



RYDE CITY COUNCIL
RYDE PARK PLAN OF MANAGEMENT
04/01/06



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1.0 INTRODUCTION

1.1 INTRODUCTION

Ryde Park is an important asset in Ryde City Council's open space inventory. Since its inception in 1904 it has been home to a number of important recreation activities. It has provided facilities for sports such as lawn bowls, football, cricket, tennis and hockey as well as being the venue for exhibitions such as the *Poultry and Canine Societies Show* in 1922.

Today many of these uses continue with pressure for new ones as the nature of society and recreation demand changes. For example, there is a growing demand for youth facilities such as courts and skate friendly surfaces some of which the park now accommodates.

Other issues that are facing Ryde Park include:

- Ryde Park's profile within the immediate and larger community.
- Pedestrian and vehicular access and circulation throughout the park.
- The need for a greater awareness to be paid to equal access across the park.
- The need for safety issues to be addressed.
- The anticipated change in the demographic character of Ryde.

Ryde City Council as a part of its Parks Management Strategy has become aware of these pressures and has sought to address these through the development of a Ryde Park Masterplan as well as this Plan of Management. Both of these documents set the future direction for Ryde Park in the next 10 – 15 years.



Ryde Park provides a variety of facilities including organised sports fields, playgrounds, parkland and car parking.



1.2 RYDE PARK LOCATION AND DESCRIPTION

Ryde Park lies immediately to the south east of Ryde Public School, which lies adjacent to Ryde Town Centre. The site to which this Plan of Management refers stands on a generally northeasterly aspect and includes:

- 3 sports fields
- 2 car parks
- Internal access road
- Children's playground
- Basketball court
- Parkland
- 3 Amenities buildings
- Rotunda

This Plan of Management does not include the surrounding context on the same block, which comprises:

- Medium density housing generally 1-3 storey brick and tile bungalows



- Ryde City Bowling Club in the western corner of the park block
- The Argyle Centre, which currently houses Ryde Council's Community Life Division
- A Blue Gum High Forest and Buffalo Creek to the east.

While the park occupies approximately 7.7ha of land, the gradients, aspect and planning tend to lend the park a very limited visible profile in the town centre. Most of the houses immediately adjoining the park turn their backs to it rather than engaging with it. It is important to note that the properties adjacent to the existing park that have been acquired by the Council will have their use as residential or community use continued on an interim basis, but will in the longer term become part of the park.

Despite proximity to the Ryde Town Centre the park is virtually invisible, being obscured by the Ryde Bowling Club. The park is also virtually hidden from view when approaching the corner of Blaxland and Princes from Victoria Road. This is partly because of the aspect and partly because of a wall of large trees along the perimeter in this corner.

Directly adjacent to Ryde Park lies Buffalo Creek amidst a Blue Gum High Forest. While essentially an urban area, Ryde Park along with Buffalo Creek is an essential component of a parkland system that effectively stretches from Ryde Town Centre to the Lane Cove River through the substantial Field of Mars Wildlife Reserve and Buffalo Creek Reserve.

Ryde Park is home to the Ryde Bowling Club and also provides the local community with one formal and two informal sporting fields, a children's playground and a basketball court all of which are currently underutilised. The park has an internal road that runs from Princes Street to Blaxland Road. The condition of this road and lack of non-vehicle lanes make pedestrian and cycle movement through the park difficult and potentially dangerous.

Vegetation within the park is quite overgrown, which means large areas of the park are obscured from public view and are also in shade for most of the day. The historic rotunda is almost completely hidden from the casual passer-by.



The Park's topography together with the Bowling Club block out and a potential view corridor from Blaxland Road.



Buffalo Creek Reserve lies diagonally opposite the eastern corner of the Park. Important environmental connections exist between the two open space areas.

1.3 WHAT DOES THIS PLAN OF MANAGEMENT DO?

In satisfying the requirements of the Local Government Act, the Plan Of Management and its accompanying Masterplan for the park set the direction for the park's next decade. It provides a framework for revitalization and modernization of the park that is respectful of its heritage values and significance. Moreover, it ensures that the park can be better utilized and will meet the needs and demands of the community who use it.

The Plan Of Management includes a vision and values for Ryde Park and a number of specific strategies to ensure that this vision is achieved. Further details on these strategies can be found in Section 6 of this document.

2.0 BACKGROUND AND CONTEXT

2.1 WHAT IS A PLAN OF MANAGEMENT

A Plan Of Management is a management document, which provides clear guidelines for the management of community land and is usually prepared by a local council. Under the Local Government Act 1993, Plans of Management are the key documents that govern the use and management of sites like Ryde Park. There are various components of a Plan of Management:

- The identification of the categories applying to the land;
- The objectives and performance targets of the plan with respect to the land;
- The means by which Council proposes to achieve the plans objectives and performance targets;
- The methods Council proposes to assess its performance with respect to the plan's objectives and performance targets.

