



Wyatt Park Draft Plan of Management

Independent Report on Public Hearing

Client: Cumberland City Council

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1 Introduction

1.1 Purpose

Elton Consulting was engaged by Cumberland City Council as an independent facilitator of a public hearing for the Wyatt Park Draft Plan of Management (PoM). This report sets out the outcomes of the public hearing.

1.2 Legislative context

The *NSW Local Government Act (1993)* (the Act) requires Councils to prepare a draft PoM for community land to guide the future planning, ongoing management and development of these open spaces. Community land includes parks, sportsgrounds, natural areas, areas of cultural significance and land for general community use, and may be developed on a generic, site specific or geographical basis.

In accordance with section 40A of the Act, Council must hold a public hearing if a draft PoM seeks to alter the categorisation of community land under section 36(4).

Section 47G stipulates that the person presiding at the public hearing must not be:

- (a) a councillor or employee of the council holding the public hearing, or
- (b) a person who has been a councillor or employee of that council at any time during the 5 years before the date of his or her appointment.

The Act also states that no later than 4 days after it receives a report from the person presiding at the hearing as to the result of the hearing, Council must make a copy of the report available for inspection by the public at a location within the area of the Council.

Council must consider the report before making any decision with respect to the matter to which it relates.

1.3 Background

Council has prepared a draft PoM for Wyatt Park to satisfy the requirements of the Act, Local Government Regulations and *Crown Lands Act 1989*. The draft PoM will provide a five-to-ten-year strategic framework for the future use and sustainable management of Wyatt Park. Council also proposes to categorise the Park under the PoM as sportsground, park and general community use pursuant to section 36(4) of the Act.

The PoM is accompanied by a landscape masterplan and an action plan and will cover both community and Crown lands. Community land is described as:

- » Land owned or controlled by Council
- » Recognised as an important component of the urban environment, and
- » Provides the community with opportunities for recreation and leisure.

Crown land is described as:

- » Owned by the state government
- » Land managed under the *Crown Land Management Act 2016* which allows councils to manage it in a similar way to community land, including categorisation.

The PoM is on public exhibition from 11 January 2021 to 22 February 2021, as required under section 40A of the Act.

1.4 Aims of the Plan of Management

The specific aims of this PoM and accompanying landscape masterplan are to:

- » Identify the values of the park to the community and reflect community and stakeholder values and priorities
- » Identify the preferred mix of recreation facilities including potential opportunities for future development of Wyatt Park based on community priorities
- » Give consideration to the historical significance of the Park
- » Identify threats to the ecological quality of Wyatt Park
- » Prepare a landscape concept plan showing practical future development
- » Prepare guidelines for the future management and maintenance of Wyatt Park to the benefit of the local community
- » Address issues including leases and licences, the preferred mix of recreational facilities, conflict between users, safety for park users and recreational needs of residents
- » Recommend performance measures by which the objectives of the PoM will be achieved and the manner in which these measures are to be addressed
- » Meet all legislative requirements, namely the *Crown Lands Act 1989* and *Local Government Act 1993*.

2 Wyatt Park



Wyatt Park is located in the suburb of Lidcombe, in the eastern Cumberland local government area. The Park sits about 5.5 kilometres south-east of the Parramatta CBD, three kilometres south-west of the Sydney Olympic Park business centre and about 15 kilometres west of Sydney's CBD. The Park is bounded by Olympic Drive to the east, Church Street to the west and Percy Street to the north.

The Park is surrounded by low and medium residential housing with pockets of high-density housing, industrial and employment areas.

Wyatt Park is made up of several parcels of land with a total area of approximately 23 acres and has multiple land owners. The majority of Wyatt Park is Crown land contained within Crown Reserve for which Cumberland City Council acts as Reserve Trust Manager. Figure 1 below depicts the parcels of land which constitute Wyatt Park. Figure 2 below depicts the existing Wyatt Park layout.

