

# WILLOUGHBY CITY COUNCIL



## PLAN OF MANAGEMENT CHATSWOOD PARKS CENTRAL BUSINESS DISTRICT

**ADOPTED 28 APRIL 1997**

# CHATSWOOD CBD PARKS

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## Section 1

### 1. INTRODUCTION

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The Local Government Act (1993) requires that all community land owned or administered by Local Councils be the subject of a plan of management except land classified under the Crown Lands Act 1989 and roads. However it is makes good land management sense to prepare a plan that covers all land under Council's control and Chatswood Oval is included in this Plan even though it is Crown land.

Willoughby has 147 open space areas covering about 424 hectares. Of these, 95% are administered by Council and 5% by other government authorities and private groups. Because of the large number of open spaces, Council has decided, wherever feasible, to have areas of open space in identifiable locations covered by a *system plan of management*, as allowed by the Act.

**This Plan of Management covers the following 6 parks zoned Open Space 6(a) Existing Recreation in and adjacent to the Chatswood Central Business District (CBD):**

Chatswood Croquet Lawns  
Chatswood Park including the Oval  
The Garden of Remembrance  
Day Street Corner  
The Town Hall Gardens  
Tingha Street Park

**The intention of this Plan of Management is to set the character of the 6 parks in the CBD for the next 5-10 years, and to give a direction for those parks in the longer term.**

The Plan has been developed after consultation with 'focus groups' comprising local residents and Council staff, consideration of submissions, and inspection of the parks.

## 2. SUMMARY

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### 2.1 Need for Protection of the CBD Parks

Sunlight and open skies are a major attraction of parks.

Parks in a CBD are often impacted from surrounding city development. Chatswood CBD parks are no different and The Garden of Remembrance is a typical example of how park boundaries are not the end of the park experience and how they are affected by surrounding development. The Garden of Remembrance has suffered in varying degrees from:

- Loss of sun from overshadowing,
- Loss of the sense of space and privacy,
- Awkward access through the Interchange,
- Increased traffic noise and disturbance, and
- Increased wind effect from surrounding tall buildings.

As well as The Garden of Remembrance, Chatswood Park, The Croquet Lawns and the proposed Tingha Street Park already experience some overshadowing by adjacent buildings.

People will still use degraded parks, but not so often, not for as long, and not with as much pleasure.

The impacts of building heights, traffic conditions, and the city environment near parks have to be considered in relation to the amenity of these ‘Open Spaces’.

### 2.2 Recommendations Concerning Roads to be considered with the Chatswood Town Centre Transport Study

During the preparation of this Plan issues arose on the road network and its relationship to the parks. Some of these are reflected in the Chatswood Town Centre Transport Study (Rust PPK, 1996) while others are not. It is recommended that the following issues be considered:

- Rezone Tingha Street to Open Space 6(a)-Existing Recreation.
- Extend the Chatswood Mall by widening footpaths and removing on-street parking along Victoria Avenue.
- Transform the pedestrian access from the Chatswood Mall under the Interchange to The Garden of Remembrance, to be pleasant, easy, safe, attractive and well lit.
- Install traffic calming devices in Orchard Road beside Chatswood Park.
- Install “an out of peak traffic hours” pedestrian crossing from The Garden of Remembrance to Chatswood Park.
- Reduce the lane beside the railway from Thomas Street to Albert Avenue to one way traffic and widen the footway.
- Establish 22 streets as ‘GreenWays’-tree planted streets with traffic calming.

### **2.3 Additional Parkland**

The provision of additional open space to that already provided in the CBD was another issue identified during the preparation of this Plan. Some of the areas which were mentioned as being good ideas for Council to either consider, or continue with implementation are as follows:

- Form a continuous parkland circuit walk near the edges of the CBD utilising the existing parks, open space provided by the business development and GreenWays along the street.
- Promote ground level landscaped areas open to the public around new buildings.
- Maximise the open space area in the redevelopment of the Civic Centre land.
- Proceed with the proposed park at the intersection of Albert Avenue and Archer Street. A suggested name for this park is “Federation Park” in celebration of the centenary of the Federation of Australia in 2001.
- The northern strip of the Devonshire Street carpark to be landscaped for a footpath.

### **2.4 Rezoning From Open Space**

- Rezone the Devonshire Street Childcare centre and cottages to Special Uses 5(a)-Civic Purposes.

### **2.5 Create Unobstructed Walking Access**

- From Chatswood Park to the rail underpass.
- Through the grounds of Chatswood Oval (not on the oval itself) at all times except during advertised events permitted by Council.

### **2.6 Significant Changes of Park Use**

In attempting to maximise the open space available multi-use of Parks can be considered, for example:

- The use of Chatswood Oval as a local park in non-playing times or for other events compatible with the service requirements for the existing active recreation.

### **2.7 Reduction of Council Maintenance Costs**

- Licence Holders for use of Chatswood Oval and The Croquet Lawns to increasingly meet the cost of provision of facilities for their use (as per Council Management Plan).

## **2.8 Significant New Park Facilities**

- Half basketball court, skateboard/ rollerblade facility in Chatswood Park.
- Improved playground in Chatswood Park.
- Picnic shelters in Chatswood Park and Tingha Street.
- New park in Tingha Street/

## **2.9 Investigate Feasibility of Following Landscaping Works**

- Completion of the Tingha Street Park in the 1997/98 Works program.
- Replacement of the Chatswood Oval outer chainwire fence with one improving the aesthetics of the oval while satisfying the purposes required by users of the oval.
- Chatswood Oval inner fence to be repaired.
- Grow a hedge to about 1 metre high along the Albert Avenue and Orchard Road frontages of Chatswood Park.
- Install park name signs, direction signs and interpretive signs.

## **2.10 Prepare a Master Plan for Chatswood Park**

- The purpose of remodelling the park, oval surrounds and facilities is to reduce and coordinate structures and paving, to soften the appearance of the park and to make more area available for general recreation.
- There should be no additional buildings or parking.

### **3. PARK SYSTEM PLAN OF MANAGEMENT**

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#### **General Plan of Management**

##### **Purpose**

To provide high quality open space which is visually attractive and physically comfortable, improves pedestrian circulation and meets many of the outdoor recreational needs of residents, workers and visitors to the CBD. Also to provide environmental areas of vegetation and natural ground surfaces in order to reduce wind tunnelling, city heat and dirty air, and to assist water infiltration to the soil and stormwater control.

##### **Objectives**

1. To make suitable land available for open space.
2. To develop the open space to meet usage and environmental needs.
3. To protect the open space so its value and use is not diminished by other development or activities.

##### **Actions**

1. Identify suitable land for the specialised open space needs of the CBD;
  - Lunch time/central parks
  - Green pedestrian routes
  - Active recreational areas
  - Environment amelioration spaces
2. Make suitable land available for public use by;
  - Retention of existing council owned land
  - Agreement with building managers for areas within commercial development.
  - Sale/acquisition of land
3. Design suitable improvements.
4. Develop the open space with gardens, lawns and trees, pathways, furniture and facilities where appropriate.
5. Protect the required sunlight access and qualities of the open space by control of other CBD development.

##### **Methods of Performance Assessment**

1. Appropriate land is retained or developed as Open Space
2. Chatswood CBD becomes visibly greener.
3. Wind tunnelling and summer heat are reduced.
4. People talk of the pleasure of walking in the CBD.
5. Parks and green paths form a circuit of the CBD.
5. The range of outdoor recreational activities is increased.
7. Use of the CBD parks is increased.
8. The CBD parks have appropriate direct sunlight

#### 4. OWNERSHIP, AREA, EXISTING FACILITIES, PARK CATEGORY

**Table 1**

| <b>PARK</b>                       | <b>Ownership</b>   | <b>Area m2</b> | <b>Existing Facilities/Features</b>  | <b>Category*</b>      |
|-----------------------------------|--|----------------|--|-----------------------|
| Chatswood Croquet Lawns           | Vested in WCC  | 5,387          | 3 croquet greens, 2 lawn tennis courts, clubroom, 3 shelter sheds, 2 storage sheds, fencing, trees and shrubs  | Sportsground          |
| Chatswood Park including the Oval | Park- WCC<br>Fee Simple<br><br>Oval-<br>Crown<br>Lands<br>WCC<br>Trustee | 32,710         | Chatswood Park- fenced playground, trees, paths, small parking area<br>Chatswood Oval- sportsfield, grandstands, kitchen, rooms, public toilets, field fencing and park boundary fencing, floodlights, automatic field irrigation system, turf wicket, significant trees | Park and Sportsground |
| The Garden of Remembrance         | WCC & trustees<br>Fee simple   | 2,414          | Memorials, formal gardens, pergola sheltered seating   | Park                  |
| Day Street Corner                 | WCC<br>Fee simple  | 281            | Garden, trees, lawn, seats, bubbler  | Park                  |
| The Town Hall Gardens             | WCC<br>Fee simple  | 1,200          | Lawn, garden, pathway  | Park                  |
| Tingha Street Park                | WCC<br>Fee simple  | 5,596          | Road, undeveloped  | General Comm. Use     |

\*as per the Local Government Act, 1993.



## **5. OPEN SPACE ISSUES FOR THE CBD**

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### **5.1 The Purpose of Parks in the CBD**

Parks in the Chatswood central business district have a different purpose, and receive different use to parks in the residential areas. The main purposes of parks in the business zone are:

- Attractive, pleasant walking routes
- Lunchtime use
- Visual softening of the built city environment
- Open spaces allowing sunlight between buildings
- Separation of business and residential areas
- Resting and waiting areas
- Exercise areas before and after work and at lunchtime
- Games areas for fun, and stress and energy release
- Meeting places
- Large civic functions
- Large public events
- Regional sports events
- Areas of nature and beauty
- Oxygen, air filtration, climate amelioration, fauna habitat, stormwater control and soil water infiltration.

### **5.2 Features Likely to Increase the Use of CBD Parks**

- Increased residential population in the CBD
- Proximity to work or shopping areas
- Comfort
- Views of sky
- Sunshine in winter
- Areas of shade in summer
- Sense of open space, natural surroundings, plants, birds
- Attractiveness
- Significant location, eg at railway, Civic Centre, library, church, school, courthouse, hospital.
- Cleanliness
- Good maintenance
- Quietness, lack of disturbing traffic or other noise
- Pleasant, easy walk from work and shopping areas
- Linked with other parks to make a continuous walking/exercise route
- On the walking route between work/shopping and train/bus/parking.
- Associated with other activities, eg cafe, markets, waiting areas
- Interesting spectator activities, eg sport, civic functions
- Able to cope with high usage.

### 5.3 Sunlight Requirements for Parks in the CBD

Most people prefer a park to be in sunlight. Direct sunlight and views of the sky are the escape many people seek after hours in the office or shops. Workers in the CBD have access to the parks at limited times. It is important that most of the parks have direct sunlight at these times.

Table 1. **Desirable minimum direct sunlight to the parks**

|                                |  |  |
|--------------------------------|--|--|
| Walking to work                | 7.30 - 9.00am                                | All the Parks  |
| Lunchtime                      | 12.00 - 1.30pm                               | All the parks  |
| After work                     | 4.00 - 6.00pm summer<br>4.00 - 5.00pm winter | Chatswood Oval and<br>Park<br>The Croquet Lawns                        |
| Pre-work exercise              | 6.00 - 8.00am summer<br>7.00 - 8.00 winter   | Chatswood Oval and<br>Park   |
| Shoppers and visitors          | 11.00am - 3.00pm                             | Civic Centre lawns,<br>Garden of Remembrance,<br>The Mall              |
| Weekend sports                 | 8.00am - 4.30pm                              | Chatswood Oval   |
| General use by local residents | All day                                      | Chatswood Oval and<br>Park<br>The Croquet Lawns,<br>Tingha Street Park |
| Children's play after school   | 3.30 - 6.00pm summer<br>3.30 - 4.30pm winter | Chatswood Oval and<br>Park   |

The listed parks do not all receive direct sunlight at the times recommended. Sunlight access to the parks should not be decreased by any new buildings, and every effort should be made to improve sunlight access at the time of redevelopment of nearby buildings.