A Plan Of Management establishes directions for planning, resource management and maintenance of community land and is intended for use by Council staff and for the information of public in general.

2.2 PLAN OF MANAGEMENT OBJECTIVES

Council's objectives for this Plan Of Management are to:

- Provide a framework for the effective and sustainable management of the land and future park infrastructure.
- Address the management and use of the land and associated park infrastructure, which reflects the communities' visions and aspirations for the park.
- Be consistent with Councils City Management Plan and its vision for the city.
- Protect and enhance the significant cultural attributes of the land.
- Provide a strategy for the future maintenance, capital works and appropriate infrastructure.

2.3 WHY A PLAN OF MANAGEMENT IS NEEDED

Where Councils have many similar parks with consistent issues facing each of them, the Local Government Act allows Councils to prepare Generic Plans of Management. Currently Ryde Park is covered by a Generic Plan of Management, which applies to multiple similar parks within the City of Ryde.

Like the rest of Sydney, the City of Ryde is undergoing many demographic and social changes which are affecting the way people use parks and the type of activities that they would like to use them for.

Council considers that Ryde Park is not used to its maximum capacity and could be more efficiently used so that other user groups and individuals from the community have better access to the park's

facilities. Moreover, council also considers that much of the infrastructure within the park is outdated and in need of repair, replacement and upgrading.

Council as a part of its Management Plan and City Vision is seeking to resolve these issues and ensure that Ryde Park is once again a premier park in the City that is responsive to the needs of the community. Consequently, this Plan Of Management and Masterplan that apply to Ryde Park only, have been prepared.

The purpose of the Plan Of Management is to enhance and improve Ryde Park with attention to its original design, which over the years has become diluted through numerous small alterations and additions.

This Plan Of Management will set the direction for the park for the next ten to fifteen years and has been designed to work with the adopted Masterplan, which provides graphical support and detail for the parks future.

2.4 DEVELOPMENT OF THE PLAN OF MANAGEMENT

Ryde City Council, upon recognition of the issues that were facing Ryde Park, commissioned CLOUSTON Associates to investigate the site, undertake community consultation, develop options and a produce a final Masterplan. This process occurred from mid 2004 – mid 2005 and involved exhibitions, community consultation and final adoption of the Masterplan.

Upon completion of the Masterplan Council recognized that in order to enact the Masterplan they would need to set up the appropriate statutory management framework around the Masterplan that a Plan Of Management creates.

Accordingly the Plan Of Management provides the framework for the implementation of the Masterplan. As prescribed by the Local Government Act, the Plan Of Management has been exhibited to allow the community to provide input into its contents and opted by Council.

2.5 PLANNING BACKGROUND

There are a number of different planning documents which relate to the site and which have relevance to this Plan Of Management and will need to be considered. These include:

RYDE PLANNING SCHEME ORDINANCE

The Ryde Planning Scheme Ordinance outlines the restrictions on the development and use of land within the LGA. It incorporates the provisions of Local Environmental Plans gazetted up to the 15th October 2004.

Ryde Park is zoned 6(a) Open space Recreation and as such is subject to the following provisions:

The purposes for which works may be carried out or used without the consent of the responsible authority are landscaping, gardening, or bushfire hazard reduction.

The purposes for which buildings may be erected or works carried out or used only with consent of the responsible authority are: community facilities, recreation areas, refreshment rooms, buildings for the purposes of landscaping, gardening or bushfire hazard reduction and telecommunications facilities.

The Ordinance interprets “recreation area” as:

- (a) a children’s playground;*
- (b) an area used for sporting activities or sporting facilities;*
- (c) an area used to provide facilities for recreational activities which promote the physical, cultural or intellectual welfare of persons within the community, being facilities provided by –*
 - (i) a Council; or*
 - (ii) a body of persons associated together for the purposes of the physical, cultural or intellectual welfare of persons within the community;*

MASTERPLANS & LOCAL ENVIRONMENTAL PLANS

Much of the land to the west of Ryde Park is affected by the Top Ryde Masterplan. While this does not statutorily affect the park the outcomes of it will impact upon the park and needs to be considered in the design of any changes to the park or its future uses.

In 1998 Ryde City Council commissioned a Masterplan for Ryde Town Centre and environs by consultants 'PPK Environment and Infrastructure'. The Masterplan focused on the urban commercial centre of Ryde Town Centre and dealt only cursorily with Ryde Park, which is located adjacent to the study area.

