,400
7.28	Allowance for car parking area to support an increase in the number and range of users (Item No. 2)	1	Item	30,000.00	30,000

REPORT DETAILS					
Client: Welsh+Major			Details: Cost Plan - Master Plan		
Project: Marrickville Golf Course & Dibble Avenue Waterhole			MEM0174-0013		
			Date - 20/03/2019		
Code	Description	Quantity	Unit	Rate	Amount
7.29	Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species	184	m2	150.00	INCL
7.30	Propose Salt Marsh community	367	m2	150.00	55,050
7.31	Allowance for increased stabilisation of site with rock and gravel to swale	1,002	m2	100.00	100,200
7.32	Allowance to provide protection to existing mangrove bank	1	Item	20,000.00	20,000
7.33	Enhanced riparian corridor including increased indigenous understory planting and tree planting (Assumed 4 No additional new plants /m2) (Item No. 9)	5,117	m2	100.00	511,700
7.34	Allowance for "Mid-course" recreation park including play structures and park furniture	1	Item	200,000.00	200,000
7.35	Allowance for playground/ training equipment and park furniture	1	Item	100,000.00	100,000
7.36	Allowance to upgrade pocket park to Princess Street	1	Item	30,000.00	30,000
7.37	Allowance to upgrade pocket park to War dell Road	1	Item	30,000.00	30,000
7.38	Allowance for "Forest" recreation park space along Riverside Crescent including play structures and park furniture	1	Item	150,000.00	150,000
7.39	Allowance for "Wave Rock" viewing area including signage and fencing	1	Item	50,000.00	50,000
7.40	New small tree (Assume 100L Trees)	30	No	400.00	12,000
7.41	New large tree (Assume 400L Trees)	12	No	1,800.00	21,600
7.42	Multi-use sporting field	8,078	m2	65.00	525,070
7.43	Community event space with adjacent skate park, sports field(ind), picnic area and playground (ind) (Item No. 15) - Provisional	1	m2	1,200,000.00	1,200,000
7.44	Allowance for stormwater drains	1	Item	50,000.00	50,000
7.45	Form bioretention swale	240	m2	150.00	36,000
7.46	Furniture				
7.47	Park furniture to community nursery 'site shed' and educational areas	1	Item	20,000.00	20,000
7.48	Signage				
7.49	Allowance for upgraded entry with wayfinding signage (Item No. 1)	3	Item	4,000.00	12,000
7.50	Trade Cost Total Carried to Summary				6,500,084
					6,500,084
8	Zone 3				
8.1	Demolition				
8.2	Remove existing steel fence	92	m	5.00	460
8.3	Remove existing chainlink steel fence	160	m	5.00	800
8.4	Remove existing tree	18	No	2,000.00	36,000
8.5	Roads, Footpaths and Paved Areas				
8.6	Allowance for maintenance and improved accessibility to Golf Course Clubhouse (Item No. 3)	1	Item	5,000.00	5,000
8.7	Allowance for accessible entry from Bruce Street	1	Item	5,000.00	5,000
8.8	Allowance for accessible entry to carpark	1	Item	1,000.00	1,000
8.9	Allowance for shared entry to golf course and parklands from Wharf Street	1	Item	20,000.00	20,000
8.10	Expanded carparking provision for recreational users (Item No. 2)	2,647	m2	75.00	198,525
8.11	Upgrade existing carpark including milling and resheeting (Item No. 2)	2,926	m2	50.00	146,300
8.12	Line marking (Item No. 2)	783	m	5.00	3,915



REPORT DETAILS



Client: Welsh+Major
Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details: Cost Plan - The Master Plan
MBM0174-0013
Date: 20/03/2019

Code	Description	Quantity	Unit	Rate	Amount
8.13	Wheel stops (Item No. 2)	80	No	50.00	4,000
8.14	Raised pathway including viewing platform and balustrades	166	m2	2,100.00	348,600
8.15	New on-ramp to existing bridge	1	Item	80,000.00	80,000
8.16	3000mm wide "Hill Top Walk" shared recreational concrete pathway (Item No. 8)	1,506	m2	100.00	150,600
8.17	3000mm wide shared linking gravel pathway	60	m2	65.00	3,900
8.18	Shared gravel 'Riverside Pathway' (Item 1)	1,959	m2	65.00	127,335
8.19	Boundary Walls, Fencing and Gates				
8.20	Supply and install timber bollards and chain	1,009	m	65.00	65,583
8.21	Designed full height fence (Assumed 3000mm high)	340	m	135.00	45,900
8.22	High woven mesh fence with low visual impact (assumed 10,000mm high)	116	m	900.00	104,400
8.23	Allowance for tree cover screen (Assumed 50 No trees)	1	Item	50,000.00	50,000
8.24	Outbuildings and Covered Ways				
8.25	Allowance for amenities to carpark	1	Item	500,000.00	500,000
8.26	Allowance for kiosk to recreation park (Item No. 5)	1	Item	200,000.00	200,000
8.27	Landscaping and Improvements				
8.28	Landscaping				
8.29	Enhanced Cooks river foreshore with renaturalized banks (Item No. 6)	684	m2	250.00	171,000
8.30	Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species	1,317	m2	150.00	197,550
8.31	Sandstone forest/ woodland habitat rehabilitation incl removal of rubbish and invasive species	1,463	m2	400.00	585,200
8.32	Increased stabilisation of site with rock and gravel	133	m2	100.00	13,300
8.33	Provide protection to existing mangrove bank	3,973	m2	10.00	39,730
8.34	Provide protection to existing habitat tree preservation area	3,940	m2	10.00	39,400
8.35	Provide protection to existing bush regeneration area	1,294	m2	10.00	12,940
8.36	Enhanced riparian corridor including increased indigenous understory planting and tree planting (Assumed 4 No additional new plants /m2) (Item No. 9)	20,855	m2	100.00	2,085,500
8.37	Form recreation park space to "Hill Top Walk" (Item No. 8)	2,966	m2	100.00	296,600
8.38	Form recreation park space (Item No. 5)	1,039	m2	100.00	103,900
8.39	Allowance for play structures and street furniture to "Hill Top Walk"	1	Item	100,000.00	100,000
8.40	Allowance to supply and install playground equipment (Item No. 5)	1	Item	50,000.00	50,000
8.41	New small tree (Assume 100L Trees)	49	No	400.00	19,600
8.42	New small tree (Assume 400L Trees)	30	No	2,000.00	60,000
8.43	Upgrade existing pond to include bioretention basin with stormwater detention pond including connection to stormwater system	639	m2	100.00	63,900
8.44	Allowance for stormwater drains	1	Item	50,000.00	50,000
8.45	Supply and install water access point (Item No. 5)	1	No	50,000.00	50,000
8.46	Signage				
8.47	Allowance for wayfinding signage (Item No. 1)	2	Item	4,000.00	8,000
8.48	Trade Cost Total Carried to Summary				6,043,938
					6,043,938

REPORT DETAILS					
Client: Welsh+Major			Details: Cost Plan - The Master Plan		
Project: Marnickville Golf Course & Dibble Avenue Waterhole			MEM0174-0013		
			Date: 20/03/2019		
Code	Description	Quantity	Unit	Rate	Amount
9	Dibble Avenue Precinct				
9.1	Demolition				
9.2	Remove existing steel fence	22	m	5.00	110
9.3	Roads, Footpaths and Paved Areas				
9.4	Viewing deck including balustrade (Item No. 12)	16	m2	2,100.00	33,600
9.5	2100mm wide gravel pathway	163	m2	65.00	10,595
9.6	Boundary Walls, Fencing and Gates				
9.7	Supply and install see through non-climbable fence	11	m	750.00	8,250
9.8	Supply and install timber bollards and chain	12	m	65.00	780
9.9	Landscaping and Improvements				
9.10	Landscaping				
9.11	Bank stabilisation and regeneration including indigenous semi-aquatic and aquatic planting, sedges and grasses and habitat structures as appropriate	915	m2	250.00	228,750
9.12	Allowance to supply and install gross pollutant trap to stormwater inlet including all connections	1	Item	50,000.00	50,000
9.13	Increase stability of bank and visual amenity by increased indigenous tree planting	1,029	m2	50.00	51,450
9.14	Increased indigenous understory planting (Assume 4 No additional new plants /m2)	186	m2	100.00	18,600
9.15	Allowance to upgrade playground equipment (Item No. 13)	1	Item	50,000.00	50,000
9.16	Signage				
9.17	Allowance for informational signage along length of balustrade to viewing deck focusing on the history of Dibble Avenue Waterhole and the present ecological aspects	1	Item	10,000.00	10,000
9.18	Trade Cost Total Carried to Summary				462,135
					462,135
10	Trade Cost Total				
10.0					
					17,875,087
11	Preliminaries (10%)				
11.0					
					1,787,509
12	Margin (5%)				
12.0					
					983,130
13	Construction Cost Total				
13.0					
					20,645,725
14	Design Contingency (5%)				

REPORT DETAILS					
Client: Welsh+Major			Details: Cost Plan - The Master Plan		
Project: Marrickville Golf Course & Dibble Avenue Waterhole			MBM0174-0013		
			Date - 20/03/2019		
Code	Description	Quantity	Unit	Rate	Amount
14.0					1,032,286
15	Professional Fees (10%)				
15.0					2,167,801
16	Authority Fees (1.5%)				
16.0					357,687
17	Project Contingency (10%)				
17.0					2,420,350
18	Project Total (Excl GST)				
18.0					26,623,850

DISCLAIMER



Client: Welsh+Major

Project: Marrickville Golf Course & Dibble Avenue Waterhole

Details:

Cost Plan - The Master Plan
MBM0174-0013
Date: 20/03/2019

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INNER WEST COUNCIL PUBLIC TOILET STRATEGY

ACKNOWLEDGEMENT OF COUNTRY

Aboriginal and Torres Strait Islander Statement

Inner West Council acknowledges the Gadigal and Wangal peoples of the Eora Nation, who are the traditional custodians of the lands in which the Inner West local government area is situated.

We celebrate the survival of Aboriginal and Torres Strait Islander cultures, heritage, beliefs and their relationship with the land and water. We acknowledge the continuing importance of this relationship to Aboriginal and Torres Strait Islander peoples living today, despite the devastating impacts of European invasion. We express our sorrow for past injustices and support the rights of Aboriginal and Torres Strait Islanders to self determination.

Inner West Council understands our responsibilities and role in working with the Aboriginal community to promote cultural heritage and history, address areas of disadvantage, and protect and preserve the environment as well as sites of significance to Aboriginal peoples. In doing so, we acknowledge that Aboriginal cultures continue to strengthen and enrich our community.

Today, diverse groups of Aboriginal and Torres Strait Islander peoples live and work across Inner West. We admire the resilience displayed in their significant achievements and in making immense contributions to both Council and the broader community.

Inner West Council is committed to embedding the values and perspectives of the Aboriginal and Torres Strait Islander communities to ensure we learn from the mistakes of our past and forge a positive future of long-lasting value built on mutual respect, equality and opportunity.

Inner West Council

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DOCUMENT CONTROL

Date	Revision No.	Revision Details	Approved
08.11.2019	01	Draft Issue 01 - For internal comment	AC
16.04.2020	02	Draft Issue 02 - Final internal review	AC
20.05.2020	03	Draft Issue 03 - For Council	AC
03.08.2020	04	Final for adoption	AC



EXECUTIVE SUMMARY

The Inner West Council Public Toilet Strategy aims to provide residents and visitors to the Local Government Area (LGA) access to a public toilet during daylight hours and to improve the existing standard of facilities. The strategy aims to deliver best practice in public toilet design, hygiene, safety and maintenance.

The objectives of the Inner West Council Public Toilet Strategy Plan are as follows:

- Ensure facilities are safe.
- Ensure facilities are accessible.
- Ensure the needs of the public are met.
- Ensure facilities are environmentally sustainable.
- Address community needs (current and future).
- Provide a clear framework to guide decision making to ensure public toilets are well located and equally distributed.
- Ensure facilities respond to community needs.
- Ensure facilities are inclusive and welcoming.

The Strategy has been divided into distinct sections:

- Introduction
- Design Guidelines
- Existing Facilities
- New Facilities
- Implementation Plan
- Benchmark Study

Design Guidelines

Design Guidelines are provided in order to standardise public toilet construction and renovation across the Inner West LGA. The guidelines are divided into six sections and a recommended materials/finishes/fixtures palette is included in this section.

Existing Facilities

An audit of existing toilet facilities across the LGA has been undertaken to identify gaps in the toilet network and to prioritise facilities for upgrade.

Implementation Plan

The Implementation Plan outlines where funding for the upgrades will come from and how frequently the Public Toilet Strategy should be reviewed and monitored.

The Public Toilet Strategy has been informed by stakeholder engagement and provides a priority focused plan to reach best practice outcomes for public toilets in the Inner West Council.

Benchmark Study

The Benchmark Study identifies best practice examples for safe, hygienic and low maintenance toilet facilities. The study involves a desk top analysis of best practice documents and facility examples.



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01 INTRODUCTION

What is a Public Toilet Strategy?

A Public Toilet Strategy is an overarching guiding document that informs the design, upgrade and maintenance of existing and new public toilet facilities. The plan reviews the current and future use, development and maintenance of toilet facilities and provides recommendations for upgrades. This ensures facility standards are maintained, community expectations and needs are met. This Strategy has a life cycle of ten years with document reviews occurring every two years.

Why is a Public Toilet Strategy Required?

The provision of public toilet facilities has a significant impact on the accessibility of public places and parks. The average person will need to use a public toilet when they are away from home for more than an hour and people with a range of disabilities require equal access facilities. The Inner West Council invests significantly in parks and open spaces as well as the public domain. The promotion of healthy spaces and parks and outdoor areas which contain quality infrastructure are key priorities of Council. The provision of appropriate public toilets in locations accessible to the public are a key component in the promotion of such spaces.

A Public Toilet Strategy for Inner West Council facilities is required due to a number of current and future demands. Drivers affecting demand for services provided by public amenities include:

- Population change.
- Regulations.
- Changes in demographics.
- Seasonal factors.
- Consumer preferences and expectations.
- Economic factors.
- Environmental awareness.

Aims of this Public Toilet Strategy

The purpose of this Public Toilet Strategy is to deliver best practice in public toilet design, hygiene, safety and maintenance.

Public toilets need to be equitably and strategically located to enable the community to conveniently access public toilets. 400m or 4 to 10 minutes walking to open space is generally considered a walkable distance. Whilst it would be enviable to provide a facility every 400m throughout the whole Local Government Area, it is considered preferable to provide clean and well maintained facilities within 400m of Councils high use locations (including town centres and parks).

As the population of the Inner West Council continues to grow, new emerging urban growth centres will occur. These areas may require new or additional facilities. Along with Council funded projects, Council should consider partnership with private enterprise, or voluntary planning agreements to provide additional facilities should they be required.

Through engagement with diverse stakeholders and application of leading design principles the strategy will address this imbalance and facilitate more equitable, efficient and sustainable outcomes in the provision of facilities.

Objectives of the Inner West Council Public Toilet Strategy are as follows:

- Ensure facilities are safe.
- Ensure facilities are accessible.
- Ensure the needs of the public are met.
- Ensure facilities are environmentally sustainable.
- Address community needs (current and future).
- Provide a clear framework to guide decision making to ensure public toilets are well located and equally distributed.
- Ensure facilities respond to community needs.
- Ensure facilities are inclusive and welcoming.

This Strategy Plan is divided into six sections:

1. Introduction
2. Design Guidelines
3. Existing Facilities
4. New Facilities
5. Implementation Plan
6. Benchmark Study

01 INTRODUCTION

Scope of this Public Toilet Strategy

This Public Toilet Strategy is divided into six sections as described below.

Section	What does it include?
01 Introduction	What is a Public Toilet Strategy and what purpose does it serve?
05 Design Guidelines	This section of the report acts as a guide and checklist for the design of existing and new toilet facilities across the LGA.
03 Existing Facilities	Proposed locations of new facilities.
04 New Facilities	Outlines how the Public Toilet Strategy will be carried out, monitored and reviewed.
06 Implementation Plan	Analysis of existing facilities and recommendations for improvements.
02 Benchmark Study	Analysis of best practice examples of public toilets.
07 Appendices	Supporting documents.

Methodology to prepare this Public Toilet Strategy

The project methodology was undertaken in several phases of work to provide a process that ensured best practice outcomes for the Public Toilet Strategy.



01 INTRODUCTION

Council Adopted Strategies and Documents



Community Strategic Plan, 2018

This document identifies the community's vision for the future, long term goals, strategies to get there and how to measure progress towards that vision. It guides all of Council's plans, policies and budgets.

The Community Strategic Plan is structured around a guiding principle:

To work together in a way that is creative, caring and just

This reflects the values of the Inner West community, underpins community expectations of how Council will interact with its residents and is the foundation for all decision-making, actions taken and management of resources.

Five Strategic directions inform the future planning and are as follows:

1. An ecologically sustainable Inner West
2. Unique, liveable, networked neighbourhoods
3. Creative communities and a strong economy
4. Caring, healthy, happy communities
5. Progressive local leadership



Recreational Needs Study, 2018

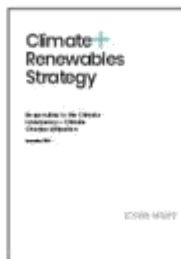
The Recreation Needs Study provides an analysis of the current and projected recreation needs of the Inner West community. The study provides the evidence base to inform the development of Council policy and strategy in relation to recreation.

Participation in, and access to, recreation opportunities brings significant physical and mental health and social benefits to individuals, improved development outcomes for children and young people, and social benefits to the community.

The study identified six themes to guide future recreational planning:

- Theme 1- Address existing gaps in open space and recreation facilities
- Theme 2- Plan for future demand for new open space and recreation facilities
- Theme 3- Increase capacity of existing recreation facilities
- Theme 4- Streets and laneways for walking, running, cycling and play
- Theme 5- Inclusion and sharing
- Theme 6- Connections with nature

Council Adopted Strategies and Documents



Climate and Renewables Strategy- Responding to the Climate Emergency – Climate Change Mitigation
In response to the climate emergency, Council aims to achieve and ecologically sustainable Inner West, which is a zero emissions community that generates and owns clean energy. IWC aims to demonstrate progressive Local Leadership where government makes responsible decisions to manage finite resources in the best interest of current and future communities.

The Climate and Renewables Strategy focuses on;

1. Embedding climate action in Council systems and processes including CEO and senior staff performance review.
2. Establishing the Inner West Office of Renewable Energy Innovation
3. Rapidly increasing solar and renewable energy generation
4. Switching to a renewable powered fleet
5. Fostering zero emissions mobility solutions
6. Supporting low carbon development
7. Eliminating organic waste to landfill
8. Helping our community address unsustainable consumption e.g. through facilitating and encouraging the share economy
9. Protecting and enhancing the urban tree canopy and promoting green infrastructure



Inclusion Action Plan (2017-2021)

The Inner West Council Inclusion Action Plan for People with a Disability (2017-2021) outlines Council's commitment to respecting the rights and improving opportunities for people with a disability of all ages, to participate fully in community life. The IAP meets Council's obligations under the Disability Inclusion Act, 2014 (NSW) and other similar instruments that identify its role in reducing discrimination and improving participation opportunities for people with a disability.

This document outlines the steps Council will take over the next four years to support and improve the inclusion of people with a disability as part of its core business, and to remove barriers to access and participation, including any discrimination based on disability. The Action Plan also gives expression to Council's commitment to uphold and promote the United Nations Convention on the Rights of Persons with Disability.

This document outlines principles specific to the Public Toilet Strategy Plan:

- Section 1.1.9 Embed accessibility requirements in a Public Toilet Strategy and a Recreation Strategy involving parks and open space as well as public related facilities and their use.
- Section 4.2.3 Undertake strategic review of location and appropriateness of accessible public toilets and develop recommendations to increase provision
- Section 4.2.4 Review public toilet strategy in the new IWC and explore the opportunity given the expanded local government area to provide 'changing places' facilities.

02 Design Guidelines

What are the Design Guidelines?

The following section should be used as a guide and check list for the design of new and existing toilet facilities. Outlined below are six areas of design to be considered. Each section has a list of headings with recommendations for best practice design. The design of a toilet facility requires collaborative design and planning. This document section should be used as a guide for the process with continued input and review from various stakeholders.

Any issues that evolve from following this process should be noted and included in a post occupancy evaluation of the design process and design outcome. It is critical ongoing feedback is included in updates to this document to ensure best practice and future thinking is captured. It also allows for lessons learnt from site intricacies to be included as further consideration in future works.



01 THE SITE



Review connectivity, accessibility and way-finding.

Engage with the community to understand the needs of users.

Engage with key stakeholders including NSW Police and outreach services in known homelessness hotspots.

Engage with internal stakeholders including Community Wellbeing staff and Recreation Planning staff.

Orientation of facilities in relation to nearby buildings, roads, pathways and activity generators.

Consider entry locations.

Consider loitering generators (seating, car parking, notice boards).

Lighting.



02 THE BUILDING



Consider size and expected level of use (number of cubicles required).

Lighting (including natural light).

Ventilation (maximising natural ventilation).

Vandalism minimisation (infrastructure concealment).

Water collection and storage.

Facility configurations.

People with disability circulation requirements.

Explore opportunities for on-site solar energy provision and water collection, detention and reuse.



03 INCLUSION



Accessibility

Safety

Signage

Disability Discrimination Act 1992 Compliance



04 SUSTAINABILITY



- Assessment of existing and new building
- Assess new and existing materials and fittings for reuse and sustainability
- Minimise energy requirements



05 THE MATERIALS



- WC pans.
- Hand washing facilities.
- Ventilation (maximising natural ventilation).
- Wall and floor finishes.
- Lighting (including natural light).
- Signage.
- Syringe, waste storage and other accessories.
- Materials & Fixtures/Fittings Schedule
- Low carbon concrete should be specified.
- Timber should be recycled/reclaimed or should be Forest Stewardship Council (FSC) certified wood products. No rain forest wood species from Brazil is permitted.



06 PUBLIC PLACE MAKING



- Inclusion
- Public Art
- Way finding
- Signage
- Site Activators
- Benefits



07 MAINTENANCE AND MANAGEMENT



- Review the projects successes and lessons learned. Engage with the community about outcomes
- Risk assessment
- Access management
- Security measures
- Cleaning
- Building and landscape maintenance.
- Auditing

02 DESIGN GUIDELINES



01 THE SITE

Site planning is critical to maximising the safety of toilet users and in reducing maintenance and vandalism. A site needs to be selected that maximises views to and from the facility and discourages loitering around the facility. Orientation, lighting and vegetation are also important considerations.

ASSESSMENT OF EXISTING FACILITIES



1. Undertake detailed structural surveys of all existing facilities prior to commencement of works.
2. Undertake detailed site analysis of existing facilities prior to the commencement of works.
3. Assess the environmental sustainability of existing facilities i.e. presence of water tanks, LED lighting, solar hot water.
4. Assess water fixtures to ensure they have high WELS ratings - 4 stars+
5. Ensure that all water tanks are listed on Council's Asset Register as well as their condition and note whether they are

VISIBILITY



1. Maximise site casual surveillance from nearby roads, pathways and activity creators.
2. Ensure site sight-lines operate from multiple directions and minimise site blind spots both day and night.
3. Prune or remove existing vegetation to maximise views both to and from the site.

PLANNING AND HERITAGE APPROVALS



1. Undertake consultation with planning and heritage personnel at Council to ascertain whether works require heritage approvals prior to the commencement of work.
2. Engage a Heritage Architect during the design phase to deliver best practice outcomes.
3. Engage access consultant during the design and construction phase to deliver best practice outcomes.

PARKING REGULATIONS



1. Review parking regulations adjacent to toilet and park facilities.
2. Ensure there are no existing issues of overnight camping in adjacent car parks.
3. Discuss potential issues and solutions with Inner West Council compliance team.

ENGAGE WITH KEY STAKEHOLDERS



1. Engage with the community and key stakeholders about locations and required facilities.
2. Engage with key stakeholders including NSW Police and local outreach services.
3. Engage with internal stakeholders including Recreation Planning and Community Wellbeing.

PROXIMITY TO ELEMENTS THAT ENCOURAGE LOITERING AND OVERNIGHT CAMPING



1. Remove the ability of the public to loiter close to the amenities.
2. Ensure landscape elements (e.g. telephones, notice boards, seats, vegetation) do not block sight lines and do not promote gathering near the amenities.
3. Consider the proximity of car parks, grandstands and other covered areas as these can become loitering spaces.

LIGHTING



1. Provide lighting internally and externally the meets Australian Standards
2. Ensure pathway connections are illuminated not onto gardens or upwards as it can interfere with nocturnal animals in the area.
3. Avoid dark corners adjacent to building.
4. Ensure clear view lines are available at night on approach to toilet facility.

CAPACITY OF EXISTING FACILITIES



1. Consider a sites capacity and proximity to activity generators such as playgrounds, fitness equipment and BBQ areas.

PARK AND STREET FURNITURE



1. Limit park furniture in close proximity to toilet facility.
2. To discourage loitering avoid use of notice boards, telephones, furniture and vegetation directly adjacent the facility.
3. Furniture which activates the space (BBQ, exercise equipment, playground) and is located a distance away from the toilet facility is preferred.

SIGNAGE



1. Ensure signage is clear and legible.
2. Ensure signage meets Australian Standards.
3. Ensure signage is clear, tactile, bold graphically legible from a distance and globally understood.

PROXIMITY TO EXISTING FACILITIES



1. Use a 400m radius as a guide to decide whether a new facility is required at any location or not. Take into account barriers to this radius such as topography, major roads and above ground train lines.

SERVICES



1. Review services location and cost implications of toilet connections if relocating the toilet away from the existing site.

GRADIENTS AND LANDFORM



1. Ensure access gradients are in accordance with Australian Standards (AS1429) and the National Construction Code (NCC).

VEGETATION AND LANDSCAPE GUIDELINES



1. Ensure park vegetation near toilet facilities is limited to ground covers, grasses and canopy shade trees.
2. Ensure vegetation is trimmed back from entries and immediate surrounds to provide clear sight lines.
3. Large areas of turf are preferred to maximise sight lines.
4. Ensure vegetation selections are native species, preferably indigenous to the Inner West area. This will reduce maintenance and watering requirements and support local (and endangered) fauna and flora. Seek input from Council's Urban Ecology team.

CUBICLE NUMBERS



1. A review of expected level and type of use is required to confirm cubicle numbers and types specific to existing and new facilities.

02 DESIGN GUIDELINES



02 THE BUILDING

The building configuration is critical to maximising site opportunities and reducing initial and ongoing building costs. A major factor in deciding the size of the facility is the expected level of use. This is key to informing facility requirements including cubicle and urinal requirements. Building layout is heavily informed by Australian Standards (AS) and the National Construction Code (NCC). This section provides a minimum sizing for layout of individual facilities within a toilet. Equitable access and baby change facilities are included as standard requirements with other considerations including: ventilation, lighting, rainwater collection, storage and re-use and ESD initiatives.

BUILDING ENVELOPE



1. Ensure public toilet design appears 'light' in the landscape and complements the surroundings.
2. Provide as many building openings as possible without compromising security.
3. Ensure window openings are open, high preferable louvres. Glass is acceptable in areas of good visual surveillance.
4. Orient buildings onto public thoroughfares and other activators to maximise safety and passive surveillance.
5. Avoid sighting the building in a way that creates concealed spaces behind or adjacent to the facility that could encourage overnight camping.
6. Ensure it is possible to clearly view the surrounding landscape on approach to toilet entry.
7. Do not conceal toilets behind privacy screens.
8. Ensure toilet doors open outward into communal areas that are visible from the outside.
9. Ensure toilets have full height doors or an appropriate privacy solution.

BUILDING ENVELOPE CONT.

10. Wall thickness is an important consideration and materials such as timber, rammed earth, mud brick, green walls should be considered.

GENDER ALLOCATION



1. Councils' position is to move towards removing gender based signage in favour of signage to identify 'toilets' along with information on what features are within the facility. Cubicle configuration and the provision of gender assigned toilets needs to be decided on a case by case basis and Council will determine the appropriate details for each new rebuild by community engagement processes for each facility.
2. Toilet gender allocation must consider factors such as capacity, use, size, demand and community opinion.
3. Removing gender based signage in favour of signage to identify 'toilets' along with information on what features are within the facility is preferred as this option;
 - is best positioned to reduce vandalism and undesirable behaviour,
 - includes all family groups,
 - includes gender diverse communities,
 - provides clearer access for people from a non English speaking background, people who are not neurotypical and people with a cognitive impairment.

COMMUNAL HAND WASH FACILITY



1. Communal hand-wash and drying facilities increase use and surveillance of the overall facility.
2. Place hand wash facilities in the communal area outside the toilet cubicle.
3. Equal access toilets require hand-wash facilities to be included in the cubicle as per Australian Standards.

RETROFIT OR REBUILD



1. In general many facilities across the LGA are outdated in their internal configuration. As a result it is generally recommended to redesign the internal configuration while retaining the external shell. However, 'band-aid' solutions which do not meet sustainability or access outcomes are not acceptable.
2. Reusing and re-purposing materials is more environmentally sustainable than using new materials. Reusing buildings and materials as much as possible also reduces materials waste to landfill. So, consider reclaimed/ recycled wood. Also, concrete, bricks, steel can be reused. Purchase recycled materials as much as possible as this also supports those industries.

ROOF AREAS



1. Provide generous eaves beyond the building edge to ensure rain stays outside the communal circulation area in wet and windy conditions.
2. Provide a generous void space to allow abundant natural ventilation or insulation in the roof space above cubicles to reduce heat gain.
3. Insulation is not required in external roof areas.
4. Angle roof design to maximise solar access into communal areas and to provide natural light into cubicles.
5. Skylights and transparent roof treatments are recommended.
6. Consider use of solar photo-voltaic arrays and green roof options. Solar photovoltaic (PV) systems should only be installed if there are electrical items or lighting to be powered during daylight. Consider using solar hot water for hand washing instead. Do not install gas hot water or any gas-powered equipment. If solar PV or hot water is installed, ensure systems are noted on the Council Asset Register
7. Ensure the rooftop is not easily accessible to the public.
8. Collect roof rainwater and store on site in rainwater tanks. Reuse captured rainwater for toilet flushing or irrigation of surrounding softscape areas.

EQUITABLE ACCESS



1. Section 23 of the Disability Discrimination Act makes it unlawful to discriminate on the grounds of disability.
2. All new building open to the public or existing buildings undergoing significant renovation must comply with the latest access standards.
3. Each new facility requires at least one public toilet cubicle to be in accordance with AS1428.
4. An equal access toilet requires a hand basin in the toilet cubicle.
5. Where more than one equal access toilet is provided, ensure the internal design of the facilities are a mirror image of each other to provide maximum flexibility for user needs.

ELECTRICAL CONNECTION POINTS



1. Provide a secure, external weather proof additional electrical point to allow maintenance staff and contractors to perform specification (e.g. Gurney) cleaning or maintenance

FUTURE PROOFING



Consideration of future increases in access requirements must be provided.