Figure1: Parcels of land

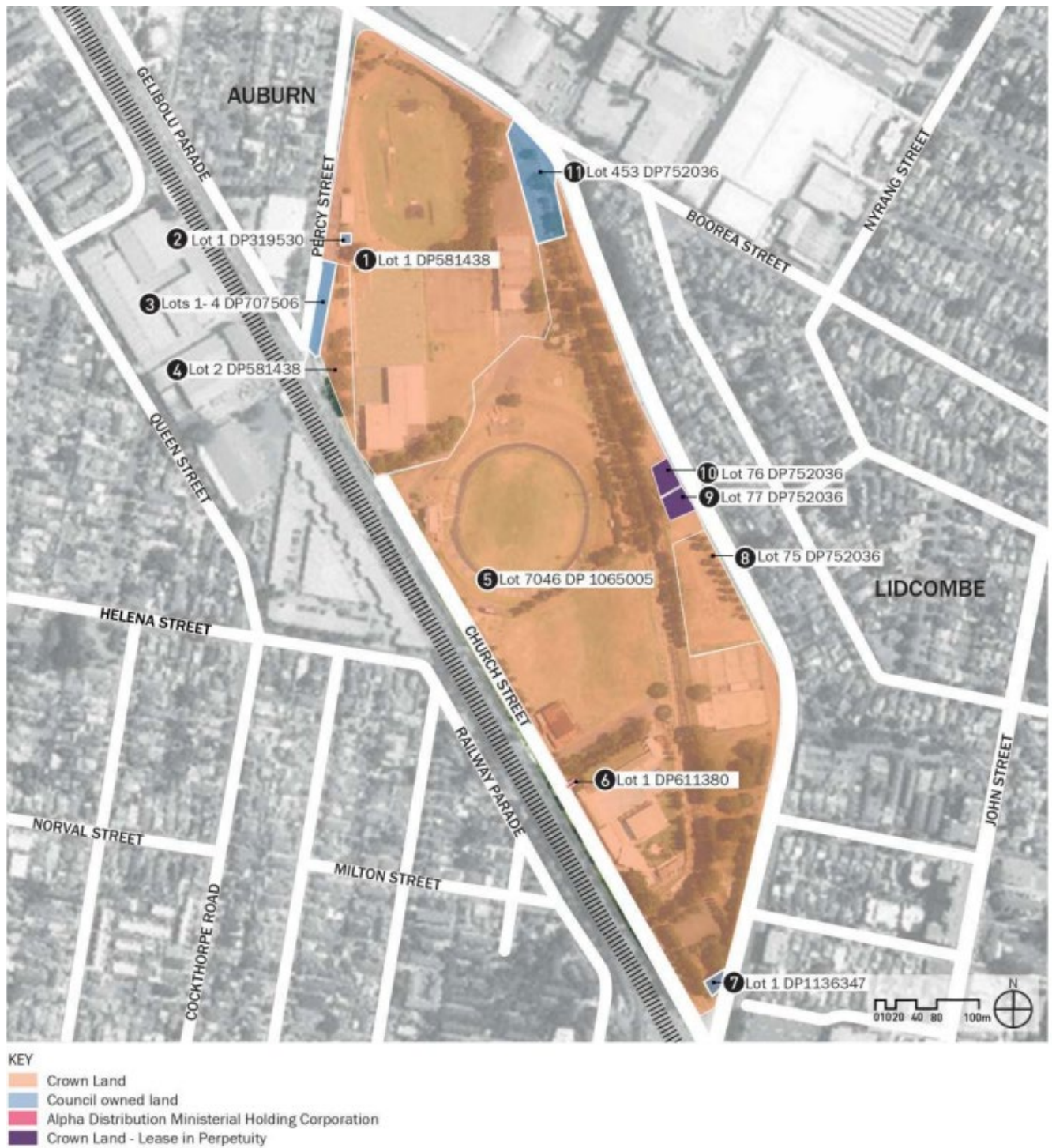


Figure2: Existing Park layout



KEY OUTDOOR FACILITIES INDOOR FACILITIES INDOOR AND OUTDOOR DEFUNCT	1 Auburn athletics track 2 Athletics amenities/ kiosk 3 Former substation (Council store) 4 Marie Dunn Netball courts 5 Netball amenities/ kiosk 6 PCYC Building 7 Auburn Basketball Centre	8 Storage (former amenities) 9 Lidcombe Oval + cycle track 10 Lidcombe Oval Grandstand 11 Lidcombe Oval Scoreboard and Ticketing Gate 12 Toilet block 13 Lidcombe Oval Kiosk	14 Dog off-leash area 15 Wyatt Park fields 16 Wyatt Park Youth Centre 17 Ruth Everuss Aquatic Centre 18 Skatebowl 19 Former tennis centre (under demolition) 20 Scouts/ Girl Guides hall
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3 The Public Hearing

A number of channels were used to promote the public hearing:

- » Invitations emailed to clubs, organisations and committees that currently use or have interest in the Park
- » Council's website What's On page
- » Council's community engagement newsletter
- » Via a dedicated Wyatt Park draft PoM webpage on Council's website
- » Mail drop.

In accordance with section 47G of the Act, Deborah Palmer from Elton Consulting was engaged as an independent facilitator of the public hearing. Deborah Palmer is not, and has not, at any time in the past, been a councillor or employee of Cumberland City Council.

The public hearing was conducted in accordance with COVID-19 requirements and was held at Council's offices on Monday 8 February 2021, between 6pm and 8pm.

The hearing was attended by nine people from the community, a number representing key stakeholder groups including:

- » Western Sydney Magpies Rugby League Club.
- » Auburn Youth Centre Inc
- » Neo Cycling Club
- » Lidcombe Auburn Cycle Club.

The meeting was also attended by the following representatives from Council:

- » Linda Wright, Supervisor Recreation and Sport
- » Emma Higgins, Recreation and Sport Liaison Officer
- » Philippa Borland, Community Engagement and Communications Coordinator.

Deborah Palmer opened the meeting at 6pm with an Acknowledgement of Country, welcomed those present and made a short introduction with information about her role and the legislative requirements relating to the PoM, public exhibition, the public hearing and reporting.

It was explained that the public hearing was about the future management and priorities for Wyatt Park and not about licensing, noting that two EOI licensee processes are currently running.