These requirements should be applied when planning new parks in and near the CBD.

### 5.4 Growth of the CBD

The CBD is roughly contained by the Pacific Highway, Albert Avenue, Havilah Street and Malvern Avenue.

The northern boundary is not so well defined as the others, and the CBD infrastructure of multilevel car parking extends south of Albert Avenue.

East of the railway business is primarily retail, west of the railway primarily offices. This business district has grown in recent times from the retail and professional centre which surrounded Chatswood Station and Victoria Avenue.

The CBD and adjacent high density housing is situated within a zone of residential homes. Emergence of the CBD has effected life in the nearby suburbs. Positively it has created better work opportunities, shopping and services, and introduced increasingly cosmopolitan lifestyles. Negatively there is traffic congestion, parking difficulty, overshadowing, alienation and possibly a loss of identity as a community.

Development of business districts with the increase in the height of buildings will require solutions to the associated issues of overshadowing and wind tunnels. Planning for expansion of the CBD should attempt to minimise these effects to areas where these impacts are not desired.

## **5.5 Additional Parkland in the CBD**

**See Drawing 1. : CHATSWOOD CBD CONCEPTS FOR A GREENER,  
PEOPLE-FRIENDLY CITY**

**Possible additional locations are marked on Drawing 1.**

Possible locations for additional parkland to be considered by Council in planning the CBD are:

1. Maximise the open space area in the redevelopment of the Civic Centre land.
2. Northern strip of the Devonshire Street car park. This would continue a parkland walk from Chatswood Park and Tingha Park towards Archer Street and proposed Federation Park.
3. Plans should proceed to develop the park on the corner of Albert Avenue and Archer Street. As stated earlier a suggested name for this Park is "Federation Park".

## 5.6 De Facto Open Space Within the CBD

There are many spaces which are not public parkland but also meet some or all of the purposes stated for open space in the CBD. Some of these spaces are on public land, the remainder are privately owned. Council should be aware of these de facto Open Spaces. They should be made formally available wherever possible for public use and as green linkage paths.

Provision of open space on private property may be an important alternative to creating new public parks in the CBD.

Council should develop guidelines for property development establishing public access rights to ground level open space as a condition of approval.

Council should co-ordinate this privately owned open space to create a continuous circuit of parkland through the CBD

### 5.6.1 WEST OF THE RAILWAY - EXISTING SPACES

**Marked ① on Drawing 1.**

1. The small park on railway land between Thomas Street and Victoria Avenue. This has grass, a few shrubs and trees and seats. It is the only public (SRA) park between the croquet lawns and Day Street.
2. The Frank Channon Walk, beside the railway from Albert Avenue to Nelson Street provides access to the Croquet Lawns and Chatswood Oval. Leased by council from the SRA.
3. BOC Gases and Smiths Snack Foods courtyard. This is a high quality outdoor space with fountain, plantings and seating. It is provided for full public use but the lack of trees and soft landscaping, size of the buildings and proximity to the highway reduce its pleasantness on hot, cold or windy days.
4. Aetna building, Victoria Avenue. This is a superb example of design and landscaping for a city development. The maximum area is made available for open space and gardens on ground level by supporting the building on columns with foyers only at the ground. The gardens are attractive, well maintained, and public access is welcome.
5. Sun Alliance and Royal Insurance building, 465 Victoria Avenue. A community friendly development with access through the site and overpass to the Interchange. The building is set well back from the North East corner where there is a lawn and garden area with good sense of open space. Not visible from road level.
6. No.10 Help Street. Access way between Brown and Help Streets with ramp and steps, and trees in tubs. Private property sign.
7. No.12 Help Street. Westpac. Landscaped surround of building on ground level with access between Brown and Help Streets. Private property sign.
8. No.185 Pacific Highway. Topiary garden and sitting area at corner of Help Street.
9. No.15 Help Street. Landscaped surround of building at ground level. Access between Help and McIntosh Street has steps.

10. CSR, No.9 Help Street. Landscaped building surrounds at ground level, small seating area, and access between Help and McIntosh Streets.
11. Zenith Centre. Extensive attractive landscaping. Lawns and gardens with seating and full public access. Small plaza area at the Railway Street entry.
12. Help Street road reserve at the corner of the Pacific Highway. This is planted with native shrubs and is a small but effective feature at the entrance to the CBD.
13. The grounds of the Uniting Church with lawn and trees fronting the Pacific Highway between Help and Brown Streets.

Many of these spaces are privately owned but most are open to the public. They make a very attractive town environment at ground level and many provide access between streets through gardens and landscaped areas. Council should identify the best features of these developments and recommend these to future property developers.

## **5.6.2 WEST OF THE RAILWAY - PROPOSED SPACES**

### **Marked on Drawing 1.**

1. Lane beside the railway from Thomas Street to Albert Avenue. There is a dangerous intersection at Albert Avenue adjacent to the railway underpass, and cars frequently drive over the footpath. Consideration could be given to make the lane one way so that it could be an extension of the Frank Channon Walk to the SRA park and railway station.
2. Land between Victoria Avenue and Albert Avenue, east of the line of Katherine Street. Consideration for the creation of a continuous garden walk from Victoria Avenue to Albert Avenue should be given when the development of the sites eventuates.
3. Land fronting the Pacific Highway between Albert Avenue and Thomas Street. When these properties are redeveloped they should create an attractive landscaped setting on the highway at this entry to the CBD.
4. Land fronting the Pacific Highway between Victoria Avenue and Brown Street. Redevelopment should include landscaped surrounds to the highway.
5. Land west of Railway Street between Brown and Help Streets. Redevelopment should include landscaped surrounds to Help Street and Railway Street.
6. Land west of Railway Street between Help and McIntosh Streets. Redevelopment should include landscaped surrounds to Help Street and Railway Street, and a courtyard/garden at the McIntosh Street corner to complement that of the Zenith Centre.
7. Land east of Railway Street between O'Brien Street and Help Street. This redevelopment should present an attractively landscaped entry to the CBD. It should reinforce the open space at Day Street Park, and form a continuous garden frontage to Railway Street and around the corner along Help Street.

### 5.6.3 EAST OF THE RAILWAY - EXISTING SPACES

#### Marked ① on Drawing 1.

1. The Chatswood Mall. Extremely well used and a very successful development for a day time mall.
2. The Interchange steps to the Mall. This wonderful location with views down Victoria Avenue and north-easterly aspect does not reach its potential due to the dimensions of the terraces.
3. Terraces between the Interchange and South Tower. These grass and garden terraces connect the main food court and the Garden of Remembrance, giving a view onto that park and Chatswood Park. Not popular due to the lack of seating, narrow width and southerly aspect of the terraces.
4. Roof of the Youth Centre car park. This is now connected to the Mandarin Centre and Albert Avenue car park. The location above the Youth Centre, and beside the Mandarin Centre with its theatres is suitable for teenage eg. basketball court.
5. Roof level of the Albert Avenue car park. Roof tops are the man made ridges of our city landscapes. The possibility of softening these ridges through the use of rooftop planting could be investigated. This would improve the skyline, reduce wind speed and be more attractive to look onto from taller buildings. Roof top planting of car parks could become a standard feature of the city.
6. Victoria Avenue to Malvern Avenue car park. As for 5. above.
7. Garden of the Mercy College at the northern corner of Kirk and Archer Streets. This is an attractive fenced garden which enhances the appearance of Archer Street.
8. Our Lady of Dolours Church at the southern corner of Archer and Kirk Street has a dome which is one of the features of the CBD skyline. The development of any new buildings nearby should be sensitive to this feature for example city planning could look towards creating a civic precinct around the church.
9. St Andrews Presbyterian Church in Anderson Street. There is a pathway through church land from Kirk Street to Anderson Street. This is a convenient pedestrian thoroughfare.

The retail district east of the railway has not created private open space as has happened west of the railway. There are pleasant indoor shopping malls and greening of the Westfield building with vines, but Council may have to initiate the supply of new open space. Small outdoor areas, probably associated with cafes, would be a pleasant result.

## **5.6.4 EAST OF THE RAILWAY - PROPOSED SPACES**

**Marked on Drawing 1.**

1. Pathway through the bus terminus from Chatswood Mall to the Garden of Remembrance. A well defined, well lit, landscaped walkway should connect the Garden of Remembrance and the mall. This area is seen by many visitors to the city as well as bus travellers and workers at lunch time. Good lighting, hardy indoor plants, and wind and traffic control could make this a pleasant space
2. Chatswood Mall extension. The mall should be extended to Archer Street by widening the footpaths and removing on-street parking, and include enlargement of the Civic Centre Lawns.
3. Orchard Road corner of Help Street. When the railway side of the road is redeveloped, this corner should include a landscaped area.
4. The Police Station and Court House. Redevelopment of this site should include public gardens to Archer Street and Albert Avenue, to compliment what will hopefully be an attractive public building.

## **5.7 GreenWays and Pedestrian Access in the CBD**

**See Drawing 1.**

‘GreenWays’ is a term to describe a street which is heavily planted with trees, has traffic calming devices, carries low traffic volumes, and may have part of the road surface replaced by grass or gardens. GreenWays are streets for people, and are suitable for walking and cycle paths.

Traffic management in the city could allow many roads in and near the CBD to become GreenWays. It is recommended that in planning the CBD consideration be given to create the following streets as GreenWays:

1. Wilson Lane, Anderson to Archer Street.
2. Tulip Street, Anderson to Archer Street.
3. Daisy Street.
4. Nicholson Street.
5. Blakesley Street.
6. Olga Street.
7. Hercules Street.
8. Albert Avenue east of Oscar Street.
9. Anthony Street.
10. Neridah Street, both sides of Albert Avenue.
11. Bertram Street, Johnson to Albert.
12. Claude Street.
13. Devonshire Street.
14. Parkside Lane.
15. Chapman Avenue.
16. Ellis Street.
17. Thomas Street, east of Katherine Street.
18. McIntosh Street.

19. Day Street.
20. Endeavour Street.
21. Anderson Street, from the mall to Help Street (after the mall is extended).
22. Kirk Street.

Other streets in the CBD should have additional tree planting and greenery as part of a city tree planting scheme.

Drawing 1. shows a possible a system of walking and cycle paths in the CBD. The cyclepaths would generally follow GreenWays around the edge of the CBD, but with access to the interchange via Orchard Road, The Frank Channon Walk and Railway Street.

Walking routes are through parks and malls, and west of the railway through de facto open space. These routes identify and create pleasant connections and circuits of the CBD.



## 6. RECREATION AND OPEN SPACE NEEDS

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In recent years, Willoughby City Council has commissioned two major studies focusing on recreation needs and resources. These are; the *Willoughby Recreation Plan* (Willoughby City Council, 1993) and the *Open Space Plan* (Manidis Roberts Consultants, 1995).