Current sizing does not allow for adult change facilities, hoist access or mobility scooter use adequately and it is recommended these are considered in new facilities.

Items to consider include the following:

- Sizing for mobility scooter access and internal turnaround (3000x3000mm)
- Entry door sizing to min.1000mm clear opening.
- Avoid use of load bearing walls and use non structural infill walls with post and beam construction for ease of future renovation.
- Minimise in-ground sanitary drainage and use pipe work in an accessible wall duct to maximise flexibility.
- Automatic door elements

SECOND WATER SUPPLY



1. Ensure a second water supply (recycled, grey water, storm water Harvesting) storage area and storage volume is considered in the building design and costing review.
2. Ensure pumping requirements are also considered.

02 DESIGN GUIDELINES



03 INCLUSION

The aim of this design guideline is to ensure public toilets across the Inner West LGA are welcoming, safe, accessible and inclusive for everyone regardless of age, gender, race, religion, disability or people who are homeless.

ACCESSIBILITY



1. Engage with potential users from diverse backgrounds.
2. Ensure facilities are accessible and welcoming to all users.
3. Provide an accessible path of travel to and from the facility.
4. Ensure cubicles are suitably sized to cater for all users.
5. Provide outward opening, automated or sliding doors.
6. Provide fixtures/fittings that can be operated by a person who with a disability (e.g. automated)
7. Provide a variety of left hand and right hand facilities.
8. Provide contrast in colour for visual impairment

SIGNAGE



1. Incorporate contemporary wayfinding approaches as informed by the recent wayfinding Australian Standard
2. Provide clear and legible signage which meets Australian Standards.
3. Ensure all additional signage is simple, bold, graphically legible from a distance and globally understood to avoid confusion.

SIGNAGE CONT.



4. In all inclusive facilities provide signage which indicates the facilities available within as opposed to gender specified signage- refer to images on pg 31.

SAFETY



1. Provide clear visibility to the site by ensuring view lines are not obstructed by vegetation, structures or screens
2. Locate new toilet facilities close to streets and high activity areas as opposed to the centre of parks to maximise passive surveillance.
3. Provide sensor activated lights and 24/7 cameras at facility entrances.
4. Provide lighting as outlined previously
5. Avoid vestibules and long shared corridors or entry ways.
6. Ensure floors are dry and non-slip.
7. Provide shared washbasins which have high visibility and surveillance.
8. Ensure facilities suitable to all users are provided (e.g. gender neutral, child change, sanitary disposal, people with disability etc)

INCLUSIVE



1. Take a positive decision to remove gender based signage in favour of signage to identify 'toilets' along with information on what features are within the facility
2. Determine the appropriate details for each new rebuild to by community engagement processes for each facility

LIFT AND CHANGE FACILITIES
















1. An Accessible Adult Change Facility is a toilet and change facility that caters for users with high support needs and their carers where they require additional space, assistance and specialised equipment to allow them to use toilets safely and comfortably.
2. Explore opportunities to provide lift and change facilities at key locations across the LGA.
3. Consult with external and internal stakeholders to identify appropriate locations for lift and change facilities.
4. Seek a co-contribution from the NSW Government towards any lift and change facilities as part of the NSW Government Lift and Change Facilities Trial

DDA Compliance (Disability Discrimination Act, 1992)

The DDA is a human rights based instrument that articulates the circumstances that discrimination arises with respect to the experience of people with disability. Council is committed to upholding these rights and recognises that design barriers often prevent people from enjoying the full opportunities available. Consideration of current and emerging needs is a central part of Council's obligation and has been factored into the assessment and direction of this strategy. While existing Australian Standards as detailed below offer a baseline appreciation of essential features there are opportunities to model innovative ways to meet emerging and changing needs.

Scope for such opportunities will be greater in new built facilities where the constraints inherent in existing older facilities are not applicable.

-  Minimum clear circulation spaces of 900mm x 900mm on either side of the airlock (toilet entry) door.
-  900-920mm width inside the cubicle.
-  Accessible signage on the cubicle door.
-  45mm long privacy locking snib lock lever (the same requirement as an accessible toilet).
-  Minimum clear circulation spaces of 900mm x 900mm on either side of the cubicle door.
-  900mm distance between the door swing (if door is swinging inwards) and the toilet pan or 900mm distance between the door opening and the toilet pan (if door is swinging outwards).
-  A coat hook within the cubicle.
-  The need for grab rails on each side of the cubicle. Each grab rail must be able to withstand a force of 1100N applied at any position (Clause 17).
-  A 610-660mm toilet pan projection from the rear to the front of the toilet pan.
-  A 460-480mm height range of the toilet pan seat above the finished floor level (the same requirement as an accessible toilet).
-  A toilet roll holder in an accessible location (the same requirement as an accessible toilet).
-  The washbasin for each ambulant toilet must be outside the circulation spaces outlined above.
-  A minimum clear opening in the ambulant cubicle doorway of 700mm.

While it is not necessary to retrofit older bathrooms from a compliance perspective, if work is being done to those bathrooms, the compliance should be factored into any scope of works. Of particular difficulty in many of the sites is the circulation aspect of DDA compliance.

Additional considerations include the provision and availability of ambulant accessible facilities (cubicles), accessible facilities (i.e. wheelchair accessible), lift and change facilities (separate from above and require additional space and inclusions). It is important to note that lift & change facilities are larger than a standard accessible facility, have extra features and more space to meet the needs of people with disability and their carers. Some of these are best be accommodated in existing facilities and locations and others may need a different strategy like L&C facilities.

Useful Links:
<https://www.facs.nsw.gov.au/inclusion/disability/lift-and-change-facilities>
<https://www.disabilityaccessconsultants.com.au/what-is-an-accessible-adult-change-facility/>
<https://www.acon.org.au/>

02 DESIGN GUIDELINES



04 SUSTAINABILITY

The aim of this design guideline is to ensure public toilets across the Inner West LGA meet Council's commitment to be Carbon Neutral by 2025.

ASSESSMENT OF EXISTING AND NEW BUILDING



1. Assess if the building can be re-used or re-purposed.
2. If proposing a new building, ensure building is designed to maximum natural light.
3. Reuse and re-purpose materials where practical.
4. Sort and recycle demolished materials.
5. Assess water fixtures to ensure they have high WELS ratings- 4 stars+.
6. Investigate water tanks for toilet flushing and hand washing. Ensure that all water tanks are listed on Council's Asset Register as well as their condition and note whether they are plumbed into toilets and basins. Ensure signage to discourage drinking of water.
7. Ensure vegetation selections are native species, preferably indigenous to the Inner West area. This will reduce maintenance and watering requirements and support local (and endangered) fauna and flora.

MATERIALS



1. Purchase recycled materials if possible.
2. Use low carbon concrete.
3. Timber should be recycled/reclaimed or must be Forest Stewardship Council (FSC) certified wood products. Avoid any rain forest wood species from Brazil.
4. All lighting to be LED, consider external area lighting to be on a movement sensor.
5. Pathway lighting should be directed to pathways and not onto gardens or upwards as it can interfere with nocturnal animals in the area.

ENERGY REQUIREMENTS



1. Solar photovoltaic (PV) systems should only be installed if there are electrical items or lighting to be powered during daylight.
2. Do not install gas hot water or any gas-powered equipment.
3. Determine the appropriate details for each new rebuild to by community engagement processes for each facility.

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02 DESIGN GUIDELINES



05 THE MATERIALS

All internal and external materials of the toilet facility require consideration. This includes all fixings and fixtures, types of ventilation and how to maximise natural light. Signage is also an important consideration and must meet National Construction Code requirements.

FLOORS



1. Select floors that are low maintenance and easy to clean.
2. Ensure floor materials are suitable to cleaning with a gurney pressure hose.
3. Select floor colours that are dark in natural tones in order to easily disguise dirt and marks.
4. Ensure floor finishes are non slip tiles with epoxy grout and contrast with wall colours and fittings.
5. Ensure tiles have a raised surface pattern (as opposed to grit surface) as these are easier to clean and provide superior slip resistance when dirty.
6. Ensure slip resistances allows for the use of micro-fibre mops without damage to the micro-fibre.
7. Provide adequate falls to all floors to prevent ponding of water when wet.

WATER SUPPLY



1. Provide at least two water supply points for public toilets.
2. Ensure water supply for toilet flushing is recycled from whichever source is available including roof rainwater collected, storm water harvesting or recycled grey water.
3. Tap water can be either potable or non-potable. If the latter is provided adequate signage must be provided to inform users non-potable water is being supplied. Ensure there are water fountains with bottle refilling adjacent to toilet facilities.
4. Provide an additional tap supply within or just outside cubicles for cleaning purposes. Ensure this tap is at a level that meets facilitates cleaning and maintenance requirements.
5. Ensure water tanks conditions are noted and they are included on the Council Asset Register

LIGHTING



1. Provide natural lighting through high level building openings wherever possible.
2. Supplement illumination with sensor timed lighting for evening use and overnight security. LED light fittings are preferred.
3. Provide lighting that is a warm hue and a brightness that meets Australian Standards for illumination.
4. Do not provide blue lighting (anti-drug use lighting) as it is perceived as threatening and has been shown to be unsuccessful in limiting drug use and antisocial behaviour

DOORS



1. Ensure external doors are 40mm solid core doors with epoxy painted/ powder-coated galvanised steel door frames.
2. Provide doors that have lift off hinges and that open outwards as required by the NCC.
3. Ensure all doors (equal access or standard toilets) have the same aesthetic.

TOILET BOWLS AND LIDS



1. Stainless steel bowls integrated within a concealed cistern are preferred with porcelain the second option.
2. Provide seats and lids to all toilet bowls.
3. Ensure seat and lid design allows removal if vandalism becomes an issue.
4. In facilities where ceramic bowls are existing either retain or replace with stainless steel bowls on a case by case basis.

TAP WARE



1. Provide stainless steel tap ware to allow for maintenance.
2. Ensure taps are 4 or 5 star WELS rated fixtures and on timers to reduce water waste.
3. Ensure taps are located according to Australian Standards and are suitable to all user groups.
4. Provide lever taps where required to ensure all abilities tap access and usage.

FIXTURES AND FITTINGS



1. Ensure all toilet fittings are standard to allow ease of replacement.
2. Ensure all lockable elements are accessible with one key. This should include waste bins and sanitary bins.
3. Ensure plumbing connections and fixtures are concealed to reduce visual clutter and opportunities for vandalism.

CISTERNS



1. Ensure cisterns are concealed to reduce visual clutter and opportunities for vandalism.
2. Ensure concealed cisterns are accessible via a secure room / corridor behind walling to allow maintenance.

WALLS



1. Select walls that are low maintenance and easy to clean. Ensure there is colour contrast between the floor/wall/pan and surrounds for people with visual impairments.
2. Ensure walls are tiled (below 1.2m) and light in colour to reflect light and promote a clean and hygienic toilet environment.
3. Ensure wall paint is white and consistent with Council's standard colour panel.

02 DESIGN GUIDELINES



05 THE MATERIALS (continued)

All internal and external materials of the toilet facility require consideration. This includes all fixings and fixtures, types of ventilation and how to maximise natural light entry. Signage is also an important consideration and must meet National Construction Code requirements.

BABY CHANGE FACILITIES



1. Provide baby change facilities in all facilities (including facilities currently designated male) in accordance with Australian Standards to encourage good sanitary practices
2. Stainless steel fold down tables (in accordance with National Construction Code) are the preferred option.
3. Provide a change table in the equal access toilets where possible.
4. Ensure appropriate waste disposal is provided alongside change facilities.
5. Incorporate baby changing tables in all bathrooms including male facilities.

WASTE PAPER, ELECTRIC HAND DRYERS AND HAND DRYING



1. Ensure all toilets have hand drying facilities.
2. Provide electric hand dryers with concealed cords to prevent vandalism.
3. Ensure accessible facilities have hand dryers that direct air downwards

URINALS



1. Avoid the use of communal urinal facilities due to safety, maintenance and vandalism risks.
2. If urinals are deemed necessary provide single urinals with modesty screens.
3. Ensure urinals are located so that the privacy of users is not compromised by mirrors or entry approach

BICYCLE RACKS



1. Provide bike racks in a suitable location outside all new facilities and as part of any refurbishment works (if appropriate).

TOILET ACCESSORIES



1. Provide stainless steel toilet roll holders with a central stainless steel cross piece to reduce vandalism opportunities.

ANTI-GRAFFITI FINISHES AND TREATMENTS



1. Exterior finishes should be designed to resist graffiti.
2. Avoid large blank sections of walls in light colours.
3. Textured dark coloured surfaces are preferred on exterior surfaces. These include finishes of timber or brick. Where timber is used ensure it is oiled and not varnished if in its natural state.
4. Brick is the preferred material over concrete block for external surfaces as it provides additional versatility and is graffiti resistant.
5. Apply anti-graffiti coatings to all surfaces to ensure ease of cleaning.
6. Ensure interior finishes include a combination of tiles (1.2m) and painted surfaces.

DOOR HARDWARE



1. Toilet doors need to be designed and located to Australian Standards to accommodate all users. Stainless steel fixtures are preferred to ensure low maintenance and longevity.

SIGNAGE



1. Provide clear and legible signage.
2. Ensure signage meets Australian Standards.
3. All additional Signage should be simple, bold, graphically legible from a distance, and globally understood to avoid confusion.
4. In all inclusive facilities provide signage which indicates the facilities available within as opposed to gender specified signage- refer to images on pg 31.

WATER BUBBLERS AND DOGS



1. Provide an accessible water bubbler with dogbowl and dog tethering post in a suitable location outside all new facilities and as part of any refurbishment works (if appropriate).

GRAB RAILS AND ACCESSORIES



1. Provide stainless steel grab rails, a shelf and accessories in accordance with Australian Standards.
2. Investigate the potential to provide hooks on the back of toilet doors for the dry storage of personal belongings.

MENSTRUAL CARE



1. Include sanitary bins for menstrual care in all cubicles
2. Ensure sanitary bins are regularly maintained.

MIRRORS



1. Install mirrors as standard items.
2. Select vandal resistant reflective metallic mirror surfaces as opposed to glass.

CUBICLE DIVIDERS



1. Ensure the material and thickness of cubicle dividers minimise the ability to drill between cubicles.
2. Ensure cubicle dividers are sized to limit the ability for viewing under or over, including when standing on the toilet and seat.

SOAP PROVISION



1. Ensure soap is provided to all toilet facilities.
2. Ensure soap is secure within a key lock dispenser.
3. Provide a foaming soap type to minimise theft and the amount consumed by users.

02 DESIGN GUIDELINES

MATERIALS PALETTE - WET AREA ITEMS

The next pages outline the recommended materials, fittings and fixtures palette for new works and any upgrade works of public toilets within the Inner West Council. Wick Park toilette block serves as a best practice example of toilet design. Two ambulant cubicles and one accessible cubicle with signage to identify 'toilets' serve as the minimum provision for all new builds.

All installations and materials must be in accordance with Australian Standard 1428.1

TOILET SUITE 01



Item: Britex S.S. Centurion Accessible Toilet Pan (Code: PCD) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

TOILET SUITE 02



Item: Britex S.S. Centurion Ambulant Toilet Pan (Code: PCAM) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

TOILET SUITE 03



Item: Stoddardt, Safe Ensuite Toilet Pan or similar approved by Council

Finish: GRP moulded material

Supplier: <https://www.stoddart.com.au/>

ACCESSIBLE BASIN



Item: Britex S.S. Accessible Hand Basin (Code: HBDA) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

ACCESSIBLE BASIN TAPWARE



Item: Enware-Delabie Tempostop Time Flow Basin Pillar Tap - Lever Action (Code: TFC745L) or similar approved by Council

Finish: Chrome plated solid brass

Supplier: <https://www.enware.com.au/>

WASH THROUGH TAPWARE



Item: Enware-Delabie Tempostop Time Flow Basin Pillar Tap - Push Button (Code: TFC745P3) or Similar Approved By Council

Finish: Chrome plated solid brass

Supplier: <https://www.enware.com.au/>

CISTERN & FLUSH BUTTONS



Item: Britex Pneumatic In Wall Cistern (Code: FFW-D) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

MIRROR



Item: Britex S.S. Security Stainless Steel Mirror (Code: SMIR) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

FLOOR WASTE



Item: SPS 130mm Square Vari-Level Vertical Drain (Code: Q130S-C6S) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.spsdrains.com.au/>

TOILET ROLL HOLDER

Item: To be supplied by Council Stores

Installation: As per discussions with Councils Access and Inclusion Team

VERTICAL SOAP DISPENSER

Item: To be supplied by Council Stores

Installation: As per discussions with Councils Access and Inclusion Team

HOSE TAP



Item: Enware Key Operated Hose Tap 15MM or similar approved by Council

Finish: Chrome Plated

Supplier: <https://www.enware.com.au/>

02 DESIGN GUIDELINES

MATERIALS PALETTE - WET AREA ITEMS

The next pages outline the recommended materials, fittings and fixtures palette for new works and any upgrade works of public toilets within the Inner West Council. Wick Park toilette block serves as a best practice example of toilet design. Two ambulant cubicles and one accessible cubicle with signage to identify 'toilets' along with information on what features are within the facility serve as the minimum provision for all new builds.

All installations and materials must be in accordance with Australian Standard 1428.1

GRAB RAIL 02



Item: Britex S.S. 90 degree Ambulant Grab Rail (Code: BTR-01-058) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

GRAB RAIL 01



Item: Britex Flush Mount Wrap Around Grab Rail (Code: TBTR-01-030) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

BABY CHANGE TABLE



Item: Britex Surface Mounted Stainless Steel Baby Change Tables (Code: BTX-09-012) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

BACK REST



Item: Britex Vandal Resistant S.S Drop Down Backrest (Code: BTX-BR-D-VR) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

HAND DRYER



Item: Britex S.S. Slimline Automatic Hand Dryer (Code: BTX-01-024) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

DOOR STOP 01



Item: Metlam Door Stop (Code: 700-SS-DoorStop) or similar approved by Council

Finish: Satin Stainless Steel

Supplier: <https://www.metlam.com.au/>

BABY HOLDER



Item: Child Protection Seat, (Model Number: KB102)
 Finish: Creme or Grey
 Supplier: <http://www.koalabear.com/>
 Koala Kare

DOOR STOP 02



Item: LSC Dorma Door Stop Floor Mounted 2250 SNP (code: 9400000225011) or similar approved by Council

Finish: Chrome Plated

Supplier: <https://www.lsc.com.au/>

COAT HOOKS



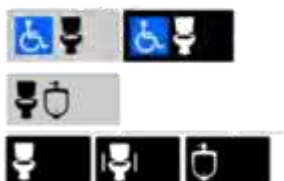
Item: Metlam Concealed Fix Collapsible Coat Hook (code: ML2122) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.metlam.com.au/>

SIGNAGE

Item: 01_Custom graphic signage to include but not be limited to Accessible, Ambulant, RH Transfer, LH Transfer facilities, sanitary facilities. Signage to display features of the facility and braille, rather than use words.



02_Rainwater Use and Non-Potable water signage - signage to be approved by Council



Finish: Refer to images

Supplier: The Shape Makers (Nlc)
<http://www.theshapemakers.com/>
 or similar approved by council

SHELF



Item: Britex Flat Sheet Shelf (Code: SHELF-S) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

02 DESIGN GUIDELINES

MATERIALS PALETTE - DOOR HARDWARE

The next pages outline the recommended materials, fittings and fixtures palette for new works and any upgrade works of public toilets within the Inner West Council. Wick Park toilette block serves as a best practice example of toilet design. Two ambulant cubicles and one accessible cubicle with signage to identify 'toilets' along with information on what features are within the facility serve as the minimum provision for all new builds.

EXTERNAL PRIVACY INDICATOR (ACCESSIBLE & AMBULANT AMENITIES)



Item: Madinoz MDZ-ER01 or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.madinoz.com.au/>

INTERNAL TURNKNOB (AMBULANT AMENITIES) INTERNAL TURNKNOB



Item: Madinoz TT02-SSS and Madinoz MDZ-TT05 or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.madinoz.com.au/>

AUTOMATIC DOOR CLOSERS



Item: Lockwood 8002 Series Swing Door Operator for high use parks

Finish: Stainless Steel

Supplier: <https://www.lockweb.com.au/en/>

DOOR HANDLE 01 & 02

DOOR CLOSERS 01, 02 & 03



Item: Lockwood / 02 170MM or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.lockweb.com.au/en/>

Item: Lockwood / 2615 DA Series CAM Action Door Closer

Finish: Stainless Steel

Supplier: <https://www.lockweb.com.au/en/>

CUBICLE DOOR HINGES



Item: Ambulant- Royde & Tucker H300
Accessible- Royde & Tucker H301 or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

MATERIALS PALETTE - FINISHES

Ensure sufficient visual and colour contrast between the doors, floors, walls and fixtures.

FLOOR OPTION 1 - FLOOR TILE & GROUT



Item: Tile / Terrazzo or similar approved by Council

Finish: Honed, Wet Pendulum Rating P3. Anti graffiti sealer as per schedule 04 with Iaticrete Latapoxy SP-100 grout and anti graffiti sealer.

T.B.C

Supplier:

FLOOR OPTION 2- CONCRETE FLOOR



Item: Concrete floor or similar approved by Council

Finish: T.B.C - must comply with NCC, Australian Standards and appropriate Slip Resistance rating.

T.B.C

Supplier:

PROTECTIVE SYSTEMS

Protective Paint System 'A' for all Hot Dipped Galvanised Coating

Primer: AUDD0156
Intermediate: AUDD1282
Finish: AUDD1282
Paint Finish: DULUX Colourbond Monument C29

Anti-Graffiti Sealers

Wall Grout: Sure seal impregnator-penetrating sealer for grout, tile & masonry (gold label)

Terrazzo Floor Tiles, Wall Tiles & Floor Grout: Aqua mix sealers choice gold- rapid cure formula

WALL TILE & GROUT



Item: Madinoz MDZ-ER01 or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.madinoz.com.au/>

PAINT SYSTEMS

Antique White (Dulux) External Wall Cladding
External FC Cladded Surfaces
External FC Cladded Surfaces
Service Cupboard Doors & Steel Door Frame

Windspray (Dulux)

Monument (Dulux) All Cubicle Doors
All Cubicle Door Frames

Dulux Weathershield (Low Sheen) All Exposed Steelwork
Sliding Steel Security Gates & Steel Framing for Fixed Screen

Dulux Weathershield (Gloss) All Door Leafs
All Door Frames
All Exposed Steelwork
Sliding Steel Security Gates & Steel Framing for Fixed Screen

Timber Plate Capping
Flashing for Gate Head

02 DESIGN GUIDELINES

MATERIALS PALETTE - EXTERNAL FEATURES

The next pages outline the recommended materials, fittings and fixtures palette for new works and any upgrade works of public toilets within the Inner West Council. Wick Park toilette block serves as a best practice example of toilet design. Two ambulant cubicles and one accessible cubicle with signage to identify 'toilets' along with information on what features are within the facility serve as the minimum provision for all new builds. All installations and materials must be in accordance with Australian Standard 1428.1

WATER BUBBLER AND DOG BOWL



Item: Prospect Drinking Fountain by Botton and Gardiner

Finish: Stainless Steel

Supplier: www.bottonandgardiner.com.au

BICYCLE RACKS



Item: Semi Hoop Bicycle Rack or similar approved by Council's Maintenance team

Finish: Stainless Steel

Supplier: <https://streetfurniture.com/>



06 PUBLIC PLACE MAKING

Public place is a people centred design approach concerned with the planning, management and design of public spaces and buildings. It aims to improve and activate public space and invite public interaction to foster healthy, social and economically viable communities. Factors relevant to public place making and public toilets include: public art, way finding, signage and site activators. These factors are explained below:

BENEFITS OF PLACEMAKING



1. Fosters a sense of community ownership and pride in the facility.
2. Contributes to the visual amenity of the broader area and surroundings.
3. Creates a safe, welcoming and inclusive space.

WAY FINDING



1. Provide clear and legible site access and way finding.
2. Achieve successful way finding through effective lighting, path networks and signage.

SIGNAGE



1. Provide clear and legible signage which meets Australian Standards.
2. Ensure all additional signage is simple, bold, graphically legible from a distance and globally understood to avoid confusion.
3. Explore opportunities to reinforce a sense of place through signage.

PUBLIC ART INTEGRATION



1. Engage with the community about public art proposals
2. Integrate public art into existing and new facilities to encourage community pride in, and ownership of buildings and reduce vandalism.
3. Public art integration in toilet facilities

SITE ACTIVATORS



1. Locate site activators (playgrounds, exercise equipment, ping pong tables, BBQ, picnic facilities etc) in close proximity to public toilets. This allows passive surveillance of the facilities.

02 DESIGN GUIDELINES



07 MAINTENANCE AND MANAGEMENT

Low maintenance costs are critical for the ongoing success of toilet facilities across the Inner West LGA. The site and building planning as well as materiality needs careful consideration for maintenance requirements. Access, risk assessments, security and cleaning all have impacts on the maintenance regimes and building layout of efficient low cost facilities.

GENERAL

Consideration is required when selecting materials, fittings and fixtures to the following maintenance items:

- Standardisation of internal fixings;
- Standardisation of locking systems.
- Standardisation of building paint colour for ease of vandalism repair.
- Concealment of plumbing and cisterns within services corridor.
- Selection of floor covering that are slip resistance that won't damage cleaning equipment.
- Provision of dark coloured flooring to hide dirt and marks
- Ensure tap for hose attachment and cleaning
- Ensure services including IO's and TMV's are easily accessible for maintenance requirements
- Ensure Council's maintenance team receives all as-built documentation and Operation Manuals

Other maintenance considerations include:

- Risk assessment
- Access management
- Security measures
- Cleaning
- Building and landscape maintenance
- Auditing

It is imperative that ongoing engagement with maintenance staff is undertaken to ensure decisions are made with insights into maintenance requirements.

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03 Existing Facilities

INTRODUCTION

The following chapter is an audit of existing toilet facilities within the Inner West Council. The toilets covered are those that are open to the public and accessible from the public domain. These are predominantly facilities located in parks with there being two exceptions which are located in car parks.

This chapter is divided into the following sections:

- Map of existing facilities including a map of accessible facilities
- Rating System
- Existing Facilities Summary
 - Balmain Ward
 - Leichhardt Ward
 - Ashfield Ward
 - Stanmore Ward
 - Marrickville Ward

03 EXISTING FACILITIES

What does the current situation look like?

Public toilets need to be equitably and strategically located to enable the community to conveniently access facilities.

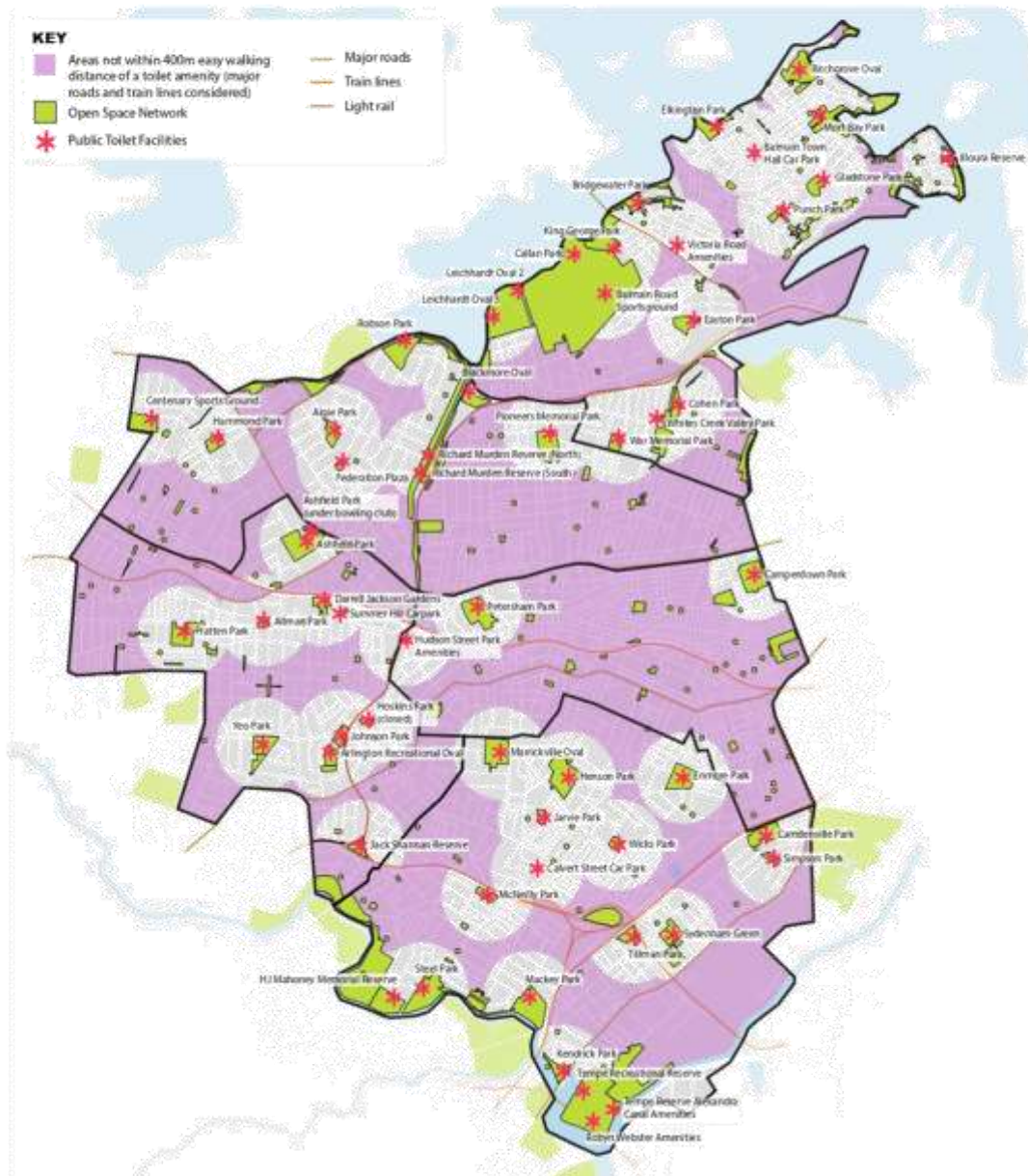
Map 1 and Map 2- Public Toilet Network show the current spread of Inner West Council Public Toilets. Whilst the focus of this policy is public toilets within Inner West Council parks, there are some exceptions, including Callan Park and Victoria Road Public Toilet. This policy does not cover Public Toilets within private facilities (e.g. Shopping centres) or facilities located at public transport nodes (e.g. Train Stations).

The maps further show a 400m radius around existing public toilets. 400m or 4 to 10 minutes walking to open space is generally considered a walkable distance. Whilst it would be enviable to provide a facility every 400m throughout the whole Local Government Area, it is considered preferable to provide clean and well maintained facilities within 400m of Councils high use locations (including town centres and high use parks).

