



Ku-ring-gai Council

HASSALL PARK  
LANDSCAPE MASTERPLAN





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1.3	October 2021	Landscape Masterplan for Council Approval
1.2	July 2021	Draft Landscape Masterplan for Public Exhibition
1.1	May 2021	Draft Landscape Masterplan for Council Approval
1.0	May 2021	Draft for Internal Review
<b>Version</b>	<b>Date</b>	<b>Issue</b>

<b>Document distribution</b> Internal	<b>Document status</b> Draft	<b>TRIM container</b>
<b>Document owner</b> Strategy and Environment	<b>Contact Officer</b> Senior Landscape Architect	<b>TRIM file</b>
<b>Approval date</b>	<b>Approval by</b> Council	
<b>Effective date</b>	<b>Review period</b> 10 years	<b>Review date</b> Annually

### Introduction

Ku-ring-gai Council has developed a Landscape Masterplan for Hassall Park which will prioritise works over the next 10 years.

Hassall Park is classified as a District Park because of its size, location, large areas of public recreation space, and its unique landscape character and heritage. The *Greener Places Design Guide* (Government Architect New South Wales) outlines that a District Park is defined by the following determinants;

- is distributed to allow for a 2km catchment of most houses
- serves several neighbourhoods
- users will be willing to drive up to 30 minutes to access the park
- has 50% road frontage to support visibility and accessibility
- has extensive recreation space, and often operates as a sporting facility
- contains local and destination play space opportunities, including large active spaces for youth
- picnic and gathering spaces for large groups
- exercise equipment stations are considered desirable at this scale

The Landscape Masterplan aims to conserve, protect and enhance the landscape character of Hassall Park while improving the amenity and aesthetics of the park.

The Landscape Masterplan gives consideration to:

- upholding good stewardship of the parkland;
- improving access to the park for all users and community groups;
- improving opportunities for community recreation, leisure and enjoyment;
- preserving and retaining the distinctive landscape character that acknowledges heritage and history;
- maintaining, improving and embellishing existing park facilities and buildings whilst balancing the demands on the facilities;
- integrating sustainable and environmental principles into park design;
- implementation of a risk assessment and crime prevention through environmental design;
- on-going maintenance of the park and long-term viability;
- providing an implementation program for the development of the park including resource implications, estimated costs and priorities;
- focussing Council resources to the areas that will deliver the greatest benefit to our residents, and;
- providing a holistic approach to design that allows for improvements to occur in stages as funding becomes available.

The Landscape Masterplan is a long-range document identifying priorities for improvements over the next 10 years. It will be monitored on an annual basis and reviewed as required.

### What is a Landscape Masterplan?

A Landscape Masterplan is a plan that is developed after analysing existing site elements and features, considering community and stakeholder consultation and determining the functions of a site. Opportunities, conflicts and constraints are identified in the development of an overall plan to guide the long term management of the park. The Landscape Masterplan is a strategic document that enables Council to work in stages as funds become available to revitalise the parkland and make the most of the established landscape character and the area's rich history.

Council's Landscape Architects have prepared this plan in consultation with residents and stakeholders to determine the need for upgrade works and allocation of priorities for funding future staging of works.

### Location

Hassall Park is located on Darramurra-gal country. It comprises 4.22 hectares of parkland bordered by Mona Vale Road to the east, Palm Street to the north, Hassell Street to the west, and Mawson Street to the south.

In the immediate vicinity of the Park is Sydney Grammar Preparatory School, and the North St Ives neighbourhood centre on the eastern side of Mona Vale Road. The wider setting includes low density residential housing with the Garigal National Park to the north, east and western peripheries of this area of St Ives.



Location Map

### The Vision for Hassall Park

*Hassall Park will maintain its character as a high quality sports field whilst protecting the natural bushland surrounds. Improvements to active and passive recreation, and opportunities for socialisation will bring the Park up to the level required for a District Park.*



## History and Heritage

### Aboriginal Heritage<sup>1</sup>

For thousands of years the Ku-ring-gai area was home to the Durrumurragal people. Aboriginal people fished and hunted in the waters and hinterlands of the area, and all clans harvested food from their surrounding bush. Self-sufficient and with strong connections to neighbouring clans, they had no need to travel far from their lands, since the resources about them were so abundant, and trade with other tribal groups was well established. Moving throughout their country in accordance with the seasons, they spent perhaps only 4-5 hours per day working to ensure their survival. With such a large amount of leisure time available, they developed a rich and complex ritual life through their language, customs, spirituality, and law at the very heart of which was their continued connection to land (Thorne 1968: 39).

### European Heritage

The land Hassall Park occupies was dedicated as a Park on November 30 1898, and classified as Crown Land. The two key proponents of the park were Phillip Frederick Richardson, a local resident, and George Howarth, a Member of the Legislative Assembly for Willoughby.

Richardson was campaigning for a recreation reserve for the community where cricket could be played, and Howarth wrote an accompanying letter to the Minister of Lands in support of this.

The Park was originally referred to as 'St Ives Recreation Reserve' up until 1903, where it was then referred to as 'Hassall Park', and later in the 1920s commonly called 'Hassell Park'. It was gazetted 'Hassell Park' by the Geographical Names Board in 1976. Thomas Henry Hassall was the Minister for Lands from 1899 to 1901, and opened the Park according to records from the Sydney Morning Herald in 1899. It is possible that in his capacity as Minister for Lands that he may have provided funding for the development of the park. After an application from a descendent of Thomas Henry Hassall, John Hassall Lucas, in 1990 the Park was eventually renamed 'Hassall Park' in 2011.

Ku-ring-gai Council (then Council of the Shire of Ku-ring-gai) became the trustee of the Park in 1918. Further powers were granted to the Council in 1973 allowing it to lease areas of the Park.

The Park has accommodated many uses over the years, including hosting the St Ives Agricultural and Horticultural Association annual show between 1921 and 1925 before its move to the St Ives Showground. Other significant community events included Empire Day celebrations, and an annual school picnic at the Park for St Ives Public School. Agistment of animals at the Park was also recorded in the 1920s, and both World War I and II saw the Park used for military purposes.

A horse trough donated by Annis and George Bills is located on the corner of Mona Vale Road and Palm Street which is not listed as a heritage item, but should be retained as an item of significance. Accompanying interpretive signage is recommended to be installed.

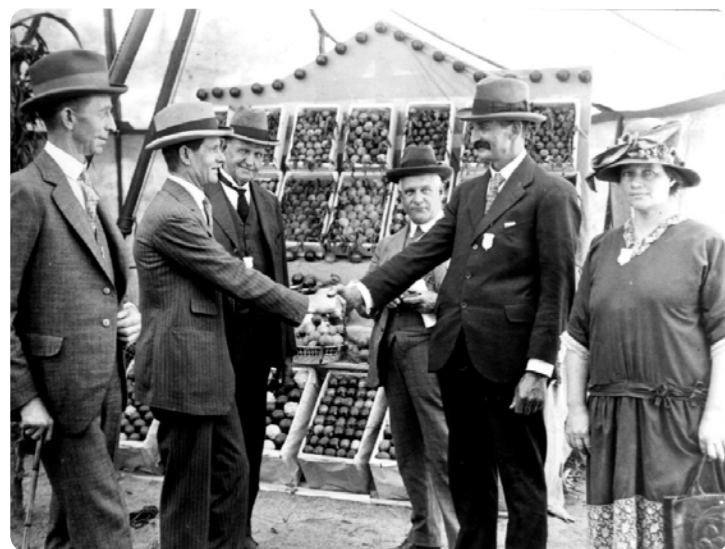
### Sporting Heritage

Hassall Park has a rich sporting heritage. Cricket has been recorded as being played here from as early as 1903. The St Ives Cricket Club is celebrating its 100 year anniversary in 2021, and has utilised Hassall Park for much of this time. Rugby has also been a long-standing fixture at the Park, with the Saints Rugby club building the clubhouse which still stands in 1971.



TH Hassall<sup>2</sup>

1. Aboriginal Heritage and History Within the Ku-ring-gai Local Government Area, 2015 (extract from the Ku-ring-gai Council Aboriginal Site Management Report 2015), prepared by the Aboriginal Heritage Office for Council
2. Hon. T.H. Hassall, 1914, State Library of NSW
3. St Ives Agricultural Show at Hassall Park, 1924, K.H. McLeod
4. St Ives Agricultural Show at Hassall Park, 1924, Jack Clarke
5. St Ives Agricultural Show at Hassall Park, 1924, K.H. McLeod
6. Horse trough on Mona Vale Road, 2021, C. Berlioz



St Ives Agricultural Show at Hassall Park c.1926<sup>3</sup>



St Ives Agricultural Show at Hassall Park c.1926<sup>4</sup>



St Ives Agricultural Show at Hassall Park c.1926<sup>5</sup>



Horse trough on Mona Vale Road, 2021, C. Berlioz<sup>6</sup>

### Community Engagement Phase 1

In March 2021, Council sought feedback from the local community to help prepare the draft Landscape Masterplan for Hassall Park. Notification letters and invitations to complete the online survey were sent to 840 local residents. The feedback survey was also available online via the Council website. Alongside this, discussions were held with the sporting organisations who utilise the Park to determine their current issues and desires for the future of the Park.

A total of 227 feedback surveys and 5 email submissions were received. The insights from the feedback survey and submissions are summarised below.

Residents appreciate the open, green and natural aspects of Hassall Park. They generally feel that there is a balance between the sports utilisation and the ability to use the park for unstructured recreation. The park provides good opportunities to socialise, and people appreciate the bushland setting. The playground is also a draw-card for local residents.

Parking was one of the key concerns raised in relation to the park, with most people agreeing that there was insufficient parking, particularly for weekend sport. There was a good deal of commentary of the traffic situation in the vicinity of the park and the needs for improvements.

The sporting user groups are overall very happy with the park. The field condition is generally very good and the clubhouse provides valuable amenity. There are however a number of upgrades that would improve the experience for users including an upgrade of the cricket net facilities, separate female change room facilities, and improved universal access.

Respondents would like to see additional seating, tables and covered areas, as well access to the toilet facilities, an upgrade of the club house, children’s playground, and park entrances to improve accessibility and inclusivity.

There was also interest in the addition of BBQ facilities, adult exercise equipment, and an upgrade of the cricket net facilities. Respondents also suggested a bike path /jogging track around the perimeter of the park to improve pedestrian safety and provide a safe area for children to practice riding bikes and scooters.

Overall as a district park, Hassall Park rated 6.28/10 with residents surveyed. The park is generally well loved, but responses indicated that there are areas for improvement. That said, many respondents do not feel it is necessary to make changes to the park suggesting it be left as it is, and money be diverted to other Council priorities such as traffic concerns.

The responses to the user survey were reviewed and analysed helping to inform the preparation of the Opportunities and Constraints mapping, and the draft Landscape Masterplan.