Following the adoption of the Ryde Town Centre plan the Council is now seeking to adopt The Ryde Town Centre Urban Village Policy: a combined Planning Instrument comprising Draft LEP No 123 and Draft Development Control Plan No 40. Both of these documents have been considered in the writing of the Plan of Management

2.6 HISTORY OF THE PARK

Known as Salter’s paddock, Ryde Park was opened in 1908 with the rotunda being erected privately in 1915 by H. Bernard. Since the park’s inception it has been an important home for a number of recreational activities.

Ryde Park has provided facilities for sports such as lawn bowls, football, cricket, tennis and hockey and has also been the venue for such exhibitions as the Poultry and Canine Societies’ Shows in 1922 and the Gladesville Horticultural Societies’ Annual Show in 1932.

2.7 COMMUNITY CONSULTATION UNDERTAKEN

Community consultation plays an important role in the formation of any Plan of Management. It provides Council with a sound understanding of relevant issues from people who use and are familiar with and use the sites in question.

Council consulted the major users of Ryde Park on their needs and desires for the park during the preparation of the Masterplan. The major user groups consulted at this time included:

- Surrounding residents
- Sports user groups
- School students and other youth groups who use the park
- Bowling Club
- Environmental Groups

In addition to this consultation, this Plan Of Management has been advised by a 'User Survey', which was conducted in the park on 28 September 2004. The survey sought to find out how the park was used and by whom and how it could be improved as a public open space.

3.0 CLASSIFICATION UNDER THE LGA

3.1 LOCAL GOVERNMENT ACT REQUIREMENTS

All land vested in a Council (except for a road or land to which the Crown Lands Act 1989 applies) must be classified as either 'community' or 'operational' land.

The purpose of the classification is to clearly identify land which should be kept for use by the general public (community) and land that need not (operational). For example, community land would generally comprise land such as public parks, while operational land may include land being held as a temporary asset or investment, or land that facilitates council in carrying out its functions (e.g. depot).

Classification as community land reflects the importance of the land to the community because of its use and special features. Generally it is land intended for public use and access.

The Local Government Act 1993 imposes restrictions on land classified as community land. These restrictions are intended to preserve the qualities and value of the land. Community Land:

- Cannot be sold.
- Cannot be leased, licensed or any other estate granted over the land for more than 21 years.
- Must have a Plan Of Management prepared for it.

Section 36 of the Act requires that:

- All community land must have a plan of management;
- The land must be categorised;
- The plan must contain objectives for management of the land;
- The plan must include performance targets;
- The plan must contain a means of achieving objectives and performance targets;
- The plan must contain a means for assessing achievement of objectives and performance targets.

A further requirement of the LGA 1993 is that all community land must be assigned to one or more land categorisations. A land categorisation broadly defines the management and permissible uses of that land. Land is to be categorised as one or more of the following:

- A natural area;
- A sportsground;
- A park;
- An area of cultural significance; or
- General community use.

3.2 EXISTING LAND CLASSIFICATION STATUS

The Generic Plan Of Management undertaken in August 2001 classifies Ryde Park as Community land with the following categories:

- Sports ground
- Park
- General Community Use.

The configuration of these categories is as shown in the plan overleaf

The 2001 Generic Plan Of Management for all community open space in the LGA lists the key objectives for Ryde Park as:

- Ensuring the park and playing fields are well maintained, accessible to all who wish to visit; and
- Providing and encouraging a wide range of passive and active recreational facilities.

The Local Government Amendment (Community Land Management) Act 1998 prescribes core objectives for the land in each category; these also apply to Ryde Park.