Council delivered a short presentation which was followed by questions and the opportunity for feedback from attendees before the hearing concluded.

3.1 Presentation by Council

Linda Wright, Supervisor Recreation and Sport, delivered a PowerPoint presentation to the attendees. The areas covered were:

- » What is a Plan of Management (PoM)?
- » The purpose of the Wyatt Park PoM
- » Vision for Wyatt Park
- » Key elements of the PoM
- » Key focus points for improvement.

Attendees were also encouraged to provide their feedback via Council’s ‘Have Your Say’ webpage. Figure 3 below outlines the Vision for Wyatt Park.

Figure3: Vision for Wyatt Park

1. Haslams Creek pedestrian/ cycle link to Olympic Park
2. Potential vehicular connection to Olympic Drive (subject to RMS approval)
3. Shared car park
4. Extended Cumberland Basketball Centre incorporating Council maintenance store
5. Auburn Athletics Centre (retained)
6. Additional perpendicular parking in Percy Street
7. Refurbished netball change rooms, kiosk, public toilets and storage facility
8. Cycle/ pedestrian link to Auburn town centre
9. Local playground for Gelibolu precinct
10. Netball courts - lower courts to be sealed. New perimeter paths, seats and shade trees
11. Existing road to be modified to become an emergency entrance only and pedestrian path including landscape treatments
12. Outdoor passive recreation space
13. PCYC and parking (retained)
14. Upgrade Lidcombe Oval Grandstand and amenities
15. Refurbish existing changeroom facilities and canteen
16. Sculptural landform/ marker
17. Picnic/ BBQ area
18. Existing dog off-leash area
19. Perimeter shared path
20. Girl Guides and Scouts Halls (retained)
21. Haslams Creek (partially covered)
22. Internal shared path
23. Lidcombe Oval perimeter path
24. Lidcombe Oval and Velodrome
25. Small plaza/ forecourt to Lidcombe Oval Scoreboard
26. New east-west link for vehicular access and parking
27. Multi-use fields and event space
28. New multi-purpose youth and community centre (1,200m²)
29. New public amenities
30. Car park (retained)
31. Auburn Ruth Everuss Aquatic Centre
32. Church Street: retain existing parking and provide additional street trees
33. Destinalional all abilities playground and learn to ride facility
34. Potential future pedestrian/ cycle overbridge to Chadwick Reserve (subject to RMS approval)
35. Indoor/outdoor Skate/scoot park
36. Existing car park (retained)
37. Cycle/ pedestrian link to Lidcombe town centre