### Community Engagement Phase 2

The Draft Landscape Masterplan document was exhibited for public review and comment in August 2021. Notification letters and invitations to complete the online survey were sent to 915 local residents. The feedback survey was also available online via the Council website. A total of 55 survey responses and 11 email submissions were received.

65% of respondents identified overall support for the proposed masterplan, and were satisfied with what had been included. Items that were not incorporated and were requested included;

- dog off-leash area
- basketball court
- additional parking
- additional picnic tables, shelter, and bins (including dog waste bag dispensers)

Concerns articulated in the survey responses included traffic management, and the inclusion of an accessible toilet facility located adjacent the playground.

The feedback received has been incorporated into the finalised masterplan where feasible. Amendments have included;

- realignment of the perimeter path to facilitate better management of the bushland edge
- additional seating, picnic tables, and shelters
- additional signage
- removal of footpaths and tracks through or adjacent to ecologically sensitive areas.

#### Communications and engagement snapshot

Communications reach and engagement participation	Key statistics from survey	Most important features in Masterplan	Feedback insights
<p><b>Communications reach</b></p> <ul style="list-style-type: none"> <li>• Ku-ring-gai e-news (x2) - 14k+</li> <li>• Your Say St Ives e-news - 122</li> <li>• Facebook</li> <li>• Letterbox drop (950 – 500m radius)</li> <li>• On site signage</li> </ul> <p><b>Participation</b></p> <ul style="list-style-type: none"> <li>• 55 survey responses</li> <li>• 12 comments/posts on interactive concept diagram</li> <li>• 11 written submissions</li> <li>• 2468 engagement hub page views</li> <li>• 585 views/downloads of concept plan</li> </ul>	<ul style="list-style-type: none"> <li>• 65% rate draft plan as good, very good or excellent</li> <li>• 26% rate plan as poor, very poor or terrible</li> <li>• 9% were neutral in their response.</li> </ul> <p>Local residents (who live within 250m of park)</p> <ul style="list-style-type: none"> <li>• 67% rate draft plan as good, very good or excellent</li> <li>• 19% rate plan as poor, very poor or terrible</li> <li>• 14% were neutral in their response.</li> </ul>	<ol style="list-style-type: none"> <li>1. Expand and consolidate existing cricket practice net facilities</li> <li>2. Retain and protect Duffys Forest Endangered Ecological Community bushland including 'No-mow' zone and bushland regeneration works</li> <li>3. Exercise stations with fitness equipment</li> <li>4. Retain and improve the existing field</li> <li>5. Perimeter shared pedestrian path network, with improved park entries and new furniture</li> </ol>	<p><b>Likes and support</b></p> <ul style="list-style-type: none"> <li>• Upgrades of sports facilities</li> <li>• Provision of accessible toilets</li> <li>• Inclusion of exercise stations</li> <li>• New perimeter path</li> </ul> <p><b>Concerns and issues</b></p> <ul style="list-style-type: none"> <li>• Traffic management</li> <li>• Parking provision</li> <li>• Location of toilets</li> <li>• Tree removal</li> </ul> <p><b>Additional ideas</b></p> <ul style="list-style-type: none"> <li>• Dog off leash/support for dogs</li> <li>• More signage and bins</li> <li>• Consider basketball facilities</li> </ul>

### Landscape Character

Landscape character is defined as the distinct elements and features of a landscape. Landscapes evolve over time as a result of both natural and cultural processes.

Hassall Park is strongly characterised by its use as a sports field. The majority of the Park is open grass at a level higher than its surroundings. The Park is fringed by natural bushland with the north-western and south-western corners containing vegetation belonging to the Duffys Forest Endangered Ecological Community.

The Park is regularly shaped, with residential properties bounding two sides along Hassell Street and Palm Street. The Sydney Preparatory School bounds the southern edge of the Park. Along busy Mona Vale Road to the East are a mixture of commercial and residential properties. The main access to the Park is from a small parking area located off Hassell Street. This is on the lowest side of the Park, and a ramp and stairs lead up to the club house/amenities building. The club house is a two storey building occupying a footprint of approximately 350 square metres. The building has a generous hardstand to three sides and is located to capitalise on views across the playing fields.

The edge of the Park along Mona Vale Road is fenced with a 3m high chain mesh, and has limited openings or gates to allow access into the Park. There are a number of established trees along this edge, which are set in either grass or mulch, not in formalised garden beds. Large street trees provide a level of separation from the road with the pedestrian footpath centralised between the fence and the road. Mona Vale Road is 3 lanes in either direction, however there is no parking along the park side of Mona Vale Road.

Given the parks predominant dedication to sports facilities, other functions or amenities are punctuated around the edges of the Park. The play space is located in the corner between Palm Street and Mona Vale Road, set amongst trees and grass. There is little understorey, with a generous kick-about area between the play space and the adjacent bushland. Other key pieces of infrastructure are the two sets of cricket practice nets, one located on the corner of Mona Vale Road and Mawson Street, and the other located south of the clubhouse adjacent the bushland on the Mawson Street and Hassell Street corner.

The sporting field is bounded by a low chain mesh fence to preclude errant balls from running down the surrounding embankments. The ground accommodates a senior size cricket field in the summer and a senior and a junior sized rugby pitch (side-by-side) in the winter. The grassed embankments lead down to the interface with the bushland on the north and south peripheries. Informal tracks provide access through the bushland for walkers. There is evidence that these tracks are also utilised as bike tracks with soil mounds interspersed in clearings as jumps. The bushland edge to the park has several gated and informal entry points for pedestrians and maintenance vehicles. Aside from these, the edges are typically non-trafficable with no footpath provision.

There are several park benches, rubbish bins and bubblers on concrete hardstands located around the edge of the park, all of which are due for replacement. There are no picnic shelters or BBQ facilities which are park of this scale should typically include.

Other significant infrastructure in the park includes lighting and mobile phone towers which are visually obtrusive.

### Social and Cultural Character

#### User Groups

The park is well utilised by local residents as a place to exercise, walk the dog, play and socialise. The survey results suggest that users attend the park on a weekly basis whether for organised sport or informal recreation. The parks predominant use is as a sports field hosting cricket in the summer season and rugby in the winter season. Throughout the year local schools utilise the space for sports activities.

Local sporting clubs who use the ground include;

- St Ives Rugby
- Northern Saints
- St Ives Junior Cricket Club Inc.
- St Ives Wahroonga Cricket Club Inc.
- North Shore Junior Cricket Association
- Hornsby Ku-ring-gai and Hills District Cricket Association Inc.

School groups include;

- Brigidine College
- Ku-ring-gai Primary School Sports Association (PSSA)



Pedestrian entry to field from Hassell Street car park



Playground



Signage at Hassell Street car park entry



Cricket Practice nets adjacent Mawson Street

### Park Elements + Context

The following sections will explore the existing condition of the park in detail examining their current condition and expectation for retention, removal or replacement. This includes the overarching delineation of function characterising different spaces, natural, and built elements. The diagrams provide a visual reference for the features as they are at the time of producing this document. The text associated with the diagrams provides commentary on the elements as they are, and their future within the context of the masterplan.

As a preface to this, the Council contextual constraints are explored in relation to Plans of Management and the Local Environment Plan.

An Opportunities and Constraints plan at the end of this section will provide the introduction to the conceptual plan for the park.

### Plans of Management

There are three Plans of Management which govern the activities and management of Hassall Park including;

- Parks Plan of Management (2006),
- Sports Facilities Plan of Management (2015), and
- Bushland Reserves Plan of Management (2017).

Council are currently updating these Plans of Management in line with the State Government requirements for Crown Lands wherein Plans of Management applicable to the park will change. The masterplan will be updated as required to reflect this.

### Parks Plan of Management

The Local Government Act specifies “core objectives” for Parks as

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities.
- To provide for passive recreational activities or pastimes and for the casual playing of games.
- To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

The principles of Crown Land Management, as set out in the Crown Lands Act 1989 have also been taken into account including:

- To observe environmental protection principles in relation to the management and administration of Crown Land.
- To encourage public use and enjoyment of appropriate Crown Land.
- To encourage multiple use of Crown Land, where appropriate.
- To use and manage Crown Land in such a way that both the land and its resources are sustained in perpetuity, where appropriate.
- To deal with Crown Land in the best interests of the State consistent with the above principles.

### Vision

Council’s Draft Open Space Strategy identifies the following vision for Ku-ring-gai’s parks:

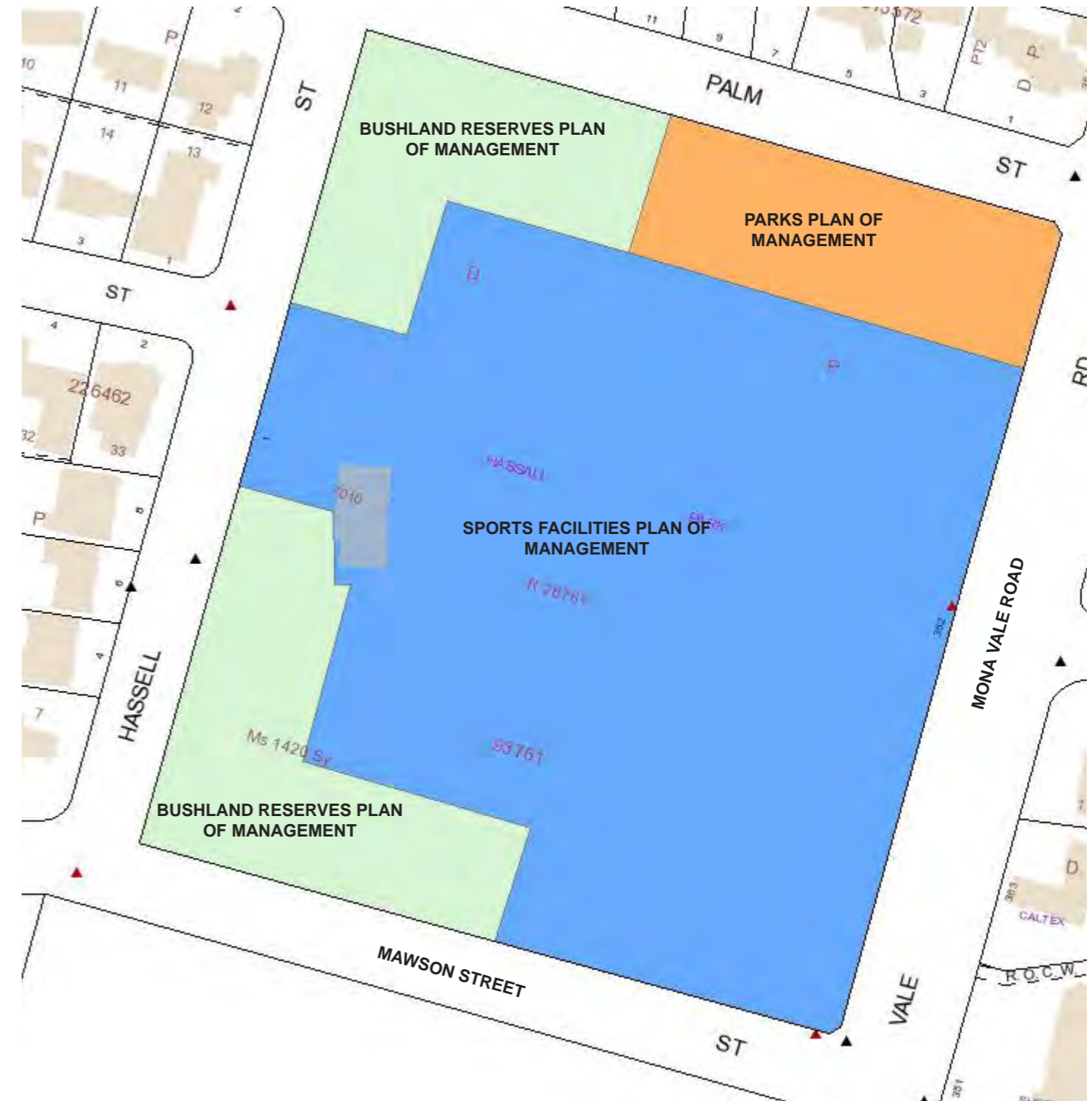
‘Parks and reserves will provide open space for recreation. Shaded surroundings will allow people enjoyable experiences in a wide range of leisure activities.’