SPORTSGROUND

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

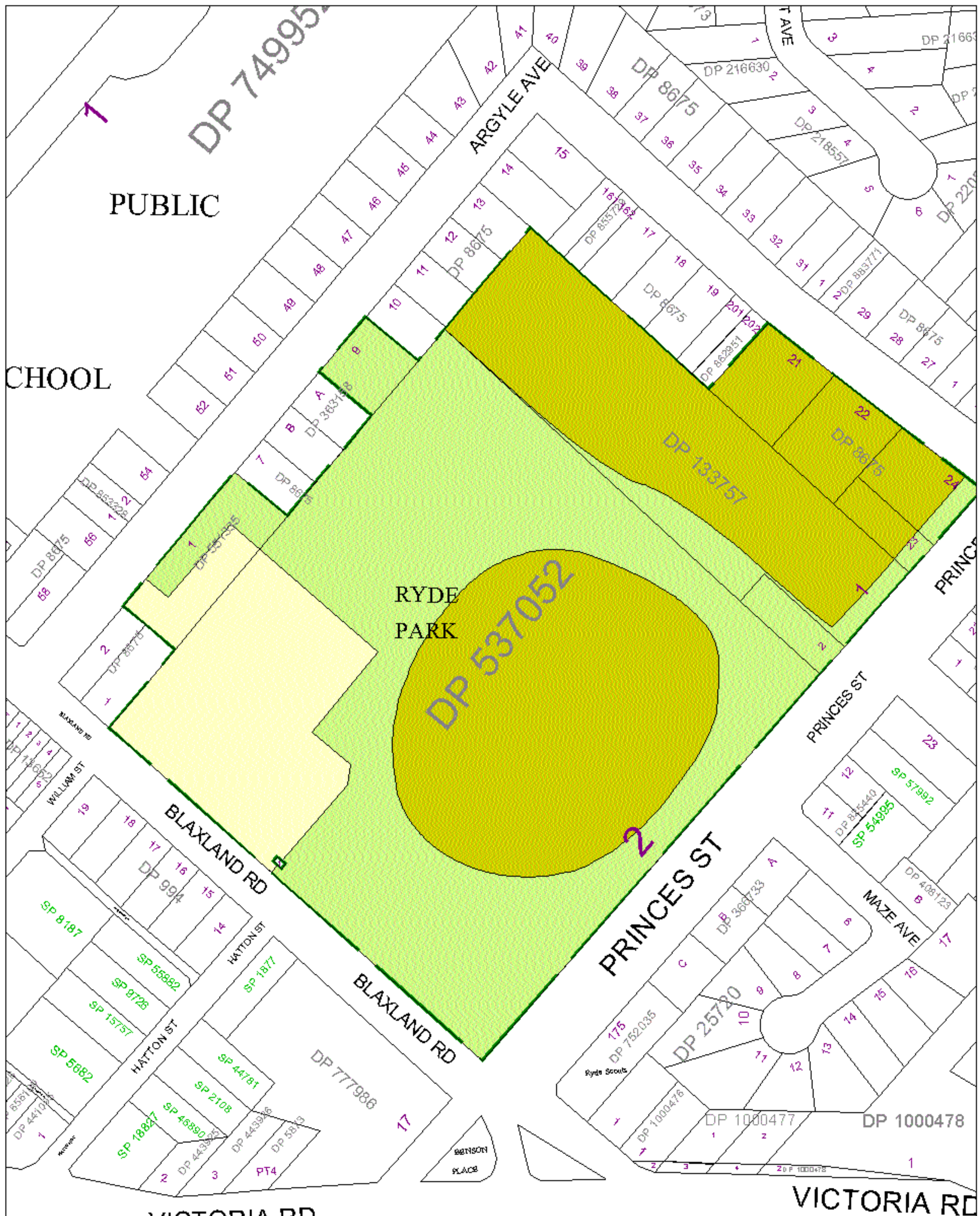
PARK

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










GENERAL COMMUNITY USE

- To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:
- In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and
- In relation to purposes for which a lease, license or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

RYDE PARK



Community Land Classification Legend

	General Community Use		Natural Areas - Wetlands
	Natural Areas - Bushland		Park Boundary
	Natural Areas - Escarpment		Parks
	Natural Areas - Foreshore		Sportsgrounds
	Natural Areas - Watercourse		

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Operator:	
Department:	
Date: 05/10/2005	Scale: 1:1500

3.3 PROPOSED LAND CLASSIFICATION

Council has no intention for the area included in this Plan of Management to be used in an operational way. As such its classification as **Community Land** is still appropriate and is integral to the objectives of this plan and the Masterplan.

Section 36 of the Local Government Act provides for the following categories that can be applied to Community Land in the development of a Plan Of Management.

- A natural area
- A sports ground
- A park
- An area of cultural significance
- General community use
- Natural area - Bushland
- Natural area - Wetland
- Natural area - Escarpment
- Natural area - Watercourse
- Natural area - Foreshore
- Habitat of endangered species
- Habitat of threatened species
- Land containing significant natural features
- Land comprising area of cultural significance

After reviewing the existing Plan Of Management and undertaking detailed investigation and analysis and providing a design framework for the Park, the categories in the existing generic Plan Of Management are considered to be appropriate. That is within the classification of community land the following sub categories are considered to be appropriate:

- A sports ground
- A park
- General community use

The application of these categories is shown in the Figure 01 on the following page where the specific land categories are given some geographical status within the Park. The table that follows this notes the core objectives, as prescribed by the Local Government Act, and provides some criteria or guidelines for categorization this way. This table will form an integral part of Councils future management of the park.