### 6.1 The *Willoughby Recreation Plan*

This document aims to provide a framework for recreation provision within the local government area. The Plan formulated the following mission statement for recreation:

*“ The provision of quality recreational opportunities in order to provide all sectors of Willoughby's community with diverse and satisfying experiences.”*

| <b>Needs relevant to the CBD listed in the <i>Willoughby Recreation Plan</i></b> | <b>Recommendations of this plan</b>  |
|--|--|
| Indoor covered playground  | Private provision, eg by shopping complex  |
| Public toilets in Chatswood Mall   | Should be provided in a well lit area fronting the main public space. Open till midnight   |
| User friendly CBD  | Sunny parks, parkland circuit paths, easy parking, short walk to shops, no cars in the mall, free trolley bus passenger service around the CBD                                   |
| Public toilets in parks  | Keep existing Chatswood Park toilets open  |
| Skateboard/rollerblade facilities.   | Chatswood Park   |
| Outdoor basketball court.  | Half court in Chatswood Park.<br>Victor Street carpark roof  |
| Undercover picnic areas  | Chatswood Park, Croquet Lawns<br>Garden of Remembrance   |
| Community gardens  | Garden of Remembrance-formal gardens<br>Chatswood Park   |
| A multipurpose stadium   | Chatswood Oval   |
| More facilities at parks   | Provide seats, water and bins at all CBD parks   |
| Signs to and at parks  | Install park name signs and direction signs  |
| Information about the parks  | Install interpretive signs at Chatswood Park, Croquet Lawns and Garden of Remembrance.<br>Prepare brochure with map and information about facilities and activities at the parks |

### 6.2 The *Open Space Plan*

This Plan focuses on the overall open space system. It records open space supply, assesses demand for different recreation settings and facilities, and matches existing supply with existing and future demand. It develops strategies for the provision of open space and recreation opportunities.

**The *Open Space Plan* states the following goals for open space in Willoughby:**

“To satisfy the outdoor recreation needs of the community through the open space system.”

“To protect and enhance the natural and built environmental qualities of the City through the management of the open space system.”

“To encourage wider participation in the management of open space.”

**The *Open Space Plan* made the following recommendations specific to the CBD:**

- Find location for indoor heated pool minimum 25m x 8 lanes
- Rollerblade/skateboard facility on a rooftop in CBD
- 1/2 basketball court Chatswood Oval
- Improve Chatswood Park children’s playground, and reduce excess shade
- Keep Garden of Remembrance as the one formal garden.
- Continue/extend mall to Archer Street
- Mall to include:
  - extension of Civic Centre lawns into mall area
  - more seating, designed for groups, interaction and comfort
  - kerb ramps for disabled at Chatswood Mall, Civic Centre lawns
  - dual use outdoor theatre/seating area
  - children’s play area
  - adolescent space, eg half court basketball, ‘youth focus’ shops, eg clothing stores
  - safe bicycle storage
  - more shade
  - more dynamic layout
  - Multi use of mall space, eg street theatre, stalls
- Review festival programme, at least one per season

This plan supports the *Open Space Plan* recommendations with the following variations:

1. The indoor pool should be run privately, and not be located on existing parkland.
2. Attractive garden displays should also be provided in Chatswood Park, the Civic Centre lawns. These gardens need not include bedding plants, but should have flowering shrubs and be well maintained.
3. The basketball half court in the mall is likely to create too much conflict with passive use. Energetic play could seem intimidating to passers by unless the court is fenced or separated from the main thoroughfare.
4. Outdoor theatre in the mall. Maybe there is also an option of including street theatre, with the requirement that it be attractive and appealing for sitting when not in use. The space could possibly be used for a cafe between shows.

### 6.3 General Issues From Letters and Focus Groups for the CBD

No. of letters received - 6

| Issue  | No. of letters | Focus group | Recommendations of this plan   |
|--|----------------|-------------|--|
| <ul style="list-style-type: none"> <li>Fix the footpaths so elderly people can walk to the parks.</li> </ul>   | 1              |             | <ul style="list-style-type: none"> <li>Identify and repair problems as part of general maintenance.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Like the parks as they are.</li> </ul>  | 1              |             | <ul style="list-style-type: none"> <li>Keep the good aspects of the parks.</li> </ul>  |
| <ul style="list-style-type: none"> <li>Lamentable paucity of parks within easy walking distance of the town centre.</li> </ul>   | 1              |             | <ul style="list-style-type: none"> <li>Landscape Tingha Street. Provide better public access to the oval. Improve access to Garden of Remembrance and Chatswood Park.</li> </ul> |
| <ul style="list-style-type: none"> <li>Need more play areas to kick a ball.</li> </ul>   | 1              |             | <ul style="list-style-type: none"> <li>Open Chatswood Oval for public use most of the time.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Need more play equipment for 2-12 year olds.</li> </ul>   | 1              |             | <ul style="list-style-type: none"> <li>Improve play equipment at Chatswood Park.</li> </ul>  |
| <ul style="list-style-type: none"> <li>Lack of available open space in South Chatswood.</li> </ul>   | 1              |             | <ul style="list-style-type: none"> <li>Landscape Tingha Street. Provide better access to the oval..</li> </ul>   |
| <ul style="list-style-type: none"> <li>Make the Devonshire Street car park into a public park or asphalt seal it to reduce dust and sand being blown about.</li> </ul> | 1              |             | <ul style="list-style-type: none"> <li>Provide a strip of parkland along the northern edge. Make the remainder into a landscaped parking area.</li> </ul>                        |
| <ul style="list-style-type: none"> <li>Albert/Archer Street site for park needs to be addressed.</li> </ul>  |                | ✓           | <ul style="list-style-type: none"> <li>Council should proceed with plans for Federation Park above underground carparking.</li> </ul>  |
| <ul style="list-style-type: none"> <li>Frank Channon Walk goes from Albert Street to Nelson Street. It could be part of a pathway to Milsons Point.</li> </ul>         |                | ✓           | <ul style="list-style-type: none"> <li>Investigate the connections. Include the Frank Channon Walk on Linkpath maps.</li> </ul>  |
| <ul style="list-style-type: none"> <li>Include Croquet lawns, Chatswood Oval and Frank Channon Walk on Chatswood beat police run.</li> </ul>                           |                | ✓           | <ul style="list-style-type: none"> <li>This should occur.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Overpass will link Mandarin Centre to car park rooftop above the Youth Centre and Albert Avenue car park.</li> </ul>            |                | ✓           | <ul style="list-style-type: none"> <li>Overpass is completed. Suitable recreational use to be found for the rooftop eg basketball court.</li> </ul>                              |
| <ul style="list-style-type: none"> <li>Users of areas such as Tingha Street and Chatswood Oval, eg children, could do the planting and gardening.</li> </ul>           |                | ✓           | <ul style="list-style-type: none"> <li>This would be particularly suitable in Tingha Street.</li> </ul>  |
| <ul style="list-style-type: none"> <li>There is a need for access to parkland for offices on the western side of the railway.</li> </ul>                               |                | ✓           | <ul style="list-style-type: none"> <li>Improve Western Park.</li> <li>The Croquet lawns and</li> <li>Chatswood Oval are made more accessible.</li> </ul>                         |

## **7. CLASSIFICATION AND ZONING OF THE PARKS**

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The six parks covered by this plan are classified as Community Land, and are zoned Open Space 6(a) - Existing Recreation, under the Willoughby Local Environmental Plan 1995.

The Local Government Act (1993) requires that all public land be classified as “operational” or “community” land. This does not include Crown Land.

Existing parks are classified as Community land zoned Open Space 6(a) Existing Recreation.

## **8. LEASES AND LICENCES**

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The Local Government Act (1993) does not allow Community land to be leased or licensed for more than 21 years.

Council’s Open Space Plan states that long term leases and licences will only be considered where capital improvements are proposed for the land and its facilities, and the broad approval of local residents has been established for the lease/licence and the capital improvements.

Most regular use of the sportsfields is covered by seasonal licence agreements through the Summer and Winter Sports Conferences. These are the preferred arrangement for control of use of sportsfields.

### **8.1 Chatswood Croquet Lawns**

Chatswood Croquet Club has 3 greens and a clubhouse under a yearly agreement, expiring December each year.

### **8.2 Chatswood Oval**

This is a Crown land reserve - Willoughby City Council (WCC) is the Trustee.

The following licence agreements between WCC and the club state:

Gordon Rugby Union Club has a licence to use the oval in Winter until August, 2012.

This licence allows use of the oval one day of each weekend and two weekday evening each week during the Winter season (April to August).

Gordon District Cricket Club has a licence to use the oval in Summer until April 1997 and renewal of the licence is currently under consideration.

This licence allows use of the oval on Saturdays and public holidays, and two evenings of each week during the Summer season (September to March).

## Section 2

# Management Plans for the Individual Parks

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| 6. Tingha Street Park                | 50          |

Western Park is included in the West Ward Plan of Management.

The Chatswood Bowling Club land is privately owned. A plan of management has not been prepared by Council for this land.

# 1. CHATSWOOD CROQUET LAWNS

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## 1.1 Basis for Management

To provide specialised sport facilities on natural grass for the residents of Willoughby City.

## 1.2 Description/Value Statement

The Croquet Club bought the site pre-World War 1, then sold it to the Grammar School during the war. The Grammar School later closed and the croquet club persuaded the Council to buy the land. The Croquet Club honour boards go back to 1924.

This is a gently sloping park of 5,387 square metres. It is owned by WCC in fee simple. The category of the land is "Sportsground".

The land is zoned Open Space 6(a)-Existing Recreation.

The Chatswood Croquet Club have a licence for use of the greens and clubhouse on a yearly basis.

The land has been developed to form 3 croquet lawns and 2 lawn tennis courts. The park also contains 3 shelter sheds, and 2 storage sheds. A new clubhouse financed by the Croquet Club, Council and NSW Sport & Recreation was built in 1995.

The Croquet Club has 80 members, consistent the last five years with a slow increase. There are two tennis clubs using the courts with a total membership of about 30; average age is 70 years. It is an unincorporated club which has been in existence approximately 40 years.

## 1.3 Issues Raised by Residents and Focus Groups

No. of letters received - Nil.

| Issue   | No. of letters | Focus groups |
|---|----------------|--------------|
| • Provide access from Highway through the croquet lawns and underpass to Chatswood Oval                     |                | ✓            |
| • Promote public use, eg lunchtime sitting? Other passive uses? Possibly remove the gates, provide lighting |                | ✓            |
| • Include the whole area on Chatswood beat police run so it can be used more safely                         |                | ✓            |
| • Suitable for child care/vacation care activities  |                | ✓            |
| • Croquet lawns have been vandalised in the past so gates are usually locked                                |                | ✓            |
| • Club has no interest in night play under lights   |                | ✓            |

## 1.4 Major Management Issues Identified

1. Surrounding development and overshadowing
2. Access, fences and linkage to other parks and the CBD
3. Maintenance
4. Recreational use and the future of croquet and tennis at the park
5. Landscaping

## 1.5 Description of Issues and Recommendations

### 1.5.1 Surrounding Development and Overshadowing

The park is between the Pacific Highway and the railway, separated from the Highway by a line of low rise home units. These are zoned 2 (c) and the units west of the tennis courts are likely to be redeveloped in the future. These may cast additional shadows over the tennis courts in the afternoons.

Redevelopment of the remaining 1 and 2 storey homes on the northern boundary can be expected in the future. These will cast midday winter shadows nearly 20 metres across the park.

The park adjoins the Frank Channon Walk beside the railway on the eastern side. Morning sunlight access is good.

The greens of Chatswood Bowling Club are on the southern boundary of the park. The club has recently sold the green nearest the Highway for development as home units. Council should follow the recommendation of the Open Space Plan and not allow the rezoning of private open space for other purposes. The attractiveness of the croquet lawns would be reduced further if bowling greens were built on.

### Objectives

- To reduce the negative impact of nearby developments.
- To provide a more open and appealing entry to the park.

### Actions : Surrounding Development

1. Ensure future developments on the north and western side are kept as low as possible to avoid overshadowing of the park.
2. Retain the open space zoning of the adjoining bowling club and do not allow buildings on the adjacent bowling greens.

### Performance Assessment

The Croquet Lawns are not further overshadowed or enclosed by nearby development.

### 1.5.2 Access, Fences and Linkage to Other Parks and the CBD

The park includes access between the units to the Pacific Highway. This land has been developed as a laneway, is used for delivery and maintenance vehicles and is the only parking area available for club members' cars.