‘Parks will display examples of different planting styles using predominantly local native species with exotics where appropriate. Many will include trees and vegetation representative of all structural layers (trees, shrubs, groundcover). In particular, where space permits the larger species of trees will be grown for landscape and habitat values.’

### Use of the land – current and permitted

Parks throughout Ku-ring-gai are currently used for the following purposes/activities:

- Informal recreation & leisure activities (e.g. picnicking, walking dogs, cycling, walking etc.)
- Community events and activities (e.g. Australia Day concert, Carols in the Park)
- Off leash dog exercise areas
- Landscaping (including maintenance)
- Commercial activities, such as mobile refreshment vendors, and corporate events



Land Management Map

Council's Sportsground Plan of Management and this Plan defines the types of usage on a sportsground or park into 3 categories as follows;

**Organised activities, sports and games.**

Any group of people (more than 5 people, or one that is commercially based) who are using any Council owned or managed land on a regular basis (at least once in any three month period) will be considered a regular and organised group and will therefore be required to comply with Council's Open Space Conditions Of Hire.

**Unorganised activity.**

Any person or group of people using Council owned or managed land for non-specific general open space usage.

**Non-specific general open space usage.**

Activities which do not require any infrastructure such as line marking, goal posts (permanent or temporary), cricket wickets, or occur less than once every three months of a spontaneous, cultural and social nature.

**Future Development of the Land**

This Plan of Management authorises, within the requirements of relevant legislation and Council policy, the future development of Parks for the following use/purpose:

- Landscaped areas
- Playgrounds
- Pathways, cycleways /boardwalks
- Drainage
- Car parking and access roads
- Refreshment Rooms (e.g. café, restaurant)
- Park care activities and Bushland regeneration
- Interpretive signage
- Improved Amenities.

Table 1 Outlines the Scale and Intensity of permitted uses

USE	SCALE	INTENSITY
Informal recreation. leisure activities (e.g. picnicking, walking dogs, cycling, walking etc.)*	Limited to the physical capacity of existing facilities	Within existing development areas in accordance with any displayed notice
Community events and activities (e.g. Australia Day concert, Carols in the Park)	Limited to the physical capacity of existing facilities	7.00am to midnight, within the restrictions of existing planning legislation including DCP 46 (Exempt and Complying)
Off leash dog exercise areas	Limited to areas resolved by Council	Unrestricted
Landscaping (including maintenance)*	Within existing landscape areas	Unrestricted
Commercial activities, such as mobile refreshment vendors, and corporate events	Limited to the physical capacity of existing facilities	Within existing developed areas and within constraints identified in this plan

**TABLE 1** Permitted uses within Parks

\* Denotes current use

**Action Plan**

4.1 Landscape Character / Vegetation Environment

The character of the parks must essentially be inviting to local and regional visitors through simple, but attractive design, high quality facilities and significant trees and vegetation.

- Identify planting opportunities to preserve and enhance trees and vegetation within parks including canopy replenishment.
- Undertake planting in accordance with identified opportunities through the canopy replenishment and capital works programs.
- Provide a safe network of trees in parks through vegetation management.

4.2 Use

Parks provide benefits to the whole of the community and not just children.

Parks provide meeting points for parents, neighbours and youth, who value having the public space in which to socialise. The variety of facilities provided in a park area include BBQs, picnic tables, seating and shaded areas, and toilets, and will extend the length of time spent in the park area by adults and children.

- Management strategies that reflect the numbers and types of visitors to parks (current and future), and that do not lead to the parks' carrying capacity being exceeded.
- Management strategies that identify and promote appropriate use of and activities within parks.
- Perform visitor needs surveys.
- Reflect results of needs surveys in park design principles.
- Identify the users and general community perception of the range of activities that are compatible with parks and adjoining land use.
- Develop promotional material to market the park network to the Ku-ring-gai Council residents.
- Sponsor public play events and open field days in the parks to actively involve residents of all ages in using parks and playgrounds.
- Signpost facility locations in larger parks.

4.5 Community Involvement

Community involvement in the planning and design process of parks and playgrounds instils a sense of ownership and concern for these public spaces, and gives Council a means of building a significant alliance with the community.

- Residents to be involved in the planning and on-going management of their parks.
- Provide information about park planning and consult with local residents and through Reference Group and Community Committees of Council.
- Encourage groups to undertake 'park watch' activities and develop a model for the implementation of a 'parkcare' scheme.

4.7 Facilities and General Amenity

The number, type and range of facilities provided in each park will depend upon identified demand for facilities, the suitability of the park for development and its proximity to other parks offering similar recreation opportunities. Due to limited funding for capital development of parks it is critical that an equitable range of parks is identified for upgrading as funds become available.

- Park environments attractively landscaped, maintained and encourage contact with nature.
- Clear signage providing park name and relevant information about its use is provided.
- A unique ambience to create attractive and memorable public environments.
- Identify the community need in terms of facilities in parks (e.g. tables, seats, tree planting, barbecues, bubblers, shade, signage, safety, rubbish bins, fences and gates on playground areas etc.).
- Establish the quality and existing conditions of facilities that support the park network.
- Assess current landscape conditions and implement works required for attractive, safe and well-maintained areas.
- Install park furnishings including seats, picnic tables, shelters and bubblers.
- Assess current signage in parks. Name signs to be in accordance with Council's sign manuals.
- Install signs where necessary.
- Work with local artists to coordinate public art projects.



#### 4.8 Maintenance

- Identify the standards of maintenance that will apply to the various components of parks.
- Maintenance programs implemented and monitored.
- Continue to review comprehensive maintenance programs based on the identified standards.
- Implement a Parkcare program similar to the existing Bushcare program.
- Recognise the status of parks and maintain as such.
- Inform community of maintenance work to, and removal of, facilities through neighbourhood notification.
- Undertake necessary maintenance work as identified in inspections and public requests.
- Monitor the costs associated with maintenance activities to inform annual budgeting.

#### 4.9 Vandalism

While vandalism cannot be eliminated, the following strategies can help to reduce vandalism:

- Maximising user satisfaction
- Good design and facilities
- Prompt response to repair damage when vandalism occurs
- Where necessary target enforcement to known problem areas
- Appropriate education and interpretation
- Increased community involvement in park development and management
- Improved lighting where appropriate
- Manage vandalism and inappropriate use through prompt response to damage, improved facilities and lighting, education, enforcement activities and increased community/user involvement in development and management of parks
- Continue to operate the CRS system to provide for immediate response to reported damage or vandalism in parks
- Develop and initiate a “park watch” or “park care” program to promote greater community involvement in the development, maintenance and use of parks
- Ensure facilities in parks are of appropriate design and construction and are well maintained to reduce motivation factors for vandalism
- Consider opportunities for additional lighting and/or increase of views from surrounding areas.

### Sports Facilities Plan of Management

#### Definition of sports facilities

Sports facilities may be defined as an area providing for structured or unstructured active recreation. This includes training and competition, which may be undertaken either individually or as a team, as well as social active recreational pursuits.

Community Land that is held under the category “Sportsground” is intended to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games

#### Ownership and management

Hassall Park is on land owned by the Crown. The principles of management of this land as set out in the Act are:

- That environmental protection principles be observed in relation to the management and administration of Crown Land
- That the natural resources of Crown Land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible
- That public use and enjoyment of appropriate Crown Land be encouraged
- That where appropriate, multiple use of Crown Land be encouraged
- 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.

The Local Government Act 1993 specifies the following core objectives for community land categorised as sportsground:

- To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games and;
- To ensure that such activities are managed having regards to any adverse impact on nearby residences.

Council’s sports facilities play an important role in both a regional and local context by providing significant active and passive sporting and recreational opportunities with many community benefits.

Sports facilities also have an environmental role by providing surrounding natural vegetation and habitats for fauna and a natural setting for non-specific general open space usage, unorganised activities, sports and games.

Council’s sports facilities provide many benefits to our community including:

#### Social

- sporting and recreational opportunities
- youth development
- improved quality of life
- improved health benefits
- provision outdoor meeting places

#### Environmental

- visual amenity
- provision of habitat
- provision of carbon sinks

#### Economic

- increased economic benefits
- may increase nearby property values

#### Governance

- multiple uses and purposes
- provision of community facilities.

#### Values

##### Social values:

Sport and outdoor recreation provide a forum for community development and social interaction. Engaging in sport provides people with an opportunity to socialise and build community networks in a relaxed atmosphere. Interacting as part of a team can aid individual development as well as broader community development through the learning of skills such as communication, negotiation and cooperation. Sports facilities also have value as informal meeting places which enhance social interaction within our community and may be used in times of emergency as a refuge.

Recreation is becoming an increasingly important value for individuals and the wider community as people are realising the benefits of recreation in achieving quality of life. Sports facilities provide a significant amount of recreation opportunities to the community such as regular participation in physical activity which can improve overall mental and physical health. It also mitigates the risks associated with obesity and sedentary lifestyles.

Through Council’s visioning exercise, our community identified a need to strive for healthier lifestyle practices to achieve physical, mental and social wellbeing.

##### Environmental values:

Ku-ring-gai’s sports facilities network provides significant environmental value to the area. By being a significant section of Council’s open space reserve system, our sports facilities provide habitat and biolinkage opportunities for flora and fauna with many of our sites containing or being adjacent to significant stands of native vegetation and urban bushland.