3.4 CATEGORY GUIDELINES AND OBJECTIVES

Category	Criteria & guidelines for categorization	Core objectives
Sports ground	The land is used or proposed to be used primarily for active recreation activities involving organized sports, or the playing of outdoor games.	<ul style="list-style-type: none"> a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.
Park	The land is used or proposed to be improved by landscaping, gardens or the provision of non-sporting equipment and facilities. These facilities are mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> c) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and d) to provide for passive recreational activities or pastimes and for the casual playing of games, and e) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
General community use	If the land may be made available for any purpose for which community land may be used whether by the public at large or by specific sections of the public and which does not fall into other nominated LGA categories.	<ul style="list-style-type: none"> f) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and g) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

4.0 BASIS FOR MANAGEMENT

This section of the document reviews, analyses and makes recommendations in regard to all of the major issues facing the park. Some of these issues are specific to Ryde Park and others are broader and encompass larger areas. These issues are the heart of the document and have driven the resulting strategies and direction.

Generally speaking, each issue which is discussed in this section of the document is done under the following consistent heading pattern to allow easy reading and understanding of the document logic.

- Existing status
- Issues
- Stakeholder Aspirations
- Conclusions

4.1 ASSESSING SYDNEYS RECREATION DEMAND

In 2004 the Department of Infrastructure Planning and Natural Resources released “Assessing Sydney’s Recreation Demand and Opportunities”. This document brought together a picture of recreation demand across the Sydney Metro Area and noted where there were shortfalls and where there was an oversupply of recreation opportunities.

Ryde City Council falls within the Northern Sydney Region within this document. Given that Ryde City Council does not have a contemporary LGA specific Recreation Study this document and its findings are worthy of consideration in preparing this Plan Of Management, as they provide an insight into the changing nature of recreation demand. Some of the key findings for all of the Northern Sydney Region are noted below:

MEETING DEMAND

- Play opportunities for young children need to be improved with a particular emphasis on district and regional facilities.
- Youth Friendly public spaces such as skate friendly surfaces, basketball courts and other meeting places need to be provided.
- More effort needs to be made to meet the recreation needs of people with disabilities.
- More effort needs to be made to meet the recreation needs of older people.
- More effort needs to be made to meet the recreation needs of women and girls.

CONNECTIONS AND TRAVEL ON TRAILS AND ROUTES

- The network of walking tracks and trails is extensive.
- There are no major dedicated cycle ways in Northern Sydney.
- Walking for pleasure is one of the most popular recreation activities and needs to be better accommodated with access to all trails.

PARTICIPATION AND RECREATION DEMAND

- Growing unmet demand for active use sports fields in a number of new sports.
- Change in the types of sports being played and recreation undertaken.
- There is insufficient land in the region to meet the future growth needs for playing fields.
- Innovative ways to use the existing fields need to be developed.
- Standard and quality of sports fields needs to be improved.
- Significant demand for outdoor courts.
- Significant and growing demand for indoor sports facilities.
- The cost of land is a significant constraint to buying more recreation land.
- The informal use of parks for leisure activities such as picnics and BBQ's is significant and growing.
- There is a growing demand for access to waterfront parks and water based recreation opportunities.

4.2 COUNCIL'S CITY MANAGEMENT PLAN

The Vision for Ryde City is for "A dynamic and innovative city, a leader in environmental, economic and social sustainability". The vision for Ryde City was formed on the basis of 'Key Outcomes' Council identified from its City Vision process undertaken in 2004.

Key outcomes were developed for four areas:

- Assets
- The Environment
- People and
- Governance.

The outcomes for Assets and the Environment, which should be reflected in the parks and, community open space of the LGA are as follows:

ASSETS

- Well-designed streets and paths where motorists, cyclists and pedestrians feel safe.
- Well-designed places and spaces that minimise personal harm and where people interact with each other, so that crime is reduced.
- Attractive streets, public places and buildings through better planning and design which is responsive to community expectations and our local environment.
- A high standard of visual appearance where there is no litter or graffiti and we care for our public infrastructure and public areas.

ENVIRONMENT

- Clean air through protection of natural resources and better-integrated transport systems.
- Clean water through control of pollution entering our waterways and through protection of these waterways.
- Protected ecological systems and processes that support life and the environment through actions that safeguard them.
- Preserved natural areas which are enhanced and maintained.
- A leafy city through parks, gardens, trees and the built environment.
- Sustainable practices in buildings, waste management, transport, energy systems and water use through community commitment.
- Strong links to the past through protection and conservation of our heritage.