As a result, the Inner West Council generally provides facilities within 400m of these locations.

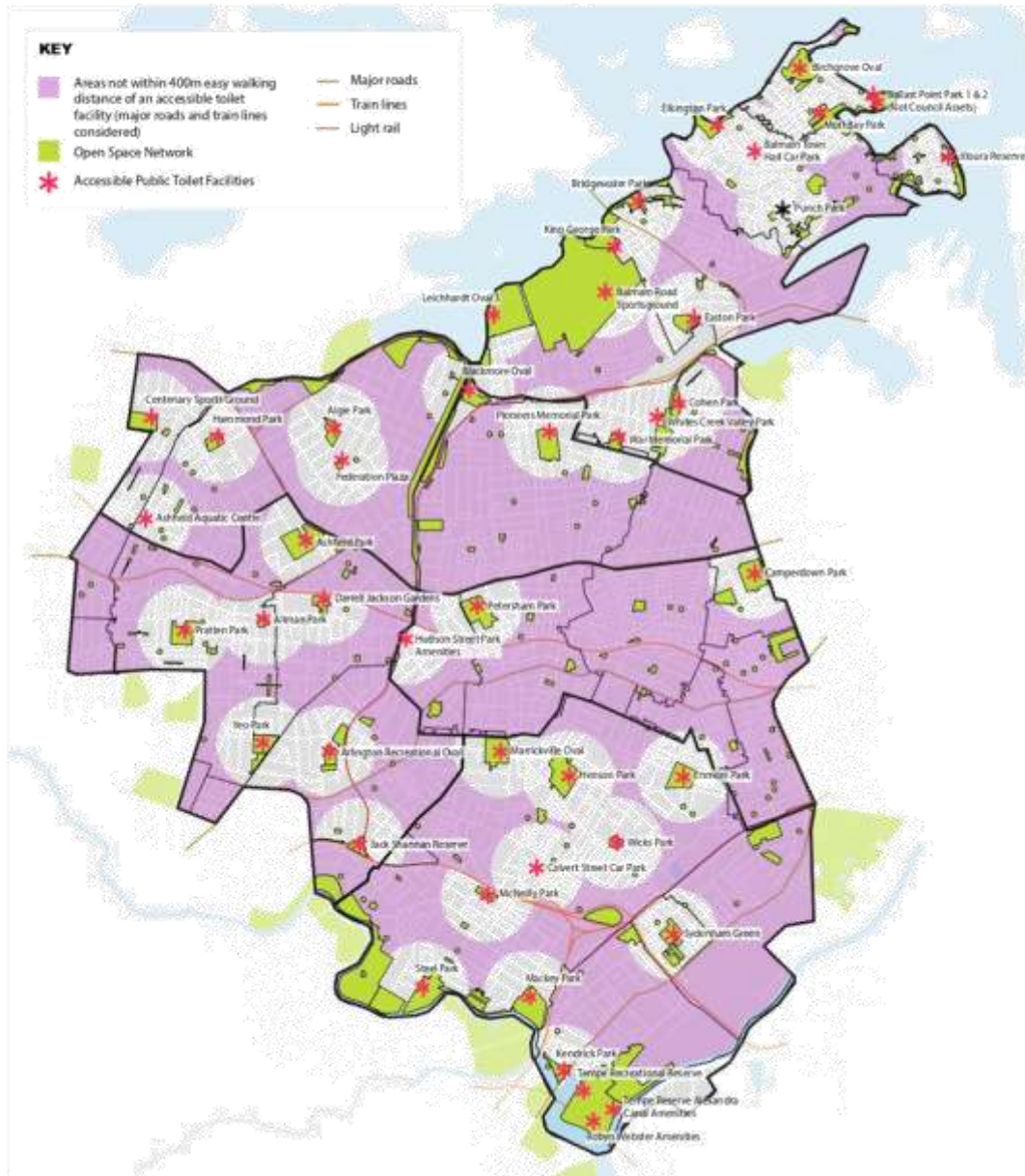
As is evident from the mapping, there is a distinct gap within the Petersham, Leichhardt, Stanmore area. However, this area is general serviced by public toilets provided by train stations and shopping centres.

As the population of the Inner West Council continues to grow, new emerging urban growth centres will occur. These areas may require new or additional facilities. Along with Council funded projects, Council should consider partnership with private enterprise, or voluntary planning agreements to provide additional facilities should they be required.



Map 1- Public Toilet Network

03 EXISTING FACILITIES



Map 2- Public Toilet Network (accessible facilities)

RATING SYSTEM / APPROACH

The existing toilet network has been audited according to the criteria outlined below. The toilets are catalogued with photographs, site description, building overview, property overview and materiality.

Anecdotal data has been collected from observations and Council staff in assessing each facility. From this analysis each facility has been given a rating between 1-5 across three criteria:

1- Level of Use

- 1- Low level of use
- 2- Moderately low level of use
- 3- Moderate level of use
- 4- Moderately high level of use
- 5- High level of use

2- Condition

- 1- Very poor condition
- 2- Poor condition
- 3- Average condition
- 4- Good condition
- 5- Excellent condition

3- Upgrade Priority Rating

- 1- No additional works required
- 2- Minor works required to increase safety, hygiene or DDA
- 3- Works required to increase safety, hygiene or DDA compliance
- 4- Major works required to increase safety, hygiene or DDA compliance
- 5- Extensive work required to meet safety, hygiene and DDA compliance

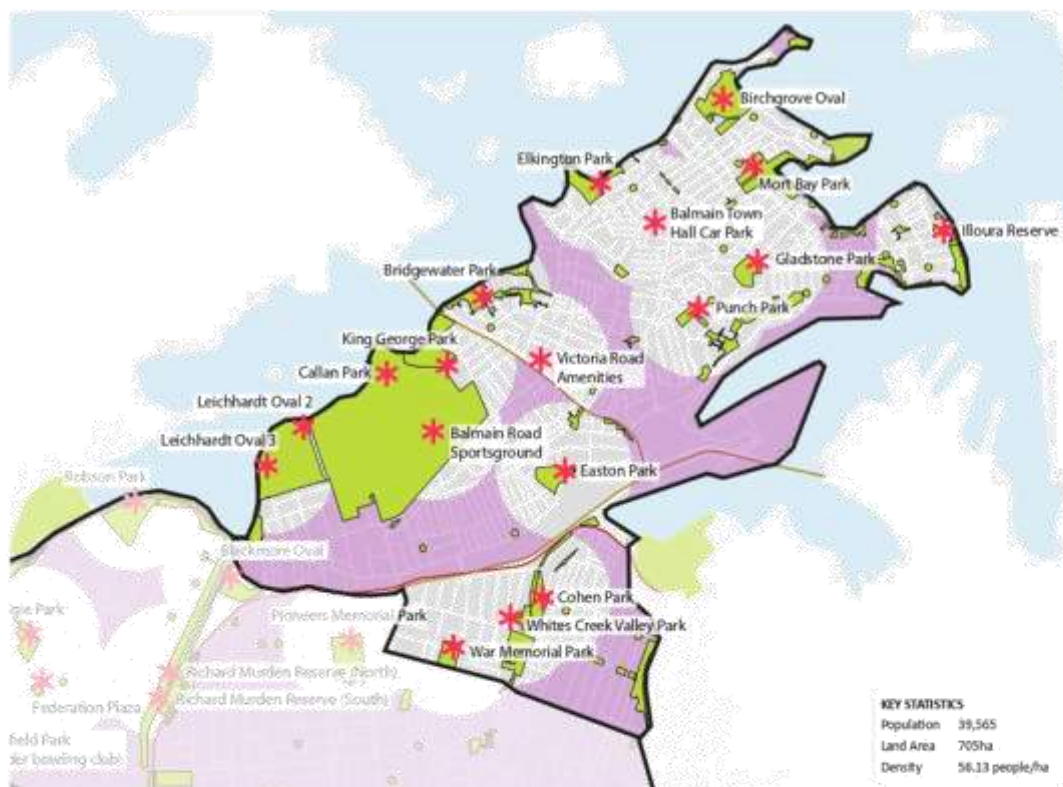
The document further lists the recommended changes proposed for each facility. The Implementation Plan (section 07) provides detailed cost breakdowns for each toilet upgrade.

TERMINOLOGY	GENERAL MEANING
Very Good	Sound construction designed to current standards and well maintained with no defects. <ul style="list-style-type: none"> No work required.
Good	As grade 1 but not designed to current standards or showing minor wear, tear and deterioration of surfaces and fittings. Deterioration has no significant impact on stability, safety, appearance and user satisfaction of the toilet. <ul style="list-style-type: none"> Only minor work required.
Medium	Toilet functionally sound, but appearance and reliability affected by minor defects. Some deterioration beginning to be reflected in appearance and user satisfaction, or does not meet current design standard, accessibility requirements or level of service. <ul style="list-style-type: none"> Some work required within 2-3 years.
Poor	Toilet functioning but with problems due to significant defects, causing a marked deterioration in appearance, functionality and reliability. Does not meet current design standard, accessibility requirements or level of service. <ul style="list-style-type: none"> Likely to require replacement or rehabilitation within 2-4 years.
Very Poor	Toilet has serious problems and serviceability or structure has failed or is about to fail in the near future. Facility is significantly below current design standard, accessibility requirements or level of service. <ul style="list-style-type: none"> Urgent rehabilitation/renewal required.

03 Existing Facilities

BALUDARRI WARD (BALMAIN) - EXISTING FACILITIES

The Balmain Ward is bounded by Sydney Harbour in the north and north-east, The Crescent and Johnstons Creek in the south-east, Booth Street, Moore Street, Balmain Road and City-West Link Road in the south and Iron Cove in the west. It encompasses Balmain, Balmain East, Birchgrove and Rozelle, most of Lilyfield, the northern section of Annandale, and a small part of Leichhardt.



BALUDARRI WARD (BALMAIN) - EXISTING FACILITIES - KEY INFORMATION

PARKS PUBLIC TOILET LIST	LOCATION	ACCESSIBILITY	OPENING HOURS	OTHER FEATURES
Balmain Town Hall Carpark	Balmain	Accessible	Open daylight hours	RH transfer Baby change
Balmain Road Sporting Ground	Lilyfield	Accessible	Open daylight hours	RH transfer
Callan Park	Lilyfield	No	Open daylight hours	Parking Available
Birchgrove Oval (old)	Birchgrove	No	7am- 6pm	
Birchgrove Oval (new)	Birchgrove	Accessible	Open daylight hours	RH transfer
Bridgewater Park	Rozelle	Accessible	Open daylight hours	RH transfer
Cohen Park Toilet Block	Annandale	Accessible Ambulant male Ambulant female	Open daylight hours	Parking (accessible) LH transfer Baby change
Easton Park Toilet Block	Rozelle	Accessible	7am- 6pm	LH transfer Sanitary disposal Parking
Elkington Park Toilet Block	Balmain	Accessible male Accessible female	Open daylight hours	LH transfer (male) RH transfer (female) Parking
Gladstone Park	Balmain	No	7am - 6pm	
Ibours Reserve (Fenwick Building)	Balmain East	Accessible	7am - 6pm	RH transfer Baby change
King George Park	Rozelle	Accessible	7am - 6pm	RH transfer Sanitary disposal
Leichhardt No 3 Toilets	Lilyfield	Accessible	Open daylight hours	LH transfer
Leichhardt Oval 2	Lilyfield	No	7am - 6pm	
Mort Bay Park	Birchgrove	Accessible	Open daylight hours	RH transfer Baby change Parking
Punch Park	Balmain	Accessible	Open daylight hours	RH transfer
Victoria Road Toilet Block	Rozelle	No	Open daylight hours	
War Memorial Park	Lilyfield	Accessible	Open daylight hours	LH transfer Babychange
Whites Creek Valley Park	Lilyfield	Accessible	Open daylight hours	RH transfer

03 EXISTING FACILITIES

BALMAIN TOWN HALL AMENITIES

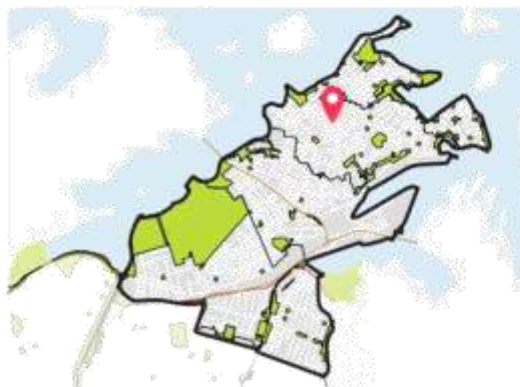
SITE DESCRIPTION & BUILDING OVERVIEW



Balmain Town Hall is located on 370 Darling Street, Balmain. The amenities facility is located on a flat area of land immediately adjacent to the Balmain Town Hall in a central location within the suburb of Balmain.



The facility is relatively new and includes male, female and accessible amenities. It is traditional in design with face brick base and rendered brick upper walls. The finishes are basic but high quality and ventilation is provided through metal grilles at eaves level.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP950509
Land Number	100192684
Ownership	Inner West Council
Address	370 Darling Street, Balmain
Signage	Signage is provided as standard NCC requirements.
Safety	Moderate passive surveillance with building set back from the road with clear sight lines and minimal surrounding vegetation.
Lighting	Wall mounted external lighting
Hours of Use	Open daylight hours
Accessibility	Accessible facility with RH transfer

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input checked="" type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Hand wash, soap and mirror facilities

LONG TERM WORKS

Limited works required in the long term:

- Conceal cotern

SHORT TERM WORKS

Minor works required to conform to standards:

- Install waste bin
- Include sanitary bins for menstrual care in all cubicles

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

BALMAIN ROAD SPORTING GROUND (CALLAN PARK AMENITIES)

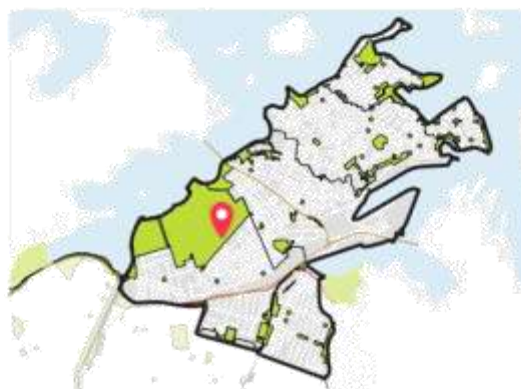
SITE DESCRIPTION & BUILDING OVERVIEW



Callan Park is a very large state heritage listed park with multiple buildings. The amenities block is located centrally within the park and accessed via Balmain Road. The site is sloping from Balmain Road down to the harbour. The amenities are located on a relatively flat piece of land at the higher end of the site.



The building is an older style brick building with tiled roof. The amenities have been recently renovated to a reasonable standard, including provision of new tiled finish and long life cycle fittings. The interior is fresh and light. The facilities are currently designated unisex and would be suitable for consideration of an upgrade to facility focused signage- signage which indicates the facilities available within as opposed to gender specified signage and would benefit from the addition of a baby change table.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP1043540
Land Number	104544447
Ownership	MCH/Environmental & Heritage
Address	Balmain Road, Lilyfield
Signage	Signage is provided as standard NCC requirements.
Safety	Moderate passive surveillance (higher when sporting ground in use) with clear site lines and low adjacent vegetation.
Lighting	External and internal fluorescent lights.
Hours of Use	Open daylight hours
Accessibility	Accessible facility with RH transfer

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited works required in the long term:

- Conceal cotern

SHORT TERM WORKS

Minor works required to conform to standards:

- Install waste bin
- Install baby change facility
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

BIRCHGROVE PARK AMENITIES (NEW)

SITE DESCRIPTION & BUILDING OVERVIEW



Birchgrove Park is a large sporting ground and open space facility fronting Sydney Harbour. The newer amenities block is located below the tennis courts.



The building has a curved modern design with face brick, concrete floors and tiled light coloured walls. It conforms well with the design requirements of the amenities portfolio. The building is sympathetic to the surrounding context. The structure is low set and it maintains a low profile in the overall context of the park.



Location Plan

PROPERTY OVERVIEW

Title	644 / DP729092
Land Number	103965131
Ownership	Crown Reserve Trust
Address	Rose Street, Sydney
Signage	Signage is provided as standard NCC requirements.
Safety	Moderate passive surveillance with minimal surrounding vegetation and clear sight lines
Lighting	Wall mounted internal lighting
Hours of Use	Open daylight hours
Accessibility	Accessible facility with RH transfer

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited works required in the long term

SHORT TERM WORKS

- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

BIRCHGROVE PARK AMENITIES (OLD)

SITE DESCRIPTION & BUILDING OVERVIEW



Birchgrove Park is a large sporting ground and open space facility fronting Sydney Harbour. The older amenities block is located adjacent the tennis courts set back into the tree line.



The building is an older style face brick externally with painted brick internally and metal roofing. The property is close to the original style fittings and has poor lighting and amenity.

It is recommended that the upgrade of the changing amenities should incorporate internal toilets for sporting use only. Amenities for public of a high quality are provided at the park entrance as outlined in the previous page.



Location Plan

PROPERTY OVERVIEW

Title	644 / DP729092
Land Number	103965131
Ownership	Crown Reserve Trust
Address	Rose Street, Sydney
Signage	Signage is provided as standard NCC requirements.
Safety	Poor passive surveillance, in particular to the female facilities which are located in the back corner of the building.
Lighting	Internal fluorescent light
Hours of Use	Open daylight hours
Accessibility	Not present

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building external



Internal facilities



Internal facilities

LONG TERM WORKS

It is recommended to repurpose toilets to storage facilities or create internal facilities to support sporting use. New and accessible facilities are already provided for public use at the park entrance- refer previous page.

SHORT TERM WORKS

If the property is required to be retained substantial works should be carried out including :

- DDA compliance
- Improvement of natural light and ventilation
- Improved signage
- New fittings, fixtures and finishes where possible
- Improve passive surveillance

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

BRIDGEWATER PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Bridgewater park is a large open space overlooking Iron Cove. Park features include a large lawn area, multi-age playground, the Bay run and BBQ and picnic area.



Amenities building is a modern structure, recently constructed. It features a single cubicle with current and communal handwash and baby change area. The current unisex signage is suitable for consideration of an upgrade to facility focused signage. An accessible water bubbler and bicycle rack are provided outside the facility.



Location Plan

PROPERTY OVERVIEW

Title	Unknown
Land Number	Unknown
Ownership	Inner West Council
Address	Margaret Street, Rozelle
Signage	Signage meets NCC Standards
Safety	Good passive surveillance with clear sight lines and minimal surrounding vegetation. The amenities building is also overlooked by surrounding apartments.
Lighting	Internal fluorescent light
Hours of Use	Open daylight hours
Accessibility	Accessible

BEST PRACTICE CHECKLIST

- | | |
|--|---|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input checked="" type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building external



Internal facilities



Internal facilities

LONG TERM WORKS

Minimal work required in the long term:

- Introduce rainwater collection, storage and re-use

SHORT TERM WORKS

Minor work required in the short term:

- Install mirror
- Install waste bin
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

CALLAN PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Callan Park is a large heritage parkland and was formerly the grounds of Rozelle Hospital. The park is owned and managed by the NSW State Government. Inner West Council manages the Balmain Road and Glover Street sporting grounds. The Callan Park amenities are located on Glover Street.



The Callan Park amenities are located within the sporting ground grandstand and in good condition despite being older in style. The fittings and mixtures are a mixture of stainless steel and porcelain. The facilities while maintained by Council are owned by the NSW Government and not Inner West Council.



Location Plan

PROPERTY OVERVIEW

Title	1/DP1043540
Land Number	-
Ownership	MCH / Environmental & Heritage
Address	Glover Street, Lilyfield
Signage	Signage does not meet NCC Standards
Safety	Moderate passive surveillance with amenities located close to the Bay Run and have minimal surrounding vegetation and clear site lines.
Lighting	Internal and external fluorescent lights
Hours of Use	Open daylight hours
Accessibility	Not accessible

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Interior facilities



Interior facilities

LONG TERM WORKS

Advocate to the Office of Environment and Heritage retrofitting the amenities to provide accessible facilities with facility focused signage.

SHORT TERM WORKS

Minor short term works required to conform to standards:

- Install waste bin
- Install mirror
- Conceal cisterns
- Install babychange facilities

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

COHEN PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Cohen Park is a small playing field and playground in a quiet area of Annandale adjacent to Whites Creek. The amenities are located near a new purpose built playing court. They provide high quality amenity suitable for the small park.



The building is a new facility which conforms to the design standards required, including communal hand wash facilities and DDA requirements. Finishes are low maintenance and congruent with the surrounding area.

The building is a modern design using long life cycle materials which do not require substantial ongoing maintenance. An accessible (currently unisex) cubicle and two ambulant (currently male/female) cubicles are provided. These are suitable for consideration of an upgrade to facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	654 / DP729261
Land Number	102847188
Ownership	Building- Inner West Council Park- Crown Reserve Trust
Address	Hutchinson Street, Annandale
Signage	Signage is provided as standard NCC requirements.
Safety	High passive surveillance with minimal surrounding vegetation and clear site lines.
Lighting	Wall mounted fluorescent lighting
Hours of Use	Open daylight hours
Accessibility	Accessible facility with LH transfer

BEST PRACTICE CHECKLIST

- | | |
|--|---|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input checked="" type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Interior facilities



Interior facilities

LONG TERM WORKS

Limited works required in the long term.

SHORT TERM WORKS

Minor short term works required to conform to standards:

- Install waste bin
- Monitor vandalism
- Update with facility focused signage on all cubicles

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

EASTON PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Easton Park is a park with sporting ground located on Lilyfield Road. The park is used for soccer in the winter and cricket in the summer. The adjacent playground is well used and dog walkers also use the park. The site is located adjacent to the future Rozelle interchange which will provide a large open space that compliments the park.



The building is single storey masonry construction of federation style. The facility includes toilets, change rooms and amenities. The exterior has been painted in an extravagant mural using bright colours. An accessible (currently unisex) facility is provided. The male and female cubicles are currently closed to the public. The accessible facility is suitable for consideration of an upgrade to facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP723951
Land Number	104646822
Ownership	Crown Reserve Trust
Address	Lilyfield road, Rozelle
Signage	Signage is provided as standard NCC requirements.
Safety	Good passive surveillance with clear site lines and minimal vegetation
Lighting	Internal fluorescent lights
Hours of Use	Open daylight hours
Accessibility	Accessible facility with LH transfer

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited works required in the long term:

- Conceal cistern
- Provide skylight
- Improve natural ventilation

SHORT TERM WORKS

Minor short term works required to conform to standards:

- Install waste bin
- Install baby change facilities
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

ELKINGTON PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Elkington Park is a small neighbourhood park immediately adjacent to Dawn Frazer Baths and Balmain Rowing Club. The site is relatively flat and has dense tree canopy cover.



The building is an older style brick construction which has been painted externally in a colourful mural. The fittings are in good condition, however the building finishes are cracked in several places. The building is open to the elements and the materials show signs of damage. The proximity of this facility to other amenities at nearby locations means this is a low priority for upgrade.



Location Plan

PROPERTY OVERVIEW

Title	N/A
Land Number	N/A
Ownership	Inner West Council
Address	42 Glassop Street, Balmain
Signage	Signage is provided as standard NCC requirements.
Safety	Good passive surveillance from nearby park and clear sight lines with minimal surrounding vegetation
Lighting	Internal fluorescent light
Hours of Use	Open daylight hours
Accessibility	Accessible facility with LH transfer

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

High priority for demolition- Incorporate new facilities in upgraded and adaptively reused cottage or provide new facilities between cottage and playspace.

SHORT TERM WORKS

High priority for demolition- Incorporate new facilities in upgraded and adaptively reused cottage or provide new facilities between cottage and playspace.

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

GLADSTONE PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Gladstone Park is located on Darling Street Balmain adjacent a bowling club and Balmain public school. The amenities block is a small block adjacent the main street set above the footpath level.



The brick building is approximately 100 years old and is in poor condition. In particular the sandstone footings have cracks and damage. Finishes are also poor with graffiti damage and discolouration of tiles. The building is constructed immediately adjacent a low retaining wall creating a potential drainage issue and risk of inundation. The building is older style and requires substantial refurbishment.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP724348
Land Number	103812468
Ownership	Crown Reserve Trust
Address	Darling Street, Balmain
Signage	Signage is provided as standard NCC requirements.
Safety	High passive surveillance located opposite a bus stop on Darling Street. Clear site lines with low level vegetation
Lighting	Internal fluorescent lights
Hours of Use	Open daylight hours
Accessibility	Not accessible

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

High priority for demolition- Consider demolition and provision of new at grade facilities on the upper level of the park.

SHORT TERM WORKS

High priority for demolition- Consider demolition and provision of new at grade facilities on the upper level of the park.

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

KING GEORGE PARK

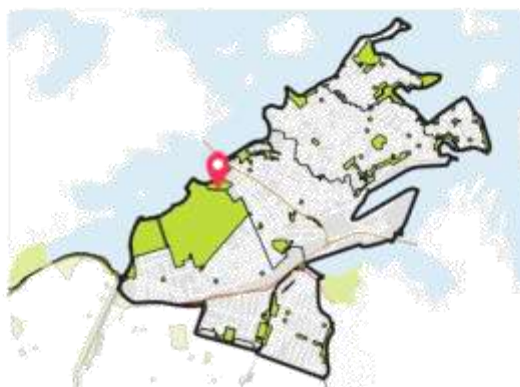
SITE DESCRIPTION & BUILDING OVERVIEW



King George Park is a foreshore park located next to the Iron Cove Bridge and Callan Park. The 'Bay Run' curves past the outside of the floodlit sporting ground and follows the harbour. There is also an outdoor fitness station, playground and BBQ's.



The amenities block was opened in 2017 and is a free-standing single storey building, with tiled brickwork structure and metal roofing. Separate male and female facilities and an accessible (currently unisex) facility are provided. The accessible facility is suitable for consideration of an upgrade to facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	663 / DP729277
Land Number	104273002
Ownership	Crown Reserve Trust
Address	Club Street, Rozelle
Signage	Signage is provided as standard NCC requirements.
Safety	High passive surveillance with clear sight lines and minimal vegetation
Lighting	Internal and external light fittings
Hours of Use	Open daylight hours
Accessibility	Accessible facility with RH transfer

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Limited work required in the long term:

- Conceal cisterns

SHORT TERM WORKS

- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

LEICHHARDT OVAL NO.3

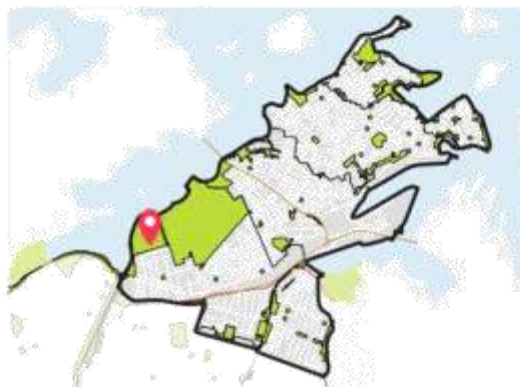
SITE DESCRIPTION & BUILDING OVERVIEW



Leichhardt Oval No.3 is a football field at the rear of the lower end of Leichhardt Park. The facility is adjacent to the bay run, Hippo Park playground and Le Montage. It is an open playing field used primarily for rugby and soccer.



The amenities block is relatively new and uses a unique design of corrugated metal and hardwood. The toilet block is a high quality amenities block that conforms to most of the requirements of modern facilities. The building is fabricated from corrugated metal on exposed hardwood timber framing with metal roofing and solar panels.



Location Plan

PROPERTY OVERVIEW

Title	6643 / DP1137663
Land Number	162499958
Ownership	Inner West Council
Address	60 Glover Street, Lilyfield
Signage	Signage is provided as standard NCC requirements.
Safety	High passive surveillance with facility located along the Bay Run. Clear sight lines and minimal surrounding vegetation
Lighting	Not provided as there is sufficient natural light
Hours of Use	Open daylight hours
Accessibility	Accessible facility with RH transfer

BEST PRACTICE CHECKLIST

- | | |
|--|---|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input checked="" type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Limited work required in the long term as the facility is brand new.

SHORT TERM WORKS

Minor short term works required to conform to standards:

- Install mirrors
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

LEICHHARDT OVAL NO.2

SITE DESCRIPTION & BUILDING OVERVIEW



Leichhardt Oval No.2 is a football field at the read of Leichhardt Park, adjacent to the aquatic centre. It is an open playing field used primarily for rugby.



The amenities block is an older style facility (1960's) which is face brick externally with a metal roof. The amenities are in moderate-poor condition internally with modern fittings and light coloured finishes.

Subject to any future sporting ground improvements or an increase in sporting ground capacity a new facility on this site should be a future consideration of Council.



Location Plan

PROPERTY OVERVIEW

Title	6643 / DP1137663
Land Number	162499958
Ownership	Inner West Council
Address	60 Glover Street, Lilyfield
Signage	Signage is provided as standard NCC requirements.
Safety	Moderate passive surveillance with clear sight lines to the facility along Glover Street and minimal adjacent vegetation
Lighting	Wall mounted external lighting
Hours of Use	Open daylight hours
Accessibility	Not accessible

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Limited work required in the long term:

- Conceal cisterns
- Provide skylight
- Provide non gendered facilities

SHORT TERM WORKS

Minor short term works required to conform to standards:

- Install waste bin
- Install baby change facilities

NOTE: Subject to any future sporting ground improvements or an increase in sporting ground capacity a new facility on this site should be a future consideration of Council.

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

MORT BAY PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Mort Bay Park is a popular park with numerous open space areas and a regional all abilities playground with views of Sydney Harbour. Built in 1854, the park was Australia's first large scale dry dock. The First and Second World Wars were busy times for Mort's three docks building minesweepers or corvettes. After the war activity declined and due to the depression in 1958 Mort's Dock and engineering closed.



The amenities block is a small facility constructed of split face besser block and a metal roof. The building has been constructed adjacent a large Boston Ivy bush which has been removed due to ongoing maintenance issues.



Location Plan

PROPERTY OVERVIEW

Title	24 / DP1031154
Land Number	104416499
Ownership	Inner West Council
Address	45 McKell Street, Birchgrove
Signage	Signage is provided as standard NCC requirements.
Safety	High passive surveillance from McKell Street and childcare centre. Clear sight lines with minimal adjacent vegetation.
Lighting	Internal fluorescent light
Hours of Use	Open daylight hours
Accessibility	Accessible facility with RH transfer

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Limited work required in the long term:

- Conceal cisterns
- Provide skylight
- Improve natural light

SHORT TERM WORKS

Minor short term works required to conform to standards:

- Install waste bin
- Install mirror

Minor works also include monitoring any Boston Ivy re-growth.

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

PUNCH PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Punch Park is a large park with many features which include a large lawn, tennis courts, multi-use court and fenced playground.