Our sports facilities network also provides attractive visual amenity with native vegetation and landscaping which breaks up the urban landscape. In addition to this, the vegetation and canopy trees on our sports facilities provide microclimate effects to the local area through mitigating wind velocity and the heat island effect created within urbanised areas.

##### Economic values:

The economic values of Council’s sports facilities are two-fold. Council’s facilities can provide suitable venues to host the growing demand for sports tourism bringing cash flow into the area from throughout the region. This not only has a direct effect on the value to facility users but also provides indirect value to local retailers and local accommodation.

The second economic value is that our sports facilities add to the visual amenity of our streetscapes which can have a positive effect on land and property values of the area.

## Current and permitted uses

The land covered by this Plan is currently used for and is permitted for recreational and other community purposes including:

- Access roads\*\*
  - Advertising and sponsorship signage\*\*
  - Alternate energy technology\*\*
  - Art and cultural classes and events
  - Biodiversity enhancement\*\*
  - Canteens\*\*
  - Casual playing of games or informal sporting activities\*\*
  - Car parking\*\*
  - Clubhouse and amenities\*\*
  - Commercial activities
  - Community events (fundraising/charity events, special events)
  - Community notice signs and temporary signs
  - Dog training and exercise
  - Drainage and irrigation\*\*
  - Emergency use
  - Equestrian events and training
  - Filming and photography (commercial and amateur)
  - Fitness and wellbeing programs
  - Gaming (poker machines)
  - Landscaping\*\*
  - Licensed bar and bistro
  - Maintenance buildings
  - Markets
  - Mobile food vendors
  - Multi-use path networks
  - Natural areas (parks and bushland)\*\*
  - Organised sports competitions\*(\*\*)
  - Organised sport training\*\*
  - Outdoor film screening
  - Passive recreation\*\*
  - Personal training
  - Playing of a musical instrument, or singing, for fee or reward
  - Private events (i.e. weddings, birthdays)
  - Public performance or education
  - Public utility infrastructure\*\*
  - Remediation works
  - School sport and recreation\*\*
  - School vacation activities
  - Shade structures
  - Sportsground maintenance\*\*
  - Storage facilities
  - Telecommunication facilities\*\*
  - Temporary structures (i.e.: marquees, tents, stages)
  - Visitor facilities
  - Water reuse and recycling\*\*
  - Youth programs and events.
- \*Includes, but is not exclusive to: Soccer; AFL; Baseball; Rugby; Rugby League; Softball; Touch football; Oztag; Netball; Tennis; Lawn Bowls; Croquet; Athletics; Ultimate Frisbee; Cricket; Lacrosse; Hockey; Archery; etc.
- \*\*Denotes current use at Hassall Park

## Leases and licences

Council may, by resolution, enter into contracts and lease/licence agreements with relevant authorities, organisations, individuals, or companies in relation to the provision of services or utilities in accordance with the objectives of this Plan and legislative requirements.

The grant of a lease, licence or other estate in respect to land covered by this Plan is expressly authorised:

- for any purpose for which the land was being used at the date this Plan was adopted; or
- for any other purpose prescribed by Section 46 of the Local Government Act 1993, or Regulation made there under.

The granting of leases, licences and other estates must be consistent with the core objectives of the land's categorisation, namely sportsground.

This Plan of Management prohibits leases, licences and other estates being granted at sports facilities for the following:

- activities prohibited by the zoning of the land unless otherwise enabled through Council's Comprehensive Local Environment Plan; and
- activities which are not in accordance with the aims and/or objectives of this Plan.

## Future development of the land

This Plan of Management authorises, within the requirements of relevant legislation and Council policy, the future development of Council's sports facilities as listed within this Plan for the following purposes and uses:

- alterations and additions to the existing land and infrastructure to provide improved facilities for the uses permitted by

this Plan of Management

- construction of new facilities; and
- improvements to the landscape and aesthetic elements of the land.

Any future development of the land will need to comply with relevant laws, governing use and development of the land.

Demographics and Demand: Provide sporting facilities which address the changing demographics and demands of our community

- Council's sports facilities meet the demands of an increasing and changing population
- Access to a variety of active lifestyle choices available to all of the Ku-ring-gai community
- Sports facilities meet club training, competition and social needs
- Optimal capacity of existing facilities is achieved
- Compatible multi-use is encouraged, provided the impacts on users are minimal
- Facilities are equitably allocated between user groups
- Pedestrian access to sportsgrounds for users, including those with disabilities and/or limited mobility is improved
- Private vehicle access is regulated at sports facilities
- Emergency and service vehicle access is provided at all sports facilities
- Access within seasonal changeover periods reduced to ameliorate safety risks to users during prescribed maintenance operations
- Council's sports facilities are made available for emergency uses

Administration: Administer the usage of Council's sporting facilities in a fair and equitable manner

- Bookings administration is delivered in an efficient and effective manner
- The administration of facility hire is non biased and transparent
- Fees and charges will be administered fairly and equitably
- Unbooked unpaid usage will be minimised
- Disruption of use will be minimised
- Sport facilities and related activities will be promoted

## INFRASTRUCTURE

- Primary Infrastructure
- Play surfaces
- Irrigation systems
- Drainage systems
- Lighting
- Equipment
- Ancillary Infrastructure
- Shelter
- Pavilions and toilets
- Cricket practice nets
- Baseball batting cages
- Storage
- Temporary Structures
- Telecommunications Infrastructure
- Public Art
- Capital Improvements

Infrastructure: Improve our sports facilities infrastructure through strategic and opportunistic approaches

- Adequate shelter for both players and spectators provided at sports facilities
- A long term quality irrigation program at all sports grounds to be progressively implemented
- Play surfaces are provided to enable safe and enjoyable play and competition
- Lighting is provided at prioritised sites to provide for improved capacity of sports facilities
- Equipment is provided to enable safe and enjoyable play at sports facilities
- Ancillary infrastructure is provided and maintained where appropriate
- Storage provided where appropriate and managed to improve the use of facilities by organised users
- Activities requiring temporary structures are accommodated where site damage can be avoided

- User groups and adjacent properties notified of any proposed telecommunications infrastructure installation
- Opportunities for the display of public art is provided at selected sports facilities
- Capacity and potential of sites maximised through a prioritised program of capital improvements
- Development approval for capital improvements are assessed under relevant legislation including associated community consultation.

Service standards and maintenance: Provide a quality service standard for the maintenance of our sporting facilities

- To provide a safe environment for users of, and visitors to, Council's sports facilities
- Appropriate waste and recycling facilities provided at sports facilities
- Sports grounds with minimal littering problems
- Sporting organisations take a positive role in waste management
- Facilities are clean and consistently well maintained
- Vandalism and inappropriate use identified and responded to in a timely manner
- Service standards are identified and adhered to
- Water restrictions are adhered to and alternate water sources identified
- An effective after hours service is provided at Council's sports facilities
- Play surface conditions are maintained to an agreed standard

Usage impacts: Increase positive impacts and minimise adverse impacts from the existence and use of sports facilities.

- Impacts on adjoining land uses are mitigated and prevented where possible
- Users and visitors are protected from the potential of lung cancer through passive smoking at sports facilities
- Traffic and parking is managed to mitigate adverse impacts on sports facilities and adjoining land uses
- Inappropriate use of sports facilities is actively discouraged and prevented where possible
- All activities on sports grounds have minimal impact on natural areas and bushland
- Sustainable management inefficiencies identified and acted on promptly
- Responsible alcohol consumption is promoted
- Food serving and preparation is undertaken at sports facilities in accordance with all relevant legislation and policy
- Dogs on sports facilities are managed within identified areas
- Greenhouse emissions through Council management of sports facilities reduced by 20% by 2020
- Management of sports facilities adapts to changes in climate

Finance: Maintain and improve sports facilities through sustainable financial practices.

- Capital funding is sourced from a range of sources
- Capital funding allocated annually to implement key priorities in accordance with Council's sports field capital works prioritisation model
- An appropriate maintenance budget is allocated commensurate to the maintenance of any additional capital infrastructure
- An equitable pricing structure is implemented for all users of sports facilities
- Opportunities for advertising within council sports facilities are provided where appropriate subject to Council's Development Control Plan
- Sponsorship and donations are encouraged for Council's sports facilities

## Bushland Reserves Plan of Management

### Principles of Ecological Sustainable Development

The principles for the management of the bushland reserves aim to ensure that Council:

1. Manages its reserves in accordance with relevant recovery and threat abatement strategies (referred to as threatened species priority action statements) and plans prepared by the NSW Office of Environment and Heritage (OEH), and Commonwealth Department of the Environment (DE).

2. Protects, conserves, and enhances the natural, cultural, scientific and scenic values of Ku-ring-gai Council bushland reserves.
3. Provides appropriate recreation opportunities that are consistent with requirements for the conservation of the bushland ecosystems and particularly threatened species, populations and ecological communities.
4. Promotes community awareness of the natural and cultural significance of the reserves.
5. Manages fire hazards within and adjoining Council reserves and private lands to protect life and property and in accordance with natural fire regimes; and
6. Implements measures directed at minimising and managing the impacts from threats and pressures on the values and condition of the land.

### Categorisation of 'Natural Areas' Core objectives LG Act 36E

- conserve biodiversity and maintain ecosystem functions in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area
- maintain the land or that feature of habitat, in its natural state and setting
- provide for the restoration and regeneration of the land
- provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion, and
- assist in and facilitate the implementation of any provisions restricting to use and management of the land that are set out in a recovery plan or treat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.

### Further categorisation of 'Natural Areas' Bushland - Core objectives LG Act 36J

- ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land
- protect the aesthetic, heritage, recreational, educational and scientific values of the land
- promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion
- restore degraded bushland
- protect existing landforms such as natural drainage lines, watercourses and foreshores
- retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term; and
- protect bushland as a natural stabiliser of the soil surface.

### Duffys Forest

The Duffys Forest Ecological Community is listed under the NSW Biodiversity Conservation Act 2016 as an endangered ecological community. The scientific determination for this community omits reference to remnant trees or trees lacking understorey and as such it is acknowledged that some areas of Duffys Forest are to degraded to be listed under the NSW Biodiversity Conservation Act 2016. This community commonly occurs on ridge tops, plateaus and upper slopes over shale lenses and lateritic soils on Hawkesbury sandstone. It is characterised by open-forest or woodland, with sandstone outcropping occurring within transitional locations. This community is dominated by a varied of canopy species including; Red Bloodwood (*Corymbia gummifera*), Black Ash (*Eucalyptus sieberi*), Smooth-barked Apple (*Angophora costata*), and Brown Stringybark (*Eucalyptus capitellata*). The Ku-ring-gai LGA contains eight (8%) percent of the remaining 240 ha of Duffys Forest (KC 2006).