4.3 URBAN CONTEXT

EXISTING STATUS

Ryde Park is approximately 7.7 Ha in area and lies immediately to the south of the Ryde Town Centre Commercial Centre on a slope of northeasterly aspect. The surrounding context of the site comprises:

- Medium density housing of 1-3 storeys
- Major arterial roads including Victoria Rd, Blaxland Rd and Lane Cove Rd
- Ryde City Bowling Club
- The Argyle Centre housing Council's Community Life Division
- Natural environment features Blue Gum High Forest and Buffalo Creek.



The view along Blaxland Road with the Park to the right shows the urban context of the Park.

The park is currently underutilised partially because of a poor relationship to the surrounding residences, school and commercial area. Its historical context has become diluted over time through casual management and it does not adequately address the broader needs of the surrounding and visiting community.

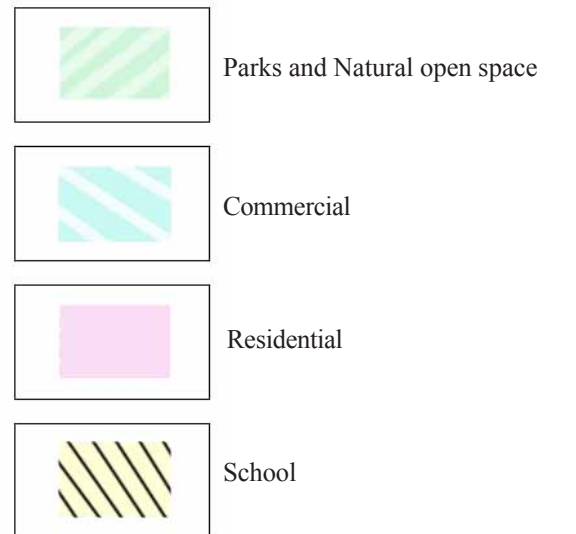
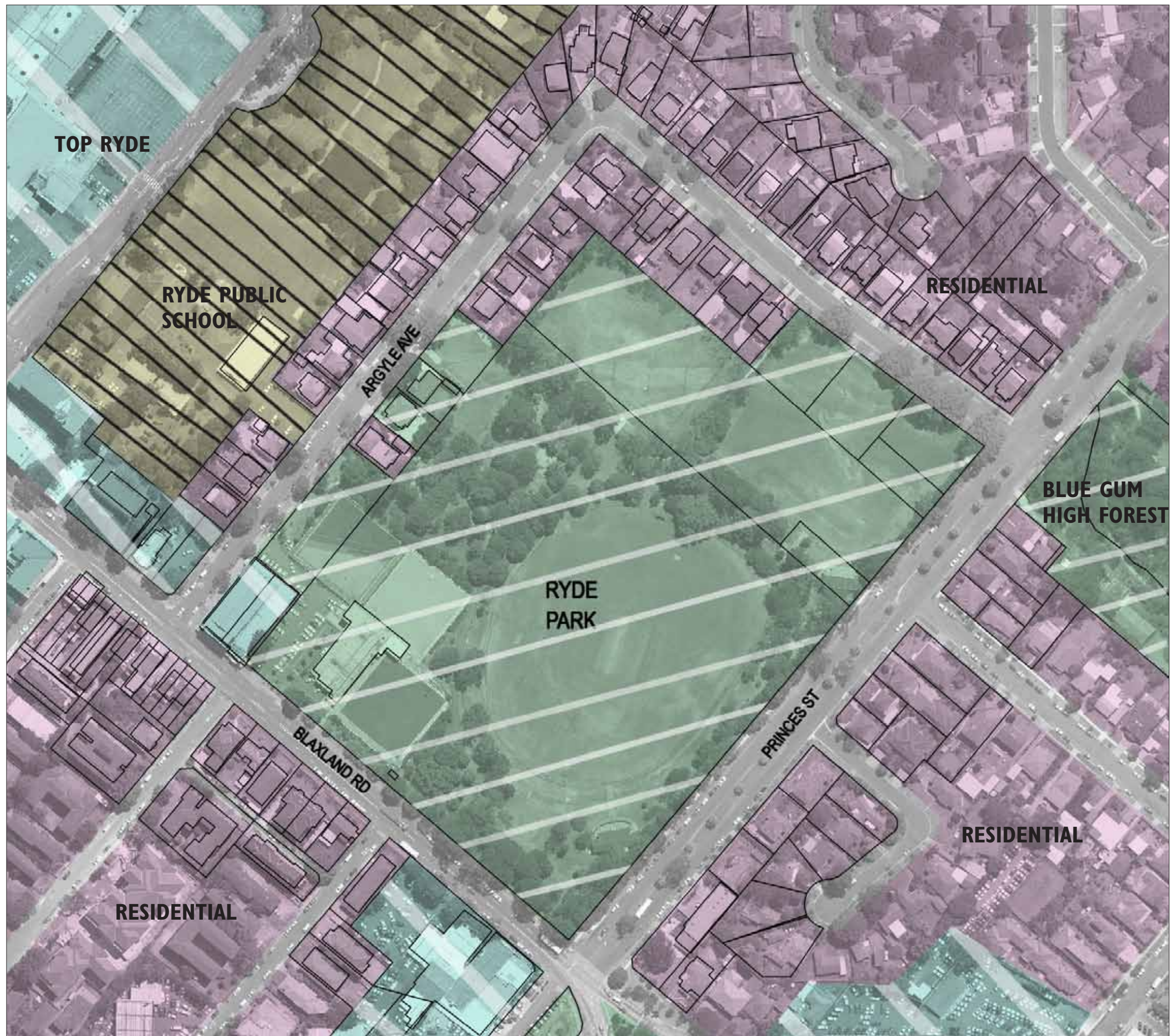
One of the sportsfields (Oval No. 2) is only used on a very informal basis and frequently lies empty.