The amenities building was recently constructed in 2019 and contains one accessible cubicle (currently unisex) and communal handwash area. The building also features rainwater collection, storage and re-use. The facility is suitable for consideration of an upgrade to facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	1/DP797902
Land Number	-
Ownership	Inner West Council
Address	Wortley Street, Balmain
Signage	Signage meets NCC Standards
Safety	Good passive surveillance with clear sight lines and minimal surrounding vegetation. The amenities building is located adjacent a well used playground and tennis courts which increase the passive surveillance.
Lighting	Internal fluorescent light
Hours of Use	Open daylight hours
Accessibility	Accessible

BEST PRACTICE CHECKLIST

- | | |
|--|---|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input checked="" type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Minimal works required in the long term.

SHORT TERM WORKS

Minimal works required in the short term:

- Provide waste bin
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

VICTORIA ROAD TOILET BLOCK

SITE DESCRIPTION & BUILDING OVERVIEW



The Rozelle amenities block is located at the busy intersection of Darling Street and Victoria Road.



The building is an older style brick construction with basic and dated facilities. The face brick external facade is dated and the concrete roof structure is ineffective in reducing water ingress into the building. The building is currently owned by RMS (Roads and Maritime Services) not Inner West Council.



Location Plan

PROPERTY OVERVIEW

Title	3/DP33390
Land Number	-
Ownership	RMS (Road and Maritime Services)
Address	Victoria Road, Rozelle
Signage	Signage does not meet NCC standards
Safety	Moderate passive surveillance from Victoria Road. Clear sight lines and no surrounding vegetation.
Lighting	Wall mounted external lighting
Hours of Use	Open daylight hours
Accessibility	Unknown

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Advocate to West Metro and RMS for the replacement or major upgrade of the facilities as they are in poor condition.

SHORT TERM WORKS

Minor short term works required to conform to standards:

- Install mirrors
- DDA compliance features such as unisex capability
- General repaint and resurfacing

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

WAR MEMORIAL PARK

SITE DESCRIPTION & BUILDING OVERVIEW



War Memorial Park is a small accessible park in central Leichhardt. The park has a large open space, playground and feature fig trees and is well used by all members of the community.



The facility is a small amenities block which was recently refurbished and converted into an accessible toilet facility with separate storage area. The building is brick with metal roof and decorative yellow steelwork to the perimeter. New fittings were installed during a recent refurbishment and the facility is modern and DDA compliant.



Location Plan

PROPERTY OVERVIEW

Title	796/DP752049
Land Number	1/795677
Ownership	Inner West Council
Address	Victoria Road, Rozelle
Signage	Signage does not meet NCC standards
Safety	High passive surveillance from within the park and along Catherine Street. Clear sight lines with low level surrounding vegetation
Lighting	Internal fluorescent lights
Hours of Use	Open daylight hours
Accessibility	Unknown

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Interior amenities



Interior amenities

LONG TERM WORKS

Limited work required in the long term:

- Conceal cistern
- Provide skylight

SHORT TERM WORKS

Minor short term works required to conform to standards:

- Remove sharps disposal
- Install mirror
- Install waste bin
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



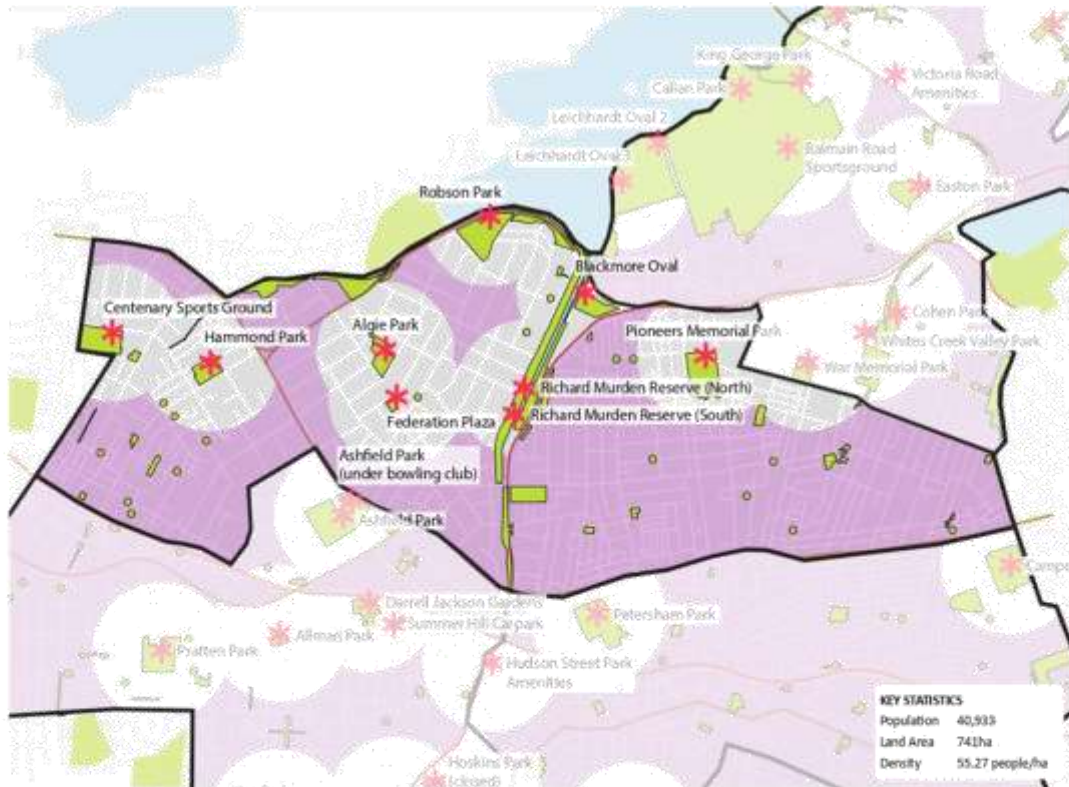
UPGRADE PRIORITY RATING



03 Existing Facilities

GULGADYA WARD (LEICHHARDT) - Existing Facilities

Leichhardt Ward is bounded by the Iron Cove Creek Canal, the Parramatta River, City West Link, Balmain Road, Moore Street, Moore Lane and White Street in the north, Booth Street in the east, Parramatta Road, Chandos Street, Orpington Street and the railway line in the south, the Burwood Council area, Queen Street and Lang Street in the west. Leichhardt Ward encompasses Haberfield, Leichhardt, the northern part of Ashfield, the northern section of the suburb of Croydon, the southern section of Annandale, and part of Lilyfield.



GULGADYA WARD (LEICHHARDT) - Existing Facilities - Key Information

PARKS PUBLIC TOILET LIST	LOCATION	ACCESSIBILITY	OPENING HOURS	OTHER FEATURES
Algie Park - Public Toilets	Haberfield	Accessible	Open daylight hours	RH transfer
Blackmore Oval	Lilyfield	Accessible	Open daylight hours	LH transfer Parking
Centenary Sports Ground	Croydon	Accessible	Open daylight hours	LH transfer RH transfer
Federation Plaza	Haberfield	Accessible Male Accessible Female	Open daylight hours	RH transfer
Hammond Park	Ashfield	Accessible Male Accessible Female	Open daylight hours	RH transfer (male) LH transfer (female)
Pioneers Memorial Park	Leichhardt	Accessible Male Accessible Female	Open daylight hours	Accessible parking RH transfer
Richard Murden Reserve - North	Haberfield	No	Open daylight hours	
Richard Murden Reserve - South	Haberfield	No	Open daylight hours	
Robson Park	Haberfield	No	Open daylight hours	

03 EXISTING FACILITIES

ALGIE PARK AMENITIES BLOCK

SITE DESCRIPTION & BUILDING OVERVIEW



Algie Park is a full sized soccer ground available for sporting club and community use. The toilet facility is located in the north west corner of the park. Additional site features include playground facilities.



The building the toilets are located in also house canteen and change room facilities. The building is face brick with a tiled roof which keeps with the character of the neighbourhood. Three ambulant cubicles and an accessible facility with right hand transfer are present. All cubicles are currently designated unisex and are suitable for consideration of an upgrade to facility focused signage. The internal facilities and fittings are in good condition and predominantly stainless steel.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP966562
Land Number	BD004
Ownership	Inner West Council
Address	Corner of Ramsay and Empire Street, Haberfield
Signage	Signage meets NCC standards
Safety	High passive surveillance when sporting ground is in use. Clear sight lines with minimal surrounding planting.
Lighting	Internal fluorescent lights in good condition.
Hours of Use	Open during daylight hours
Accessibility	Accessible

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited works required in the long term:

- Improve natural light
- Improve natural ventilation

SHORT TERM WORKS

Minor works required to conform to standards:

- Install mirror
- Install waste bin
- Repair existing non-operational lighting
- Repaint interior
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

BLACKMORE OVAL AMENITIES BLOCK

SITE DESCRIPTION & BUILDING OVERVIEW



Blackmore Park is a playing field adjacent to Hawthorne Canal with change room facilities, SES workshop, canteen and amenities. The site is heavily used on weekends for organised sport, as well as being a central community facility for SES meetings and equipment storage. The site is within a flood zone being low lying and close to Hawthorne Canal.



The amenities are located within the change rooms which are lightweight construction. The facilities are segregate between male and female. The property is older style and as some fittings have been modernised. The amenities are generally in good condition.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP966562
Land Number	102881199
Ownership	Inner West Council
Address	Corner of Ramsay and Empire Street, Haberfield
Signage	Signage does not meet NCC standards
Safety	Moderate passive surveillance with the amenities located adjacent to a well utilised pedestrian and cycle path.
Lighting	External and internal fluorescent lights
Hours of Use	Open during daylight hours
Accessibility	Accessible

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Limited work required in the long term:

- Conceal cistern
- Repair discoloured grout
- Create non gendered facilities option

SHORT TERM WORKS

Minor works to conform to standards:

- Install baby change facility
- Update signage to comply with NCC standards
- Include sanitary bins for menstrual care in all cubicles

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

CENTENARY PARK

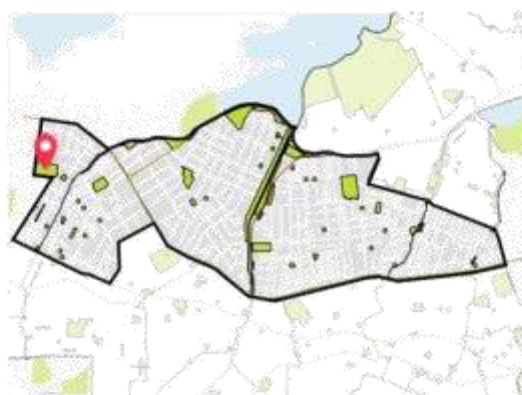
SITE DESCRIPTION & BUILDING OVERVIEW



Centenary Park is a large sporting ground located centrally in Croydon. The park is predominantly used for organised soccer and cricket. The amenities block is located to one side of the site centrally between the fields. Other park features include a playground, basketball court, cricket nets and picnic tables.



The amenities block is a newly constructed facility and is of high standard. It contains change rooms, canteen area and amenities as well as a community meeting room. The structure is blockwork with tiled external finish, steel framing to roof and quality internal finishes. Alongside separate male and female ambulant toilets, two facilities with left/right hand transfer and showers are provided – these are currently designated unisex and would be suitable for consideration of facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP237006
Building Number	BD099
Ownership	Inner West Council
Address	132 Church Street
Signage	Signage meets NCC standards
Safety	High passive surveillance during sporting events. Clear sight lines with minimal surrounding vegetation.
Lighting	Wall mounted external lighting
Hours of Use	Open daylight hours
Accessibility	Accessible facility with LH transfer

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Unisex toilet and shower entrance



Internal facilities



Internal facilities

LONG TERM WORKS

As a purpose build new facility there is limited requirement for major improvement.

SHORT TERM WORKS

Minor works to conform to standards:

- Install baby change facility
- Install waste bin
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

FEDERATION PLAZA

SITE DESCRIPTION & BUILDING OVERVIEW



The Federation Plaza site is located within the central business area of Haberfield. It is located adjacent to a small park. The site is populated with tree's that have extensive leaf fall and branch encroachment on the building.



The amenities block is a small face brick facility with separate male and female traditional style amenities. The building is in reasonable condition, however is subject to extensive leaf intrusion and requires regular cleaning as a result.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP937337
Building Number	unknown
Ownership	Inner West Council
Address	110A Ramsay Street, Haberfield
Signage	Signage does not meet NCC standards
Safety	Good passive surveillance from plaza and Ramsay street. Moderate visibility with adjacent vegetation obstructing views to facility.
Lighting	Internal fluorescent lighting
Hours of Use	Open daylight hours
Accessibility	Not accessible.

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term:

- Provision of sky light to improve natural light

SHORT TERM WORKS

Minor works to conform to standards:

- Install waste bin
- Monitor vandalism and remove graffiti
- Prune adjacent trees to reduce leaf litter issue with building gutters

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

HAMMOND PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Hammond park is a small playing field with synthetic turf cricket pitch, centrally located on Frederick St in Ashfield. There is also a small playground.



The building is rendered brick externally and in good condition. Internally the floor and walls are tiled and in good condition. The site is a single cubicle facility which is likely to be suitable for the relatively small park area adjacent. Installation of a communal hand wash may free area up internally for the installation of an additional suite, or creation of two separate facilities. The site is currently designated unisex and would be suitable for consideration of an upgrade to facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP65178
Building Number	BD157
Ownership	Inner West Council
Address	34 Henry Street, Ashfield
Signage	Signage does not meet NCC standards
Safety	Moderate passive surveillance with toilets located adjacent pedestrian pathway and tennis courts. Clear sight lines with minimal surrounding vegetation.
Lighting	Internal and external fluorescent lights in good condition.
Hours of Use	Open daylight hours
Accessibility	Accessible male and accessible female with right hand transfer.

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term:

- Conceal cistern
- Provide natural ventilation

SHORT TERM WORKS

Minor works to conform to standards:

- Install waste bin
- Provide sanitary disposal bin
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

PIONEERS MEMORIAL PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Pioneers Memorial Park is located on Norton Street in Leichhardt. Formerly the Balmain Cemetery the property was renamed Pioneers Memorial Park in 1941 as a lasting tribute to the pioneers of the district and as a place of quiet recreation and enjoyment for future generations. The park contains a memorial to the service people of Leichhardt who lost their lives in World War One (1914-1919) and the Bicentennial Rotunda.



The building is a painted brick external finish with tiled roof. Internally the floors and walls are tiled and fittings are of a reasonable standard with essential fittings and services. The building is in reasonable condition but would benefit from a refresh of the tiles which have been graffitied.

The building is located a distance from the children's playground and does not have good surveillance from the main area of the park. It is recommended that a new centrally located facility be a key consideration moving forward.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP65178
Land Number	104593933
Ownership	Crown Reserve Trust
Address	34 Henry Street, Ashfield
Signage	Signage does not meet NCC standards
Safety	Passive surveillance, location of amenities, surrounding planting character
Lighting	Internal fluorescent light
Hours of Use	Unknown
Accessibility	Unknown

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Internal amenities



Internal amenities



Internal amenities

LONG TERM WORKS

It is recommended that a new facility which is centrally located be a key consideration moving forward.

SHORT TERM WORKS

It is recommended that a new facility which is centrally located be a key consideration moving forward.

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

RICHARD MURDEN RESERVE - NORTH

SITE DESCRIPTION & BUILDING OVERVIEW



Richard Murden Reserve is a long stretch of open space running north to south adjacent Hawthorne Canal. The northern amenities are located between a small playground and tennis courts. A second amenities is located south and described on page 83.



The toilet is constructed of face brick externally and tiled wall interiors. The external of the building is largely original and in good condition. The interior has been refurbished with light coloured wall tiles, dark floor tiles and modern sanitary fittings. The facility has good natural ventilation and light.



Location Plan

PROPERTY OVERVIEW

Title	20/DP1217284
Land Number	-
Ownership	Inner West Council
Address	Hawthorne Parade, Haberfield
Signage	Signage does not meet NCC standards
Safety	High passive surveillance from surrounding pathways and road. Clear sight lines with minimal surrounding vegetation.
Lighting	Internal fluorescent lights in good condition
Hours of Use	Open daylight hours
Accessibility	Accessible facility not provided

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Internal amenities



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term:

- DDA upgrade
- Refresh finishes
- Provide non gendered facilities

SHORT TERM WORKS

Minor works to conform to standards:

- Install waste bin
- Install baby change facility

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

RICHARD MURDEN RESERVE - SOUTH

SITE DESCRIPTION & BUILDING OVERVIEW



Richard Murden Reserve is a long stretch of open space running north to south adjacent Hawthorne Canal. The southern amenities are located at the southern end of the netball courts.



The toilet is constructed of face brick externally and tiled wall interiors. The external of the building is largely original and in good condition. The interior has been refurbished with light coloured wall tiles, dark floor tiles and modern sanitary fittings.



Location Plan

PROPERTY OVERVIEW

Title	-
Land Number	-
Ownership	Inner West Council
Address	Hawthorne Parade, Haberfield
Signage	Signage does not meet NCC standards
Safety	High passive surveillance from surrounding pathways and road. Moderate sight lines with large tree blocking views to the site from Hawthorne Parade.
Lighting	Internal fluorescent lights in good condition
Hours of Use	Open daylight hours
Accessibility	Accessible facility not provided

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Internal amenities



Internal facilities



Internal facilities

LONG TERM WORKS

- Opportunity to provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.
- Provide facilities with clear sightlines away from existing tree.
- Demolish adjacent building
- Building to reflect heritage nature of surrounds

SHORT TERM WORKS

- Minor works to conform to standards:
- Undertake canopy lifting to improve sightlines
 - Install waste bin
 - Install baby change facility
 - Provide sanitary disposal
 - Provide pedestrian footpath to facility

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

ROBSON PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Robson Park is well used park is located close to the Bay Walk and overlooking Iron Cove. The amenities building is centrally located in the park adjacent a small playground. Other park features include BBQ and picnic facilities.



The building is a circa 1900's face brick building with tiled roof and wrought iron metal work. This treatment fits into the historical significance of the Haberfield region. Separate male and female facilities are provided. Internally, the fittings have been modernised with finishes including new floor and wall tiles. The building is likely to be heritage listed based on its age and location within Haberfield.



Location Plan

PROPERTY OVERVIEW

Title	7080 / DP93640
Building Number	BD329
Ownership	Crown Reserve Trust
Address	City West Link, Haberfield
Signage	Signage does not meet NCC standards
Safety	Medium passive surveillance with clear sight lines and low scale surrounding planting.
Lighting	Internal fluorescent light fitting in good condition
Hours of Use	Open daylight hours.
Accessibility	Accessible facility not provided

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term:

- Convert to best practise inclusive facility including cubicles with signage to identify 'toilets' along with information on what features are within the facility and communal handwashing facilities.
- Upgrade DDA compliance

SHORT TERM WORKS

Minor works to conform to standards:

- Install waste bin
- Install baby change facility
- Repairs to brickwork
- Repaint timber work
- Clean brickwork

RATING

LEVEL OF USE



CONDITION



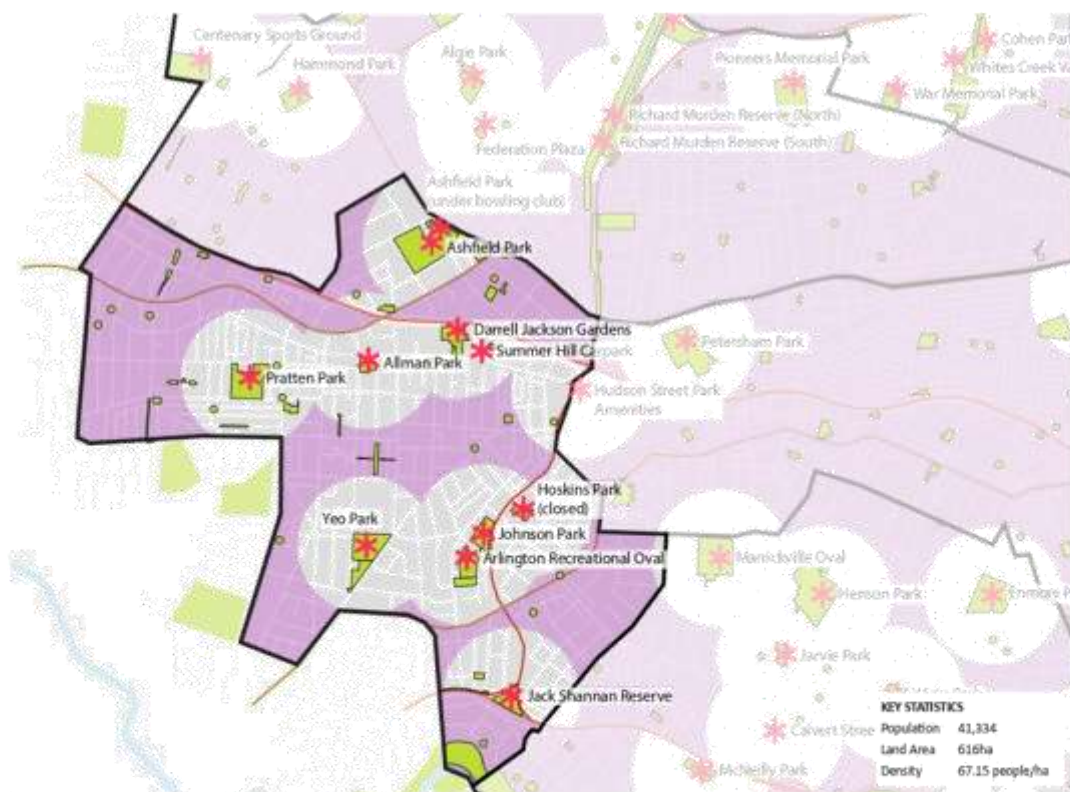
UPGRADE PRIORITY RATING



03 Existing Facilities

DJARRAWUNANG WARD (ASHFIELD) - Existing Facilities

Ashfield Ward is bounded by the railway line, Orpington Street, Chandos Street and Parramatta Road in the north, the Hawthorne Canal, Eltham Street, New Canterbury Road, Frazer Street and Wardell Road in the east, the Cooks River, the City of Canterbury Bankstown, Garnet Street, New Canterbury Road, Canterbury Road and Princess Street in the south, and Holden Street, the City of Canterbury Bankstown, Greenhills Street, Liverpool Road and Dickinson Avenue in the west. Ashfield Ward encompasses most of the suburbs of Dulwich Hill and Summer Hill, the Inner West Council area parts of the suburbs of Ashbury, Croydon Park and Hurlstone Park, the southern section of the Inner West Council area part of the suburb of Croydon, the southern part of the suburb of Ashfield, and a small part of the suburb of Lewisham.



DJARRAWUNANG WARD (ASHFIELD) - Existing Facilities - Key Information

PARKS PUBLIC TOILET LIST	LOCATION	ACCESSIBILITY	OPENING HOURS	OTHER FEATURES
Allman Park	Ashfield	Accessible	Open daylight hours	LH Transfer
Arlington Recreation Oval - Public Toilets	Dulwich Hill	No	Open daylight hours	
Ashfield Park	Ashfield	Accessible male Accessible female	Open daylight hours	Parking Available
Ashfield Park (under bowling club)	Ashfield	No	Open daylight hours	
Darrell Jackson Gardens (under community centre)	Summer Hill	Accessible	Open daylight hours	LH transfer
Hoskins Park	Dulwich Hill	CLOSED - OUT OF USE	CLOSED - OUT OF USE	
Jack Shanahan Reserve	Dulwich Hill	No	Open daylight hours	
Johnson Park	Dulwich Hill	No	Open daylight hours	
Mallam Reserve	Dulwich Hill	No	Open daylight hours	
Pratten Park	Ashfield	Accessible	Open during sporting events	
Summer Hill Carpark - Exeloo	Summer Hill	Accessible	Open daylight hours	RH transfer Babychange Parking available
Yeo Park	Ashfield	Accessible	Open daylight hours	RH transfer Baby change

03 EXISTING FACILITIES

ALLMAN PARK

SITE DESCRIPTION & BUILDING OVERVIEW



The amenities at Allman Park are located within part of a childcare centre building. The park is predominantly used for passive recreation however BBQ and picnic facilities are provided.



The amenities are one accessible cubicle with left hand transfer and the internal finishes and fittings in medium condition. No signage is provided to indicate the toilets are provided. The facility is suitable for consideration of an upgrade to facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	4 / DP883
Building Number	unknown
Ownership	Inner West Council
Address	Corner of Victoria and Norton Street, Ashfield
Signage	Signage does not meet NCC standards. No signage provided.
Safety	Moderate passive surveillance with sight lines partially blocked by shrub planting.
Lighting	Internal fluorescent lighting in moderate condition.
Hours of Use	Open daylight hours
Accessibility	Accessible toilet with left hand transfer.

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Consider changing internal layout to create an accessible toilet with signage to identify 'toilets' along with information on what features are within the facility, including creating a common hand wash area.

SHORT TERM WORKS

Minor works to conform to standards:

- Install waste bin
- Improve DDA compliance
- Repair minor finishes and defects
- Introduce NCC signage
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 Existing Facilities

ARLINGTON RECREATION RESERVE

SITE DESCRIPTION & BUILDING OVERVIEW



Arlington Recreation Reserve is a high quality sporting ground in Dulwich Hill with a synthetic surface. The toilets are located either side of the grandstand on the western side of the park.



The toilets are two separate male and female facilities. Both are not accessible. The buildings has a brick exterior and tiled internal finish. The internal facilities are in medium condition with stainless steel fittings. The building is generally of sound condition with some finishes showing signs of deterioration. Retrofitting the facility with a newer layout and fittings is difficult given the properties position and limited accessibility for people with disability.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP174796
Building Number	BD011
Ownership	Inner West Council
Address	Williams Parade, Dulwich Hill
Signage	Signage does not meet NCC standards
Safety	High passive surveillance when sports training and matches are on. Moderate sight lines with shrubs adjacent amenities.
Lighting	Fluorescent internal light fittings in medium condition
Hours of Use	Open daylight hours
Accessibility	Not accessible

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Major foundation issues need to be rectified
Consider changing internal layout to create cubicles with signage to identify 'toilets' along with information on what features are within the facility, including creating a common hand wash area.

SHORT TERM WORKS

Minor works to conform to standards:

- Provide accessible entry
- Install waste bin
- Improve DDA compliance
- Repair minor finishes and defects
- Repaint

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

ASHFIELD PARK

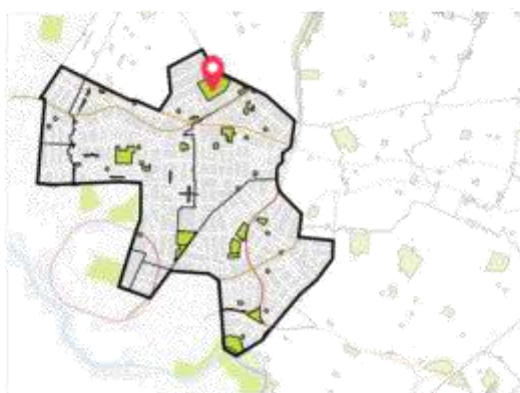
SITE DESCRIPTION & BUILDING OVERVIEW



The amenities at Ashfield Park are centrally located in a quieter section of the park near a large playground facility. The properties within the area and surrounding the park are heritage in nature and the buildings within the park are sympathetic to these surroundings. The building is accessible.



The structure is hexagonal with separate individual facilities currently designated as unisex. The facility is suitable for consideration of an upgrade to facility focused signage. The building is brick with a tiled roof and provides high quality and environmentally sensitive outcome. The amenities have high quality finishes and stainless steel fittings. A review of the existing maintenance schedule is recommended as some vandalism and rubbish was present when a site visit was undertaken.



Location Plan

PROPERTY OVERVIEW

Title	2 / DP607316
Building Number	BD039
Ownership	Crown Reserve Trust
Address	142-148 Parramatta Road, Ashfield
Signage	Signage meets NCC standards
Safety	High passive surveillance with toilet located adjacent a playground. Clear sight lines with minimal surrounding planting.
Lighting	Internal fluorescent lights in good condition
Hours of Use	Open daylight hours
Accessibility	Accessible facility with right hand transfer

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited works in the long term:

- Improve natural light with skylights, windows or glass panels in doors.

SHORT TERM WORKS

Minor works to conform to standards:

- Install waste bin
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

ASHFIELD PARK (UNDER BOWLING CLUB)

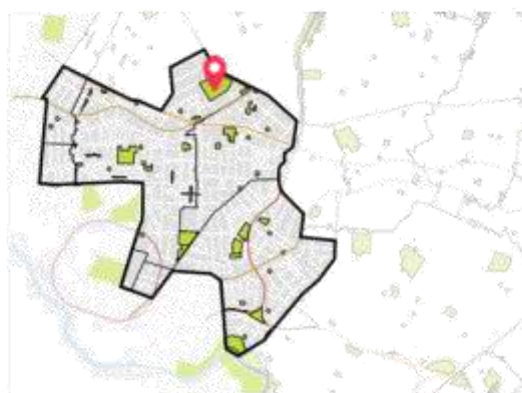
SITE DESCRIPTION & BUILDING OVERVIEW



The amenities at Ashfield Park are located under the bowling club in the northern area of the park.



The bowling club is a two level brick face structure with the toilets located on the ground floor. A female only facility is provided with internal finishes and facilities in medium condition.



Location Plan

PROPERTY OVERVIEW

Title	2 / DP607316
Building Number	BD041
Ownership	Crown Reserve Trust
Address	142-148 Parramatta Road, Ashfield
Signage	Signage does not meet NCC standards
Safety	Medium passive surveillance with facility located along a through site link. Clear sight lines to and from the toilet.
Lighting	Internal fluorescent lights in good condition
Hours of Use	Open daylight hours
Accessibility	Not accessible

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited works in the long term:

- Improve natural light with skylights, windows or glass panels

SHORT TERM WORKS

Minor works to conform to standards:

- Install mirror
- Install waste bin
- Install sanitary disposal

RATING

LEVEL OF USE

01 05

CONDITION

01 05

UPGRADE PRIORITY RATING

01 05

03 EXISTING FACILITIES

DARRELL JACKSON GARDENS

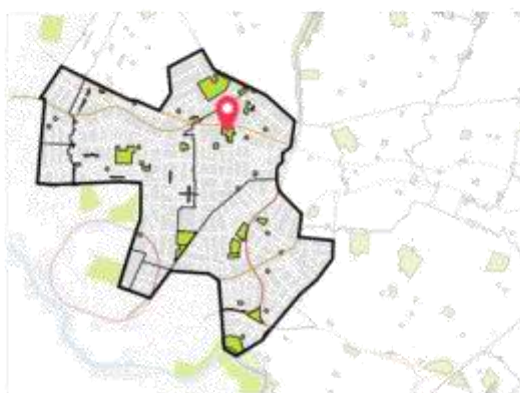
SITE DESCRIPTION & BUILDING OVERVIEW



Darrell Jackson Gardens is a neighbourhood park with cricket field, skate park, half size multi-purpose court and playground. The amenities facility is a single unisex toilet within a larger building facility in the



The facility is a small room in the side of a larger building which has been fitted out as an accessible toilet with left hand transfer. The toilet is currently designated unisex. Generally, the building is in good condition, however the exposed steel roof framing gives the room an unfinished or low quality. The building is a relatively large room for a single toilet, and it may be possible to create two single facilities facility focused signage in the same space, with provision of communal wash basins. Generally, the facility is of a high standard.