### Recreational use in reserves

*\*Denotes current use at Hassall Park*

Appropriate use

- Bushwalking, running and nature based activities on designated walking trails\*
- Walking of dogs with leashes on designated walking trails (with the exception of Conservation Agreements and Wildlife Protection Areas)\*
- Bicycle use on designated service trails
- Abseiling and rock climbing in designated areas and with conditions
- Informal bike tracks and illegally constructed jumps cause damage and erosion to bushland reserves, and conflict with passive recreational use. Located mostly along urban edges and on fire trails, Council has identified specific periods

of activity (e.g. often constructed in school holidays) and works towards the remediation of impacts caused by such activities. It is acknowledged however, that a balance must be found between protecting the bushland and providing a “positive” experience of bushland for people from a variety of demographics and different interests and backgrounds, particularly youth\*.

#### Authorised activities in the reserves

The following activities are authorised by this Plan of Management. Exceptions may be in place for certain reserves, as indicated:

- passive recreation activities such as bushwalking and picnicking, and specific community orientated non-commercial events that do not compromise the core objectives of “natural areas”
- regulated commercial, cultural or active recreation activities that are compatible with the principles of this Plan and consistent with specific reserve management such as filming or mountain bike riding on designated tracks (Council permission may be required and fees may also apply for certain activities – for example filming)
- replacement/upgrading of facilities in their current locality
- activities consistent with the management requirements of the various NSW OEH recovery plans
- bushland restoration and regeneration works and activities by Council or contractors or community groups authorised by Council
- reduction of fire hazard in accordance with Council’s annual fuel management program approved by the Hornsby Kuring-gai Bush Fire Management Coordinating Committee
- maintenance of existing roads, tracks and trails, including drainage, stormwater and track works on existing infrastructure
- construction of new strategic tracks and trails, or asset protection zones (firebreaks), for recreation and or hazard reduction purposes (pursuant to the Environmental Planning and Assessment Act 1979)
- maintenance of existing signage and passive recreation facilities
- construction and maintenance of strategic sediment and pollution control devices in waterways to improve water quality and aquatic habitats pursuant to the Environmental Planning and Assessment Act 1979) or NSW Department of Primary Industries (fisheries) requirements and to Council’s Integrated Water Management Policy (2008)
- Collection of seeds and other plant propagules for Council’s plant nursery, or by other bodies or persons who have Council approval and appropriate permits or licences where necessary. Collection of seeds and propagules will be carried out according to industry best practice guidelines in relation to biodiversity, provenance and in sustainable quantities
- scientific research and specimen collection with appropriate ethics approval, permits or licences where necessary and with Council approval
- pest animal control and management pursuant to relevant acts or off label permits; and
- the grant of a lease or licence or other estate (including entering into a biobanking agreement within the meaning of Part 7A of the Threatened Species Conservation Act 1995) in respect of the land to which this plan applies is expressly authorised for any purpose for which the land was used at the date of adoption of this plan. This does not exempt future use review and modifications.

#### PRESCRIBED ACTIONS FOR MANAGEMENT OF RESERVE FEATURES

##### Bush Regeneration / Weed Control / Vegetation Management

- 1) Identify sites where mowing can be limited or reduced within or adjacent to bushland and implement those with potential for natural regeneration first.
- 2) Ensure Council’s mowing activities and contracts within and along the bushland interface, does not contradict with the management of adjoining bushland. Including:
  - prevention / removal of grass clipping from bushland; and
  - mowing within defined boundaries key sites requiring physical boundaries between mown and bushland areas to be identified and addressed by Council.

##### Catchment Management / Stormwater / Erosion Control

13) Where appropriate develop and design site strategies at the bushland interface that will minimise impacts from stormwater entering the reserves.

Consideration should be given to water quality, quantity and peak flows.

Including:

- water sensitive urban design approaches (such as use of vegetation lined drainage channels instead of concrete)
- appropriate landscaping incorporating the concept of passively irrigated landscapes where practical

- appropriate pollution control devices (sediment detention basins, litter baskets and raingardens)
- erosion control devices (swales, low flow pipes); and
- stormwater harvesting where feasible.

Threatened ecological communities will be a priority for sustainable water management and pollutant reductions.

16) Encourage the adoption of practices that will minimise stormwater impacts from properties that drain to the reserves and watercourses with particular emphasis on protecting threatened species and endangered ecological communities.

Practices should be relevant to the subject site and may include filtration, capture and re-use strategies, such as water tanks and increased use of permeable surfaces.

#### Education / Signage

17) Install co-ordinated signage (interpretative, educational, advisory) in accordance with a proposed Signage Policy, including:

- vegetation type
- wildlife and habitat
- permissible recreational use
- prohibited activities (regulatory signage); and
- signs for remote supervision (danger, warning and advice signs).

18) Continue promotion / education programs for targeted stakeholders and the general public regarding:

- weeds and appropriate removal techniques for private lands
- flora and fauna values of the reserves
- threats to native wildlife (including hollow and rock removal, and domestic cats and dogs)
- feeding of native wildlife
- protection from threats such as urban storm water runoff, illegal dumping
- community stewardship
- providing clean waterways
- walking track network
- appropriate recreational use of Council reserves; and
- specific information for dog walking, horse riding, mountain bike riding.

#### Interface / Access

54) Where relevant landscape native plants of site specific provenance should be used as a buffer or ‘exclusion zone’ to delineate a boundary and protect natural bushland at the periphery of open spaces areas such as sports grounds and parks.

55) Use of physical barriers such as retaining walls, logs or rocks as a physical barrier to invasive turf.

56) Investigate the effective use of fencing or bollards at:

- bushland interfaces; and
- trouble spots (e.g. sites where littering and dumping have become a problem, unauthorised access tracks).

58) Reduce/limit access points into surrounding bushland to minimise physical damage.

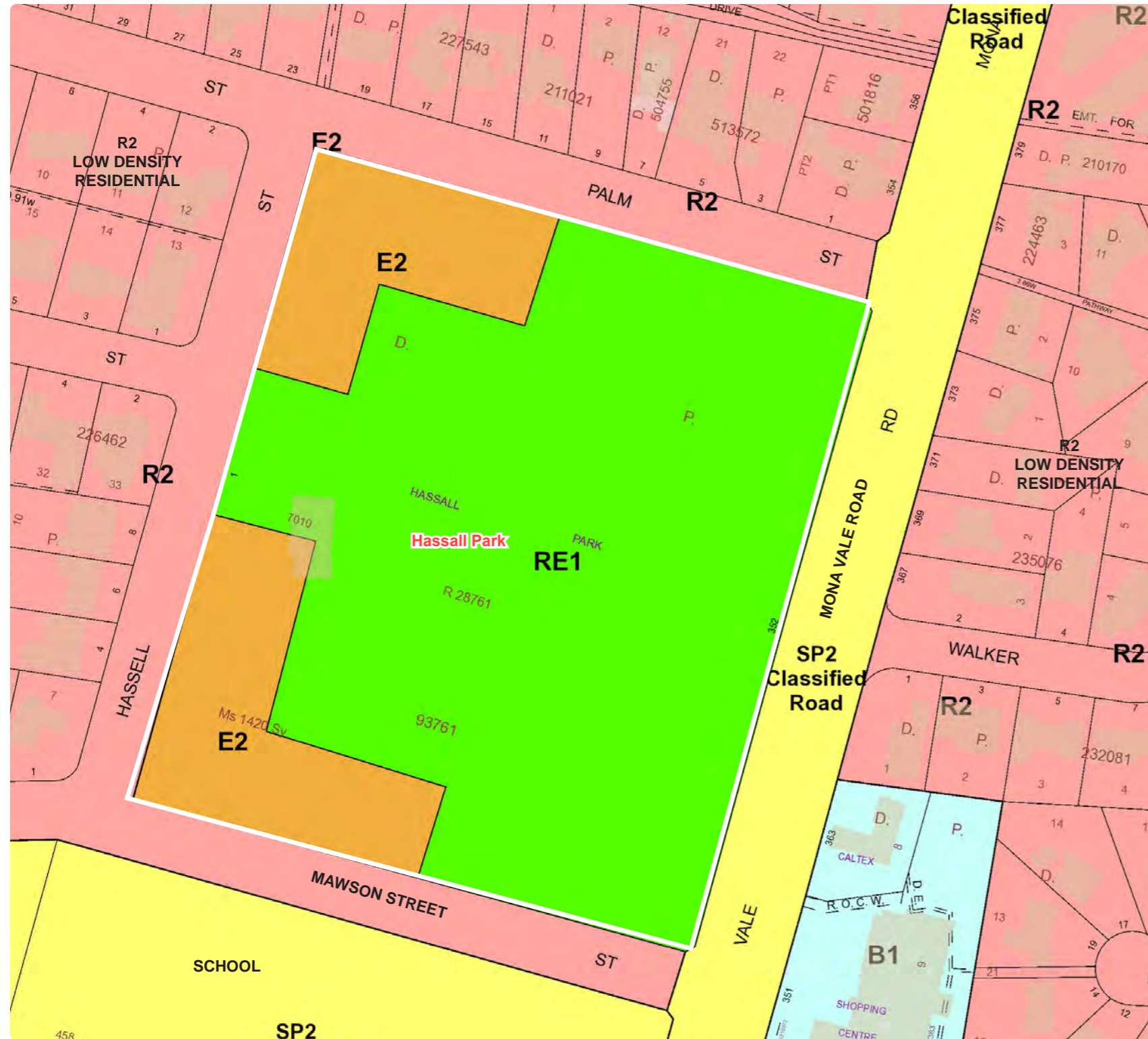
#### Planning / Development

67) Ensure that the design of built areas, access roads and paths, within and adjoining bushland, include water sensitive urban design and consist of sympathetic construction materials where feasible (e.g. avoid construction materials that weather to release phosphorus such as crushed basalt within sensitive areas).

70) Where new development occurs adjacent to bushland reserves, investigate the following options as part of conditions of consent:

- require identification and removal of existing weeds
- require an integrated weed management strategy for treatment of weeds on the site in perpetuity
- auditing and reporting to Council of sites after a number of years post development; and
- provision of training and education by Council for property owners.

## Local Environment Plan



Local Environment Plan Map

- RE1 Public Recreation
- R2 Low Density Residential
- B1 Neighbourhood Centre
- SP2 Infrastructure
- E2 Environmental Conservation

## Ku-ring-gai Local Environment Plan 2015

Hassall Park is governed by the Local Environment Plan, 2015. The controls relevant to the park as shown on the plans include zoning and biodiversity.