The Frank Channon Walk provides access along the eastern side, and there is an underpass of the railway to Chatswood Oval.

These connections make the park very suitable to include on recommended walking routes to the CBD and oval, though access is not reliable.

Vehicle access to the park is difficult. There is left turn only from the highway in and out of the lane. Small maintenance vehicles could use the Frank Channon Walk. There is no parking. Some croquet and tennis club members have arrangements to use the Bowling Club car park.

### **Objective**

To improve public use and knowledge of the site.

### **Actions : Access, Fences and Linkage**

1. After consultation with the clubs, locate a sign on the pedestrian gates at the lane and Frank Channon Walk indicating club playing times and phone contacts.
2. Include the site on a brochure of CBD walks and activities.
3. Remove or prune the vegetation from the fence to Frank Channon Walk to increase visibility.
4. Install a name sign advising the public nature of the site and its history.
5. Install directional signs to the site.

### **Performance Assessment**

Actions are carried out.

### **1.5.3 Maintenance of the Lawns and Park**

Council presently maintains the majority of the site. Maintenance of tennis and croquet lawns is very labour intensive. The Council's Open Space Plan (1996) recommends that the cost of maintenance for (specialised) sports areas be the responsibility of the clubs that require these facilities. However Council's Management Plan 1996-2001 has adopted a target of 25% cost recovery of running costs for recreation facilities.

Approximate cost of greens/courts maintenance is \$25,000 (1996 expenditure, does not include building maintenance). Annual income from the Croquet Club is \$4670 and the tennis clubs is \$600 (1996 income). Cost recovery is currently 21%. As the license agreement is negotiated each year, a staged increase in the fee should be implemented with the target of 25% to be achieved within a reasonable period of time, say 5-8 years.

It is important for Council to stabilise the running costs so that both clubs can plan their financial future on the site. It is equally important for both clubs to continue promoting the site's recreation facilities within the Willoughby community (especially the older residents and the ethnic community), encourage increased membership and seek potential sponsorships.



**Objective**

- To achieve 25% cost recovery on the site, as per Council's Management Plan.
- To stabilise the annual costs of maintenance for the greens/courts.
- To increase memberships of both clubs.

**Actions : Maintenance**

1. Both clubs to work with the Council to actively promote the site within the Willoughby City community, especially the older residents and residents from a non-English speaking background.
2. Both clubs to prepare a financial plan to achieve the 25% cost recovery to the Council over 5-8 years.
3. Council to practise continual improvement and efficiency on greens maintenance and seek means to reduce costs or keep costs stable.

**Performance Assessment**

- Site returns 25% of maintenance costs.
- Club membership increases.
- Site is maintained as a specialised recreation centre for older residents of Willoughby City.

**1.5.4 Recreational Use**

The 3 croquet greens and club house are licensed to the Chatswood Croquet Club under a yearly agreement. This expires in December of each year. Present use is limited to club members and invited participants. The land is fenced with locked gates and appears to be private.

Present use by the Croquet Club is between 28 to 40 hours per week depending on special events and tournaments.

M, T, W, T, and F — 10.00am-12.30pm and 1.00pm-3.30pm.

Saturday and Sunday — a few players.

One large Saturday competition/month.

The tennis courts have extremely low use mainly by club members, and are not available for wider competitions.

The courts are used mid-February to mid-November only. They are closed in summer for renovation.

Use in season - Saturdays 1-5pm.

Wednesday pm ladies group.

The clubs have a long association with this site. Council recognises the important social, community and health benefits that such clubs and activities provide. The use and appreciation of the park should be more widely promoted through the Willoughby City area.

This park is only a few minutes walk from the CBD and could provide both a recreational activity and spectator interest, particularly at lunch times. The club does not use the lawns at night, but if promoted croquet may become a popular activity after work in summer in daylight saving periods.

**Objective**

To encourage greater use of the park.

**Actions : Recreational Use**

1. Discuss with the clubs the need and possible ways of increasing the public use of the park.

**Performance Assessment**

Use and appreciation of the park increases.

**1.5.5 Landscaping**

The present setting is open lawn, with a few trees near the clubhouse and gate to the oval. There is a hedge along the northern fence and a garden planted and maintained by club members along the southeast boundary of the site.

Shrubs and small trees could be introduced to create a garden appearance.

Additional seating could be provided for lunch time use and spectators. The present location of the brick store shed does not enhance the area.

A landscape plan should be prepared for the site, showing changes which will create a garden-park appearance and promote more public use.

**Objective**

To improve the appearance of the park.  
To promote additional use.

**Actions : Landscaping**

1. Consult the Croquet and Tennis Clubs re any changes to the landscaping of the park.
2. Prepare a landscape plan for the park including;

Trees and shrubs to create a garden setting  
Additional seats

**Performance Assessment**

Consultation takes place.  
The park develops an attractive, 'public gardens' appearance.

## **2. CHATSWOOD PARK AND OVAL**

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### **2.1 Basis for Management**

To provide parkland for the use of local residents, and visitors to Chatswood and the CBD. To provide playground and picnic facilities and a variety of recreational opportunities. To provide a natural grass sports oval/outdoor events venue with facilities suitable for day and night use by large crowds. To assist in the control of stormwater, wind speeds and air quality.

### **2.2 Description/Significance**

This park is of regional importance as a sports venue. It has been the home of district clubs for nearly one hundred years. Many sporting aspirations have been realised here, and strong community spirit has shared the challenge, and celebrated the successes of each season.

This is the largest park of the CBD group. It could be the favourite lunch-time escape, exercise field or restful walking location for workers in the city.

This is also the only local park available to residents of South Chatswood for general recreation.

There are significant planted trees on the oval surrounds and in the park.

The total area of the park is 32,710 square metres (3.271 hectares)

Chatswood Park is situated 300 metres south of the railway station, and a 10 minute walk from the Town Hall.

#### **2.2.1. Chatswood Oval**

The oval and surrounds are Crown land. Willoughby City Council is trustee.

Use of the oval is controlled by the Chatswood Oval Management Committee.

The category of the land is "Sports field".

The land is zoned Open Space 6(a) - Existing Recreation under the Willoughby Local Environment Plan 95.

There are 2 licence agreements for use of the oval:

The Gordon Rugby Union Club has a licence to use the oval one day of each weekend and two weekday evenings each week during the Winter season (1st April to 31 August).

This licence is valid till end of August 2012.

The Gordon District Cricket Club has a licence to use the oval on Saturdays and public holidays, and two evenings of each week during the Summer season (1st September to 31 March)

This licence expires at the end of March 1997 and is subject to negotiation for renewal.

Infrastructure at the oval includes pavilions and stands, toilet blocks, score board, entry turnstiles, store sheds, fencing, floodlights, automatic irrigation, outdoor seating areas, and a brick wall on the east which has dual purpose of seating and stormwater retention.

The Trumper Pavilion is in good order and the buildings are well maintained, but the fences, outdoor seating, and much of the paving is in very poor condition. There is an assortment of building materials and styles and important access and view lines are obstructed.

Chatswood Oval has been home to Gordon Rugby since about 1936. This is their 1st grade field, but the club rooms are no longer at the oval.

Chatswood Oval has been the home of the Gordon Cricket Club since late in the 19th century. The Club has its clubroom in the Trumper Pavilion but has not used the oval for first grade competition for the past three years because of deterioration in the oval's surface. This has been the subject of expensive rehabilitation work largely paid for by the Rugby Club, the Cricket Clubs and the club wishes to return its first grade team to the oval in the near future.

The Trumper Pavilion is also used from 3-6 pm Monday to Friday for after school care (5-12 year olds), and long day care 8 am-6 pm in school holidays. There is also a bar and catering area. The Jack Donnelly Stand includes a commentator/filming room on top, change rooms, store rooms and a spa room underneath.

### 2.2.2 Chatswood Oval Issues Raised in Letters and Focus Groups

No. of letters - 3.

| Issue   | No. of letters | Focus groups |
|---|----------------|--------------|
| • Concerned that the oval is locked and appears 'private'   | 1              | ✓            |
| • Would like schedule of gate open times or key to locks to allow access through the park                     | 1              |              |
| • The oval is commonly not open or available for public use   | 1              |              |
| • The oval to be unlocked and available for public use when events are not on                                 | 1              |              |
| • The fence is ugly and should be removed. Use a temporary fence on the few days it is required               | 1              |              |
| • Presentation of the park to Orchard Road is woeful  | 1              |              |
| • Replace the brick fence with picket or wrought iron appropriate to the Southern Chatswood Conservation Area | 1              |              |
| • The perimeter land and soft landscaping be replaced or repaired and improved                                | 1              |              |
| • Make a 'children's interest' area where they can go while parents watch sport games                         |                | ✓            |
| • Provide exercise facility/equipment around the oval   |                | ✓            |
| • The inner fence is unsafe, Rugby Club has offered to replace it   |                | ✓            |
| • Outer fence needed to prevent/minimise vandalism  |                | ✓            |
| • Cultural significance in old fence, leave it as is  |                | ✓            |
| • Orchard Road traffic should be calmed to allow better pedestrian access                                     |                | ✓            |
| • Provide a bicycle rack  |                | ✓            |
| • Use the oval for more events, eg Willoughby Fun Run   |                | ✓            |

### 2.2.3. Chatswood Park

This is a pleasant, level park which was joined to Chatswood Oval by the closure of the eastern section of Ellis Street. The spectator mound at the northern end of the oval is about 1.5 metres above the level of Chatswood Park.

The park contains a small fenced playground, substantial evergreen trees, a few seats and pathways. A vehicle access beside the railway embankment serves the Oval and provides parking for 6 cars.

Traffic on Albert Avenue is very busy. This affects the park and separates it from the CBD. The park should be a major attraction to workers in the nearby buildings but difficult access, overshadowing, lack of screening from the road, lack of facilities and the oval fences do not assist in creating a welcoming environment.

Chatswood Park is owned by Willoughby City Council in fee simple.

The Category of the land is Park.

The land is zoned Open Space 6(a) Existing Recreation under the Willoughby Local Environment Plan 95.

### 2.2.4 Chatswood Park Issues Raised in Letters and Focus Groups

No. of letters - 5

| Issue  | No. of letters | Focus groups |
|--|----------------|--------------|
| • Update to better standard  | 1              |              |
| • Better maintenance required  | 1              |              |
| • The little playground is a welcome place, but needs facilities for visits of a few hours, eg picnic table, shelter | 1              |              |
| • The park is noisy  | 1              |              |
| • Totally upgrade the playground and make it safe  | 1              |              |
| • Do not want the park to be bigger with lights for sport, or big crowds, noise, traffic, parking, dogs, etc.        | 1              |              |
| • Chatswood Park must remain as it is according to the original donor of the land                                    | 1              |              |
| • Playground should be doubled in size or made into two sections   |                | ✓            |
| • Playground should cater for all ages   |                | ✓            |
| • Fence is too low and has jagged wire on top  |                | ✓            |
| • Too much shade in the park in winter   |                | ✓            |
| • Seats should not be in the summer sun  |                | ✓            |
| • Park is used at lunchtime  |                | ✓            |
| • Needs better cleaning to collect broken glass and syringes   |                | ✓            |
| • Use Orchard Road as a recreation area, eg rollerblading  |                | ✓            |
| • Provide pedestrian priority zone across Albert Avenue from Chatswood Park to the Garden of Remembrance             |                | ✓            |
| • Install a rotunda in the park for musical and stage events   |                | ✓            |

## 2.3 Major Management Issues Identified for Chatswood Park and Oval

1. Fences
2. Adjacent roads
3. Access within the park
4. Licences for sports club use of the oval
5. Recreational use and facilities
6. Effect of shadows from adjacent buildings
7. Landscape and environmental control

## 2.4 Description of Issues and Recommendations

### 2.4.1. Fences

The perimeter fence and locked gates were the most common issue raised about Chatswood Oval. People are annoyed that they do not have access to this park. The oval is public land. There should be view into the oval, and unrestricted access on all but the permitted occasions each year when a gate fee may be charged.