3.2 Key themes

The feedback provided by attendees during the public hearing has been distilled and grouped into nine key themes as set out in the table below. While providing feedback, attendees referenced the map at Figure 3 and used the numbering contained therein to illustrate their points. Therefore, where relevant, these numbers have also been used as part of the following feedback summary.

Table1: Overview of key themes

Theme	Summary
The public hearing	<ul style="list-style-type: none"> » Overall feedback was positive about the way the public hearing was conducted and attendees were grateful for the opportunity to provide feedback and ask questions. » "It has been easy to express our thoughts." » A concern was raised that access to the hearing after 6pm was difficult as the Council offices were closed at the time of the hearing. » Some attendees expressed the view that the purpose of the session was not well understood prior to their attendance at the session. Some advised that they thought they were attending an information session. » An issue was raised about community and stakeholder awareness of the session and that not all organisations currently using the Park were represented. » Some attendees raised the issue of licenses and questioned whether the PoM could be fully considered given separate, ongoing EOI processes. » Some attendees expressed frustration about the length of time the PoM process was taking but thankful to see progress. » Strong support for moving forward with upgrades to the Park as quickly as possible.
Traffic and access	<ul style="list-style-type: none"> » General support for the proposed northern vehicular access via Olympic Drive (2). » Lack of support for the proposed southern access point off Olympic Drive (2) as most vehicles will continue to enter via Church Street. » Concern that the proposed east-west link (26) will exacerbate exiting congestion issues as the route will be used as a 'rat run'. » Concerns that the proposed east-west link (26) will negatively impact the use of the multi-use fields (27), including hardening the surface. » Proposed east-west link could be adapted to be a left in and left out access for parking for picnic area (17) and Scout/Girl Guides

Theme	Summary
	<ul style="list-style-type: none"> » Some attendees noted there is already considerable congestion in the Park, particularly around the Ruth Everuss Aquatic Centre (31) and during events. Option might be to route cars via the basketball courts (4), utilising the current gravel path. » The potential increase in traffic and crossing of access road (26) between facilities also poses a pedestrian safety risk, particularly for children around Ruth Everuss Aquatic Centre (31). » Those living to the west of the Park currently have a circuitous route to access the Park. Value would come from crossing the train line via a tunnel which would make the Park more accessible to the community. » Parking, in general, is insufficient. » There is a need for plenty of parking for the netball courts (10) as this sport attracts a lot of cars.
Multi-use and shared spaces	<ul style="list-style-type: none"> » Strong support for the creation of multi-use indoor and outdoor shared spaces. » Shared amenities should include a club house, toilets, showers, change rooms, a gym, storage areas and night lighting. » Lighting is an important part of maximising the utility of spaces because they can then be used at night. » Multi-use fields and event space (27) can be used by all sporting clubs and organisations including rugby league, soccer, cycling and the AYC. » Multi-use fields and event space (27) can be used for rugby league training, making Lidcombe Oval more available for other uses / organisations. » Make Lidcombe Oval and the velodrome multi-use. » Maximise the use of the velodrome as there are limited cycling venues in Sydney. » Careful planning and management of general / multi-use areas is required to make sure the spaces are appropriately set up and ready for each user – for example rugby league teams have different requirements to soccer teams. » Existing changeroom facilities and canteen (15) could be demolished in favour of a shared club house, changerooms and gym as it is close to the carparks (3). » An alternative location for a shared clubhouse, changerooms and gym could be near the proposed east-west link (26) as it is close to the multi-use fields and event space (27) and could be shared between Lidcombe Oval and multi-use fields. » It was noted AYC requires access to shared spaces and amenities so they can continue to support vulnerable kids within safe spaces. » Strong support for interactivity between spaces and organisations with a preference for interactive hubs over separate spaces. » Questions were raised about the outdoor passive recreation space (12) and the new location for table tennis.