With the proposed upgrade to the Ryde Town Centre Urban Village, the park's urban context will become even more important as will its connection to the Blue Gum High Forest as pressures on open space in the area increase. The Village masterplan recommends new residential dwellings, additional levels on the shopping centre and improved public transport. With these developments, the centre is likely to employ more people and draw more shoppers thereby increasing the demands on open space, particularly in the diversity and flexibility of use.



Argyle Avenue and Princes Street which surround the Park on three sides are medium density residential in nature.

As the closest open space to the Town Centre, Ryde Park's role as a multi-use park for both active and passive recreation becomes even more critical



ISSUES

- Proposed nearby residential development will increase the local population and demand for open space.
- Proposed commercial expansion will increase shoppers and shop employees in the area.
- Proposed improvements in public transport interchange will increase visitors to the area.
- For the park to be effectively utilised, greater diversity and flexibility of open space is required.
- Park design needs to be appropriate for more urban residential and commercial environment without losing historical context.



Almost one quarter of the Park is bounded by medium density residential which faces Argyle Street and backs onto the Park.

STAKEHOLDER ASPIRATIONS

- To improve profile of park.
- To increase usage of park.
- To ensure park adequately addresses the wide ranging needs of the local community.
- To reinforce connections to the Blue Gum High Forest.

CONCLUSIONS

Ryde Park has unrealised potential as Ryde Town Centre's main park and because of population increase within the area the park is an important asset for the community. The park's proximity to upgraded urban areas increases the need for re-evaluation of its functions and reinvention of its potential uses.

The park is also part of a very important open space connection from Lane Cove to Top Ryde, which includes the Blue Gum High Forest, which exists across from the park on the other side of the Princes Street / Argyle Street intersection.



A strong but underutilised connection exists between Ryde Town Centre and the Park.

4.4 ADDRESS, ACCESS AND CIRCULATION

EXISTING STATUS

Address

Despite occupying almost an entire block and having 7 pedestrian entries two which are also vehicle entries, Ryde Park still fails to make a dramatic impact on passers by.

A major entry to the park at the intersection of Blaxland and Princes streets goes almost unnoticed because of dense vegetation. The Blaxland Road frontage is littered with infrastructure such as visible water mains and an electrical kiosk. Dense vegetation around the perimeter allows only poor views into the park.

Public Transport

Ryde Park is well located for access to most public transport including significant bus routes to the city. At least 8 different bus routes pass the site on Blaxland Road; two of these also turn down Princes Street at regular intervals during the week and on weekends.



Ryde Park is well serviced by public transport.

The nearest railway stations are West Ryde Railway Station some 2.5 km west from the site and Meadowbank Railway Station, some 2 km southwest from the site. Although considered beyond easy walking distance, they are still accessible by bus from Ryde Town Centre.

Vehicular access and parking

There are currently 2 vehicular entrances into the park. One situated on Princes Street the other on Blaxland Road adjoining the Bowling Club. A road within the park joins these two entrances and acts as the main route for vehicular traffic.

The internal road has deteriorated and has been damaged by tree roots. The road also has quite a steep cross fall in places. There are currently two car parks situated within the park, one immediately adjoining the Blaxland Road Entrance. The other is situated in the centre of the park and adjoins the basketball court and playground. The conditions of the car parks and internal roads vary greatly but all are generally in poor condition.