The outer oval fence is useful in keeping balls off the road, for protection of the field and equipment, and for crowd control, but its main purpose has been to allow a gate fee to be collected.

The present fence is unattractive and unsuitable for this important city park.

A fence to the railway must be kept, but all other perimeter fences could be replaced with a more attractive fence.

The low concrete wall of the previous oval fence is still intact at the foot of the bank to Chatswood Park, along part of Orchard Road and the whole frontage to Chapman Avenue. Much of this wall is in good order. Fence columns, or posts with a cast wildflower motif (WCC emblem) cap could be attached to the existing piers and infill panels installed.

The low inner fence directly surrounding the field is in poor condition. The purpose of this fence is to keep spectators off, and to keep balls on the field. It is also useful in keeping dogs off the playing field and setting a boundary for children involved in activities at the oval. At the southern end it is also a safety rail at the concrete seating. The oval would appear more like an open park without this fence but its replacement for the noted functional purposes is recommended.

In the short term a fence should be kept at the existing playground and installed around any new playground. Once Orchard Road is traffic-calmed, it may be suitable to install a hedge along Albert Avenue so the whole park is available for children's play.

### Objectives

To increase views into the oval.

To remove obstructions to public entry and use of the oval.

To provide adequate, attractive fencing or hedging for public safety, and to promote public use of the park.

### **Actions : Fences and Gates**

1. Investigate methods of replacing the oval perimeter fences with material that will be both more attractive, allow for more vision into the park yet balance this against the need to have an enclosed field for the purposes of charging admittance to games.
2. Repair the low fence around the playing field. If replaced in the park master plan, use a material that does not obscure vision.
3. Make the existing playground fence safe, and fence any new playground.
4. Keep all the gates open sunrise to sunset, except during an event for which Council has given permission otherwise.

### **Performance Assessment**

Public use of the oval increases.

### **2.4.2. Adjacent Roads**

Access to the park from the railway station, bus terminus and CBD requires crossing of Albert Avenue. The traffic lights at Orchard Street are not conveniently placed for pedestrians walking through the Garden of Remembrance. Albert Avenue could be made a 40 kph zone, and a pedestrian crossing apply here at all times other than traffic peak hours. Other methods of providing a better access across Albert Avenue should be pursued.

The public path between the Dougherty Centre and pre-school leads across Orchard Road to the park. Orchard Road is narrow and cars seem to speed there, making it a dangerous road beside the park. House No.63 Orchard Road (beside the Baptist Church) is the only property which requires access from Orchard Road. The feasibility of calming this road from Johnson Street to Albert Avenue should be investigated.

### **Objectives**

To improve pedestrian access to Chatswood Park.

To reduce the danger of traffic to users of Chatswood Park.

### **Actions : Adjacent Roads**

1. Investigate methods of improving the linkage for pedestrians across Albert Avenue.
2. Investigate feasibility of installing pedestrian crossings and traffic calming on Orchard Road at the pathway through the Dougherty Centre and at Parkside Lane.

### **Performance Assessment**

Pedestrian access to Chatswood Park is improved.

Traffic danger to park users is reduced.

### **2.4.3 Access Within the Park**

It is desirable to create convenient, pleasant access through the park so this becomes a walking route to the CBD. Also to encourage lunch time use from the CBD to the oval area and through the rail underpass to the Croquet lawns.

The most difficult access is in front of the Cedric Pike and Jack Donnelly stands. It is unfortunate that the southern 2 sections and steps of the Cedric Pike Stand obstruct access to the oval and view from the rail underpass.

Behind and beside the stand should be improved by removal of all unnecessary fences at the rail underpass, providing landscaping and a wide path leading around the steps to the oval.

There are columns and concrete deck at the front of the stands which obstruct the narrow footway and protrude above the oval.

The best remedy for this area is to widen the paving, setting a new edge of the oval about 3 metres onto the existing field. This would create a comfortable walkway, improve the appearance of the area near the stands and have the deck overhang off the field. Reducing the oval width along this middle section of the field will make no difference to rugby, but will make a slightly shorter cricket boundary.

An alternative would be to lead the path from the underpass onto the oval and install grass cell matting on the oval, 2.5 metres wide against the fence, in front of the stands to the Paul Harrison Pavilion. There should be wide sections of the oval fence removed to make this path an attractive walking line.

This path should be suitable for wheel chairs and cycles, and continue past the Trumper Pavilion on the service ramp to Chatswood Park. All the clutter of fences and turnstiles should be removed to make this a pleasant, direct, unobstructed route.

Signposts advising the destinations in each direction should be installed at Chatswood Park and the Rail underpass.

The existing steps from the playground to the oval should be retained. The path from the stands to the Johnson Street gate should be kept unobstructed.

### **Objective**

To provide pleasant, comfortable access through the park for pedestrians and cyclists.

### **Action : Access Within the Park**

1. Investigate feasibility of either widening the paving by 3 metres in front of the Jack Donnelly and Cedric Pike Stands to make this a comfortable access, or install a 2.5 metre wide 'path' of rubber grass cell on the oval against the fence. If the latter, make wide openings in the fence at the Paul Harrison Pavilion and south of the Cedric Pike stand to allow easy walking lines. An alternate option is to create a walkway behind the stands.
2. Remove all but the SRA fences behind the stand and landscape this area with the main path being that leading from the underpass to the CBD.
3. Demolish existing turnstiles and rebuild a smaller 2 turnstile structure closer to Trumper Pavilion.
4. Retain the steps from the playground to the oval.
5. Keep the path to the Johnson Street gate unobstructed.
6. Install signposts.

### **Performance Assessment**

The paths are well used.

Access through the site is improved.



#### **2.4.4 Licences for Sports Club Use of the Oval**

The Gordon Rugby Union Club has a licence to use the oval one day of each weekend and one weekday evening each week during the Winter season (1st April to 31 August). This licence is valid till end of August 2012.

The Gordon District Cricket Club has a licence to use the oval on Saturdays and public holidays, and two evenings of each week during the Summer season (1st September to 31 March) till the end of March 1997.

These two clubs have historic and popular connections with the oval, and many of the oval improvements have been carried out by and for them.

The licences provide rights to use the change rooms, store rooms and other facilities of the oval, and for the closing of the oval to the public and charging of fees to enter. The licences also set a fee which the clubs pay to Council for the use of the oval and set out any other responsibilities such as maintenance and improvements which the clubs must provide. The conditions of the licences can be altered with the agreement of Council and the club.

The licences do not give exclusive use of the oval to the clubs. They also do not restrict Councils right to use the oval for other purposes outside the times set in the licences.

Council has to be aware of the changing interests of the city population and be prepared to support the events and activities which best represent and involve the community.

The underlying philosophy of granting any licence should be that the oval is first and foremost a Crown reserve for the use of the whole community. Licences grant the privilege for clubs to organise activities which a proportion of the community would like to join in or watch. The oval should be fully available to the community outside the set hours of licenced use.

Within the current licences, and by negotiated alterations, Council takes every opportunity to have the clubs meet a higher percentage of maintenance costs required for their use of the oval and facilities. Council currently requires 25% cost recovery on maintenance expenditure.

#### **Objective**

To control use of the oval by licence in order to meet the needs of the community.

#### **Actions : Licences for Sports Club Use of the Oval**

1. Assess the suitability of licence conditions as each licence is renegotiated.
2. Review licences to reflect strong, long term trends in community interest and expectation.
3. Ensure the clubs meet the 25% recovery of specialised facilities for their use.
4. Ensure the oval is available for scheduled, council supported community events.
5. Ensure the oval is fully available to the community outside the set hours of licenced use.

## Performance Assessment

The community feels that licensed use of the oval represents their interests.  
 The cost of special facilities provision is met by the clubs as per Council's Management Plan  
 Community events are able to be held at suitable times.

### 2.4.5 Recreational Use and Facilities

The oval is a very good sports venue. Some demand for this oval has declined due to the provision of more specialised facilities such as athletics fields, and the desire of many people to park right at their destination. In its favour, Chatswood Oval is only a few minutes walk from the railway station, bus interchange and several parking stations.

Sports use of the oval could include:

- The existing use for rugby union;
- The existing use for cricket;
- Finals and special matches of other sports eg. soccer, baseball;
- Basketball on portable timber flooring;
- Lunch time and before and after work activities eg. games, exercises and sports competitions which could be organised by sports instructors licensed to Council.

The majority of people using the oval will do so as spectators.

Other events could include:

- Concerts and activities for adolescents. Location of the oval near public transport, the Mandarin Centre and Albert Avenue Youth Centre make it likely to be a successful venue for young people.

Community events. Proximity to the CBD, transport and the Albert Avenue car park make the site ideal for community events such as:

- The Willoughby Fun Run;
- Food and wine festival;
- Outdoor exhibitions.

General use of the oval should always be available for local people. This may include sports training, informal games, and exercise.

An activity area (small playground) could be installed within the outer oval area for the amusement of children at oval events with their parents.

Chatswood Park should be improved to make it more appealing for community use, and additional facilities provided including:

- Improved playground with more equipment to suit a wider age range of children;
- Picnic shelters and picnic tables;
- More seats in positions which have winter sunshine and summer shade at lunch time.

The location of the park next to the railway and a busy road make it unsuitable as the best location for a music rotunda or performance space.

A basketball court, rollerblade and skateboard facility could be laid out on the small car park and adjoining grass area. The driveway is sufficient for deliveries and access to the oval. A drop-off/pick-up area for maximum 4 cars is required for parents using the After

School Care at Trumper Pavilion and the Orchard Road child care centres. This can be provided either on Orchard Rd or Albert Ave with 15 minute period parking.

Toilets at the park should be accessible and open during the day.

There should be no additional buildings on the site. Rationalising the use of existing buildings is to be undertaken with ongoing maintenance of the existing structures.

## **Objectives**

To provide a wide range of high quality recreational activities to meet the needs of local people, workers in the CBD, district adolescents and regional visitors.

## **Actions : Recreational Use and Facilities**

1. Organise a range of activities on the oval that are suitable for most people to join in or watch.
2. Install a larger, improved playground.
3. Install picnic shelters and tables and drinking bubblers.
4. Install additional seats in comfortable locations.
5. Design a half basketball court/roller blade/skateboard facility for the park.
6. Traffic Committee to consider 15 minute period parking in Orchard Road and Albert Avenue.

## **Performance Assessment**

More people use Chatswood Park, more of the time.

### **2.4.6 Effect of Shadows from Adjacent Buildings**

The 20 storey high South Tower building on Albert Avenue casts a shadow which moves across the whole of Chatswood Park during winter.

This shadow begins near the railway bridge at first light and covers up to half the park at any time until it moves off the Orchard Road side of the park about 2 pm.

The South Tower also overlooks the park and blocks a substantial view of the sky from the park. These effects downgrade the appeal of Chatswood Park.

The overshadowing, combined with traffic, cause a strip of park at least 20 m wide along Albert Avenue to be little used.

West of the railway line, the land between Albert Avenue and Thomas Street is zoned Business 3(c2), and the land between Albert Avenue and Ellis Street is zoned Residential 2(d). Shadows from buildings of about 9 storey height in these locations would come onto the park in early afternoon in Winter and cover most of the park by 3 pm.

The Dougherty building casts shadow onto Chatswood Oval from first light until about lunchtime in Winter. This building also overlooks the oval but the effect of this is lessened by trees on the Orchard Road boundary of the park. The land south of the Dougherty Centre to Johnson Street is zoned Residential 2(d). Shadows from a 9 storey building on this site would fall across the southern half of the oval from first light until about 9 am in Winter, and across the whole of the oval at first light in summer until it moves off the southern end at about 11 am.