Location Plan

PROPERTY OVERVIEW

Title	32 / 7 / DP378, B / DP310294
Building Number	104194560
Ownership	Inner West Council
Address	Carlton Crescent, Summer Hill
Signage	Signage does not meet NCC standards
Safety	Medium passive surveillance with toilet located in close proximity to site activators with clear sight lines.
Lighting	Internal fluorescent light in good condition.
Hours of Use	Open daylight hours
Accessibility	Accessible facility not provided.

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited works in the long term:

- Consider creating two single facilities facility focused signage in the same space, with provision of communal wash basins.
- Provide wall opening for improved natural light and ventilation
- Improve exposed metal deck ceiling

SHORT TERM WORKS

Minor works to conform to standards:

- Install waste bin
- Install baby change facilities
- Replace mirror
- Minor DDA compliance requirements (door swing, ramp)
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

HOSKINS PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Hoskins Park is a picturesque village green bordered by mature trees with amenities including a playground and picnic facilities.



The amenities are currently closed with the building used as a store room by a Bush Regeneration group. Considerable upgrade works are required for the site to be recommissioned.



Location Plan

PROPERTY OVERVIEW

Title	B / DP944563
Building Number	unknown
Ownership	Crown Land- Devolved to Inner West Council
Address	Davis Street, Summer Hill
Signage	-
Safety	-
Lighting	-
Hours of Use	Closed
Accessibility	-

BEST PRACTICE CHECKLIST - CURRENTLY CLOSED

- | | |
|---|--|
| <input type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Building exterior



Building exterior

LONG TERM WORKS

It is recommended that the building be retained as a bushcare regeneration storage facility. The parks status is a neighbourhood park and nearby toilet facilities are located at Johnson Park and Arlington Recreation Reserve.

It is also recommended to incorporate a Mural to acknowledge the bushcare area in the Dulwich Hill area.

SHORT TERM WORKS

It is recommended that the building be retained as a bushcare regeneration storage facility. The parks status is a neighbourhood park and nearby toilet facilities are located at Johnson Park and Arlington Recreation Reserve.

It is also recommended to incorporate a Mural to acknowledge the bushcare area in the Dulwich Hill area.

RATING

LEVEL OF USE

01 05

CONDITION

01 05

UPGRADE PRIORITY RATING

01 05

03 EXISTING FACILITIES

JACK SHANAHAN PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Jack Shanahan Park is a small reserve in Dulwich Hill adjacent to a skate park, basketball courts, tennis courts and mountain bike track.



The building is brick externally with a trafficable roof and in good condition. The internal finishes are predominantly tiled and in medium condition. The internal fittings are in medium condition and predominantly stainless steel.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP1065311
Building Number	BD180
Ownership	RailCorp own the reserve and Inner West Council has ownership of the amenities building
Address	Hercules Street, Dulwich Hill
Signage	Signage does not meet NCC standards
Safety	Medium passive surveillance with toilet located along through site link and adjacent basketball court and skate park.
Lighting	Internal fluorescent lights in good condition
Hours of Use	Open daylight hours
Accessibility	Accessible facility not provided.

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited works in the long term:

- Provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.
- Provide skylight
- Improve natural ventilation

SHORT TERM WORKS

Minor work required to conform to standard:

- Install waste bin
- Monitor vandalism and remove graffiti

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

JOHNSON PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Johnson Park contains a playground, picnic facilities, cricket nets, basketball court and open lawn area. The amenities are located beneath a small grandstand overlooking the open lawn.



The building is stucco rendered brick externally, in medium condition with a trafficable roof. Internally the floor and walls are tiled and in poor condition. There is also ceiling damage within the facility. The amenities are a small accessible facility located centrally within Johnson Park.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP117359
Building Number	BD184
Ownership	Crown Reserve Trust
Address	Constitution Road, Dulwich Hill
Signage	Signage does not meet NCC standards
Safety	High passive surveillance with toilets located adjacent outdoor fitness area and large playground. Clear sight lines with minimal surrounding vegetation.
Lighting	Internal fluorescent light in medium condition
Hours of Use	Open daylight hours
Accessibility	Accessible male Accessible female

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Limited works in the long term:

- Repair surfaces and finishes
- Consider lighter paint finish
- DDA upgrade works required

SHORT TERM WORKS

Minor work required to conform to standard:

- Install waste bin

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

MALLAM RESERVE

SITE DESCRIPTION & BUILDING OVERVIEW



Mallam Reserve is a small park located centrally within Dulwich Hill. It is primarily used as a bus driver rest area. The amenities are publicly accessible, however access is difficult given the busy adjacent roads and poor access.



The building is a small single level face brick structure with male and female amenities and a flat concrete roof. The external building treatment is exposed brick with a painted brick interior. The roof structure forms the exposed ceiling internally. The building is in very poor condition, with large cracking within the structure and basic amenity. The building also shows signs of water ingress and mould.



Location Plan

PROPERTY OVERVIEW

Title	22 / DP1168623
Building Number	BD251
Ownership	State Transit Authority
Address	New Canterbury Road, Dulwich Hill
Signage	Signage does not meet NCC standards
Safety	High passive surveillance and clear sight lines
Lighting	Internal and external fluorescent light
Hours of Use	Open daylight hours
Accessibility	Accessible facility not provided.

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

A major upgrade should be considered:

- A major upgrade should be considered. Opportunity to provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.

SHORT TERM WORKS

Minor work required to conform to standard:

- Remove sharps disposal
- Provide sanitary disposal

Major cracking in the building suggests engineering assessment is required with repairs to continue occupancy.

RATING

LEVEL OF USE

01 05

CONDITION

01 05

UPGRADE PRIORITY RATING

01 05

03 EXISTING FACILITIES

PRATTEN PARK AMENITIES BLOCK

SITE DESCRIPTION & BUILDING OVERVIEW



Pratten Park is a sporting ground with a small grandstand in the north-western corner. The amenities building is located adjacent to the grandstand on the western side of the park.



The amenities block was constructed in the 1980s. The exterior is made of split-face concrete blockwork which is in good condition. The internal facilities are in good condition with fittings made from stainless steel and porcelain. One accessible toilet is provided with right hand transfer. The facility is currently designated unisex and is suitable for consideration of an upgrade to facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	7041 / DP93370
Building Number	BD309
Ownership	Inner West Council
Address	Arthur Street, Ashfield
Signage	Signage does not meet NCC standards
Safety	Moderate passive surveillance with clear sight lines.
Lighting	Internal fluorescent light in medium condition
Hours of Use	Open daylight hours.
Accessibility	Accessible

BEST PRACTICE CHECKLIST

- | | |
|---|---|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input checked="" type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term:

- Conceal cistern
- Provide skylight
- Improve ventilation

SHORT TERM WORKS

Minor work required to conform to standards:

- Install baby change facility
- Install waste bin
- Install mirror
- Monitor vandalism and remove graffiti
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

SUMMER HILL CARPARK - EXELOO

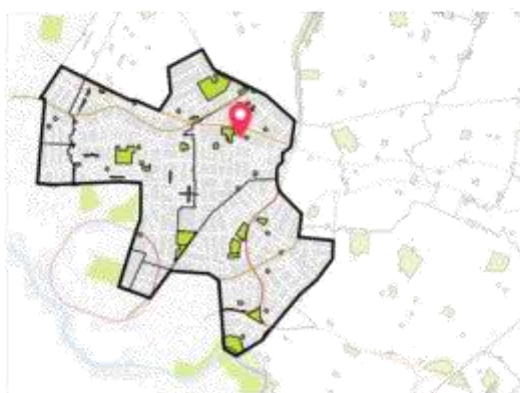
SITE DESCRIPTION & BUILDING OVERVIEW



The Exeloo facility is located centrally in the Summer Hill Carpark. The carpark provides access to the summer Hill Village centre and access to local stores and restaurants.



The amenities block is newly constructed and is a prefabricated Exeloo. The amenities are made of robust materials which are in good condition. The facilities are currently designated unisex and would be suitable for consideration of facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	N/A
Building Number	BD309
Ownership	Inner West Council
Address	Hardie Avenue, Summer Hill
Signage	Signage meets NCC standards
Safety	High passive surveillance with clear sight lines.
Lighting	Internal and external fluorescent light in good condition
Hours of Use	Open daylight hours.
Accessibility	Accessible

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Signage



Internal facilities

LONG TERM WORKS

Limited work required in the long term.

SHORT TERM WORKS

Minor works required in the short term.

- Include facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

YEO PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Yeo Park is a large park in Ashfield with a heritage listed band rotunda, playground and cricket pitch. The amenities block is located centrally within the park.



The amenities block is face brick with tiled roof and the structure is approximated 100 years old. Separated male and female amenities are present alongside an accessible facility with left hand transfer. The accessible facility is currently designated unisex and would be suitable for consideration of facility focused signage. The accessible facility was locked when the site was inspected and it is recommended it be reopened to the public.



Location Plan

PROPERTY OVERVIEW

Title	22 / DP1168623
Land Number	166440406
Ownership	Crown Reserve Trust
Address	New Canterbury Road, Dulwich Hill
Signage	Signage meets NCC standards
Safety	Good passive surveillance with clear sight lines and minimal surrounding vegetation.
Lighting	Internal fluorescent lights
Hours of Use	Open daylight hours.
Accessibility	Accessible male Accessible female

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Work required in the long term:

- Major facility upgrade
- Improve DDA compliance
- Opportunity to provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.

SHORT TERM WORKS

Minor work required to conform to standards:

- Install mirror
- Install waste bin
- Unlock accessible facility during daylight hours.

RATING

LEVEL OF USE



CONDITION



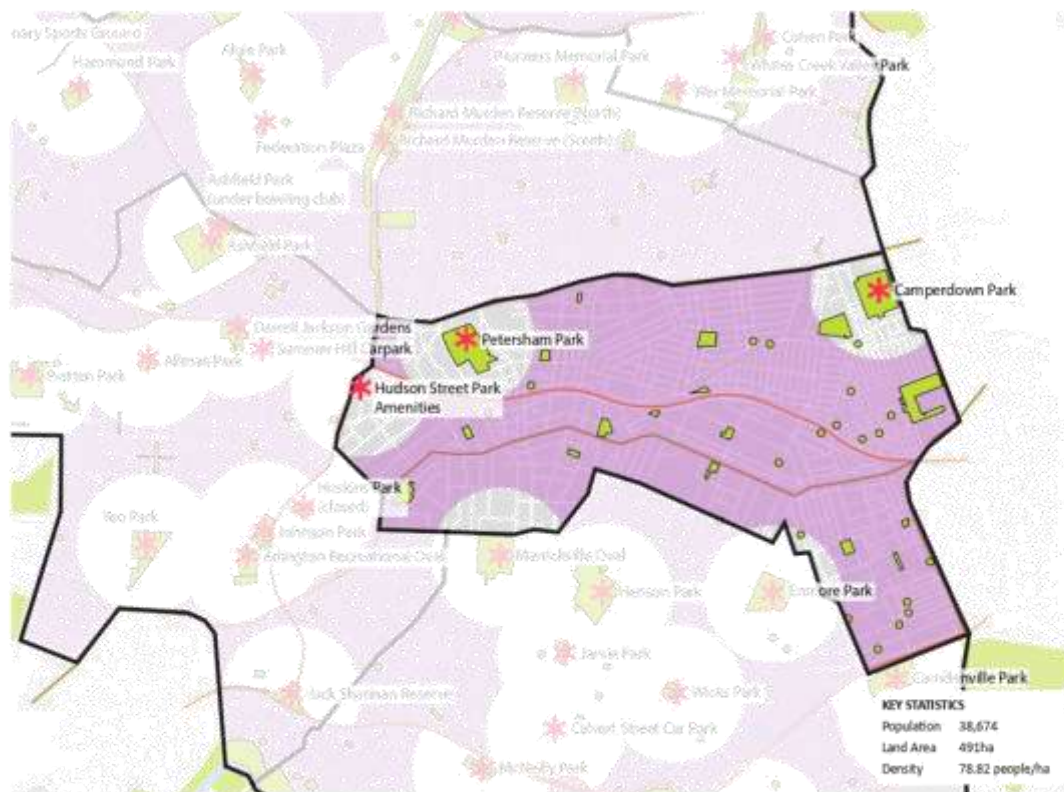
UPGRADE PRIORITY RATING



03 Existing Facilities

DAMUN WARD (STANMORE) - Existing Facilities

Stanmore Ward is bounded by Parramatta Road in the north, Mallett Street, Salisbury Road, Church Street and King Street in the east, the railway line, Edgeware Road, Lynch Lane, Lynch Avenue, Juliet Street, Enmore Road, Newington Road, John Street and Frazer Street in the south, and New Canterbury Road, Eltham Street, the railway line and the Hawthorne Canal in the west. Stanmore Ward encompasses the suburbs of Enmore and Stanmore, most of the suburbs of Lewisham and Petersham, the Inner West Council area part of the suburb of Camperdown, most of the Inner West Council area part of the suburb of Newtown, and small parts of the suburbs of Dulwich Hill, Marrickville, St Peters and Summer Hill.



DAMUN WARD (STANMORE) - Existing Facilities - Key Information

PARKS PUBLIC TOILET LIST	LOCATION	ACCESSIBILITY	OPENING HOURS	OTHER FEATURES
Camperdown Park	Camperdown	Accessible	Open daylight hours	LH transfer
Hudson Street Park Toilets	Lewisham	Accessible	Open daylight hours	LH transfer RH transfer
Petersham Park	Petersham	Accessible	Open daylight hours	RH transfer Baby change

03 EXISTING FACILITIES

CAMPERDOWN PARK

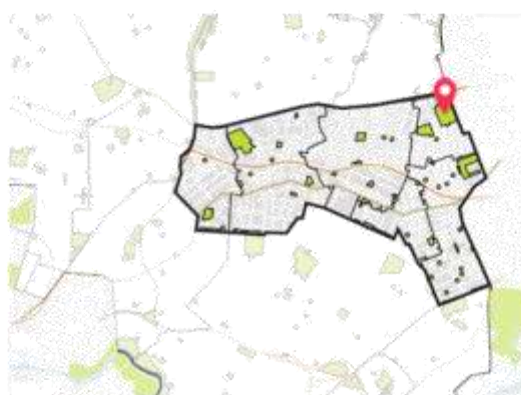
SITE DESCRIPTION & BUILDING OVERVIEW



The amenities building in Camperdown Park are located along the eastern side adjacent Australia Street. Camperdown Park is a large cricket and AFL oval that offers a range of facilities and activities. The former Camperdown Bowling Club was reopened in 2016 as Camperdown Commons and features an urban farm, restaurant, community lawn, kids' play space and spaces for hire.



The amenities block was constructed in 2016 and is a single storey brick structure with overhanging perspex roof. Two accessible facilities are provided. Both are currently designated unisex and would be suitable for consideration of facility focused signage. One has right hand transfer and the other has left hand transfer and baby change facilities. There are also two ambulant toilet facilities but these are locked and inaccessible to the public. Internal fittings are in good condition and stainless steel.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP1167802
Land Number	Unknown
Ownership	Crown Reserve Trust
Address	Australia Street, Camperdown
Signage	Signage meets NCC standards
Safety	High passive surveillance from adjacent footpath with clear sight lines provided.
Lighting	External and internal fluorescent lights in good condition.
Hours of Use	Open daylight hours
Accessibility	Accessible facility with left hand and right hand transfer.

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term:

- Consider provision of communal hand wash facilities

SHORT TERM WORKS

Minimal works required in short term. Review maintenance schedule as facilities were not well kept.

- Update accessible amenity with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

HUDSON STREET PARK AMENITIES

SITE DESCRIPTION & BUILDING OVERVIEW



The amenities building in Hudson Street Park are located adjacent the playground area. The park provides a range of recreational activities including play, BBQ, picnic facilities, ping pong and secluded seating areas.



The amenities are located within a larger residential building on the ground floor and in good condition. The internal finishes and fittings are in good condition and predominantly porcelain and stainless steel.



Location Plan

PROPERTY OVERVIEW

Title	174314706
Land Number	Unknown
Ownership	Inner West Council
Address	Hudson Street, Lewisham
Signage	Signage meets NCC standards
Safety	High passive surveillance from adjacent footpath and playground with clear sight lines.
Lighting	Internal lights in good condition.
Hours of Use	Open daylight hours.
Accessibility	Two accessible facilities, one with left hand transfer and the other with right hand transfer.

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term as facility was recently constructed.

SHORT TERM WORKS

- Monitoring of vandalism and removal of graffiti.
- The facilities are currently designated unisex and would be suitable for consideration of facility focused signage.

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

PETERSHAM PARK

SITE DESCRIPTION & BUILDING OVERVIEW



The Petersham Park amenities are located along the eastern side of the park adjacent a playground and the Fanny Durack Aquatic Centre.



The building is a relatively new build, with painted timber exterior and flat concrete roof. The internal finishes and fittings are in good condition. Overall the facilities are clean and well maintained.



Location Plan

PROPERTY OVERVIEW

Title	7026 / DP1060136
Land Number	unknown
Ownership	Crown Reserve Trust
Address	Station, West and Brighton Street, Petersham
Signage	Signage meets NCC standards
Safety	High passive surveillance from adjacent playground and aquatics centre. Clear sight lines with minimal adjacent planting.
Lighting	Recessed external lights and fluorescent internal lights. Both in good condition.
Hours of Use	Open daylight hours
Accessibility	One accessible facility and right hand transfer.

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Limited work required in the long term.

SHORT TERM WORKS

Limited works required in the short term.

- The facilities are currently designated unisex and would be suitable for consideration of facility focused signage.

RATING

LEVEL OF USE



CONDITION



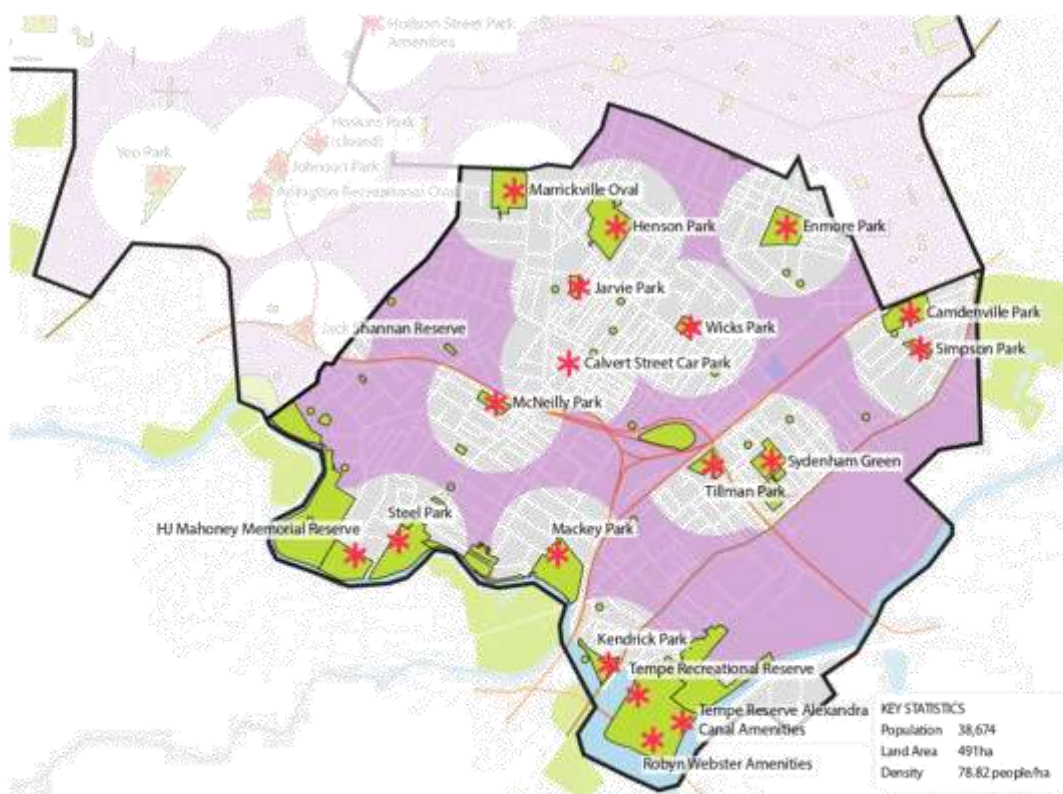
UPGRADE PRIORITY RATING



03 Existing Facilities

MIDJUBURI WARD (MARRICKVILLE) - Existing Facilities

Marrickville Ward is bounded by Frazer Street, John Street, Newington Road, Enmore Road, Juliet Street, Lynch Avenue, Lynch Lane, Edgeware Road and the railway line in the north, the Princes Highway, the City of Sydney, Canal Road, Ricketty Street and the Alexandra Canal in the east, the Cooks River in the south, and Wardell Road in the west. Marrickville Ward encompasses the suburbs of Sydenham and Tempe, most of the suburb of Marrickville, the Inner West Council area part of the suburb of Mascot, most of the Inner West Council area part of the suburb of St Peters, and small parts of the suburbs of Dulwich Hill, Newtown and Petersham.



MIDJUBURI WARD (MARRICKVILLE) - Existing Facilities - Key Information

PARKS PUBLIC TOILET LIST	LOCATION	ACCESSIBILITY	OPENING HOURS	OTHER FEATURES
Calvert Street Car Park	Marrickville	Accessible	Open 24 hours	RH Transfer
Camdenville Park	St Peters	No	Open daylight hours	
Enmore Park	Enmore	Accessible	Open daylight hours	RH transfer
Henson Park (x2 facilities) 01 - Media Building 02 - Building on Hill	Marrickville		Open during sporting events and for attendees only.	Baby change Drinking water Sanitary disposal
HJ Mahoney Memorial Reserve	Marrickville	No	Open daylight hours	
Kendrick Park	Tempe	Accessible Male Accessible Female	Open daylight hours	RH transfer LH transfer
Mackey Park	Marrickville	Accessible	Open daylight hours	RH transfer Sanitary disposal
Marrickville Oval	Marrickville	Accessible	Open daylight hours	LH transfer RH transfer
McNeilly Park	Marrickville	Accessible	Open daylight hours	RH transfer Baby change
Robyn Webster Toilets	Tempe	Accessible	Open daylight hours	
Simpson Park	St Peters	No	Open daylight hours	
Steel Park	Marrickville	Accessible	Open daylight hours	Baby change
Sydenham Green	Sydenham	Accessible	Open 24 hours	Accessible parking LH transfer Baby change Sanitary disposal
Tempe Recreation Reserve	Tempe	No	Open daylight hours	
Tempe Reserve Alexandra Canal Amenities	Tempe	No	Open daylight hours	
Tillman Park	Tempe	No	Open daylight hours	
Wicks Park	Marrickville	Yes	Open daylight hours	Baby change Ambulant and accessible

03 EXISTING FACILITIES

CALVERT STREET CAR PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Located centrally within Marrickville CBD, the Calvert Street Carpark is heavily used with short and long term parking available. The amenities block is located in the south-west corner of the Carpark.



The building is an Exeloo prefabricated amenities facility consisting of two separate amenities. One of the amenities is accessible with RH transfer. Both facilities have automated entry, timing and are self cleaning. Both facilities are currently designated unisex and would be suitable for consideration of facility focused signage. The internal fittings are stainless steel and in reasonable condition. The provision of fittings is to a high and well maintained standard. Externally the toilet block has posters and some minor damage from vandalism.



Location Plan

PROPERTY OVERVIEW

Title	28 / 1 / DP1943
Land Number	102863565
Ownership	Inner West Council
Address	285-295 Illawarra Road, Marrickville
Signage	Signage meets NCC standards
Safety	The building is located in a highly visible area within the carpark with both pedestrian and vehicular passive surveillance. The surrounding planting is shrubs and grasses which do not block sight lines.
Lighting	External and internal light fittings in good condition
Hours of Use	Open daylight hours
Accessibility	1 x accessible facility

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



LONG TERM WORKS

None required.

SHORT TERM WORKS

- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

CAMDENVILLE PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Camdenville Park is a sporting ground with playground and amenities building. The amenities building is located in the north-east edge of the site along to Council Street.



The building is older style brick structure with damage present. The amenities are rudimentary with basic fittings and finishes.

The amenities include an accessible toilet and Parent Room with baby change facilities and a left hand transfer. This is currently designated unisex and would be suitable for consideration of facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	28 / 1 / DP1943
Building Number	BD085
Ownership	Inner West Council
Address	May Street, St Peters
Signage	Signage does not meet NCC standards
Safety	Poor passive surveillance
Lighting	External and internal fluorescent lights fittings in poor condition
Hours of Use	Open daylight hours
Accessibility	Not accessible

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term:

- Opportunity to provide a best practice inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.
- Conceal cisterns

SHORT TERM WORKS

Work required to conform to standards:

- Install waste bin
 - Install mirror
 - Update with facility focused signage
 - Improve ODA compliance with handrails
- Ideally a refurbishment would be suitable.

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

ENMORE PARK

SITE DESCRIPTION & BUILDING OVERVIEW



The Annette Kellerman Public Amenities is a single facility accessible from the adjacent Enmore Park.



Annette Kellerman is an aquatic centre with a single public toilet accessible from the exterior with tiled finish and modern fittings and equipment. The amenities are currently designated unisex and would be suitable for consideration of facility focused signage.



Location Plan

PROPERTY OVERVIEW

Title	7024 / DP93582
Building Number	-
Ownership	Crown Reserve Trust
Address	Enmore Road, Marrickville
Signage	Signage meets NCC standards
Safety	High passive surveillance with amenities located adjacent a well used aquatic centre and cafe. Facility has visible site lines.
Lighting	Internal light fittings in good condition
Hours of Use	Open daylight hours
Accessibility	Unknown

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Entrance and signage



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term:

- Conceal cisterns
- Provide in wall or door light for improved natural lighting

SHORT TERM WORKS

Work required to conform to standards:

- Install baby change facilities
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

HENSON PARK MALE TOILETS ON HILL

SITE DESCRIPTION & BUILDING OVERVIEW



Henson Park is a large sporting ground predominantly used for AFL and cricket. The site contains a number of free standing buildings with amenities integrated into the media building and scoreboard building.



The Scoreboard Building is located in eastern corner of the site and is an older-style brick building. The amenities are male & female located on the ground floor. The internal finishes are dated but in relatively clean condition with newer fittings/fixtures. The facilities are not accessible and a water bubbler with dog bowl is located in front of the building.



Location Plan

PROPERTY OVERVIEW

Title	423 / DP1035319
Building Number	102863565
Ownership	Inner West Council
Address	Centennial Street, Marrickville
Signage	Signage does not meet NCC standards
Safety	Medium passive surveillance and clear sight lines with no surrounding planting.
Lighting	External and internal fluorescent light fittings in medium condition.
Hours of Use	Open daylight hours
Accessibility	Inaccessible facility

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior and water bubbler



Internal facilities



Internal facilities and natural ventilation

LONG TERM WORKS

Long term works include full building upgrade:

- Conceal cistern
- Provide skylight for improved natural light
- Update fittings/finishes/fixtures

SHORT TERM WORKS

Work required in the short term include:

- Install mirrors
- Install waste bin
- Install baby change facilities

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

HENSON PARK MEDIA BUILDING

SITE DESCRIPTION & BUILDING OVERVIEW



Henson Park is a large sporting ground predominantly used for AFL and cricket. The site contains a number of free standing buildings with amenities integrated into the media building and scoreboard building.



The Media Building is located adjacent to the grandstand and is an older-style brick building. The amenities are male and female and located on the ground floor. The internal finishes are dated but in relatively clean condition with newer fittings/fixtures.



Location Plan

PROPERTY OVERVIEW

Title	423 / DP1035319
Building Number	102863565
Ownership	Inner West Council
Address	Centennial Street, Marrickville
Signage	Signage does not meet NCC standards
Safety	Medium passive surveillance and clear sight lines with no surrounding planting.
Lighting	External and internal fluorescent light fittings in medium condition.
Hours of Use	Open daylight hours
Accessibility	Accessible cubicle not present

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Lighting and natural ventilation

LONG TERM WORKS

Long term works include full building upgrade:

- Conceal cistern
- Provide skylight for improved natural light
- Update fittings/finishes/fixtures

SHORT TERM WORKS

Minor works required in the short term:

- Install waste bin
- Install baby change facility

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

HJ MAHONEY MEMORIAL PARK

SITE DESCRIPTION & BUILDING OVERVIEW



HJ Mahoney Memorial Park is a large sporting ground used for AFL, Cricket, Football and baseball. The park is located along the Cools River and the amenities building is located along Wharf Street.



The amenities building is an older-style brick building with minor damage. Male and female facilities are provided. The internal finishes are in poor condition and the fittings and fixtures are stainless steel and in relatively good condition.



Location Plan

PROPERTY OVERVIEW

Title	N/A
Building Number	unknown
Ownership	Inner West Council
Address	Wharf Street, Marrickville
Signage	Signage does not meet NCC standards
Safety	Poor passive surveillance unless a sporting match/training is occurring. No surrounding planting
Lighting	External and internal fluorescent light fittings in poor condition
Hours of Use	Open daylight hours
Accessibility	Building is accessible but no accessible cubicles provided.

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



building exterior



internal facilities



internal facilities

LONG TERM WORKS

Long term works include full building upgrade:

- Conceal cistern
- Provide skylight for improved natural light
- Update fittings/finishes/fixtures

SHORT TERM WORKS

Minor works required in the short term:

- Install waste bin
- Install baby change facility

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

KENDRICK PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Kendrick Park is a neighbourhood park in Tempe along the Cooks River. The site includes a large playground, BBQ and sheltered picnic area and links to the Cooks River Cycleway.



The amenities building is rendered brick externally and in medium condition. An accessible male and female facility is provided. The internal finishes are in poor condition and the fittings and fixtures are stainless steel and in medium condition.



Location Plan

PROPERTY OVERVIEW

Title	796 / DP752049
Building Number	Unknown
Ownership	Inner West Council
Address	Bay Street, Tempe
Signage	Signage meets NCC standards
Safety	High passive surveillance from pedestrians and vehicles along Princess Highway.
Lighting	External and internal fluorescent light fittings in good condition
Hours of Use	Open daylight hours
Accessibility	Accessible male Accessible female

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Work required in the long term:

- Consider full upgrade - Opportunity to provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify "toilets" along with information on what features are within the facility.