Theme	Summary
	<ul style="list-style-type: none"> » It was noted the Auburn Athletics Centre (5) has the largest space which is used by only a small number of people. It was suggested this could be better managed for multi-use.
Community access	<ul style="list-style-type: none"> » The Park should be opened up and made available to the community as much as possible. » There should be a focus on community events and bringing people in rather than keeping people out. » Fencing can have the effect of keeping people out but can also be effective for stopping vandalism. » Fencing is important for safety as well. Schools are currently reluctant to use Wyatt Park for safety reasons given its proximity to busy roads and the lack of safety fencing. This is also a concern for the proposed play space near Olympic Drive » When spaces are not in use by hirers, they should be made available to the community. » Lidcombe Oval and Velodrome (24) are great facilities and should be opened up to the community as much as possible. » To raise money, Council could charge fees for short-term licences and events. » The multi-use fields and event space (27) would be a great space for schools to use.
Facilities and amenities	<ul style="list-style-type: none"> » There is an urgent need for the multi-use fields and event space (27) and upgrade of existing changeroom facilities and canteen (15). » More and upgraded toilets and change rooms are needed as a priority, noting these could be delivered at both locations (15) and near to the east-west link (26). » There is a major need for upgrades to existing changeroom facilities and canteen (15). » The multi-use fields and event space (27) should be made into an amazing venue with lush grass, a change room and fencing. » Lidcombe Oval and Velodrome (24) and the multi-use fields and event space (27) should include public toilets and change rooms. » The Western Suburbs Magpies need toilets, at least four change rooms, showers, a gym area and storage for their gear. » A clubhouse with a "big balcony to watch sports". » It was suggested that electricity points be provided throughout the park. » Dedicated facilities for women's rugby league are required. It was noted sport is growing in popularity. » There was interest in understanding the perceived level of use of the stake park and how this would be delivered (35). » There is a need to work closely with wheelchair sporting organisations. » It was noted all ability access, including for wheelchairs, is important.

Theme	Summary
Open green spaces	<ul style="list-style-type: none"> » Support for open, green spaces for events and market stalls. » Support for trees, shaded areas and gardens. » Concerns that there will not be sufficient green space in the area of the netball courts (10) given their proximity to the carparks (3). » Access to open, green space is very important for the local community.
Budget	<ul style="list-style-type: none"> » Questions about budget and the financial viability of the PoM. These questions included: <ul style="list-style-type: none"> > Is there any money now for immediate priorities? > Could money be re-prioritised based on feedback? > Will all the proposed elements of the PoM be costed and receive budget allocation?
Timing and process	<ul style="list-style-type: none"> » Concerns about timing as clubs and organisations are already starting to plan for 2022. » Some scepticism that the PoM would proceed: "I don't want to be negative, but PoMs generally just sit there." » "Thanks to Council staff for getting the PoM this far." » "Public engagement has been good, including for people from multicultural backgrounds. The process has been open and informative and we have had the opportunity to have a say."

4 Recommendation

- » That Council consider the feedback provided via the public hearing as documented in this report.
- » That Council adopt the Wyatt Park Plan of Management subject to consideration of the feedback gathered via the public hearing and any other related consultation mechanisms.

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