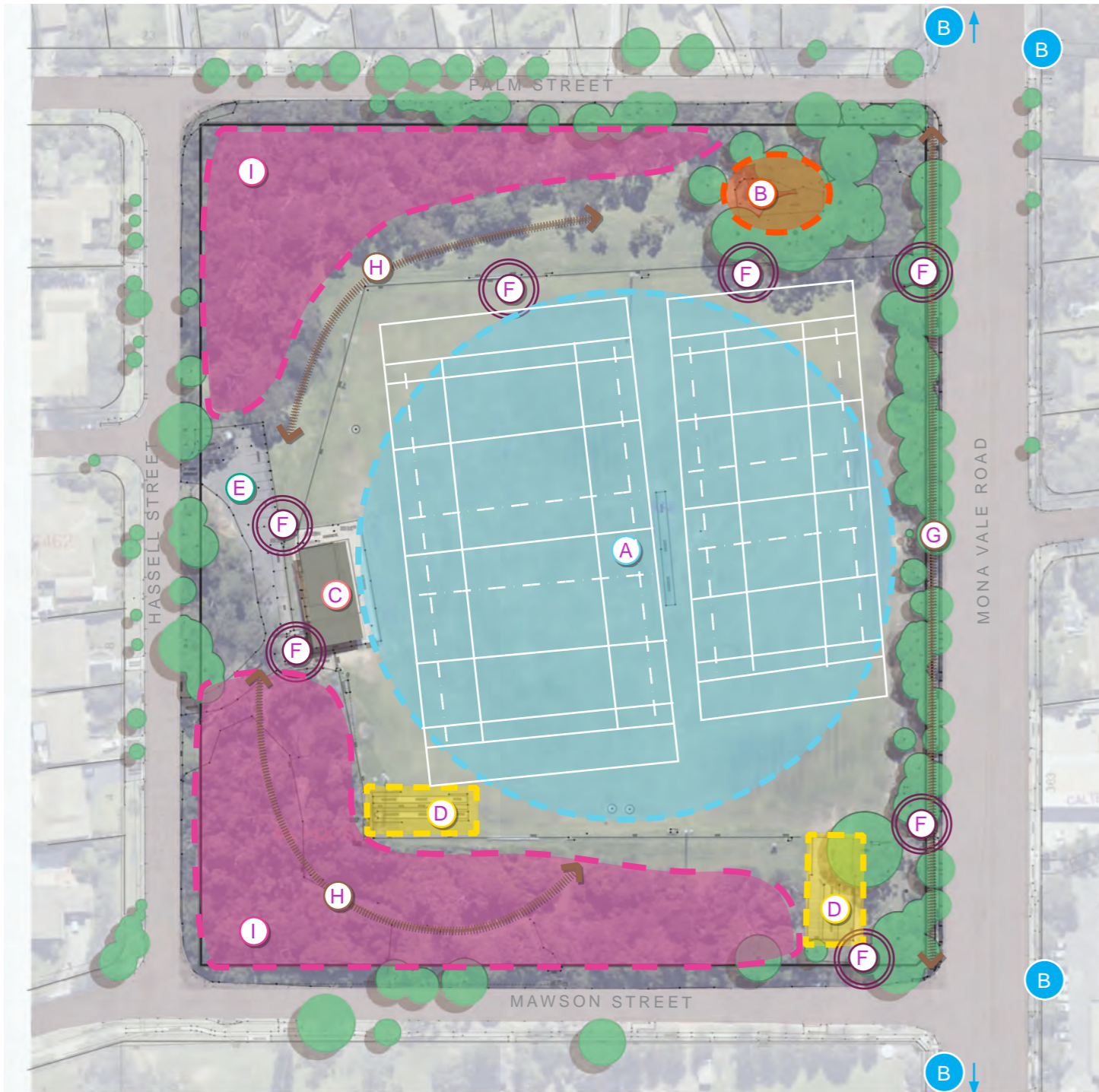
The Park itself is zoned as RE1 Public Recreation and E2 Environmental Conservation. Biodiversity of the site is identified as Duffys Forest, including some remnant trees. This is to be protected and enhanced through retention of trees and supplementary planting. There are no items of heritage significance within the park.



Ku-ring-gai DCP Greenweb Mapping

- Core biodiversity lands
- Support for core biodiversity lands
- Landscape remnant
- Biodiversity corridors and buffer
- Canopy remnant

## Existing Park Functions



- A Sports field
- B Play space
- C Club house
- D Cricket nets
- E Car park
- F Entry Point
- G Pedestrian movements - paths
- H Pedestrian movements - informal
- I Bushland
- B Bus stop



A Sports field



B Play space



C Clubhouse



D Cricket nets



E Car park



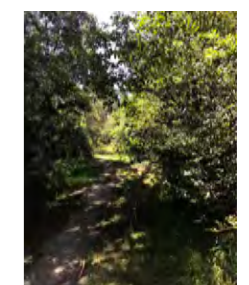
F Entry point for maintenance, Mona Vale Road



G Formal path, Mona Vale Road



H Informal path through bushland



I Bushland

The Park is predominantly open grassed area dedicated as sports field (A), utilised by cricket and rugby. This area is fenced and typically accommodates active recreation. In the centre of the field is a synthetic topped concrete cricket wicket used throughout the summer season. Senior and junior rugby fields flank either side of the wicket and are line marked every winter season, with goal posts stored on fence mounted brackets on the northern and southern sides of the field. The turf is in good condition with adequate drainage, and has a cloudmaster irrigation system.

A play space (B) that targets primary school children aged 4-11 is located in a clearing accessed along Palm Street, and will be discussed in further detail in the 'Play Space' section of the document.

The club house (C) is currently leased by St Ives Rugby, and shares the facility with the cricket clubs. The club house was built in 1971 by the rugby club and has undergone extensions and additions over the years. It is a two-storey building with a bar and function space including a roof terrace upstairs, and change, toilet, canteen and storage facilities downstairs.

Cricket practice nets (D) are located in the south-eastern and south-western corners of the playing areas. The three nets in the south-eastern corner run in a north-south alignment, and the two nets in the south-western corner run in an east-west alignment. Both sets of nets contain synthetic practice wickets with permanent stumps and black chain mesh fencing. Both sets of nets are in need of repair and upgrade.

The car park (E) is located off Hassell Street and is the only vehicular access to the park for visitors. The car park has recently been resurfaced and line marked and incorporates a single disabled parking space, and spaces for 17 other vehicles.

The park has a number entry points (F) for pedestrians to access the facilities. Entry from the car park on to the field is on either side of the club house via concrete stairs to the north and a concrete ramp to the south. At various points around the periphery of the park are gates or openings in the fence to allow pedestrians to enter the park. Along the Mona Vale Road side of the park is a gated entry for maintenance vehicles located close to water services infrastructure. With the exception of the ramp access from the car park to the field, entry points do not facilitate universal access and improvements for people with limited mobility to enter the park need to be incorporated. There is little sense of entry into the park, particularly from Mona Vale Road, with its high fence and lack of signage

Formal paths (G) are limited to the Mona Vale Road side of the park, and are located on the outside of the fence. Informal paths (H) through the bushland have been established as preferred routes by visitors and are not including in the parks maintenance schedule. There is evidence that these are used by both pedestrians and bike users, with dirt mounds used as park of a jump track.

Surrounding the sports field to the north-western and south-western sides are areas of Duffys Forest Endangered Ecological Community bushland (I). These dense areas of bushland comprise large stands of trees and understorey with some informal dirt paths running through. Weed clearing has been conducted in selected managed areas near the club house. There is not a formal bushcare group associated with this site, and weed infestation has been noted by residents in some of locations.

## Existing Structures and Furniture



- A Seats
- B Play space
- C Club house
- D Cricket nets
- E Drinking fountain
- F Chain mesh fencing
- G Bin
- H Signage



A Seat



E Drinking fountain



F Chain mesh fence



G Bin



G Bin

### Structures and Furniture

The seats provided within the park are located adjacent a hardstand, with a back but without armrests (A). All seats require upgrading to models with both backs and armrests, and on a more generous consolidated hardstand. The location of seats will need to be considered with future provision of pathways and at more frequent intervals. There are no table and chair settings, picnic shelters or BBQs currently provided, and will need to be considered in the masterplan.

A play space (B) that targets primary school children aged 4-11 contains 4 items of proprietary equipment including a slide, swings, springer and a see-saw, and will be discussed in further detail in the 'Play Space' section of the document.

The club house (C) and cricket nets (D) are functional but aging, and are in need of updates and repairs to ensure safety, more equitable access, and to comply with relevant sport and disability standards. There are male and female toilets, and two change rooms. The female toilet facility is ambulant. Upgrade of both sets of cricket net facilities should be considered to be compliant with Cricket Australia standards, and to meet increased demand for utilisation.

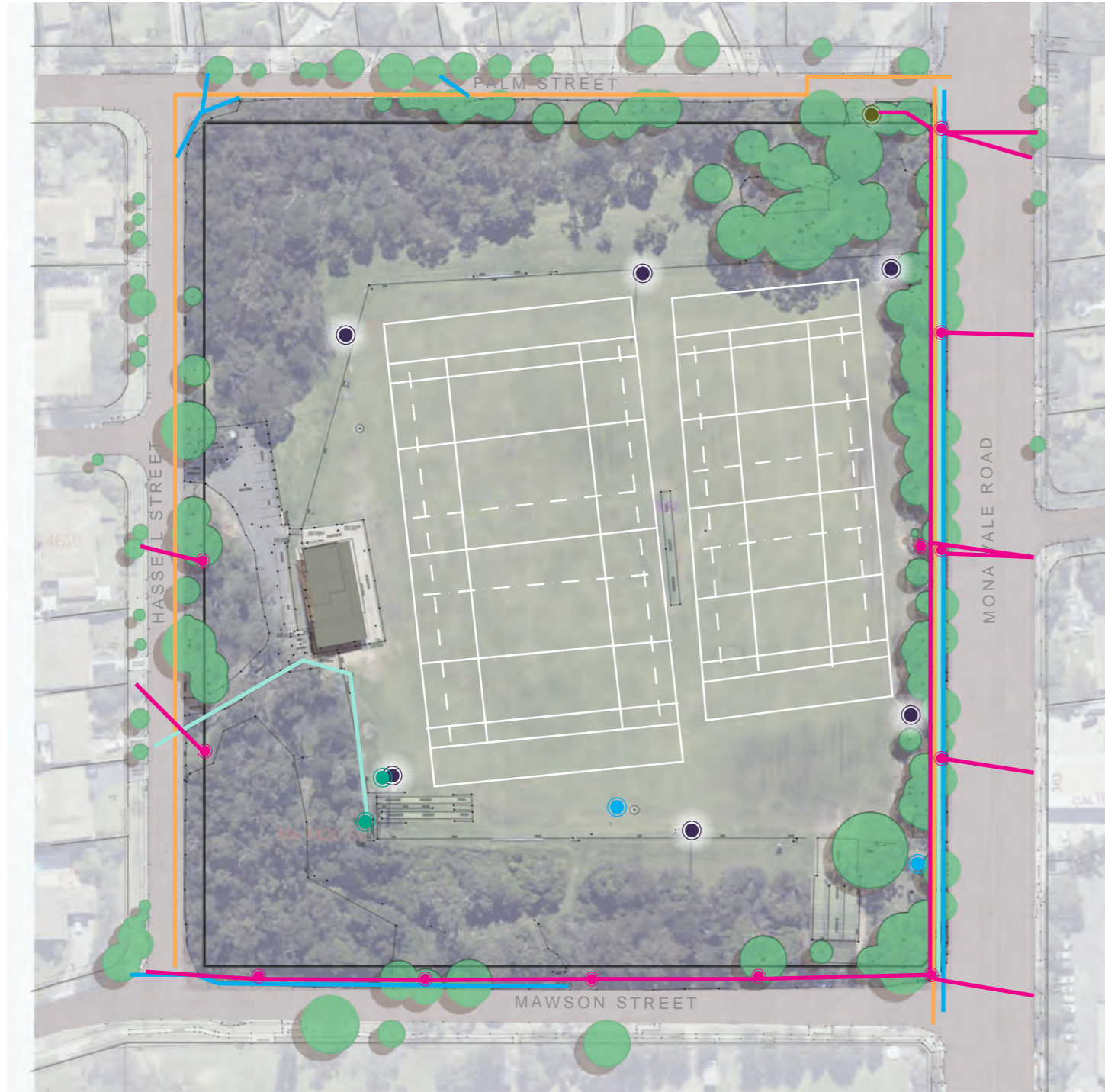
The single drinking fountain (E) services the southern portion of the park only, and updated models need to be included around the park.