SHORT TERM WORKS

Work required to conform to standards:

- Install waste bin
- Install baby change facility

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

MACKEY PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Mackey Park is a sporting ground with two soccer fields, playground, BBQ, picnic area and amenities.



The amenities facilities are within a portion of a larger building which houses change rooms and a canteen. The building is face brick with a metal roof. Male and female facilities are provided alongside an accessible facility. The accessible facility is currently designated unisex and would be suitable for consideration of facility focused signage. The internal finishes are in medium-poor condition and the fixtures and fittings are predominantly



Location Plan

PROPERTY OVERVIEW

Title	70 / DP1066013
Building Number	N/A
Ownership	Crown Reserve Trust
Address	Richardsons Crescent, Marrickville
Signage	Signage meets NCC standards
Safety	High passive surveillance during sporting games and training. Minimal surrounding planting.
Lighting	External and internal fluorescent light fittings in poor condition
Hours of Use	Open daylight hours
Accessibility	Accessible facility provided

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Accessible unisex entrance



Internal facilities



Internal unisex facilities

LONG TERM WORKS

The facility requires an upgrade in the long term, potentially with revised layout to increase capacity.

SHORT TERM WORKS

Work required to conform to standards:

- Install waste bin
- Install baby change facility
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

MCNEILLY PARK

SITE DESCRIPTION & BUILDING OVERVIEW



McNeilly Park is a large village green featuring undercover picnic areas with BBQs, off-leash dog zones, shaded playground, Marrickville Guides Hall and a sports field. McNeilly Park is close to Marrickville Station and features shared walking and bike paths.



The amenities block is a small besser block structure with a single accessible toilet block. The facility is currently designated unisex and would be suitable for consideration of facility focused signage. The building is relatively new and provides basic amenity. The facility is subject to vandalism.



Location Plan

PROPERTY OVERVIEW

Title	2 / DP960747
Building Number	Unknown
Ownership	Inner West Council
Address	Warburton Street, Marrickville
Signage	Signage does not meet NCC standards
Safety	High passive surveillance with building located along main walkway with clear sight lines.
Lighting	External and internal fluorescent lighting in moderate condition.
Hours of Use	Open daylight hours
Accessibility	One accessible facility with right hand transfer.

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



building exterior



internal amenities



internal amenities

LONG TERM WORKS

Consider expansion of the facility to provide two unisex options, with municipal hand wash.

SHORT TERM WORKS

Minor work required to conform to standards:

- Monitor vandalism
- Review maintenance and cleaning program
- Install waste bin
- Install baby change facility
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

MARRICKVILLE PARK

SITE DESCRIPTION & BUILDING OVERVIEW



McNeilly Park is a large village green featuring undercover picnic areas with BBQs, off-leash dog zones, shaded playground, Marrickville Guides Hall and a sports field. McNeilly Park is close to Marrickville Station and features shared walking and bike paths.



The amenities block is a small besser block structure with a single accessible toilet. The facility is currently designated unisex and would be suitable for consideration of facility focused signage. The building is relatively new and provides basic amenity. The facility is subject to vandalism.



Location Plan

PROPERTY OVERVIEW

Title	101 / DP870783
Building Number	Unknown
Ownership	Inner West Council
Address	Gordon Street, Marrickville
Signage	Signage does not meet NCC standards
Safety	Medium passive surveillance with building located along main walkway with clear sight lines.
Lighting	External and internal fluorescent lighting in good condition.
Hours of Use	Open daylight hours
Accessibility	Two accessible facilities provided, one with right hand transfer and one with left hand transfer.

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



building exterior



internal facilities



internal facilities

LONG TERM WORKS

Consider expansion of the facility to provide non gendered options, with municipal hand wash.
Consider an additional facility in close proximity to the playground

SHORT TERM WORKS

Minor work required:

- Review cleaning and maintenance
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

SIMPSON PARK

SITE DESCRIPTION & BUILDING OVERVIEW



The amenities building in Simpson Park is located in the south-east area of the park in close proximity to the children's playground. The park provides a range of recreation opportunities with facilities including cricket nets, half-size basketball court, dog off leash area and BBQ and picnic facilities.



The amenities block is a small brick structure in poor condition. The internal finishes are dated and in poor condition with basic fittings and fixtures provided. Overall the building and internal amenities are in poor condition and recommended for upgrade.



Location Plan

PROPERTY OVERVIEW

Title	N / A
Building Number	Unknown
Ownership	Crown Land devolved to Inner West Council
Address	Campbell Street, Marrickville
Signage	Signage does not meet NCC standards
Safety	High passive surveillance during daylight hours with building located close to playground. Clear sight lines with minimal surrounding planting.
Lighting	External and internal fluorescent lighting in poor condition.
Hours of Use	Open daylight hours
Accessibility	Not accessible.

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



building exterior



internal facilities



internal facilities

LONG TERM WORKS

Recommended for entire upgrade- demolish and rebuild
Opportunity to provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.

SHORT TERM WORKS

Recommended for entire upgrade- demolish and rebuild

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

STEEL PARK

SITE DESCRIPTION & BUILDING OVERVIEW



Steel Park provides a range of recreation opportunities. The amenities building is located adjacent a large shaded water-play park. The park also has three sporting grounds used for soccer in winter and cricket in summer. The Marrickville PCYC is also located adjacent to the park.



The amenities building is a free-standing face brick structure with painted exterior. Separated male and female facilities are provided in addition to one accessible facility. The accessible facility is currently designated unisex and would be suitable for consideration of facility focused signage. The internal finishes are in medium condition with predominantly stainless-steel fittings.



Location Plan

PROPERTY OVERVIEW

Title	1 / DP169629
Building Number	Unknown
Ownership	Inner West Council
Address	Illawarra Road, Marrickville
Signage	Signage meets NCC standards
Safety	High passive surveillance as amenities are located adjacent a well used water-play area. Clear sight lines with minimal surrounding planting.
Lighting	External and internal fluorescent lights in good condition.
Hours of Use	Open daylight hours
Accessibility	One accessible facility with right hand transfer.

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Limited work required in the long term:

- Provide skylight for improved natural light
- Investigate opportunity to provide adult lift and change facilities

SHORT TERM WORKS

Minimal work required in the short term:

- Monitor vandalism
- Review maintenance and cleaning program
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

SYDENHAM GREEN

SITE DESCRIPTION & BUILDING OVERVIEW



The amenities building at Sydenham Green is located adjacent Henry Street in the park. Sydenham Green provides a range of different recreation opportunities with facilities including a skate park, basketball courts, exercise equipment, BBQ and picnic facilities and dog off-leash area.



The amenities building is a free-standing structure in good condition. Two unisex ambulant toilets and one accessible unisex toilet with left hand transfer are provided. The internal facilities and fixtures are in moderate condition with damage caused by graffiti vandalism. The fittings are predominantly stainless steel.



Location Plan

PROPERTY OVERVIEW

Title	Unknown
Building Number	Unknown
Ownership	Inner West Council
Address	Henry Street, Sydenham
Signage	Signage meets NCC standards
Safety	Moderate passive surveillance during daylight hours. Clear sight lines with minimal surrounding planting.
Lighting	No light fittings. Good natural light.
Hours of Use	Open daylight hours
Accessibility	Two ambulant and one accessible facility with left hand transfer.

BEST PRACTICE CHECKLIST

- | | |
|--|---|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input checked="" type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Limited work required in the long term:

- Provide skylight for improved natural light

SHORT TERM WORKS

Minimal work required in the short term:

- Monitor vandalism
- Review maintenance and cleaning program
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

TEMPE RESERVE ALEXANDRA CANAL AMENITIES

SITE DESCRIPTION & BUILDING OVERVIEW



The Alexandra Canal facilities are located in Tempe Reserve. Tempe Reserve has four soccer fields, two rugby league fields, cycling tracks, netball courts and open space. The amenities are located along the eastern edge adjacent Alexandra Canal.



The building is an older style face brick structure. Separated male and female facilities are provided. The internal finishes are in poor condition. The internal finishes are in poor condition.



Location Plan

PROPERTY OVERVIEW

Title	400 / DP1233792, 100 / DP1227101
Building Number	Unknown
Ownership	Inner West Council
Address	Old Street, Tempe
Signage	Signage does not meet NCC standards
Safety	High passive surveillance when sporting grounds are being used. Clear sight lines with minimal surrounding planting.
Lighting	External and internal fluorescent lights in medium condition.
Hours of Use	Open daylight hours
Accessibility	Not accessible

BEST PRACTICE CHECKLIST

- | | |
|--|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



building exterior



internal amenities



internal amenities

LONG TERM WORKS

Not required.

SHORT TERM WORKS

This building is recommended for demolition and rebuild in the short term in line with the Plan of Management. Opportunity to provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

TEMPE RESERVE ROBYN WEBSTER TOILETS

SITE DESCRIPTION & BUILDING OVERVIEW



The Robyn Webster toilets are located in Tempe Reserve. Tempe Reserve has four soccer fields, two rugby league fields, cycling tracks, netball courts and open space. The Robyn Webster amenities are accessed from the western end as a single door in the side of the building. The centre was named in honour of Robyn Webster, a local resident who died in the Bali bombing in 2002.



The building is a large metal clad shed, used for sports. The toilet facility is located to the western side and is open to the public. The amenities are wheelchair accessible with one male and one female stall provided. The internal fittings and fixtures are relatively new and in medium condition.



Location Plan

PROPERTY OVERVIEW

Title	400 / DP1233792, 100 / DP1227101
Building Number	Unknown
Ownership	Inner West Council
Address	Old Street, Tempe
Signage	Signage does not meet NCC standards
Safety	Medium passive surveillance with amenities located close to open space and car park.
Lighting	Internal fluorescent lights in good condition
Hours of Use	Open daylight hours.
Accessibility	No

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal amenities



Internal amenities

LONG TERM WORKS

Consider expansion of the amenities to provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.

SHORT TERM WORKS

Minor work required to conform to standards:

- Install waste bin
- Install baby change facility
- Update with facility focused signage

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

TEMPE RESERVE BLUE AMENITIES

SITE DESCRIPTION & BUILDING OVERVIEW



The Tempe Reserve Blue Amenities are located in Tempe Reserve. Tempe Reserve has four soccer fields, two rugby league fields, cycling tracks, netball courts and open space. The amenities are located along the eastern edge adjacent Alexandra Canal.



The amenities are located in a building which also houses a canteen and change rooms. The building is external face brick painted blue with a metal roof in good condition. The internal finishes are dated and damaged. The internal fixtures are in variable condition and a mix of stainless steel, porcelain and plastic.



Location Plan

PROPERTY OVERVIEW

Title	400 / DP1233792, 100 / DP1227101
Building Number	Unknown
Ownership	Inner West Council
Address	Old Street, Tempe
Signage	Signage does not meet NCC standards
Safety	High passive surveillance when sporting grounds are being used. Clear sight lines with minimal surrounding planting.
Lighting	Internal fluorescent lights in good condition.
Hours of Use	Open daylight hours
Accessibility	Not accessible

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input type="checkbox"/> Tile floors | <input type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



Building exterior



Internal facilities



Internal facilities

LONG TERM WORKS

Consider major upgrade of the amenities to provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.

SHORT TERM WORKS

Minor refurbishment required as a priority of health and safety:

- New finishes (ideally tiles)
- Repaint
- Provide new fittings

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

TILLMAN PARK

SITE DESCRIPTION & BUILDING OVERVIEW



The amenities in Tillman Park are located in the south-west corner of the park adjacent a medium sized playground. Additional park facilities include a open grass area for casual sports and fitness, BBQ and picnic facilities.



The building is a low set structure which has face brickwork and flat concrete roof. The internal finishes are dated and in poor condition. The internal fittings are predominantly stainless steel and in moderate condition. Overall the building is in need of refurbishment, in particular the internal finishes.



Location Plan

PROPERTY OVERVIEW

Title	53 / DP622628
Building Number	102863565
Ownership	Inner West Council
Address	Unwins Bridge Road, Tempe
Signage	Signage does not meet NCC standards
Safety	Medium passive surveillance from adjacent playground and Unwins Bridge Road. Clear sight lines with minimal surrounding planting.
Lighting	Internal fluorescent lights in poor condition
Hours of Use	Open daylight hours
Accessibility	Not accessible

BEST PRACTICE CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input type="checkbox"/> Baby change facilities |
| <input type="checkbox"/> Waste bin | <input type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input type="checkbox"/> DDA compliant | <input type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input type="checkbox"/> Communal hand wash facilities |
| <input type="checkbox"/> Concealed cisterns | <input type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



building exterior



internal facilities



internal facilities

LONG TERM WORKS

Consider major upgrade of the amenities to provide a best practise inclusive facility including communal handwashing facilities and accessible cubicles with signage to identify 'toilets' along with information on what features are within the facility.

SHORT TERM WORKS

Minor refurbishment required as a priority of health and safety:

- New finishes (ideally tiles)
- Repaint
- Provide new fittings

RATING

LEVEL OF USE



CONDITION



UPGRADE PRIORITY RATING



03 EXISTING FACILITIES

WICKS PARK

SITE DESCRIPTION & BUILDING OVERVIEW



The amenities in Wicks Park are located in the north-east corner of the site. Park features include a playground, tennis courts, BBQs and picnic facilities.



The amenities building is a newly built facility in excellent condition. The internal finishes are clean and in good condition and the finishes are a mix of concrete, stainless steel and plastic, all in good condition.



Location Plan

PROPERTY OVERVIEW

Title	2 / DP802618
Building Number	Unknown
Ownership	Inner West Council
Address	Corner of Sydenham and Victoria Road, Marrickville.
Signage	Signage meets NCC standards
Safety	Medium passive surveillance footpath and Victoria road. Clear sight lines with minimal adjacent planting.
Lighting	Not provided. Excellent natural light.
Hours of Use	Open daylight hours
Accessibility	Accessible and ambulant facilities provided.

BEST PRACTICE CHECKLIST

- | | |
|--|---|
| <input checked="" type="checkbox"/> Hand wash basin | <input checked="" type="checkbox"/> Sanitary disposal |
| <input checked="" type="checkbox"/> Soap provided | <input checked="" type="checkbox"/> Baby change facilities |
| <input checked="" type="checkbox"/> Waste bin | <input checked="" type="checkbox"/> Light coloured walls |
| <input checked="" type="checkbox"/> Tile floors | <input checked="" type="checkbox"/> Good natural light |
| <input checked="" type="checkbox"/> Concrete floors | <input checked="" type="checkbox"/> Good natural ventilation |
| <input checked="" type="checkbox"/> DDA compliant | <input checked="" type="checkbox"/> Externally opening toilets |
| <input checked="" type="checkbox"/> Mirror | <input checked="" type="checkbox"/> Communal hand wash facilities |
| <input checked="" type="checkbox"/> Concealed cisterns | <input checked="" type="checkbox"/> Unisex |
| | <input type="checkbox"/> Facility focused signage |



building exterior



internal facilities



internal facilities

LONG TERM WORKS

Not required

SHORT TERM WORKS

Monitoring of vandalism and removal of graffiti.

- Update with facility focused signage

RATING

LEVEL OF USE

01

05

CONDITION

01

05

UPGRADE PRIORITY RATING

01

05

04 Upgrades and New Facilities

01 - Proposed New Facilities

- 175 Trafalgar Street, Stanmore - Negotiate an agreement with the current owner (Sydney Rail) to repurpose the building into a public toilet.



- Richard Murden Reserve (North)- to support the recreational use of the recently opened multi-purpose courts.

02 - Programmed Upgrades

Under construction: Brown Street Toilets (Ashfield) - Refurbishment and part demolition of existing toilets

Outlined in the table below are the public amenities currently programmed for the next two years as of August 2019.

AMENITY	2019 / 20	2020 / 21
Camperdown Memorial	X	
Pioneer Park	X	
Brown Street (Ashfield Station)	X	
Darley Road		X
Leichhardt Park 2 & Canteen		X
Elkington Park Refurbishment		X
Kendrick Park Refurbishment		X
Mort Bay Minor Renewal	X	

03 - Upgrade Priorities

VERY HIGH	HIGH
Elkington Park	Easton Park
Pioneers Memorial Park	Arlington Recreation Reserve
Gladstone Park	Richard Murden Reserve
Birchgrove Park- Old	Johnson Park
Victoria Road Amenities	Mallam Reserve
McNeilly Park	Camdenville Park
Simpson Park	Kendrick Park
Tempe Reserve- Alexandra Canal	Pratten Park
Tempe Reserve- Blue Amenities	H.J Memorial Rest Park
Tillman Park	Henson Park
Callan Park	Mackey Park

04 - Lift and Change Facility

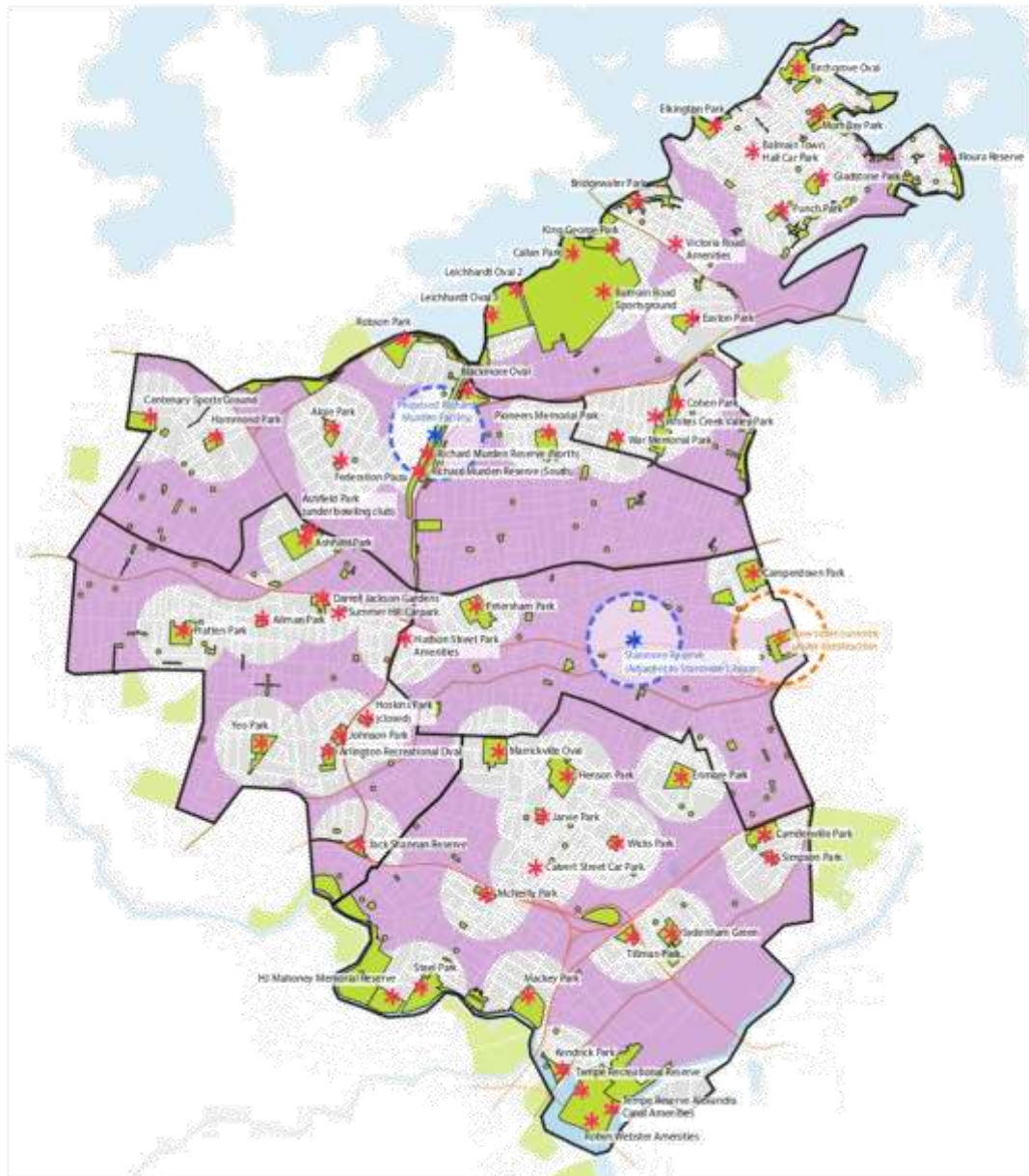
An opportunity for adult lift and change facility in the Steel Park area has been identified to service the all abilities playground, parklands and Cooks River area. Two options are proposed:

- Option 1- Repurpose the existing amenities adjacent to the playground area.
- Option 2- Investigate opportunities to include a lift and change facility within the PCYC facility.

05 - Update facilities with facility focused signage

Update existing unisex signage to best practice facility based signage at;

- Balmain Road Sporting Ground
- Birchgrove Park Amenities
- Bridgewater Park
- Cohen Park
- Easton Park
- King George Park
- Leichhardt Oval #3
- Punch Park
- Algie Park
- Centenary Park
- Hammond Park
- Alman Park
- Ashfield Park
- Darnell Jackson Gardens
- Pratten Park
- Summer Hill Carpark Exeloo
- Yeo Park
- Camperdown Park
- Hudson Street Park
- Petersham Park
- Calvert St Car Park
- Enmore Park
- McNeilly Park
- Marrickville Park
- Steel Park
- Sydenham Green
- Tempe Reserve Robyn Webster Toilets
- Wicks Park



Map 3 - Proposed New Facilities

05 IMPLEMENTATION PLAN

Implementation of Plan of Management

The majority of funding for general maintenance and improvement works of Public Toilets across the Inner West comes from rates revenue, and occasionally grants are obtained for specific projects.

Funds may also be obtained through Section 94 Contributions, which are generated from developments within the municipality.

Review and monitoring of the Plan of Management

It is imperative the Inner West Council Public Toilet Strategy Plan remains relevant. Frequent reviews of the plan are proposed to ensure the plan continues to accurately reflect community needs. Frequent reviews also allow planning to ensure resources are available to meet the public toilet design principles and objectives.

It is recommended reviews occur at the following frequency:

- Annually- review the action plan items and modify accordingly
- After 5 years- Major review of document
- 10 years- Major review and re-write of document

Potential changes to the plan may occur due to the following:

- New legislation.
- Changes in community values.
- Changes to project priorities.

Additionally, an annual progress review of all public toilet works should be undertaken in order to assess and review against the action plan.

06 ADDITIONAL RESOURCES

Additional Resources

Outlined below are resources which informed the Inner West Council Public Toilet Strategy and contain additional information.

Publications:

Title / Website	Author	Year
Exploring Accessibility and Inclusion in Public Toilets	Katherine Webber	2018
https://www.stalled.online/	N/A	N/A
https://toolkit.phlush.org/	N/A	N/A
http://www.fxcollaborative.com/activity/publications/14/bathrooms-for-human/		
https://aroundthetoilet.wordpress.com/	N/A	N/A
https://aroundthetoilet.wixsite.com/toiletdesign toolkit	N/A	N/A

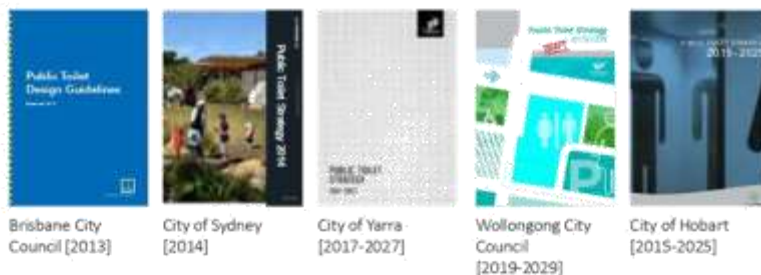
07 BENCHMARK STUDY

Introduction

The following section reviews best practice in public toilet design by evaluating existing best practice facilities and other Council Public Toilet Strategy Plans. Best practice toilet facilities provide a safe and hygienic toilet experience and a checklist of best practice criteria is outlined.

Document Review

The following documents were reviewed for best practice public toilet design:



Benchmark Examples

The following toilets highlight best practice public toilet design and are analysed in the following pages. The toilets are located across a variety of park types and have similar issues to facilities across the Inner West LGA.

01_Regional Park	Sydney Park (St Peters)
02_Regional Park and Sports ground	Rushcutters Bay Park (Rushcutters Bay)
03_District Park and Sporting Ground	Turravul Park (Rosebury)
04_Local Park- Beare Park	Beare Park (Elizabeth Bay)
05_District Park	Pirrama Park (Pyrmont)
06_Local Park	HJ Foley Rest Park (Glebe)

Location Map of Best Practice Facilities



07 BENCHMARK STUDY

SYDNEY PARK

SUBURB	St Peters
ARCHITECT	Stanic Harding Architects
BUILDING	The toilets are a new building facility
SIGNAGE	Signage is limited to standard NCC requirements
THE SITE 	The facility is located at the north-west end of Sydney Park. The park is a regional park in Sydney. The toilets are located adjacent a children's playground in the park. There is a direct pathway connection to a nearby car park. The toilets have an open aspect to a turfed area and kiosk. The rear of the facility backs onto tree and shrub planting.
THE SITE AND SAFETY	The cafe and play facilities provide surveillance during daylight hours. After sunset the close shrubbery behind the toilets act to provide locations for concealment.
THE BUILDING 	There are two toilet buildings located adjacent one another. The individual toilet buildings have hand wash and baby change facilities within the toilet. The facilities have stainless steel fittings and fixtures. The toilets have tiled wall finishes, and concrete floor finishes. The facilities are DDA compliant. The facilities have hand washing, soap and drying facilities as well as waste bin facilities provided. The toilets are lockable after hours via door locks.
LIGHTING	The toilets have abundant natural light via high level openings and vertical light wells. At night lighting is provided on the pathways around the toilet. Shrubbery adjacent the facilities does act to provide dark shadows and potential concealment opportunities
THE MATERIALS 	<ul style="list-style-type: none"> * Hand wash basin * Soap provided * Waste bin * Tile floors * Concrete floors * DDA compliant * Mirror * Concealed cisterns * Sanitary disposal * Baby change facilities * Light coloured walls * Good natural light * Good natural ventilation * Externally opening toilets * Communal hand wash facilities * Currently designated unisex



The toilet has a concealed cistern and stainless steel fixtures and fittings.



Open views are provided across the turf to a cafe.



Walls are designed to capture natural light and ventilation.



Baby change facilities provided.



Sharps disposal, mirror, soap, hand washing and drying facilities as well as sanitary napkin disposal are provided.

07 BENCHMARK STUDY

TURRUWUL PARK

SUBURB	Rosebury
ARCHITECT	HASSELL
BUILDING	The building is a new building to replace an existing facility that was incorrectly located within the park.
SIGNAGE	Signage is limited to standard NCC requirements
THE SITE	Turruwul park is a district park and includes a sports ground The toilet is located at the northern edge of the park, beneath a large canopy fig tree and landscape pavilion that includes canteen and storage. The toilet is located adjacent play facilities, bike racks, picnic and BBQ facilities. It is located less than 30 metres from the street and has clear sight lines.
THE SITE AND SAFETY	The close proximity of the facility to a play ground, bike racks, picnic, BBQ and the road allows for excellent surveillance. There is also limited areas for people to loiter outside the facilities. There are clear sight lines from across the playing fields and nearby street.
THE BUILDING	The toilets are separated with male and female cubicles. Each toilet is accessible from the external space. Each toilet is configured to accommodate toilet, baby change table and wash facilities including a mirror. The male toilet also has a urinal. The facility fixtures and finishes are stainless steel, except for the urinal which is porcelain. Wall finishes are tiled and or sealed concrete. Floor finishes are sealed concrete. The toilets are lockable after hours via door locks.
LIGHTING	External and internal lighting is provided. Feature lighting is provided to the adjacent tree helping to illuminate the building surrounds.

THE MATERIALS



* Hand wash basin	* Concealed cisterns
* Soap provided	* Sanitary disposal
* Waste bin	* Baby change facilities
* Tile floors	* Light coloured walls
* Concrete floors	* Good natural light
* DDA compliant	* Good natural ventilation
* Mirror	* Externally opening toilets
* Communal hand wash facilities	
* Currently designated unisex	



The toilet has a concealed cistern and stainless steel fixtures and fittings.



Stainless steel baby change facility.



Urinal in male toilet adjacent to toilet pan.



Walls are designed to capture natural light and ventilation.



Toilets open onto the public space.



ODA compliant facilities.



There are clear views to the facility from around the park.

07 BENCHMARK STUDY

RUSHCUTTERS BAY PARK

SUBURB	Rushcutters Bay
ARCHITECT	Lacoste + Stephenson
BUILDING	The facility is a partial renovation and new built in keeping with the original heritage grandstand building. The new facility has a similar appearance, detailing and graphics as per the adjacent pavilion and cafe
SIGNAGE	Male and female emoticons are used as super-graphics near the entry doors. The graphics may help with way finding and identification in a building that does not appear as a traditional toilet building.

THE SITE



Rushcutters Bay Park is a regional park and sports ground. The toilets are located near the adjacent road within Rushcutters Bay Park. The toilets are built as part of the grandstand and include storage facilities and council lunch rooms. The toilets are constructed from the same building materials and have the same graphic insignia as a nearby pavilion. The toilets are set in a heavily planted section of the park with extensive ground cover and tree plantings.

THE SITE AND SAFETY

The toilets have clear opening to their entries, allowing good surveillance from the immediate surrounds. There are some hidden corners between the toilets and the grandstand building that are not ideal for providing a safe environment. Nearby seating allows for the potential for people to loiter and watch entries.

THE BUILDING



The male and female toilets are in separate buildings, connected via a grandstand and decking. The toilets are a new addition to an existing heritage grandstand. Facilities have stainless steel fittings and fixtures and porcelain pans. Wall and floor finishes are tiled. Wash facilities are in the communal space outside the cubicles, with separate male and female areas. The toilets are lockable after hours via timber doors.

LIGHTING

The toilets have adequate natural light and are closed at night. There is park lighting on adjacent pathways.

THE MATERIALS



* Hand wash basin	* Soap provided	* Waste bin	* Tile floors	* Concrete floors	* DDA compliant	* Mirror	* Concealed cisterns	* Sanitary disposal	* Baby change facilities	* Light coloured walls	* Good natural light	* Good natural ventilation	* Externally opening toilets	* Communal hand wash facilities	* Currently designated unisex
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Toilet with concealed cistern, porcelain pan and stainless steel fixtures.



Pavilion (foreground), toilets and grandstand (background).



Hand wash facilities in view of entry door. Mirror, soap and hand dryer provided.



Walls are designed to capture natural light and ventilation.



Timber detail used on new timber buildings within park.

07 BENCHMARK STUDY

BEARE PARK

SUBURB	Elizabeth Bay
ARCHITECT	Sam Crawford Architects
THE BUILDING	The facility was originally a typical 1960s toilet block that was renovated to the current configuration.
SIGNAGE	Signage includes both standard regulatory signage as well as specific graphic identification elements.