The effect of these shadows would harshly downgrade the appeal and use of the park. Council should calculate the potential shadows from developments on nearby land, and be aware of the effect of these shadows on the park when considering development applications.

### **Objective**

To reduce the effect of shadows and overlooking from existing tall buildings near the park.

To avoid additional shadows being cast on the park by nearby development in the future.

### **Actions : Effect of Shadows from Adjacent Buildings**

1. Grow trees to screen buildings which already overlook the park. These trees should be in locations which will not make their combined shadow with the building much worse for the park.
2. Calculate the shadows from proposed developments on nearby land zoned 3(c2) and 2(d), and be aware of the downgrading effect those shadows would have on the park.
3. Control the height of new developments near the park to avoid further shadowing.

### **Performance Assessment**

The park is not further overshadowed.

### **2.4.7 Landscape and Environment Control**

The park contains significant trees, particularly those surrounding the oval. Council's recent planting of deciduous trees at the northern end of the oval will complete the integrity of the ring of trees. These deciduous trees will not cause a shadowing problem in Winter.

There are 7 Bunya pines at the oval. These have very spiky leaves and drop dangerously large cones in the December-January period of years when they fruit. Council should regularly remove the leaves, and inspect the trees each year, removing cones as they mature.

There is no separation of the park from Albert Avenue and Orchard Road. Comfortable separation could be achieved by a hedge about 1 metre tall along the edge of the road. This would allow a view over, but only the tops of cars would be seen from the park.

The existing trees near the playground cast heavy shade in Winter. This would not be so bad if it wasn't combined with the shade of the South Tower. The trees could be pruned to lift and thin the foliage to allow more light.

One suggestion at the focus group meeting was to make the area in shadow a rainforest. This may be appealing but could be achieved in Tingha Street instead where there is not the expectation of a sunny lunch area or playground warmed by the sun in Winter.

There is a lack of interesting and ornate plants and gardens in the park. These should be introduced as part of a landscape redesign which also locates an improved playground, picnic shelters and seats.

The area around the Cedric Pike Stand and to the railway underpass is unattractive. This should be landscaped to make it more open by removal of fences, and more attractive by installing new paving which incorporates surface level grates on the stormwater inlets. The paving should direct pedestrians on a comfortable path from the underpass and towards the CBD.

Chatswood Park is on the southern side of the CBD near one of the tallest of the existing buildings. Trees in this park will be helpful in reducing wind tunnelling in the CBD during the winter months. This should be further investigated. Suitable trees could be planted in effective locations if these will not overshadow the park.

The oval acts as a water retention basin to avoid flooding in the CBD and downstream. The whole park is now the major water infiltration site for charging the ground water south of the CBD. As development in and near the CBD continues, this will become increasingly important for growth of trees and health of soil nearby. For this reason the extent of paving should be kept to a minimum.

Plans should be prepared for extensive remodelling of Chatswood Oval. The intention being to remove unnecessary structures and paving, to better coordinate the pavilions, and generally to soften the landscape and make additional area available for recreation. There could be a grassed slope to the brick wall on the eastern side. The concrete seating slabs could be returned to grass. The oval could be far more park like and still meet the requirements of a multipurpose sports venue.

## **Objectives**

To provide an appealing landscape that promotes use of the park and assists in the control of environmental conditions in the CBD.

## **Actions : Landscape and Environment Control**

1. Develop a landscape plan for the park, incorporating the following:
  - A hedge along Albert Avenue and Orchard Road;
  - Trees to screen buildings and reduce wind tunnelling in the CBD;
  - A row of deciduous trees around the northern end of the oval;
  - Garden beds and flowering shrubs.
  - Improvements of the area near the railway underpass.
  - Minimum area of pavement.
  - No additional car parking.
  - Attractive, low fences where required.
2. Carry out the following
  - Allow the taller growth of trees along Orchard Road where the bundled electrical cable has been installed.
  - Inspection of the Bunya pines and removal of dangerous cones.
  - Collection and removal of the spiky fallen leaves of the Bunya pines.
  - Pruning of the existing trees near the playground to allow more Winter sunlight.
3. Develop a master plan for the remodelling of Chatswood Oval, to remove unnecessary structures and paving, make additional areas available for recreation and generally soften the landscape. The intention being to make this a local park as well as a multipurpose sports and events venue.  
Preparation of this master plan may occur over a number of years.

There should be consultation with the community, existing users and potential users.

**Performance Assessment**

Landscape plan and maintenance programme is prepared.

Landscape improvements are completed.

Maintenance is carried out.

The park is used by a large number of people.

The area near Albert Avenue is used more than in the past.

Master plan for remodelling of Chatswood Oval is completed.

### 3. THE GARDEN OF REMEMBRANCE

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#### 3.1 Basis for Management

To provide a remembrance garden, a formal garden for the city and an attractive rest park for the CBD.

#### 3.2 Description/Significance

This is the most important memorial park in the Willoughby City Local Government Area. To quote the sign at the garden:

#### GARDEN OF REMEMBRANCE

DEDICATED ANZAC DAY 1964

THIS GARDEN AND CROSS WAS ESTABLISHED BY THE COUNCIL OF THE MUNICIPALITY OF WILLOUGHBY DURING 1949 AS A MEMORIAL AND CIVIC BEAUTIFICATION TRIBUTE TO THE VALOUR & SUPREME SACRIFICE BY OUR LOCAL NUMBER FALLEN IN THE BOER WAR 1898-1901 WORLD WAR I 1914-1918, WORLD WAR II 1939-1945, KOREA, MALAYA, AND VIETNAM.

THE ORIGINAL DESIGN, LANDSCAPING AND VOLUNTARY LABOUR INVOLVED WAS PERFORMED BY MEMBERS OF THE WILLOUGHBY MUNICIPAL COUNCIL, THE RETURNED SERVICEMEN'S LEAGUE & THE VOLUNTARY DEFENCE CORPS.

THE FIRST ANZAC DAWN SERVICE IN THE GARDEN WAS HELD IN 1956 - PRIOR SERVICES WERE HELD IN THE ARCADIA THEATRE 1920-1954.

GARDEN FEATURES:-

THE CROSS ON GRASSED "TIN HAT" (STEEL HELMET WORLD WAR I) MOUND THE BOER WAR SOUTH AFRICA MEMORIAL

THE PATHWAY MESSAGE (TO ALL FUTURE BEHOLDERS) VIZ "THEY GAVE THEIR TO-DAY FOR YOUR TO MORROW"

THE TWO BEDS OF ROSES OF PICARDY (RE WORLD WAR I SONG) FROM THE BATTLEFIELDS OF VILLERS BRETTONEUX AND DELVILLE-WOOD IN THE SOMME (REGION OF PICARDY) FRANCE

(30,752 AUSTRALIAN A.I.F KILLED IN THE SOMME FIGHTING 1916-1918)

THE INDIVIDUAL ROSES, MONUMENTS AND PLATES, INCLUDING ONE VICTORIA CROSS (LT.A.E. CHOWNE-WILLOUGHBY) & ONE GEORGE CROSS (PTE. B. G. HARDY- WILLOUGHBY) LOCATED WEST SIDE OF THE CROSS

"AT THE GOING DOWN OF THE SUN & IN THE MORNING

WE WILL REMEMBER THEM"

The garden has an area of 2,414 square metres, and is owned by Willoughby City Council in fee simple. It is managed by the Trustees of The Garden of Remembrance. The Trustees are Council's General Manager, and four representatives from the two local Returned Services League (Chatswood and Willoughby).

The category of the land is "Park".

The land is zoned 6(a) - Existing Recreation under the Willoughby LEP 95.

This is a formal garden containing lawns, garden beds, paths, memorials, four seats under individual pergolas, lighting, and a name sign and interpretive sign.

The garden is in shadow from the South Tower building in the morning but this shadow moves off by lunch time.

### 3.3 Issues Raised by Residents and Focus Groups

No. of letters - 3.

| Issue   | No. of letters | Focus groups |
|---|----------------|--------------|
| • Ruined by the Interchange and crowded out by high rise buildings                    | 1              |              |
| • Provide more seats, at least one with shelter                                       | 1              |              |
| • The flowers are lovely  | 1              |              |
| • The park is poorly connected to other areas for pedestrians                         |                | ✓            |
| • Albert Avenue traffic divides the Garden of Remembrance from Chatswood Park         |                | ✓            |
| • Need to consult with SRA re access to the garden and their land on the western side |                | ✓            |

### 3.4 Major Issues Identified

1. Overshadowing and crowding by high rise buildings.
2. Access.
3. Railway land.
4. Landscape, garden display and furniture.
5. Interpretation.

### 3.5 Discussion of Major Issues and Recommendations

#### 3.5.1 Crowding and Overshadowing

The atmosphere of the garden has been effected by adjacent property development and gradual changes in the CBD. Albert Avenue has become busier, and more noisy, dividing the garden from Chatswood Park.

The most serious effects have been caused by the crowding and overshadowing from the South Tower and the pedestrian access under the Interchange.

The terraces on the southern side of the Interchange provide an attractive view over the garden and Chatswood Park.

Existing office buildings on the western side of the railway create a lesser sense of enclosure but there would be a real threat to the garden from any development of the land between Albert Avenue and Thomas Street. This could reduce the sunlight to only a few hours a day and increase the wind tunnel effect.

Other cities have memorials in crowded locations and this may be the inevitable future for the Garden of Remembrance. Council needs be conscious of the effect of development proposals nearby and make decisions on the height and bulk of these with a knowledge of how they will impact on the park.



## **Objectives**

To avoid additional overcrowding and shadowing by buildings.

### **Actions : Crowding and Overshadowing**

1. Do not allow further developments to overshadow or crowd the garden.

### **Performance Assessment**

The sense of crowding by existing buildings is reduced.

Any additional buildings nearby do not noticeably overshadow or enclose the garden.

## **3.5.2 Access**

The public access way from Victoria Avenue, past the bus terminus to the Garden of Remembrance is in need of upgrading.

- Issues relating to signs, definition of a walkway, lighting, wind conditions, unattractiveness of small car park areas, poor pedestrian crossings and the steps to the garden have all been cited in support of this need

Access from the Interchange is via steps from the food hall or the terraces to the South Tower. There is no wheelchair access. The SRA should be approached with the possibility of providing access with wheelchair ramp directly from the Garden of Remembrance to the adjacent railway platform.

Crossing of Albert Avenue is indirect via the Orchard Street traffic lights, or maybe difficult due to traffic. In the short term a 40 kph zone and a pedestrian crossing to operate outside of peak hour traffic times could be considered. Methods for improving the access across Albert Avenue need to be devised.

## **Objectives**

To improve the attractiveness and safety of access to the garden.

### **Actions : Access**

1. Improve the pedestrian access from Chatswood Mall to the Garden of Remembrance to provide :
  - Continuous, well defined path with no steps
  - Pedestrian crossing to Orchard Road.
  - Signposts
  - Improved lighting
2. Remove garbage smells and the sense of being in a car park when in the accessway.
3. Investigate the possibility of a ramp path direct to the Chatswood railway platform.
4. Investigate a pedestrian crossing on Albert Avenue for use outside the hours 7.30-9.30am and 4.00-6.00 pm.
5. Limit Albert Avenue traffic to 40 kph in the section beside the garden. Investigate methods of improving pedestrian access across Albert Avenue with alternative methods.

## **Performance Assessments**

Safety of access to the garden is improved.

### **3.5.3 Railway Land**

The railway land includes the east-facing planted bank from the station platform fence to the grass edge of the western rose garden. The Council has a license agreement with State Rail for the use of this land as part of the Garden of Remembrance. Any future development of the Chatswood Station air-space would consume this land and have a negative impact on and result in further overshadowing of the garden.