Chain mesh fencing (F) encircles the field of play, with a 3m high fence along the Mona Vale Road frontage, and a 800mm high fence surrounding the internal grassed areas before the ground transitions down embankments towards the bushland. Whilst fencing is a requirement, the arrangement, materiality and location will be considered in the context of the park, as much of the fencing is falling into disrepair.

Multiple Sulo bins (G) are provided adjacent the club house which are freestanding so that they can be wheeled around the field as required. A pair of bins next to the triple cricket nets are secured onto a hardstand. There is currently no provision of recycling facilities and will need to be incorporated.

Timber Park signage is located at the Hassell Street car park entrance and inside the fence along Mona Vale Road. Both these signs should be upgraded, particularly the car park sign as it has the incorrect spelling of the park name. Additional signage is to be included at nominated locations to support interpretation and sporting clubs.

## Existing Services/Infrastructure + Lighting & Safety



Telecommunications pole



Flood lighting



Electricity substation located on Palm Street



Water services (irrigation)

### Services and Infrastructure

The majority of services within the park are located in a corridor adjacent to Mona Vale Road and includes electricity, gas, telecommunications and water.

Electrical (Ausgrid) assets include power poles and lights. Power poles are located on Mona Vale Road and Mawson Street, with additional connections in Hassell Street, however no overhead power lines traverse the internal area of the park. An existing substation on the Palm Street edge of the park immediately adjacent the road will need to be retained.

Sydney Water assets within the park include potable water. There are connections to potable water i.e. to taps, drinking fountain and to the amenities building however these were not identified through the survey or dial before you dig data. Investigations into the feasibility of stormwater harvesting for re-use in irrigation have been completed for:

- Stormwater harvesting and treatment for runoff from car parks and other impervious surfaces.
- Harvesting and reuse of stormwater runoff from the adjacent streets including Mona Vale Road.

This report, 'Hassall Park, St Ives Stormwater Harvesting Feasibility Study and Concept Designs' was completed by Henry and Hymas Consulting Engineers in August 2021. A number of alternative solutions were developed which can be adopted into the future.

Rainwater harvesting off the amenities building for toilet flushing reuse and landscape irrigation, and collection and reuse of irrigation water from the ovals will be incorporated.

There are a number of telecommunications licences associated with the park (primarily Telstra), which includes a tower and kiosks located in the south-western corner of the site next to the two cricket practice nets.

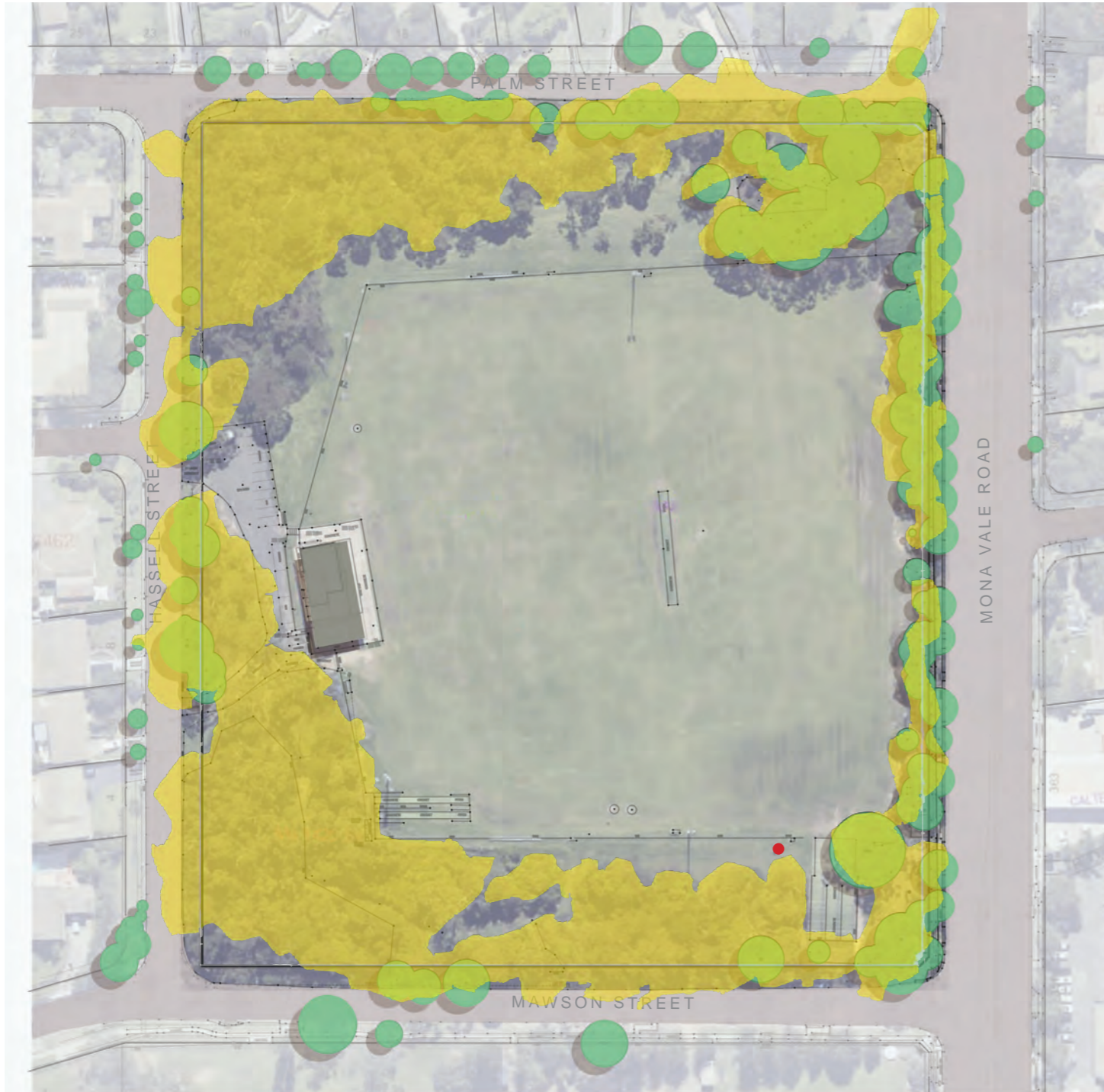
### Lighting and Safety

Flood lighting is provided in the park to light the field. This was installed in the early 2000's, and include halide fittings which should be upgraded to LEDs. There is no other pedestrian lighting within the park. Street lights are co-located on power poles along Mona Vale Road, and Maswon Street.

Passive surveillance of the park is limited due to the surrounding bushland, however due to the open nature of the site, there have been very few reports of anti-social behaviour.



## Existing Trees and Vegetation



- Existing Trees - Native and Exotic
- Duffys Forest Endangered Ecological Community
- Large Stump



Duffys Forest vegetation along Palm Street



Duffys Forest vegetation along Mawson Street



Pine trees



Large Stump

### Trees and Vegetation

Approximately 25% of the site is well vegetated with Duffys Forest Ecological Community (classified as endangered), which is identified as core biodiversity land in the most dense areas. Surrounding vegetation is classified as supporting and buffer/corridors, and is protected under threatened species legislation. This area is currently undergoing a long term program of regeneration by Councils Natural Resources Team. Dominant trees include *Corymbia gummifera*, *Angophora costata* and *Eucalyptus haemastoma*.

The remainder of the site has been cleared for sports and recreation use and is mowed grass. The mowing extents have no formal delineation and have a tendency to encroach into the Duffys Forest areas. A perimeter path with associated drainage would provide an edge to prevent this incursion, and assist in preventing further weed dispersal.

There are no formalised planting beds, hedging or curated garden areas within the park.

There is evidence in early photos that pine trees have been planted, which have become weeds on the site and should be removed where possible. The remnant tree canopy at the edges of the site has been supplemented with vegetation at the Palm Street and Mona Vale Road corner.

Any proposed planting at the site should preferably be from provenance grown stock for Duffys Forest Vegetation Association, with consideration given to field lighting to ensure that no trees at mature height will interfere with this.

The large existing tree stump at the end of the open grassed area has previously been considered for public art as a sculptural element. It is not considered to have significant value as a habitat tree, and is proposed to be removed as part of future works.

### List of tree species for replacement planting

Local Native Species:-

- *Eucalyptus sieberi* (Silvertop Ash)
- *Corymbia gummifera* (Red Bloodwood)
- *Eucalyptus capitellata* (Brown Stringybark)
- *Eucalyptus haemastoma* (Scribbly Gum)
- *Angophora costata* (Sydney Red Gum)
- *Eucalyptus punctata* (Grey Gum)
- *Eucalyptus racemosa* (Scribbly Gum)

- *Allocasuarina littoralis* (Black She-Oak)
- *Eucalyptus oblonga* (Narrow Leaf Stringybark)
- *Eucalyptus globoidea* (White Stringybark).

## Play Space

Hassall Park is designated as a District Park due to its size and provision of active recreation facilities. Currently the park's play space does not meet the desired requirements of a District Park due to the limited play equipment and the lack of complementary facilities immediately adjacent the play space, such as shelters, drink fountains, seating and toilet facilities. An upgrade of the playground is required to diversify play opportunities, create an accessible and inclusive play space, and promote the park as an important recreational location for the local community.