THE SITE



Beare Park is a local park located on Sydney Harbour. The toilet is located across open turf areas away from the park entry and road. The toilets are oriented to face the road and open space, allowing for views across the park. The toilets have vegetation to their surrounds and include a green roof.

THE SITE AND SAFETY

The open views across the park provide good surveillance of the entries. The communal space for hand washing also increased surveillance immediately outside of the toilets. Vegetation close to the building is open at eye level and does not significantly increase concealment opportunities.

THE BUILDING



The toilets are configured with separate male and female toilet facilities. The male cubicle includes both a toilet bowl and urinal. Both toilets open onto a public communal space. Baby change, hand washing, soap and hand drying facilities are located in a communal area. Fixings and fittings are stainless steel. The floor is sealed concrete, and the walls are light coloured tiles.

LIGHTING

A sensor light is provided in both the communal and toilet spaces. Limited park lighting is provided. The building has been designed to maximise natural light entering the building.

THE MATERIALS



- * Hand wash basin
- * Soap provided
- Waste bin
- Tile floors
- * Concrete floors
- * DDA compliant
- * Mirror
- * Concealed cisterns
- * Sanitary disposal
- Baby change facilities
- * Light coloured walls
- * Good natural light
- * Good natural ventilation
- Externally opening toilets
- * Communal hand wash facilities
- Currently designated unisex



Communal hand washing, baby change and hand drying facilities.



Open views across the park to the toilet facility allow casual surveillance.



Toilet super-graphics and identification signage.



Male and female toilets open onto communal areas. Male toilet has single use urinal in cubicle.



Integrated green roof.

07 BENCHMARK STUDY

PIRRAMA PARK

SUBURB	Pymont
ARCHITECTS	Hills Thalix Architecture and Urban Projects
BUILDING	The toilets are a new purpose built facility.
SIGNAGE	Signage is provided as standard NCC requirements.

THE SITE



Pirrama Park is a district park located on Sydney Harbour. The toilets are located at the western end of the park adjacent to the road, though located below road level. The toilets are part of a larger shade structure and have a retaining wall on their southern side. The toilets open onto a landscape open space and picnic area.

THE SITE AND SAFETY

The toilets have limited casual surveillance. The positioning of the toilets away and below road level compromises surveillance. The large forecourt and views from nearby seating does provide additional surveillance. The design of the facility itself and ample night lighting helps to create a safer environment despite other site issues.

THE BUILDING



The toilets are separated into male and female cubicles that open onto the public space. The wash facilities are in the communal area outside the toilets. The male toilets feature two communal urinals and a single toilet in a separate area, while the female has three toilets. The toilets have tiled walls and concrete floors. The toilets have both porcelain and stainless steel fittings and fixtures. The wash facilities have stainless taps, but concrete hand basins. The toilets have timber doors and the communal area is lockable via a timber screen.

LIGHTING

The toilets have limited natural light. Electric lighting has been provided for both day and night use.

THE MATERIALS



* Hand wash basin	* Concrete floors	* Concealed cisterns	* Sanitary disposal	* Baby change facilities	* Light coloured walls	* Good natural light	* Good natural ventilation	* Externally opening toilets	* Communal hand wash facilities	Currently designated unisex
* Soap provided	* DDA compliant	* Mirror	* Sanitary disposal	* Baby change facilities	* Light coloured walls	* Good natural light	* Good natural ventilation	* Externally opening toilets	* Communal hand wash facilities	
Waste bin										
Tile floors										



Toilet with concealed cistern.



Male toilet has x2 single use urinals.



Hand wash, soap and drying paper provided.



DOA compliant unisex facility.



Communal hand wash facilities. The whole facility is lockable behind concertina doors.

















Concrete basin with senior taps.

07 BEST PRACTICE ANALYSIS

Best Practice Criteria

Listed below are the best practice criteria for Public Toilets. This list is based on reviews of best practice toilet examples. This criteria is used in the next chapter to analyse the existing public toilets within the Inner West Council.

The key criteria adopted for successful public amenities facility are as follows:

- | | |
|---|---|
|  Hand wash, soap and hand drying facilities |  Sanitary disposal |
|  Waste bins and feminine hygiene disposal |  Baby change facilities |
|  Dark coloured floors (tiled or sealed concrete) |  Good natural light |
|  Light coloured walls (preference for tiles) |  Good natural ventilation |
|  DDA compliance |  Externally opening toilets |
|  Mirrors |  Communal hand wash facilities |
|  Concealed cisterns |  Gender neutral |

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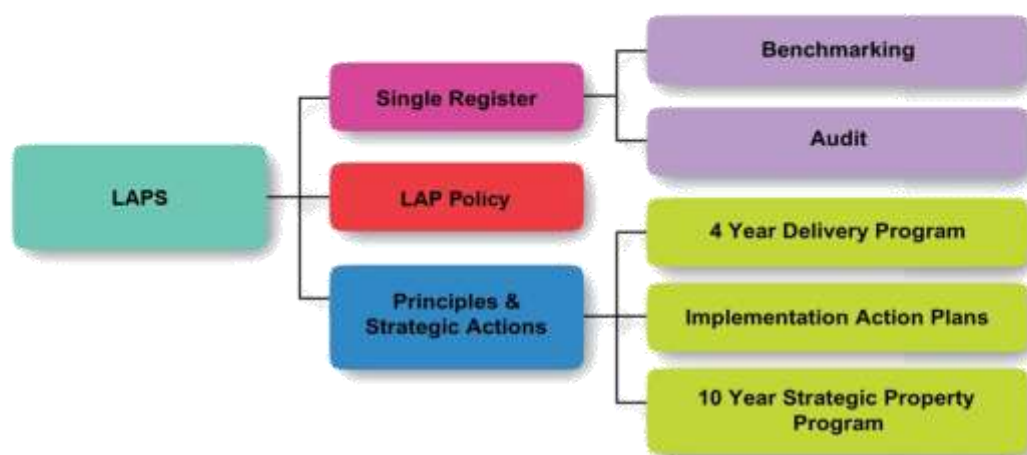
1.0 Executive Summary

The Inner West Council is the custodian of community assets comprising over 2 million square metres of land with a value of \$723M and 298 buildings with the value of \$316M. The land and property includes all Council-owned, managed and controlled lands and property. This includes land and property that is occupied by Council staff for corporate services eg. administration buildings and depots, Council-run community services such as childcare centres and aquatic centres and spaces that Council leases to others for both community and commercial use.

This strategy is developed to ensure the community's assets are being properly managed and protected for the long-term best interests of the community. The strategy will provide a framework to ensure equity, consistency, accountability and transparency in Council's property asset decision-making. It will provide a sound basis to achieve a sustainable property portfolio, generating positive community outcomes by developing and enhancing community capacity. It will also serve to guide future investment and resource allocation decisions associated with Council-owned and operated property assets to meet the diverse and evolving needs of the local community. It will ensure Council is able to undertake property asset management activities in accordance with its statutory obligations and best practice principles.

The Land & Property Strategy will be implemented with a long-term strategic focus. Informed decision-making will ensure that short-term decisions do not have an adverse impact on long-term goals. The community is encouraged to provide valuable information through the engagement processes. Council will work closely with community groups to build capacity to deliver on the relevant strategic actions.

This strategy will be reviewed annually.

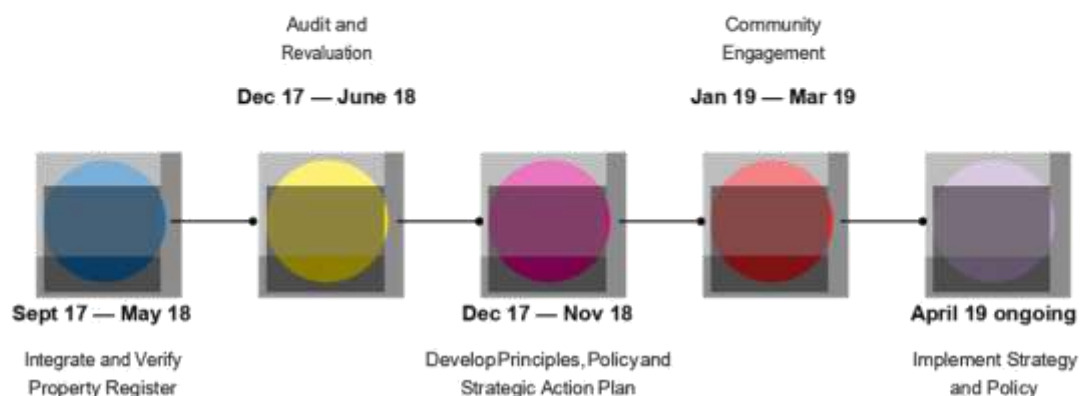


2.0 Background

The Inner West Council is the custodian of community assets comprising over 2 million square metres of land with a value of \$723M and 298 buildings with the value of \$316M. The land and property includes all Council-owned, managed and controlled lands and property. This includes land and property that is occupied by Council staff for corporate services eg. administration buildings and depots, Council-run community services such as childcare centres and aquatic centres and spaces that Council leases to others for both community and commercial use.

The scope of the project includes an audit of what Council owns, the condition and the current use. The Land and Property Strategy lays out four principles with strategic actions; Land and Property Policy, Strategic Action Plans, a 4-year Delivery Program and a 10-year Strategic Property Program.

This project was identified as a corporate priority to understand what Council owns, the condition and the use of the assets, to identify Principles, Strategic Actions, Policy and implementation. The initial focus has been on integrating and verifying the Land and property register and undertaking a comprehensive audit and revaluation. The project commenced in September 2017 with the timeline below. Some of the strategic actions have commenced implementation in order to better understand the property that Council owns to enable an improved strategic direction for this Land & Property Strategy.



3.0 The Land and Property Strategy

Objectives

This Strategy will provide a strategic framework to manage land & property assets to deliver the following:

- Generate savings and increased revenue.
- Identify inconsistencies, deliver efficiencies and support data driven decision-making.
- Improve governance and processes, ensuring compliance with Council's statutory obligations.
- Align with Council's long-term financial plan.
- Identify the true cost of services to Council and ratepayers.
- Create a fair and transparent approach for use of Council's properties.
- Align with Community Strategic Plan (CSP) and all Council Strategic Plans.

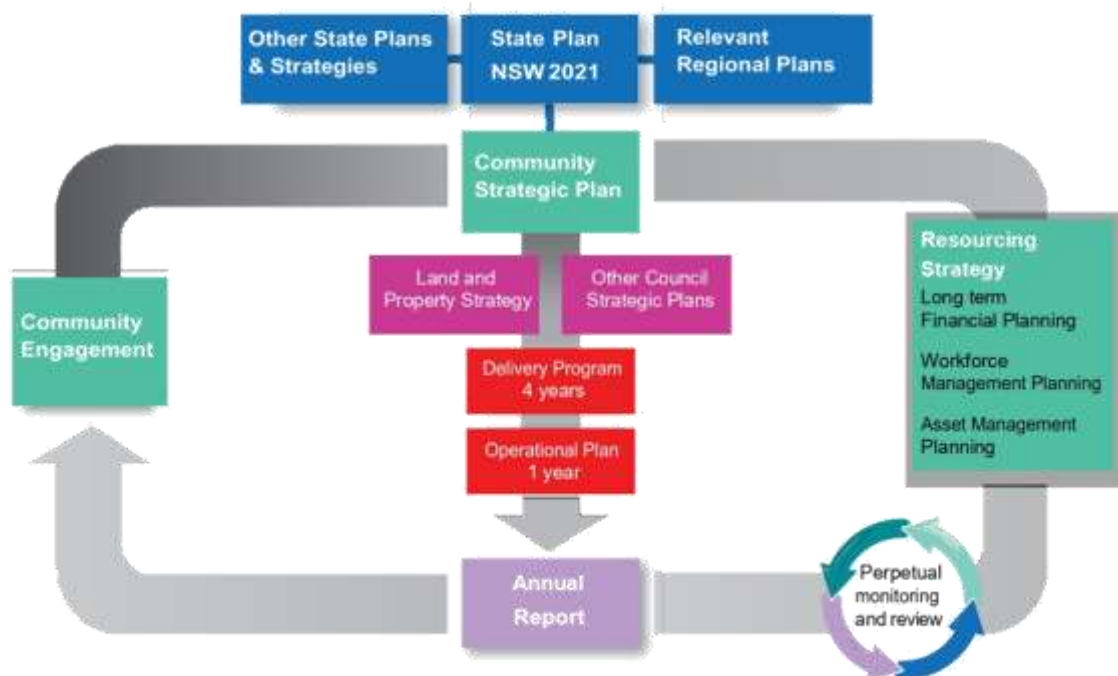
Context

Integrated Planning & Reporting

This Land & Property Strategy forms part of the integrated planning and reporting framework providing strategic direction and implementing the Community Strategic Plan. The Community Strategic Plan guiding principle is to work together in a way that is creative, caring and just. The Land & Property Strategy supports all 5 Strategic directions :

1. An ecologically sustainable Inner West
2. Unique liveable, networked neighbourhoods
3. Creative communities and a strong economy
4. Caring, happy, healthy communities
5. Progressive local leadership

Results from the 2016 Community satisfaction survey included an expectation that Inner West Council will responsibly apply good governance by demonstrating professional and transparent decision-making, good communication and engagement, strong financial management and transparent and efficient service delivery.



LAPS Relationship to BAMP

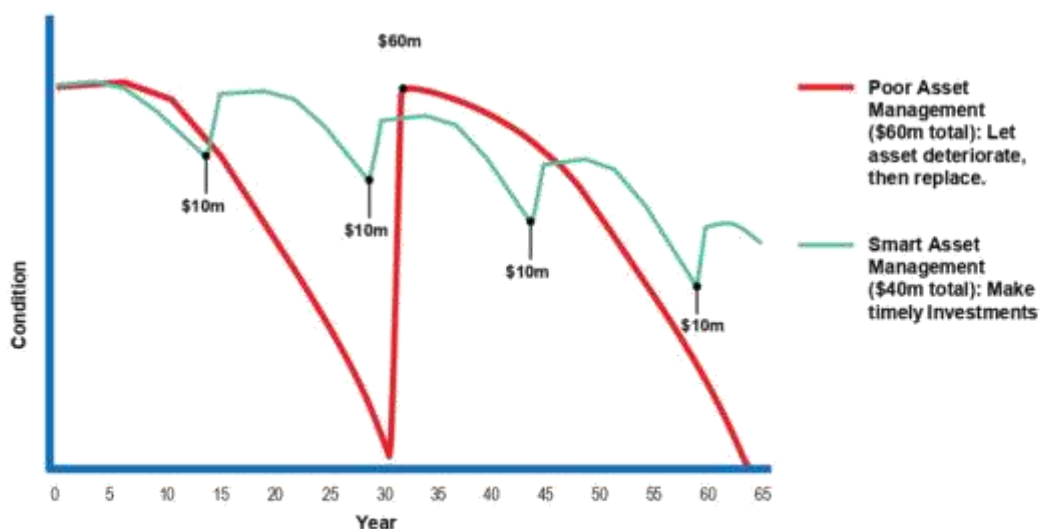


Why do Strategic Asset Management?

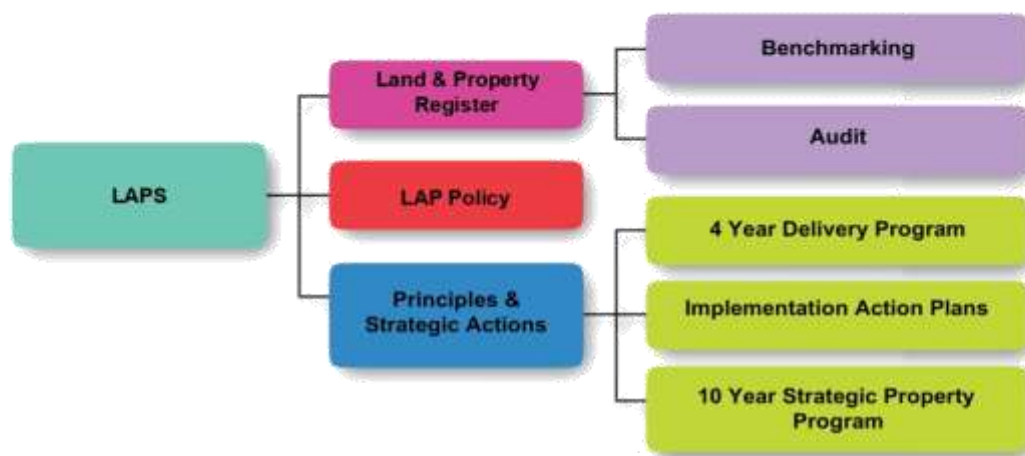
- Strategic asset management can extend the lifecycle of an asset
- Every building reaches a point where it is no longer 'fit for purpose'
- We need to plan for a building's 'end of life'
- Preserve Council's Heritage and Iconic Buildings

Why do Strategic Property Management

- As buildings age the quality and condition of the building deteriorates and Council's AMP must address impact
- The LTFF Operating and maintenance expenses increase year on year
- Enables Council to prepare for repurpose well before property becomes vacant or unusable



LAPS Framework



Policy

PURPOSE

Inner West Council owns community and operational land, including public roads in the Inner West Council Local Government Area and manages Crown Land as Trustee. Council has the responsibility to maintain its land and building asset portfolio in the best interests of the local community and stakeholders. Council's portfolio includes community and sporting facilities, parks, Crown Reserves and commercial property. The full Policy is included in Attachment 1.

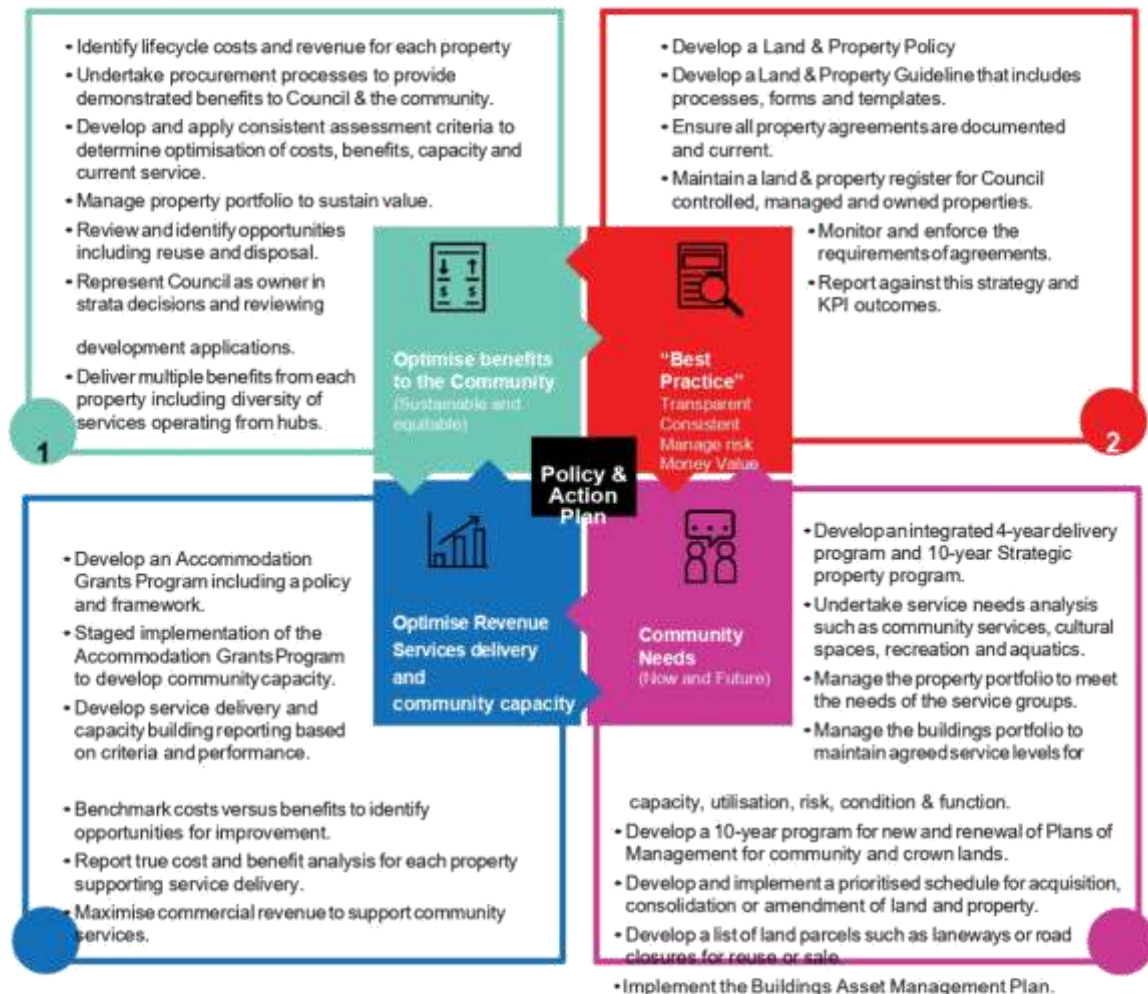
OBJECTIVE

This policy objective is to demonstrate a sustainable, equitable, transparent, risk management approach to property and land management. All Council-owned and controlled Land & Property Management will:

- > be consistent with Council's economic, social and environmental objectives, as set out in the Community Strategic Plan and supporting documents,
- > be undertaken in compliance with legislative and other obligations,
- > occur only after consultation with all affected stakeholders and relevant sections of the community taking into account all relevant comments and representations,
- > be undertaken with the intention of securing an optimum mix of financial and other benefits for the community,
- > be managed through a fair and open process and include regular market testing, be in accordance with ICAC guidelines (Manageing Risks in Direct Negotiations),
- > be open to public scrutiny while maintaining appropriate levels of commercial confidentiality, and
- > be conducted in accordance with Council's procedures covering Business Ethics and the Model Code of Conduct.

LAPS Principles

The principles guide how land and property is managed to deliver the Community Strategic Plan. The strategic actions are staged with short, medium and long-term goals that provide a pathway in connection with the Integrated Planning and Reporting Framework.



Council and its property users:

Principles:

- Optimise benefits to the community, are sustainable and equitable;
- Demonstrate industry 'Best Practice', be transparent, consistent, manage risk and demonstrate best value for money;
- Meet the needs of our Community now and in the future;
- Optimise Council revenue to support services delivery and community capacity.

Principle 1: Optimise benefits to the community, are sustainable and equitable

Council has responsibilities to deliver on a range of programs as described in the Community Strategic Plan. The Land & Property assets that Council own or manage support the service delivery now and in the future. The collection of data, process mapping, regular reviews, clear guidelines enable transparent, consistent and fair decision-making.

Actions

- 1.1 Identify lifecycle costs and revenue for each property
- 1.2 Develop and apply consistent assessment criteria to determine optimisation of costs, benefits, capacity and current service.
- 1.3 Review and identify opportunities including reuse and disposal.

Policy

- 1.4 Undertake procurement processes to provide demonstrated benefits to Council & the community.
- 1.5 Manage property portfolio to sustain value and Heritage significance.
- 1.6 Responsibly represent Council as the owner including on strata boards and reviewing development applications.
- 1.7 Deliver multiple benefits from each property including diversity of services operating from hubs.



Principle 2: Demonstrate industry "Best Practice": be transparent, consistent, manage risk and demonstrate best value for money

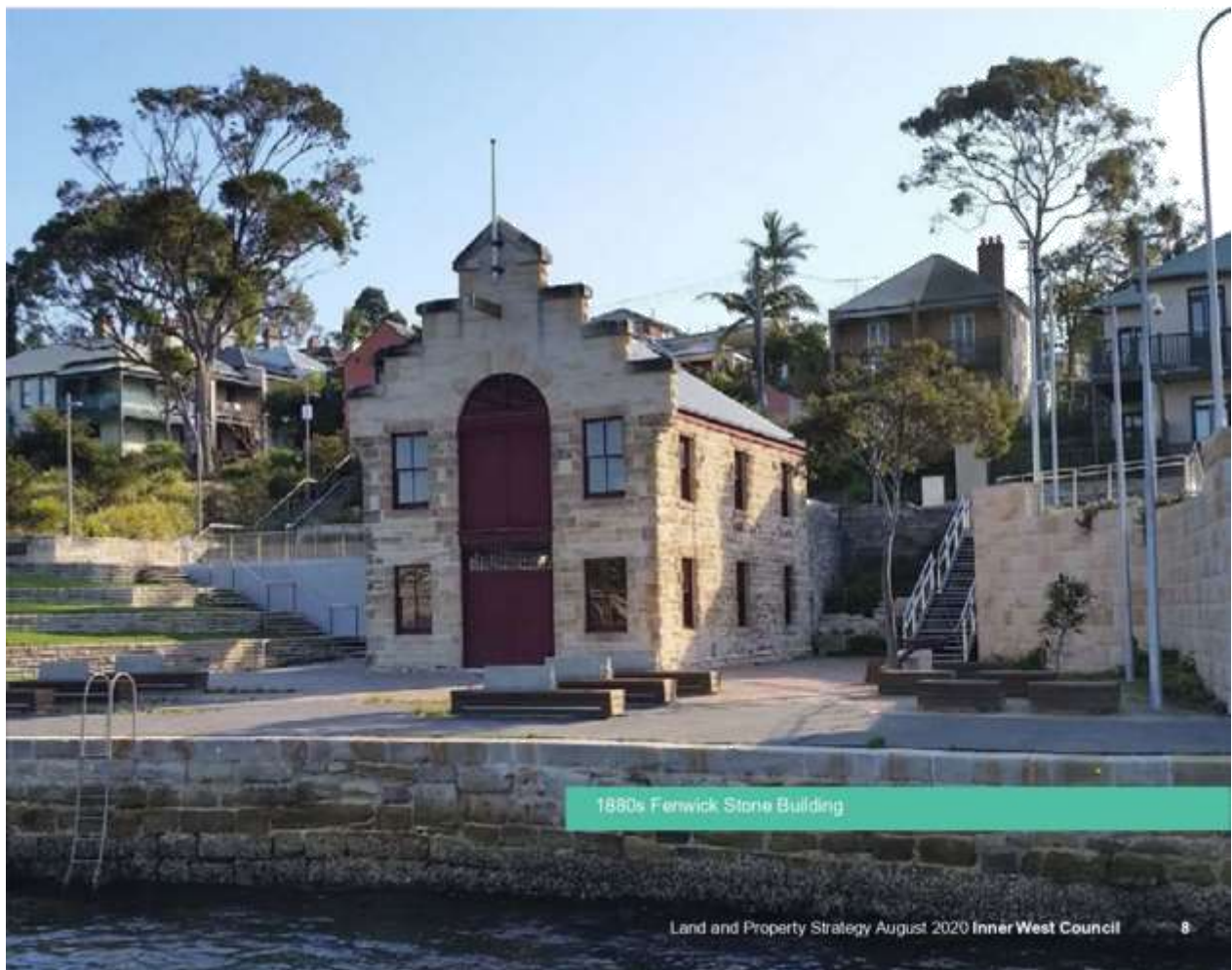
Council will operate in accordance with the legislative requirements and guidelines to ensure that it maintains its role as custodian and delivers superior services to the Community.

Actions

- 2.1 Develop a Land & Property Policy
- 2.2 Develop a Land & Property Guideline that includes processes, forms and templates.

Policy

- 2.3 Ensure all property agreements are documented and current.
- 2.4 Maintain a land & property register for Council controlled, managed and owned properties.
- 2.5 Monitor and enforce the requirements of agreements.
- 2.6 Report against this strategy and KPI outcomes.



Principle 3 Meet the needs of our Community now and in the future

Council will undertake Strategic property management to ensure that opportunities are capitalised and properties are managed efficiently. Long-Term Planning is essential for Council to meet the needs of the current and future community.

Actions

- 3.1 Undertake service needs analysis such as community services, cultural spaces, recreation and aquatics.
- 3.2 Develop an integrated 10-year strategic property program
- 3.3 Develop a 10-year program for new and renewal of plans of management for community and crown lands.(Action)
- 3.4 Develop and implement a prioritised schedule for acquisition, consolidation or amendment of land and property.
- 3.5 Develop a list of land parcels such as laneways or road closures for reuse or sale.
- 3.6 Review and Implement the Buildings Asset Management Plan.

Policy

- 3.7 Manage the property portfolio to meet the needs of Council.
- 3.8 Manage the buildings portfolio to maintain agreed service levels for capacity, utilisation, risk, condition & function.



Principle 4 Optimise Council revenue to support services delivery and community capacity

Council will undertake professional financial management and provide value for money to the community. This will include commercial property management processes and an Accommodation Grants Program.

Actions

- 4.1 Develop an Accommodation Grants Program including a policy and framework.
- 4.2 Staged implementation of the Accommodation Grants Program to develop community capacity.
- 4.3 Develop service delivery and capacity building reporting based on criteria and performance.
- 4.4 Identify the priorities for application to property investments

Policy

- 4.5 Benchmark costs versus benefits to identify opportunities for improvement.
- 4.6 Report true cost and benefit analysis for each property supporting service delivery.



4.0 Summary of Properties, Risks, Issues, Needs

Properties, Risks, Issues, Needs

It is acknowledged that the area is continuing to grow and that strategic needs will also need to be informed by Council's Local Housing Strategy, Integrated Transport Strategy and Employment and Retail Land Strategy, the upcoming Local Strategic Planning Statement and Council's Affordable Housing Policy. The property portfolio is grouped into three main categories:

Corporate Service Delivery  <p>Premises occupied by Council for the purpose of Council operations e.g. Depots and Administration Services.</p> <p>Property may be Council-owned or leased to Council.</p> <p>Land is classified Operational.</p>	Community Services  <p>Open Space & Recreation facilities occupied by Council e.g. Libraries, Community Centres.</p> <p>Property may be Council-owned or leased to Council.</p> <p>Includes Neighbourhood Centres, operated by third parties.</p> <p>Land may be classified as Operational or Community.</p>	Tenanted Space  <p>Premises occupied by external parties that may deliver community services; and/or provide income to Council.</p> <p>Property may be Council-owned or leased to Council and sub-leased to external party.</p> <p>Land may be classified as Operational or Community.</p>
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1. Corporate Service Delivery

3 Administration Buildings & 4 Depots

3 Administrative Buildings at Ashfield, Leichhardt, Petersham, 4 Depots at Summer Hill, St Peters, Balmain, Leichhardt and 4 localised storage facilities.

Main Issues/Risks

- * Ageing buildings require ongoing and increasing operations, maintenance and capital renewal.
- * Buildings are not compliant to current standards such as fire egress.
- * Staff are located across more than 7 administrative and operational locations making it difficult to collaborate and inefficient to travel to meetings.

Required Action

- * A long-term accommodation strategy will review options to decrease costs and improve efficiencies.



Administration Building Petersham

2. Community Services

Children & Family Services (C&FS)

18 Council Operated Child-Care Services

16 owned by Council and 6 sites leased. 4 from Dept. Education and 2 from the Crown.