#### **Objective**

To minimise the impact on the Garden of any future redevelopment of the Chatswood Station air-space.

#### **Action : Railway Land**

Negotiate with State Rail for any future redevelopment of the airspace to include minimal overshadowing, bulk and siting.

These negotiations should include possible dedication of the SRA land currently within the garden.

#### **Performance Assessment**

Minimal impact on the microclimate of the Garden of Remembrance.

### **3.5.4 Landscape, Garden Display and Furniture**

Additional suitable trees should be planted to lightly screen the adjacent buildings. An avenue of street trees should be planted along Albert Avenue. The existing garden which makes good use of flowering perennials should be continued with attention to have some flower display in all seasons. The existing level of maintenance should be maintained. Picnic tables could be provided among the proposed screen trees beside the South Tower and Interchange. The gardens should include a tap for hand washing.

#### **Objective**

To provide screening of adjacent buildings by trees.

To create interest and show community pride by the quality of garden display and maintenance.

To provide furniture suitable for lunch time use and contemplation.

#### **Actions : Landscape, Garden Display and Furniture**

1. Select and plant suitable screen trees.
2. Continue existing quality of garden maintenance.
3. Install picnic tables and shelters among the screen trees.

**Performance Assessment**

The buildings are partially screened.

The garden is enjoyed, and recognised as being an expression of community pride.

**3.5.5 Interpretation**

The garden has a name sign and one good interpretive sign.

The interpretive sign is not in a position where it will be easily noticed.

**Objective**

To increase the function of the park as a community memorial, and an educational site.

**Actions : Interpretation**

1. Consult the Trust re suitable signs and information for the garden.
2. Prepare and install signs if considered appropriate.

**Performance Assessment**

Interpretive signs are installed.

Knowledge of the purpose of the park is increased.

## 4. DAY STREET CORNER

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### 4.1 Basis for Management

To continue to provide a small park for visual and environmental improvement of the CBD, and use for passive recreation.

### 4.2 Description/Significance

This is a small park of 281 square metres owned by WCC in fee simple.

The category of the land is "Park".

The land is zoned Open Space 6(a) - Existing Recreation under the Willoughby LEP 95.

This tiny park is presently the only Council owned Open Space in the CBD between the railway and the Pacific Highway.

It is a pleasant, well maintained, little park which contains lawn, paving, seats, garden shrubs and a bubbler. There are mature trees on the Railway Street frontage and young trees on the Day Street frontage.

### 4.3 Issues Raised in Letters and Focus Groups

No. of letters - 1.

| Issue  | No. of letters | Focus groups |
|--|----------------|--------------|
| <ul style="list-style-type: none"> <li>Request Council allow waste treatment/water recycling tank for adjacent car wash business, to be installed under the park. Dimensions 3 metres wide by 15 metres long and 2 metres deep. Running north-south, adjoining Heine's land</li> </ul> | 1              |              |

### 4.4 Major Issues Identified

Overshadowing.

Linkage to other "open space".

Water recycling tank.

### 4.5 Discussion of Issues and Recommendations

#### 4.5.1 Overshadowing

The park is on the south east side of an adjacent office building, and receives good morning and early lunch time sunshine. The land across Railway Street is zoned Business 3(c2) and Residential 2(d). When this land is developed the park is likely to be in shadow most of the day and in Winter and its value as a park for public use will be reduced.

### **Objective**

To avoid overshadowing of the park, and if this is not possible, receive adequate contribution from the developers of land across Railway Street for the loss of sunshine and public appeal of this park.

### **Action : Overshadowing**

1. Calculate the amount of shadow that developments across Railway Street will cast on the park.
2. Consider the loss of appeal this shadowing will cause to the park.
3. Negotiate contributions or design features in the proposed developments to compensate for the loss of public value caused to the Day Street Reserve. A desirable design feature would be a green space opposite the Day Street Reserve. This would create a landscaped entry to the CBD, and continuation of the open space linkage from the Zenith Centre through Day Street Reserve.

### **Performance Assessment**

Suitable landscaped area and features are included in developments on the other side of Railway Street.

## **4.5.2 Linkage with other 'Open Space'**

Day Street Reserve is connected by the block paved roadway to the Zenith Centre landscaped grounds. These grounds are open to the public and form part of a network of privately owned open space on the western side of the railway. The Day Street Reserve is the northern entry to this “open space” linkage system. There could be very low key signs advising the linkages installed near this reserve.

### **Objective**

To create a suitable entry to, and information about the ‘open space’ linkages of the western CBD.

### **Action : Linkage with other 'Open Space'**

1. Install a low key sign and directional system to make people aware of the linkage of open space in the western CBD.

### **Performance Assessment**

Sign and directional system is installed.  
The 'open space' linkage system is well used.

## **4.5.3 Water Recycling Tank for Adjacent Business Property**

Council has received a written request on behalf of the adjacent car wash business, to allow a waste treatment/water recycling tank to be installed under the park. This proposal

would only eventuate if the Roads and Traffic Authority require a 5 metre widening along the Pacific Highway.

The tank would be 15 metres long, 3 metres wide and 2 metres in height.

This tank would take up about one sixth of the area under the park.

As a general principle it is not recommended that private business facilities (or any services not essential to the park) be installed in parkland.

The soil under parks is important for infiltration of rainwater and space for the growth of tree roots.

If agreement is given to installation of the tank in the park, conditions should apply.

There is a possibility that the tank could be installed under the pavement of Day Street.

### **Objective**

To uphold the policy of no encroachment or alienation of parkland without compensation.

### **Action : Water Recycling Tank for Adjacent Business Property**

Discuss likely conditions with the applicant should the tank need to be relocated..

Recommended conditions to include:

1. The surface of the tank to be at least 1 metre below ground level
2. The applicant to meet all costs of the work and reinstatement of the park.
3. A licence agreement with yearly rental be agreed for the placement of the tank under public land.

### **Performance Assessment**

Alienation of parkland above or below ground does not occur.

Day Street Reserve continues or is reinstated to its present condition without cost to Council.

## 5. THE TOWN HALL GARDENS

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### 5.1 Basis for Management

To provide lawn and garden surrounds at the Civic Centre which reflect civic pride, are a pleasant setting for lunch time use and provide a restful green park in the centre of the CBD.

### 5.2 Description / Significance

This is a nominal space of 1,200 square metres at the Halls and Council offices. It is:

- Owned by council in fee simple,
- Category of the land is 'park'.
- Zoned Open Space 6(a)-Existing Recreation.

It is flat land at street level and contains lawn, trees, shrubs, paths and a hedge separating the park from Victoria Avenue. The park forms the entry to the Town Hall and is well used at lunch times.

### 5.3 Issues raised in letters and focus groups

No. of letters- 1

| Issue  | No. of letters | Focus groups   |
|--|----------------|--|
| <ul style="list-style-type: none"> <li>• Provide seats on the centre grass area, especially on weekdays</li> <li>• Small area, well used</li> <li>• Whole site will be subject of design competition</li> <li>• The area is overshadowed, need to be sunnier</li> <li>• Needs to be more central</li> <li>• Pedestrian link from Victoria Avenue near the present Council offices to the library is poor</li> <li>• As part of the Mall Stage 2, widen the footpaths and extend the park with the plantings. Close the road on weekends and special occasions</li> <li>• The area is too small</li> <li>• Does not perform function of community centre gardens</li> </ul> | 1              | <ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul> |

### 5.4 Major Issues Identified

1. Present use and features.
2. Factors effecting changes and possibilities for the Park.

## **5.5 Discussion of Major Issues and Recommendations**

### **5.5.1 Present Use and Features**

This park is the landscape setting for the Civic Centre. It is the arrival point for public and private functions. It is often used as a meeting and lingering place, location for photographs and children's play. It meets these purposes in low key limited way.

It is not a formal park, the plants do not fully represent those on the city emblem, there is no roadside area set aside for arrivals and departures.

The park is very well used at lunch time, particularly when the lawns are in sunshine, and as a waiting, resting and meeting location. The area of lawn between the hall and the street (but separated from the street by a hedge), is most used. On some days the lawn is covered in people, sitting and lying down.

Seats have been requested for the lawn area. Movable seats for the lawn could be considered for visitor flexibility; fixed seats would produce worn areas underneath. The narrow lawn with attractive garden borders between the hall and council offices has fixed seats. Additional seats here may invite people to use this area more.

Some of the park is overshadowed by the Town Hall at lunch time in winter which restricts its usage.

#### **Objective**

To continue the present appreciation and use of the park.

#### **Actions : Present Use and Features**

1. Continue the high level of maintenance presently carried out.
2. Install movable seats in the lawn area.

#### **Performance Assessment**

Present maintenance level is continued  
Park continues to be well used.

### **5.5.2 Factors Effecting Change, and Possibilities for the Park**

The Council is building new offices and chambers in Victor Street. The use of the existing building after council moves is unknown at the time of writing. The whole site will be the subject of a design competition. The CBD transport study has recommended The Chatswood Mall be continued from Anderson Street, past the park to Archer Street with widened footpaths, but not as a closed road.

When these developments occur, there are certain to be opportunities to change and improve the park. The park may be re-established in a more suitable location, or part of the existing park may be retained, and another park created.



The resulting park should be larger and receive more sunshine at lunch time, for a longer period of the year. It should be in a location which is at least as pleasant and convenient as the existing.

### **Objective**

To allow beneficial change, enlargement or relocation of the park.

### **Actions : Factors Effecting Change, and Possibilities for the Park**

Identify the purpose and features required for a park near this location. Features should include a larger space with more sunshine, and a setting which is at least equally pleasant to the existing.

### **Performance Assessment**

Classification of the existing park is not a restriction on redevelopment of the site in the manner most beneficial to the people of Willoughby and the users of the CBD.

If the existing park remains, it is improved, enlarged and shadowing is not increased.

If the park is re-established elsewhere, the new park is larger, receives more sunshine at lunch times over a longer period of the year and is in a similarly appealing and convenient location on Victoria Avenue.

## 6. TINGHA STREET PARK

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### 6.1 Basis for Management

To provide a local park which forms a green corridor between the CBD and adjacent residential areas. The park to include the CBD circuit path, emergency vehicle access to the car park and temporary vehicle access to the existing cottages and child-care centre.

### 6.2 Description / Background

Tingha Street and the adjoining allotments to Victor Street were to be landscaped in conjunction with the extension of the Albert Avenue car parking station to Victor Street. These plans were put on hold in early 1994.

The area of land presently zoned Open Space 6 (a)- Existing Recreation is 5,596 square metres, and is owned by WCC in fee simple.

The category of the land is "General Community Use".

The land between Tingha and Devonshire Streets contains a child-care centre and 4 semi detached houses in good order. One of these semis is still in private ownership.