The existing play space consists of a single area surfaced with playground mulch bounded by timber edging that accommodates a see-saw, slide, swings, and a springer unit. These are all focussed toward a toddler to young children age bracket. Furniture adjacent the play space includes two backed seats without armrests. There are several trees which provide shade within the area, and large expanses of turf for informal play.

The play space is not fenced, however there is a break in the chain mesh fence for access from the field, and open access from Palm Street. There is no footpath or parking provision along Palm Street to allow easy access to the play space. Dense planting adjacent to Mona Vale Road discourages access from this side.



Play space as accessed from field



Play space



Play space



Play space

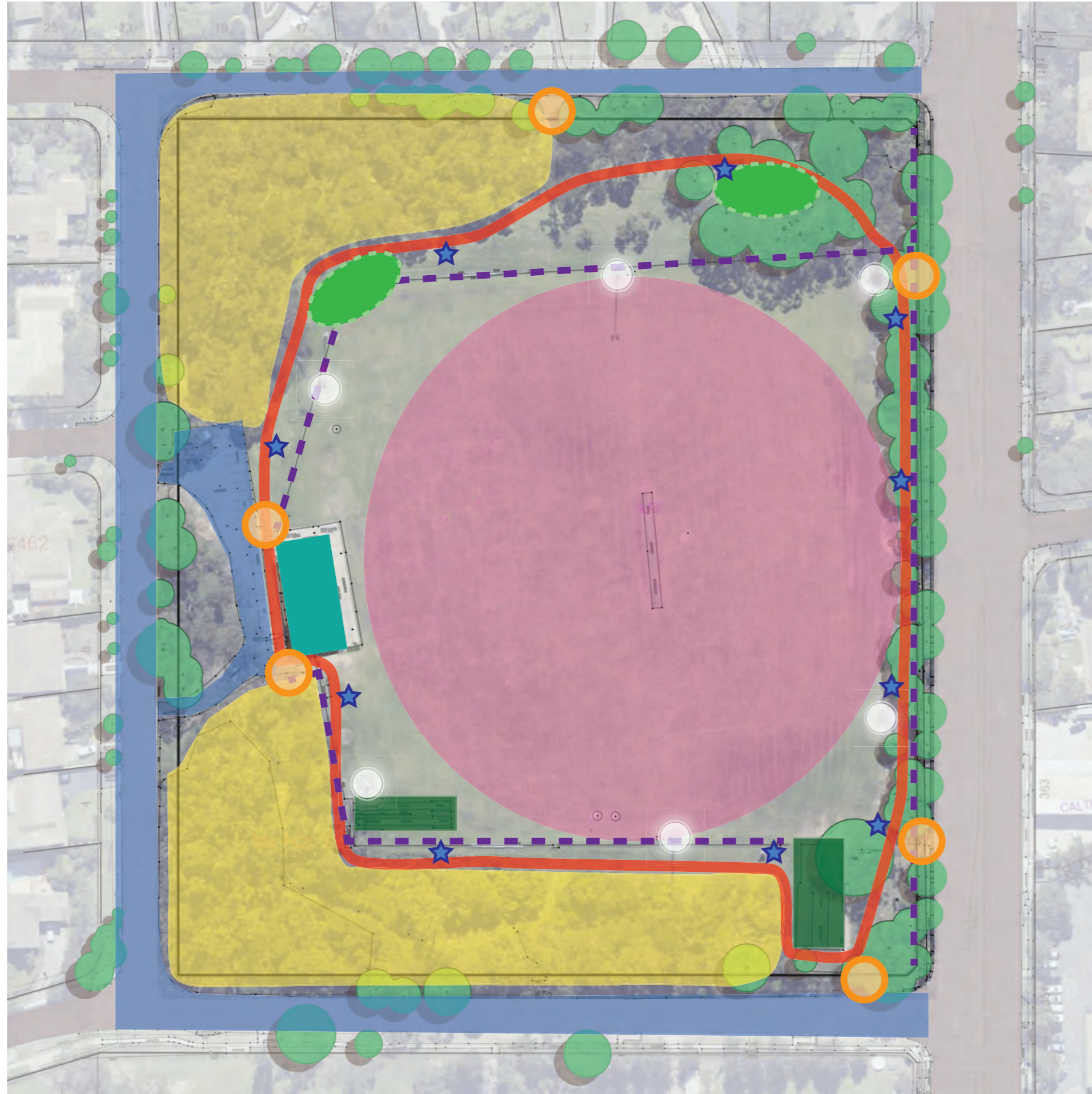


Plan of existing play space



Play space and open grassed area as accessed from Palm Street

## Opportunities and Constraints



### OPPORTUNITIES

- Explore opportunities for additional parking
- Upgrade existing play space and potentially relocate
- Upgrades to existing clubhouse
- Upgrade existing cricket practice net facilities - explore potential for consolidated location
- Shared Perimeter path
- Upgrades to improve access and entry points
- Opportunities for new furniture including shelter, picnic settings, seats, bins, bicycle parking and drinking fountains
- Upgrade field lighting to LEDs

### CONSTRAINTS

- Retain and protect existing Duffys Forest vegetation
- Maintain existing field capacity for summer and winter sport
- Upgrade fencing and explore options for alternative materials/alignment

### Opportunities and Constraints

Hassall Park presents an excellent framework for an improved district level park. Its location and established presence will continue to attract users from across the LGA. No substantial changes are proposed for the overall fabric of the park, however significant infrastructure upgrades will contribute to making the park more accessible, functional and desirable as a destination.

Works which will support the masterplan but are completed by others include;

- Proposed upgrades to the public transport network nominate rapid transit bus services along Mona Vale Road, making the park more easily accessible for users.

Improved cycling amenity is also proposed along Mona Vale Road, and locally in St Ives, as part of the Ku-ring-gai Bike Plan.

The diagram adjacent gives an outline of the opportunities for park improvements and those existing features which act as constraints to change. This has informed the masterplan concept which is in the following sections.

KEY

- (A)** Install perimeter shared pedestrian path network with improved entries and new furniture
- (B)** Retain and improve existing field
- (C)** Improve accessibility from Hassell Street car park entry and provide additional ramp access
- (D)** Replace perimeter fence, including improved planting along Mona Vale Road
- (E)** Upgrade clubhouse facilities
- (F)** Upgrade and expand play space to provide an inclusive play with a wider range of opportunities
- (G)** 'No-mow' zone and bushland regeneration works
- (H)** Upgrade/incorporate informal paths through bushland
- (I)** Opportunity to expand and consolidate existing cricket practice net facilities
- (J)** Exercise station with fitness equipment
- (K)** Retain and protect Duffys Forest Endangered Ecological Community bushland
- (L)** Improved LED field lighting
- (M)** Secondary asphalt perimeter path
- (N)** Formalised Parking (including accessible on Palm Street)
- (O)** Proposed footpath construction 2021-2022
- (P)** Possible future location for accessible toilets



**PLAY SPACE - INDICATIVE CONCEPT**

The indicative concept outlines the proposed inclusions for an upgraded play space to meet district park requirements. The concept design for the play space will be refined and developed in conjunction with further community consultation.

The upgraded play space will incorporate the following elements in the area or nearby;

- Furniture including seats, tables, bin, bubbler, bbq, shelter
- Improved accessibility for users of all ages and abilities
- A circuit track for younger children to ride bicycles and scooters
- A variety of robust materials including concrete, sandstone, and mulch softfall
- New planting
- Shade
- Play elements that facilitate **spinning, balancing, climbing, rocking, sliding, swinging**. These will be incorporated with sensory and nature play activities

CLIMBING



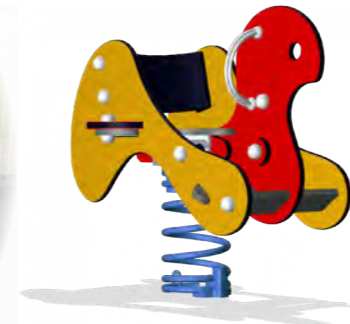
SPINNING



BALANCING



ROCKING



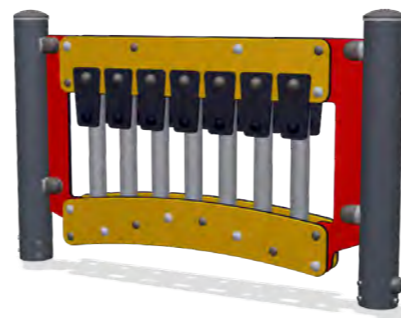
SWINGING



FURNITURE



SENSORY & NATURE PLAY



SLIDING



MATERIALS



### Project Budget

Council's District Park Landscape Masterplans are used in the preparation of the Parks Development Program in Council's Delivery Program and annual Operational Plan. Each master plan is staged to be implemented over a number of years.

The primary source of funding for the proposed works is the Ku-ring-gai Contributions Plan 2010 Works Programmes: Local parks, Local sporting facilities – Existing Open Space Embellishment which provides funding for the upgrade of Hassall Park to district park standards. There is approximately \$840,000 in funding available for the project, with grant opportunities to be explored during design and construction stages to bolster this.

Potential funding sources from grants include;

- Everyone Can Play
- Community Building Partnerships
- Crown Reserves Improvement Fund Grant
- Environmental Restoration and Rehabilitation
- Grants offered by NSW Office of Sport (*varies*)
- Grants for sustainable initiative including LED lighting and rainwater harvesting

Some works identified in the master plan are of an operational nature and can be completed within existing recurrent budgets. This will supply approximately \$295,000, bringing the total budget to \$1,135,000.

### Indicative Project Staging

#### Stage 1 - 2022

- Detail design and tender for stage 1 package of works including:
  - New play space
  - Upgraded park entries and paths, including fencing
  - New seating, furniture, signage, shelter and BBQ facilities
  - Stage 1 tree removals and replacement, planting

#### Stage 2 - 2023

- Construction of Stage 1 works
- Detail design and tender for stage 2 package of works including:
  - Upgrade to clubhouse
  - Upgrade to existing lighting
  - Upgrade to cricket practice net facilities
  - Expansion of parking
  - Stage 2 tree removals and replacement

#### Stage 3 - 2024

- Construction of remaining Stage 1 works, and Stage 2 works
- Bush remediation works
- Stage 3 tree removals and replacement

### What are Contributions Plans?

Ku-ring-gai Council's Contributions Plan 2010 allows a consolidated approach to providing infrastructure as a result of new development by authorising proportional contributions from new development towards the provision of infrastructure for that development.

The Plan aims to maintain the amenity of the local environment within Ku-ring-gai by ensuring that new development provides for its fair share of funds towards parkland improvements on a pro-rata per-capita basis so that the existing population does not suffer a significant progressive and cumulative reduction in access to parks and recreation facilities – and the urban amenity that results – as a result of significant population growth related to increased housing through development.

**For further information contact:**

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