Annandale Children's Centre, Balmain Occasional Care, John McMahon Child Care Centre, Deborah Little Early Learning Centre, Foster St Family Day Care Centre, Leichhardt Long Day Child Care Centre, Leichhardt Park Child Care Centre, Addison Road Early Learning Centre, Marrickville West OSHC, Enmore Children Centre, Yirran Gumal Early Care Centre, Globe Wilkins OSHC, May Murray Early Learning Centre, Ferncourt OSHC, Camdenville OSHC, Stanmore OSHC, Cavendish Street Early Learning Centre and Tillman Park Early Learning Centre.



Leichhardt Child Care

Main Issues/Risks

- * Ageing buildings require ongoing increasing operations, maintenance and capital renewal.
- * Older centres have functional issues such as constraints with toilets and dining rooms.
- * Where there is no long-term tenure or leased centres.

Required Actions

- * Secure premises for Globe Wilkins to operate.
- * Renewal of lease with Lessor for Addison Road Early Learning Centre.
- * A Child-Care needs analysis to define any risks and issues for service delivery into the future.



Ashfield Park

Community Services & Culture

7 Council-owned Creative Spaces Short-term Leases

Pratten Park Thinning Villa, Australia Street Art Camp, Whites Creek Cottage, 228 Illawarra Rd Marrickville, 19 Railway Rd Sydenham, Tempe Reserve and Chrissie Cotter Gallery.

Main Issues/Risks

- * Ageing buildings require ongoing increasing operations, maintenance and capital renewal.
- * Low utilisation of buildings compared to the benchmark.
- * Urban growth and development is decreasing available industrial sites that are traditionally home for the creative industry.

Required Actions

- * Feasibility to improve/increase the Council-owned creative spaces.



Yirran Gumal Early Learning Centre

23 Council Operated Community Services Rooms & Buildings including 8 Town Halls and Venues for Hire

Annandale Community Centre, Ashfield Civic Centre Rooms, Ashfield Park Begonia House, Balmain Town Hall Meeting Rooms, Elkington Park Bandstand, Australia Street Hall, Seaview Street Hall, Michael Maher and Graham Yarroll Room(s) Haberfield Centre, Leichhardt Marketplace Community Room, Leichhardt Town Hall, Petersham Public School, Jimmy Little Community Centre, Marrickville Town Hall, Herb Greedy Hall, Petersham Town Hall, Hannaford Community Centre, St Peters Town Hall, Stanmore Public School, Tom Foster Community Centre, Whites Creek Stables and Yanada Community Room.

2 Neighbourhood Centres

Newtown Neighbourhood Centre and Summer Hill Community Centre

Main Issues/Risks

- * Ageing buildings require ongoing increasing operations, maintenance and capital renewal.
- * Low utilisation, capacity and functionality of buildings compared to the benchmark.

Required Actions

- * A Community Needs study to understand the facilities that are available within the LGA. This will define any issues/risks for service delivery in the future.
- * Creative space study.
- * Feasibility and scoping for a Gay Pride Centre.



Ashfield Civic Centre

Town Halls

8 locations Ashfield, Annandale, Balmain, Leichhardt, Marrickville, Newtown, Petersham and St Peters.

Main Issues/Risks

- * Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal.
- * Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.
- * Buildings are under-utilised due to functionality and accessibility issues.

Required Actions

- * A condition and compliance annual review to ensure that our feature heritage buildings are maintained.
- * Feasibility to increase utilisation and potential benefits of income and community services.
- * A venue for hire improvements plan to increase bookings and income.
- * Reuse of the Marrickville Town Hall once the library relocates.



Marrickville Town Hall

Environmental Services

2 Community Nurseries

Rozelle and Addison Rd (Leased).

13 Community Gardens leased to Community Groups

Ashfield Park Community Garden, Denison Road Community Garden, Francis Street Community Garden, Haberfield Library Community Garden, Marlborough Street Vege Patch, Marrickville Community Nursery, Mort Bay Park Community Garden, Oxford Street Reserve, Punch Park Community Garden, Summer Hill Community Garden, Taringa Street Community Garden, Whites Creek Community Garden and Whites Creek Food Forest.

2 Community recycling centre

Catherine Street Leichhardt and St Peters Depot.

47 Bushcare and natural area management sites

Main Issues/Risks

- * Climate change impacts to land and property including sea level rise, extreme weather events, urban heat.
- * Energy efficiency and water harvesting/tanks improvements.
- * Loss of natural areas and not for profit reuse centres through development and large transport infrastructure projects.

Required Actions

- * Climate and renewables strategy with targets for 100% carbon neutral and 100% renewables.
- * Urban ecology strategy includes water, biodiversity, soils, coastal, climate change impacts.
- * Zero waste strategy including new facilities for a reuse centre and recycling centre and space for bin storage/composting.



Library & History Service

8 Libraries

Ashfield Civic Centre, Balmain Town Hall Library, Emanuel Tsardoulis Community (ETC) Library Centre, Haberfield Centre & Library, Leichhardt Library, Marrickville Town Hall Library, Sydenham Library / St Peters Town Hall and Stanmore Branch Library.

Main Issues/Risks

- * Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal.
- * Due to age and heritage requirements capital renewal works are costly and likely have latent conditions that require contingency allowance.
- * Buildings are under-utilised due to functionality and accessibility issues.



- * Changing needs of library services that are physically constrained e.g. Musical Instrument library.
- * Require renewal of furniture to be factored into capital projects.
- * Strata locations – risk of costs increasing without Council control.
- * Storage of the history collection at capacity.

Required Actions

- * Relocation to the new Marrickville Library in 2020
- * Major renovations to the Haberfield Library requiring closure of service in 2020/20.
- * A library services strategic plan is being developed.



Haberfield Library

History services locations

Main Issues/Risks

- * Localised storage of history services does not provide suitable atmospheric and satisfactory building conditions for the artefacts.
- * Buildings are under-utilised due to functionality and accessibility issues.

Required Actions

- * Relocation of services due to major renovations at Dawn Fraser, Haberfield, Marrickville Town Hall.
- * A history services storage plan is being developed.



Pioneer Memorial Park Leichhardt Entrance

Trees, Parks & Streetscapes

46 Parks Public Amenities Buildings

Algie Park, Arlington Reserve, Ashfield Park, Ballast Point Park, Balmain Road Sporting Ground, Birchgrove, Birrung, Blackmore, Camdenville, Camperdown, Centenary, Cohen, Darrel Jackson Gardens, Easton Park, Elkington Park, Gladstone Park, Hammond Park, Hawthorn Canal Reserve, Henson Park, HJ Mahoney Memorial, Jack Shanahan Reserve, Johnson Park, Kendrick, King George Park, Leichhardt Oval 2, Leichhardt Oval 3, Leichhardt Park, Mackey Park, Mallam, Marrickville Park, Mort Bay, Petersham Park, Pioneers Memorial, Pratten Park, Punch Park, Richard Murden, Simpson, Steel Park, Sydenham Green, Tempe Recreation Reserve, Thornton Park, Tillman Park, War Memorial and Wicks Park.

1 Golf Course Leased

Marrickville Golf Course.



Balmain Cove, Bridgewater Park

24 Sporting Grounds

Algje Park, Arlington Recreation Reserve, Ashfield Park, Balmain Road Sporting Ground, Birchgrove Park, Blackmore Oval, Camdenville Park, Camperdown Park, Centenary Park, Cohen Park, Easton Park, Glover Street Sporting Ground, Hammond Park, Henson Park, HJ Mahoney Memorial, King George Park, Leichhardt Oval 2, Leichhardt Oval 3, Mackey Park, Marrickville Park, Petersham Park, Pratten Park, Steel Park and Tempe Reserve.

Main Issues/Risks

- * Increase in Open Space provision.
- * Ageing buildings require ongoing increasing operations, maintenance and capital renewal.
- * All Community and Crown land require a Plan of Management.
- * Vandalism and undesirable behavior in parks and toilets.

Required Actions

- * Inner West Council Toilet Strategy reviewing accessibility and public safety.
- * There is a backlog of Plans of Management to inform any new or upgrade works.
- * Recreation Needs study is complete and the strategy is expected in 2020.
- * Open space acquisition strategy required.

Aquatic Services

5 Aquatic Centres

Ashfield Aquatic Centre (Closed for redevelopment), Annette Kellerman Aquatic Centre Facility, Fanny Durack Aquatic Centre, Leichhardt Park Aquatic Centre and Dawn Fraser Baths (Heritage Ocean Baths).

Main Issues/Risks

- * Ageing buildings require ongoing increasing operations, maintenance and capital renewal.
- * Facilities are highly utilised and require regular upgrades for compliance, accessibility and new needs.

Required Actions

- * Opening of the new Ashfield Aquatic Centre 2020.
- * Major essential works to Dawn Fraser.



3. Tenanted Spaces

Property, Major Building Projects and Facilities:

9 Cafés

Ashfield Civic Centre Café, Bones Café Hawthorne Canal, Elliott Street Restaurant, Leichhardt Park Aquatic Centre Café, Steel Park PCYC Café, Sydenham Green Shelter, The Fenwick Building, Yeo Park Café and New Marrickville Library.

11 Leased Out Child-Care Centres

Ashfield Early Learning Centre, Henson Street Kindergarten, KU Petersham, Leichhardt Town Hall, Marrickville Crusader Kindergarten, Plumtree, Prospect Street Kindergarten, Railway Street Kindergarten, SDN Children's Services and Summer Hill S.H.A.R.E building.

9 Leases to Community based Clubs

Ashfield Park Bowling Club, Balmain Rowing Club, Gladstone Park Bowling Club, Lambert Oval, Mackey Park Canoe Club, Mackey Park Croquet Club, Mackey Park Clubhouse/ Kiosks office, Mackay Park Croquet Lawns and Pratten Park Bowling Club.

5 Investment leases

Telstra Towers at Marrickville, Petersham, St Peters, Tempe Lands Tyne Container storage and Tempe Golf Driving Range.

16 Community Not-for-Profit & Government-Funded Services

Balmain Early Childhood Centre, Dulwich Hill Language School, HeadSpace Ashfield Civic Centre, Innari Housing, Jarvie Park Youth Facility, Leichhardt Early Childhood Health Centre, Marrickville Legal Centre (Marrickville), Marrickville Legal Centre (Seaview St Dulwich Hill), McNeilly Girl Guides Hall, Mervyn Fletcher Hall Community Centre / Ella Centre, Metro Assist Ashfield Civic Centre, Metro Migrant Resource Centre, Portuguese Ethnographic Museum and St Peters Town Hall.

3 SES Services

SES Blackmore Park, SES Haberfield Centre Headquarters and SES Marrickville.

8 Leases to Tennis Clubs / Associations / Coaching

Cohen Park Tennis Courts Amenities & Storage, Pratten Park Tennis Clubhouse, Punch Park Tennis Courts, Birchgrove Park Tennis Courts, Marrickville Park Tennis Club House, Henson Park Tennis Court, Tennis Court Shelter One and Wicks Park Tennis Court.



Yeo Park Café



Robyn Webster Sports Centre, Tempe

3 Affordable Housing Units

Arlington Grove (2 units), Luna Meriton (4 units) and The Flour Mills Summer Hill (4 units).

6 Residential

290 -291 Illawarra Rd, Marrickville, Balmain Town Hall Residence, Birchgrove Park Residence, Elkington Park Cottage, Leichhardt Park Cottage and Leichhardt Town Hall Residence.

Other

Bridgewater Park Pump House.

2 Stadiums

Lambert Park and Leichhardt Park Oval.

4 Public Car Parks under Strata Management

2A Brown Street Car Park, Brown St Car Park 17-20 The Esplanade, Federation Plaza Car Park and Renwick Street Car Park.

2 Recreation Centres

Debbie and Abbey Borgia Community Centre (DAB) and Robyn Webster Sports Centre.

Main Issues/Risks

- * Ageing buildings require ongoing increasing operations, maintenance and capital renewal.
- * Low utilisation, capacity and functionality of some buildings compared to the benchmark.
- * Tenants and community programs that have been in place for a long time.
- * Increasing rents causing Not-for-Profits and other Charity Community Groups lobbying and applying to Council for space.
- * Council's long-term financial sustainability in managing its' property portfolio.

Required Actions

- * Develop and implement the Accommodation Grants Program to demonstrate community benefit and transparent processes
- * Review all leases prior to any long-term agreements.

72 Public Car Parks 19 of which Council is Lessee

Ashfield Aquatic Centre Car Park, Ashfield Civic Centre Car Park, Balmain Town Hall Car Park, Barclay Street Car Park, Beattie Street Car Park, Brett Avenue Car Park, Brown Street Car Park Citiview 17-20 The Esplanade, Brown Street Car Park, Brown Street Commuter Car Park, Calvert Street Car Park, Camdenville Park Car Park, Camperdown Park Car Park, Charles Street Car Park, Chester Street Car Park, Church Street Car Park, Crystal Street Car Park, Dalhousie Street Car Park, Debbie and Abbey Car Park, Debbie and Abbey Car Park (front right and rear)



Leichhardt Park Oval



Picnic BBQ, Ashfield Park



Ashfield Park

Edgeware Road Car Park, Elizabeth Street Car Park (Ashfield Pool), Enmore Early Learning Centre Car Park, Ewart Lane Commuter Car Park, Federation Place Car Park, Frampton Avenue/Clarrie Gilmore Car Park, Frampton Avenue/Garners Lane Car Park, Garners Avenue Car Park, Haberfield Centre Car Park, Hamilton Street Car Park, Hay Street Car Park, Henson Park Car Park (Centennial St), Henson Park Car Park (Sydenham Rd), Horden Place Car Park, Illoura Reserve Car Park (Weston St), Illoura Reserve Car Park (Edward St), Jack Shanahan Reserve Car Park, James Street Car Park, John McMahon Child Care Centre, KU Croydon Preschool Car Park, KU Leichhardt Preschool Car Park, Leichhardt Park Aquatic Centre & Leichhardt Oval Car Park, Leichhardt Service Centre, Lennox St Car Park, Loftus Street Car Park, Mackey Park Car Park, Marion Street Car Park, Marrickville Town Hall Car Park, McNeilly Park Car Park, Merton Street Car Park, Queen Street Car Park, Renwick Street Car Park, Sadlier Crescent Car Park, Seaview Street (North) Car Park, Seaview Street (South) Car Park, Steel Park Car Park, Summer Hill Car Park, Summer Hill Community Centre / Darrell Jackson Gardens Car Park, Sydenham Green Car Park, Tempe Lands Car Park, Tempe Reserve Car Park (Between South Street and bridge), Tempe Reserve Car Park (in front of Robyn Webster Indoor Sports Centre), Tempe Reserve Car Park (in front of Tempe Jets), Tempe Reserve Car Park (Opposite intersection of Bay and Old Street), Tempe Station Commuter Car Park, Temple Street Car Park, Thames Street Car Park, Tillman Park Car Park, Tom Foster Community Centre Car Park, Union Street Car Park, UTS Haberfield Rowing Club Car Park, Victoria Road Car Park, Waterloo Street Car Park and Woolworths Car Park Balmain.

19 Public Carparks Council is Lessee

Ashfield Civic Centre Car Park, Brown Street Car Park, Citiview 17-20 The Esplanade, Brown Street Car Park, Brown Street Commuter Car Park, Ewart Lane Commuter Car Park, Frampton Avenue/Clarrie Gilmore Car Park, Frampton Avenue/Garners Lane Car Park, Illoura Reserve Car Park (Weston St), Illoura Reserve Car Park (Edward St), Jack Shanahan Reserve Car Park, James Street Car Park, Leichhardt Service Centre, Mackey Park Car Park, Marion Street Car Park, Tempe Station Commuter Car Park, Thames Street Car Park, UTS Haberfield Rowing Club Car Park, Victoria Road Car Park, Waterloo Street Car Park and Woolworths Car Park Balmain.

3 Public Toilets in carparks

Summer Hill, Calvert Street and Brown Street.

Main Issues/Risks

- * Ageing carparks require ongoing increasing operations, maintenance and capital renewal.
- * Parking is scarce in the Inner West and all carparks have a high utilisation.

Required Actions

- * Ongoing localised parking studies and strategies.
- * Feasibility of increased revenue opportunities utilising and improving operational carparks.



Ashfield Aquatic Centre



War memorial, Ashfield Park

Land & Property Register (The Register)

The 3 Land Registers, 4 Leasing Registers and 3 Asset Registers have been consolidated into the Land and Property Register that is available on Council's website.

Risk Management

The major risks identified for the strategy are identified below along with their mitigation plan.

Risk	Mitigation
Major emergency impacting Council property or buildings	Comply with BCA and regular monitoring, security monitored, insurance, management plans
Major incident causing injury or death of a person on Council property or buildings	Comply with BCA and regular monitoring, security monitored, insurance, management plans
Total loss / major damage to Council buildings or land	Diversify property portfolio, insurance, business continuity plan
Poor governance and corruption	Code of conduct, management oversight, procurement policies, guidelines and processes, Land & Property Policy and Strategy
Loss of income from major leases & licences	Monitoring of leases and licences, diversify property portfolio
Failure to provide environmental protections	Monitoring and management procedures
Climate change impact, ecology strategy to address loss of trees	Study of impacts to all of Council facilities, monitor flooding and estuary inundation
Contamination & hazardous materials (Asbestos)	Regular audits and inspections (Asbestos)
Loss of investment lands income due to compulsory acquisition	Engage experts to advise Council diversify property portfolio
Increasing demand for open space due to population growth and compulsory acquisitions by Transport NSW eg. for Westconnex	Develop recreation strategy and open space acquisition strategy
Insufficient long-term financial planning to cover asset management and backlog	Implement Land and Property Strategy to optimise Council revenue

Council-owned and controlled land

- > **Crown Land**
1,051,915.09 sqm
- > **Community Land** (excl. Crown)
1,024,265.51 sqm
- > **Operational Land** (excl. Crown)
288,659.85 sqm

Benchmarking

Benchmarking is used to measure the performance of each property based on the following key criteria. The benchmark is available against each property on the Inner West Council website www.innerwest.nsw.gov.au/laps and the prioritisation of the implementation plan is based on the benchmarking.

Benchmark	Current	10 years
Condition - backlog (poor/very poor assets)	7.1%	2%
Utilisation	40%	80%
Capacity	40%	80%
Cost Neutral – outgoings recouped (excl Tempe land leases)	12%	100%
Cost Neutral – rent received (excl Tempe land leases) ie. Council provides 30% Accommodation Grants	50%	70%

1. Condition

Condition is measured on a scale 1 to 5, 1 (very good) to 5 (very poor) rating utilising the National Asset Management Strategy (NAMS) and International Infrastructure Management Manual as the guideline. A major condition audit was undertaken in 2018 to identify the condition of all Council properties. The benchmark for condition is nothing less than 3 "Satisfactory" i.e. no properties to be in condition 4 or 5. The condition benchmark will identify properties that require significant investment to bring up to condition and potential opportunities for partnerships with tenants on capital contributions, change of use or disposal.

2. Utilisation

Utilisation is a measurement of hours of operation that is current versus what is available. The benchmark proposed is nothing below 80%. The data for this benchmark is being gathered where possible. Processes will need to be put in place to collect this data where it is currently not available.

3. Capacity

This is the physical constraints of the property including accessibility, compliance, space efficiency. The measures are based on legislation, industry standards, LEP, DCP, BCA and Australian Standards. The benchmark proposed is nothing below 80%.

4. Cost Neutral

The term "cost neutral" refers to when the cost to Council to own and maintain property equals the Outgoings paid by External Occupants or the equivalent in Benefits to Community (Benefits).

Benefits can be measured by the value provided by the Occupant versus the cost to Council if it were to provide the same service.

Costs include Depreciation and Outgoings being made up of Building Insurance, Water Rates, Repairs and Maintenance.

Auditing and Benchmarking

A complete audit of all buildings was undertaken in 2018 including condition assessment, compliance review, valuation. A revaluation is required every 5 years. Ongoing auditing and reviewing of the buildings will be part of the implementation of this strategy.

5.0 Implementation of the LAPS

Summary

Land & property goes through a lifecycle from acquisition through to disposal. The economic benefit of land and property can be assessed based on the condition and service potential. The benchmarking identified earlier in this report will provide guidance as to when reviews, acquisitions, disposals or reuse projects are undertaken.

The implementation of the Land & Property Strategy will be undertaken as below:

4-year Strategic Action Plan

This is the planning of the strategic actions. The actions will require Implementation Action Plans that will be staged over the 10-year strategic Property Program.

Strategic Action	19/20	20/21	21/22	22/23
Principle 1: Optimise benefits to the community, are sustainable and equitable				
1.1 Identify lifecycle costs and revenue for each property.	✓	✓		
1.2 Develop and apply consistent assessment criteria to determine optimisation of costs, benefits, capacity and current service.	✓	✓	✓	✓
1.3 Review and identify opportunities including reuse and disposal.	✓	✓	✓	✓
1.4 Undertake procurement processes to provide demonstrated benefits to Council & the community.	✓	✓	✓	✓
1.5 Manage property portfolio to sustain value and Heritage significance.	✓	✓	✓	✓
1.6 Responsibly represent Council as the owner including on strata boards and reviewing development applications.	✓	✓	✓	✓
1.7 Deliver multiple benefits from each property including diversity of services operating from hubs.	✓	✓	✓	✓
Principle 2: Demonstrate industry "Best Practice", be transparent, consistent, manage risk and demonstrate best value for money				
2.1 Develop a Land & Property Policy.	✓			
2.2 Develop a Land & Property Guideline that includes processes, forms and templates.	✓			
2.3 Ensure all property agreements are documented and current.	✓	✓	✓	✓
2.4 Maintain a land & property register for Council controlled, managed and owned properties.	✓	✓	✓	✓
2.5 Monitor and enforce the requirements of agreements.	✓	✓	✓	✓
2.6 Report against this strategy and KPI outcomes.	✓	✓	✓	✓
Principle 3: Meet the needs of our Community now and in the future				
3.1 Undertake service needs analysis such as community services, cultural spaces, recreation and aquatics.	✓	✓	✓	✓
3.2 Develop an integrated 10-year strategic property program.	✓	✓	✓	✓
3.3 Develop a 10-year program for new and renewal of plans of management for community and crown lands.(Action)	✓			
3.4 Develop and implement a prioritised schedule for acquisition, consolidation or amendment of land and property.	✓	✓	✓	✓
3.5 Develop a list of land parcels such as laneways or road closures for reuse or sale.		✓	✓	
3.6 Review and Implement the Buildings Asset Management Plan.	✓	✓	✓	✓
3.7 Manage the property portfolio to meet the needs of Council.	✓	✓	✓	✓
3.8 Manage the buildings portfolio to maintain agreed service levels for capacity, utilisation, risk, condition & function.	✓	✓	✓	✓

Principle 4 Optimise Council revenue to support services delivery and community capacity

4.1 Develop an Accommodation Grants Program including a policy and framework.	✓			
4.2 Staged implementation of the Accommodation Grants Program to develop community capacity.		✓	✓	✓
4.3 Develop service delivery and capacity building reporting based on criteria and performance.		✓	✓	
4.4 Identify the priorities for application to property investments	✓	✓	✓	✓
4.5 Benchmark costs versus benefits to identify opportunities for improvement.	✓	✓	✓	✓
4.6 Report true cost and benefit analysis for each property supporting service delivery.	✓	✓	✓	✓

Implementation Action Plans

There are two Implementation Action Plans:

- > Leasing Implementation Plan
- > Initiatives

These prioritised 10-year plans are based on the following:

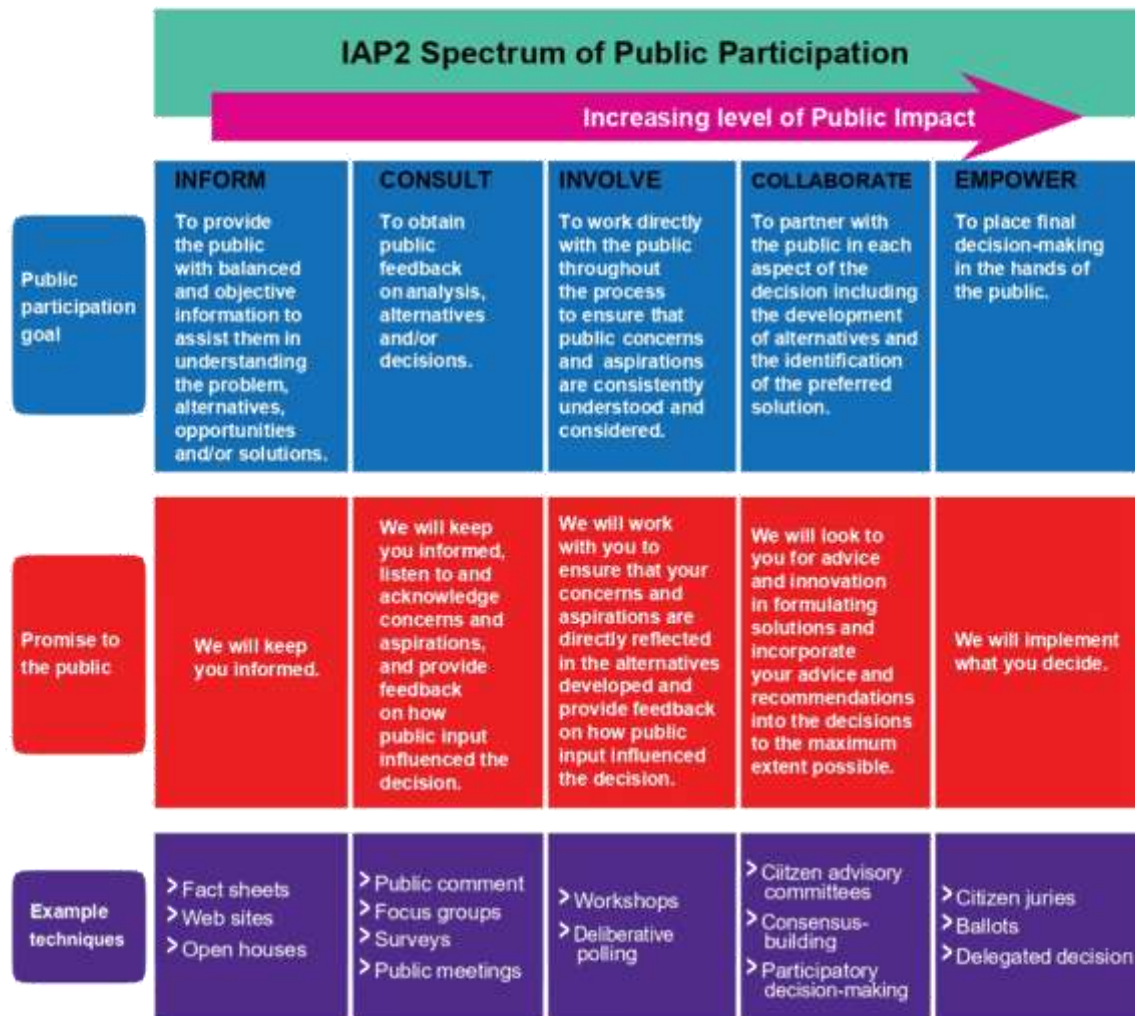
- > Vacant properties, lease expired or expiring
- > Income can be increased or costs to Council can be decreased
- > Community benefit or adopted strategy
- > Condition
- > Utilisation
- > Functionality
- > Capacity

Priorities may change due to new opportunities or as changes arise.

These plans are staged due to the large amount of work and to provide opportunities for capacity building in community groups. A short-term lease renewal may be required prior to a procurement process such as Expression of Interest and Request For Tender.

6.0 Community and Stakeholder Engagement

The projects identified in the Implementation Action Plans will follow the IAP2 Spectrum of Public Participation as shown below.



Glossary

Word/Phrase Meaning

Be Transparent	Action, method, or procedure that lacks hidden agendas and conditions, and complies with the disclosure requirements of transparency.
Commercial confidentiality	A legal term or classification that identifies information that, if disclosed, may result in damage to a party's commercial interests, intellectual property or trade secrets. You must not disclose any information marked 'Commercial in Confidence' without permission from the party who supplied it.
Community and Operational Land	Under the Local Government Act (LGA) land under Council's control, other than roads and Crown Land (as defined being land under the Crown Lands Act) must be classified as either "operational land" or "community land." For more information refer to Table 1. Of the Land & Property Policy.
Demonstrate industry "Best Practice"	A best practice is a method or technique that has been generally accepted as superior to any alternatives because it produces results that are superior to those achieved by other means or because it has become a standard way of doing things, e.g., a standard way of complying with legal or ethical requirements.
Ecologically Sustainable	Based on a long-term perspective, we conserve the ecosystem and reduce our impact on the natural environment and people's health to a level that the natural environment and humanity can handle.
Heritage Significance	Heritage Significance, of a place or feature of a place, includes its aesthetic, architectural, historical, scientific, social or other significance, to the present generation or past or future generations.
ICAC guidelines (Managing Risks in Direct Negotiations)	The term "direct negotiations" refers to exclusive dealings between an agency and a counter party without first undergoing a competitive process. Direct negotiations are sometimes referred to as directly sourced, single-sourced, or non-competed contracts. The closed nature of direct negotiations can create opportunities for dishonest and partial conduct and is more likely to lead to allegations and perceptions of corrupt conduct. Having to compete for a government contract, in a fair and transparent manner, is a significant obstacle for corrupt individuals. Refer to ICAC Guidelines for Direct Negotiations.
Inconsistencies	Standard property agreements to be used with same or similar terms agreed using a consistent approach.
Land and Property Management	The operation, control, and oversight of real estate and Capital Assets. Management indicates a need to be cared for, monitored and accountability given for its useful life and condition. Property management is also the management of physical capital assets that are acquired and used to build, repair, and maintain end item deliverables. Property management involves the processes, systems, and manpower required to manage the lifecycle of all acquired property as defined above including acquisition, control, accountability, responsibility, maintenance, utilization, and disposition.
Lifecycle of an Asset	A key process within asset management is the understanding of asset lifecycle. There are four key stages of the asset lifecycle being Planning, Acquisition, Operation & Maintenance and finally disposal or retirement.
Neighbourhood Centre	An organisation that provides generalist neighbourhood services and advice, accessed by a wide cross-section of the community and has an existing, longstanding tenancy in a Council premises.
Not-for-Profits	Not-for-profit (NFP) organisations are organisations that provide services to the community and do not operate to make a profit for its members (or shareholders, if applicable). All profits must go back into the services the organisation provides and must not be distributed to members, even if the organisation winds up.
Plans of Management	Council must prepare Plans of Management (PoM) for all Crown Land and land that is classified as 'Community Land' within its ownership, care, control and/or management. The way the Land is to be used and managed is strictly governed by an adopted PoM, therefore a Plan of Management is the primary land management tool.
Revenue	Revenue is the total amount of income generated by the sale of goods or services related to the company's primary operations.

Sustainable and equitable	Sustainable meaning capable of being sustained e.g. of economic development, energy sources, or capable of being maintained at a steady level without exhausting natural resources or causing severe ecological damage; and Equitable meaning having or exhibiting equity : dealing fairly and equally with all concerned.
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