Council adopted the following recommendation on 13/6/95:

*That Council support, in principle, the following series of actions for Tingha Street lands:*

- a) expand the Devonshire Child Care Centre leaving pedestrian access from Devonshire Street to Tingha Street.*
- b) retain the cottages fronting Devonshire Street and use for community purposes.*
- c) rezone lands a)and b)to Special Uses - Civic Purposes.*
- d) landscape the remaining land.*

### 6.3 Issues raised in letter and at focus groups meetings

No of letters - 4.

| Issue   | No. of letters | Focus groups |
|---|----------------|--------------|
| • Park is non-existent. Planned for 10-15 years, promised and money from unit development held by Council   | 3              |              |
| • Use as car parking and holiday space is unsatisfactory  | 1              |              |
| • Make it attractive for residents and visitors to the CBD  | 1              |              |
| • Object to use of land for kindergarten  | 1              |              |
| • Request completion of the park  | 3              |              |
| • Council intention is to create a large, grassed, passive recreation area (extract from WCC letter 4.1.93) | 1              |              |
| • A seat would be welcome   | 1              | ✓            |
| • Provide seats, a few picnic tables, at least one shelter  | 1              |              |
| • Fumes from car park not good for kids   |                | ✓            |
| • Make it a seem-natural park, with rocks   |                | ✓            |
| • Do not install children's play equipment  |                | ✓            |
| • Should be a local park for surrounding areas  |                | ✓            |
| • There must be emergency access from the Albert Avenue car park along Tingha Street                        |                | ✓            |
| • Basketball court noise may be unacceptable to residents   |                | ✓            |

## 6.4 Major issues identified

1. **Rezoning of the land.**
2. **Access within the park and nearby parkland.**
3. **Landscaping of the park.**

### 6.4.1 Rezoning

#### 1. The Child Care Centre

Although the child care centre is presently zoned Open Space 6 (a)- Existing Recreation, the land is fenced and not available for general public use during operating hours. It is a requirement of child-care centres that play areas be fenced. Partly in recognition of this restriction of access, child care centres are usually zoned Special Uses 5(a)-Civic Purposes.

This child-care centre is at capacity with a high demand for more places. The Community Services staff recommend that the centre be enlarged to cater for demand. It makes sense to allow reasonable expansion of the existing centre with conditions which will reduce its impact on the park.

#### Actions : Rezoning

1. Allow the child care centre to expand its boundaries towards the parking station with the following condition:
  - A 6 metre wide open space corridor is retained between the child care centre and the parking station.
2. Rezone the child-care centre to Special Uses 5(a) Civic purposes.

#### Performance Assessment

Actions are completed and condition complied with.

## 2. Semi detached houses

The 3 council owned semis are presently zoned Open Space 6(a) Existing Recreation., The privately owned semi is zoned Open Space 6(b) Proposed Recreation.

The Community Services Division has documented community needs that could use the 3 properties. It would seem imprudent to demolish the buildings to provide parkland whilst such needs exist.

The 4 properties should be rezoned Special Uses 5(a) Civic Purposes. This will not effect the ongoing residential use of the privately owned semi.

#### Actions : Semi detached houses

1. Rezone the 4 semis to Special Uses 5(a) Civic Purposes.

### **Performance Assessment**

Rezoning takes place.

### **3. Tingha Street Road Reserve**

The road reserve is presently zoned Open Space 6(b) Proposed Recreation. This land should be rezoned to Open Space 6(a) Existing Recreation in order to provide local parkland. The area of the Victor Street allotments, the Tingha Street Road reserve and the open space corridor to Devonshire Street is approximately 4,400 square metres.

#### **Action : Tingha Street Road Reserve**

1. Rezone the Tingha Street Road reserve to Open Space 6(a) Existing Recreation.

### **Performance Assessment**

Rezoning takes place.

#### **6.4.2 Access Within the Park and Linkage to Adjoining Parkland**

There should be a path from Victor Street to Devonshire Street along the park corridor, and a path from Parkside Lane to the child-care centre and parking station. These paths should be gently meandering and located to provide large areas of lawn and landscaping.

There needs to be access from Parkside Lane to the parking station for emergency vehicles. This should not be paved. Deliveries to the child-care centre and the semis and child drop off/collection may continue to be done via the park.

The new park should be connected to the Dougherty Centre by a pedestrian crossing on Victor Street. There is a pathway through the Dougherty Centre to Chatswood Park. This connection should be signposted..

The corridor between the child-care centre and parking station should lead to a pedestrian crossing at Devonshire Street then join another Open Space corridor on the northern edge of the Devonshire Street car park. When the adjacent Claude Street properties are redeveloped, this 'Greenpath' should continue to the proposed park on the corner of Albert Avenue and Archer Street.

### **Objective**

To provide suitable essential access within the park, and safe convenient linkage paths to nearby parkland.

#### **Actions : Access Within the Park and Linkage to Adjoining Parkland**

1. Install a pathway suitable for vehicles from Parkside Lane to the child-care centre and parking station.
2. Install a pathway from Victor Street to Devonshire Street.
3. Install pedestrian crossings at Victor Street and Devonshire Street.

4. Continue the 6 metre wide open space Greenpath on the northern edge of the Devonshire Street car park and last property in Claude Street (when redeveloped) to the proposed park.
5. Install direction signs on the pathways.

### **Performance Assessment**

Access within the park and linkages to nearby parkland is improved.

### **6.4.3 Landscaping**

Early plans for the park included an ‘events’ area, but council stated in a letter to local residents in January 1993 that “the ‘events’ area will be removed and the area be kept for passive use”.

The landscaping should be open and simple. This should be a passive recreation park with cool shaded areas beside the parking station and sunny areas in Tingha Street towards Parkside Lane.

Local residents have been waiting more than 3 years for this land to be turned into a park. This should happen as soon as possible.

### **Objective:**

To provide a passive recreation park.

### **Action : Landscaping**

Develop a landscape plan for the park to include:

Access paths

Space for emergency vehicle access

Tree planting to screen the parking station, reduce wind speeds and purify air.

Ground cover plants/mulched areas and natural features such as large rocks.

Lawn areas.

Lighting.

Seating

A picnic table and shelter near Parkside Lane

Mural or community artwork.

### **Performance Assessment**

Actions are completed.

## **APPENDIX - Contributors**

Letters inviting comment on issues of concern were distributed to residents surrounding the parks.

A notice was placed in the North Shore Times inviting comment from interested parties.

Focus group meetings were held on 11 October and 19 October 1995.  
Sixteen people attended the meetings.

12 written responses were received by Council.

The issues raised at the meetings, in letters and phone calls are included in the issues section for each park.

Thanks are due to all those people who have contributed to this project or have given comments regarding these areas in the past:

David Bezer (Gordon Rugby Union Club)  
 Damien Blades (After School Care, Chatswood Oval)  
 Mrs H. M. Blaxland  
 Mr Pok Wu Chan  
 Colston Budd Hunt & Twiney Pty Ltd  
 B. Corniel  
 Val Dixon (Manager Children Services, Willoughby City Council)  
 Colleen Guilfoyle (Recreation Officer, Willoughby City Council)  
 Mrs Janet Hallgren  
 Bill & Pat Enderby (Chatswood Lawn Tennis Club)  
 Philip Hickie (Chatswood East Ward Progress Association)  
 L. & I. Hunt  
 Maggie Joyce (After School Care, Chatswood Oval)  
 Marcia Lewis (Director, Community Services, Willoughby City Council)  
 C.J. & M.H. McRae  
 Mary-Jane Morgan (Councillor, Willoughby City Council)  
 Mr Fred Neave  
 Lyndall Paine (Devonshire St Children Centre)  
 Wendy Paterson  
 Berenice Payne (Community Arts Officer, Willoughby City Council)  
 Enid Swain (Chatswood Croquet Club)  
 Peter Thyer (Consultant, Willoughby City Council)  
 E Wedge  
 Julie Whitfield (Open Space Manager, Willoughby City Council)  
 Greg Woodhams (Director Environmental Services, Willoughby City Council)  
 D. & L. Yates

## **REFERENCES**

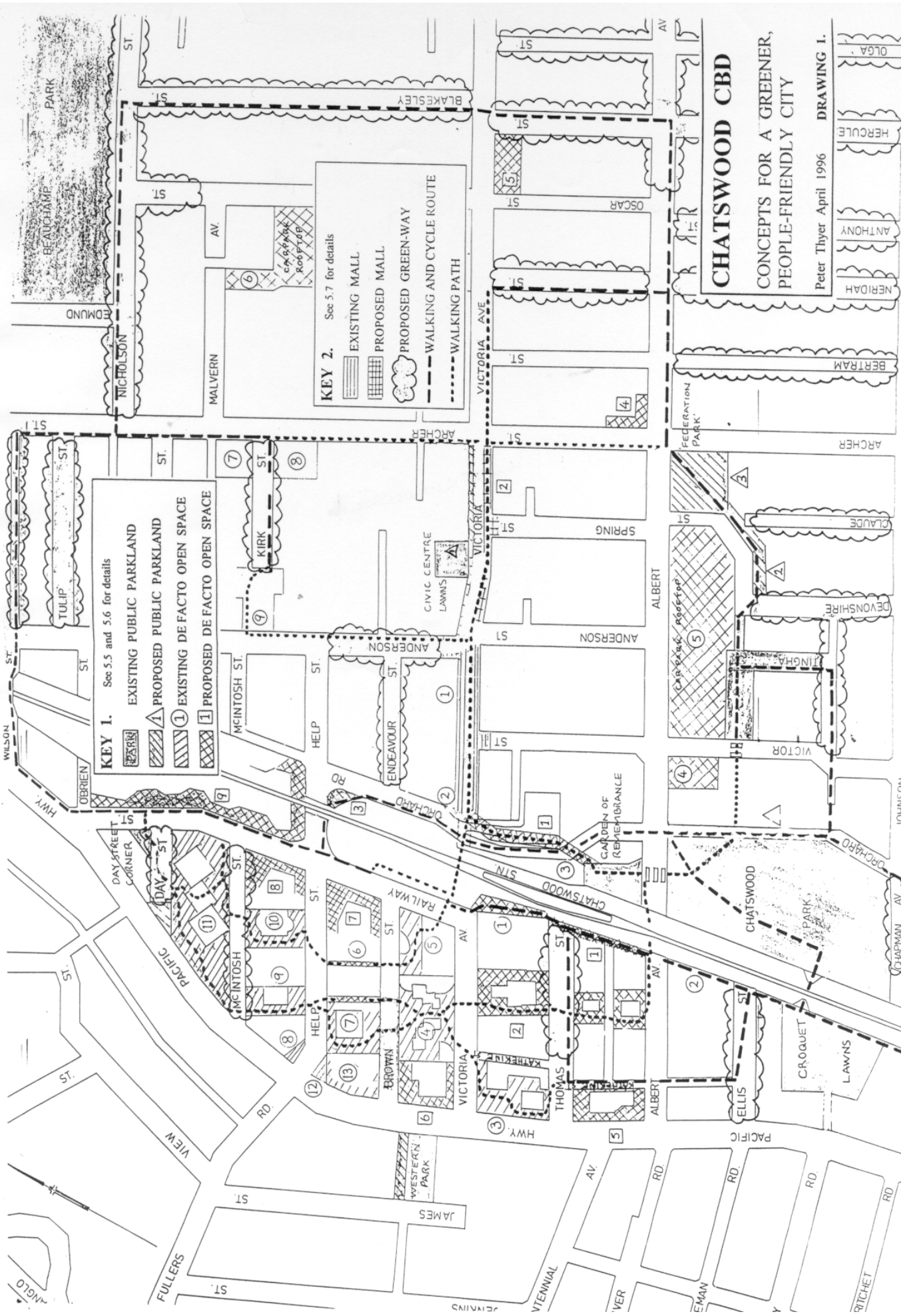
Open Space Plan (Manidis Roberts Consultants, 1995)  
 Summary of 1993 Recreation Plan (Willoughby City Council, 1995)  
 Federation Park & Tingha Street Park Proposal for Willoughby Council 1995

# CHATSWOOD CBD

CONCEPTS FOR A GREENER,  
PEOPLE-FRIENDLY CITY

Peter Thyer April 1996 DRAWING 1.

- NERIDAH
- ANTHONY
- HERCULE
- OLGA



**KEY 1.** Sec 5.5 and 5.6 for details

- EXISTING PUBLIC PARKLAND
- PROPOSED PUBLIC PARKLAND
- EXISTING DE FACTO OPEN SPACE
- PROPOSED DE FACTO OPEN SPACE

**KEY 2.** Sec 5.7 for details

- EXISTING MALL
- PROPOSED MALL
- PROPOSED GREEN-WAY
- WALKING AND CYCLE ROUTE
- WALKING PATH