Pedestrian and Cycle

Pedestrian routes in the park are extensive but are not limited to the designated concrete and asphalt paths provided. One of the major pedestrian routes presently used cuts diagonally across Oval 3 from the corner of Princes Street and Argyle Avenue past the playground and basketball court exiting opposite the Ryde Primary School. Internal roads are also commonly used by both pedestrians and cyclists.

Overall pedestrian and cycle circulation is not generally legible within the park and no clear hierarchy exists.

Equal Access

While some kerb ramps are provided within the park, overall it is not well suited to the disabled or parents with prams. Roads are commonly used by the disabled and people pushing prams even though this brings its own dangers from motorised traffic.

ISSUES

Address

- Internal parts of park are concealed by perimeter vegetation thereby disguising function and potential uses.
- Entrances are poorly marked and poorly defined and do not address the surrounding community.

Public Transport

- Park function is not clearly defined from public transport.
- Park entries visible from buses do not encourage further investigation.

Vehicular access and parking

- Prevalence of tree root hazards.
- No edge definition to most roads.
- Lack of suitable drainage.
- Road dilapidation.



Parking in Ryde Park occurs in one of the two internal car parks or along the internal road.



Pedestrian paths are unclearly defined and the roads are frequently used despite potential danger.

Pedestrian and Cycle

- No clear entrance point visible at a distance.
- No clear path hierarchy.
- Varying and inconsistent materials for paths.
- Shared access for pedestrians and vehicles in some instances.
- Desire lines not met by paths.
- Inadequate signage.
- No definition of cycle use.
- Poor access.

Equal Access

- Steep gradients across the park.
- Prevalence of obstructions to free wheeled movement around park along footpaths.
- Extensive uneven surfaces.
- No signage for equal access routes.

STAKEHOLDER ASPIRATIONS

- To create clear, defined internal circulation.
- To encourage investigation of the park by pedestrians, public transport users and motorists.
- To ensure safety of all users of internal roads and paths.
- To ensure equal access to all users.

CONCLUSIONS

Ryde Park lacks a dynamic presence when viewed from outside and often goes overlooked. Entrances need to be upgraded and the heart of the park revealed to passers by to encourage a greater variety of use by a wider population. An internal path hierarchy needs to be clearly defined and vehicle access and parking re-evaluated. The entire path system needs to be upgraded for safety and free access for all users.



Paths are of inconsistent materials and sometimes poor quality and dangerous .



A main entry at the corner of Blaxland and Princes Streets hides the park rather than enticing visitors inside.

4.5 CULTURAL HERITAGE

EXISTING STATUS

Current investigations indicate there is limited Aboriginal significance on the site of the current park. Ryde Park however, which was designed in 1904, has retained much of its original structure although many changes and additions have occurred since then. Key heritage and significant items include:

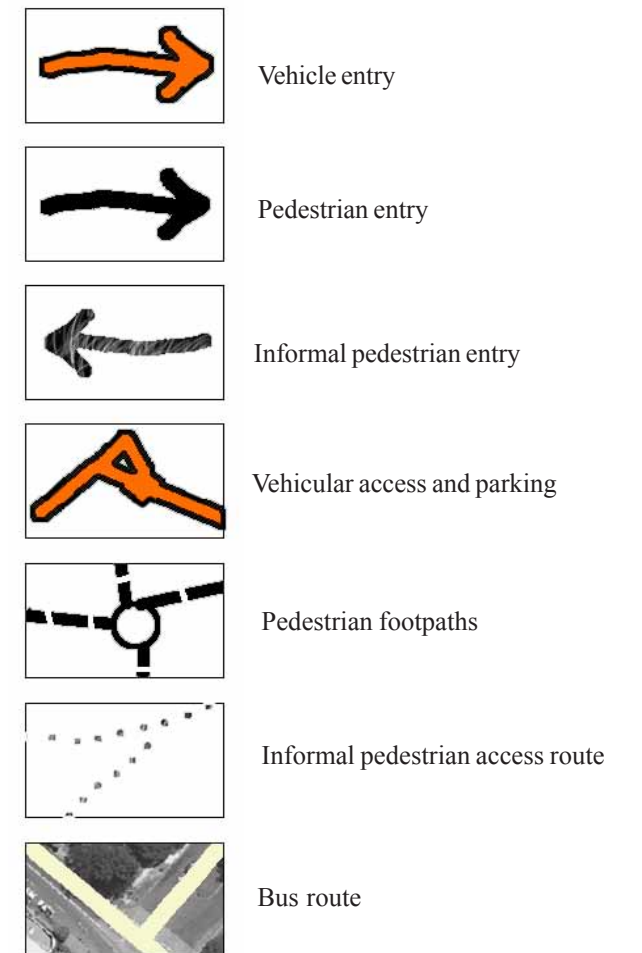
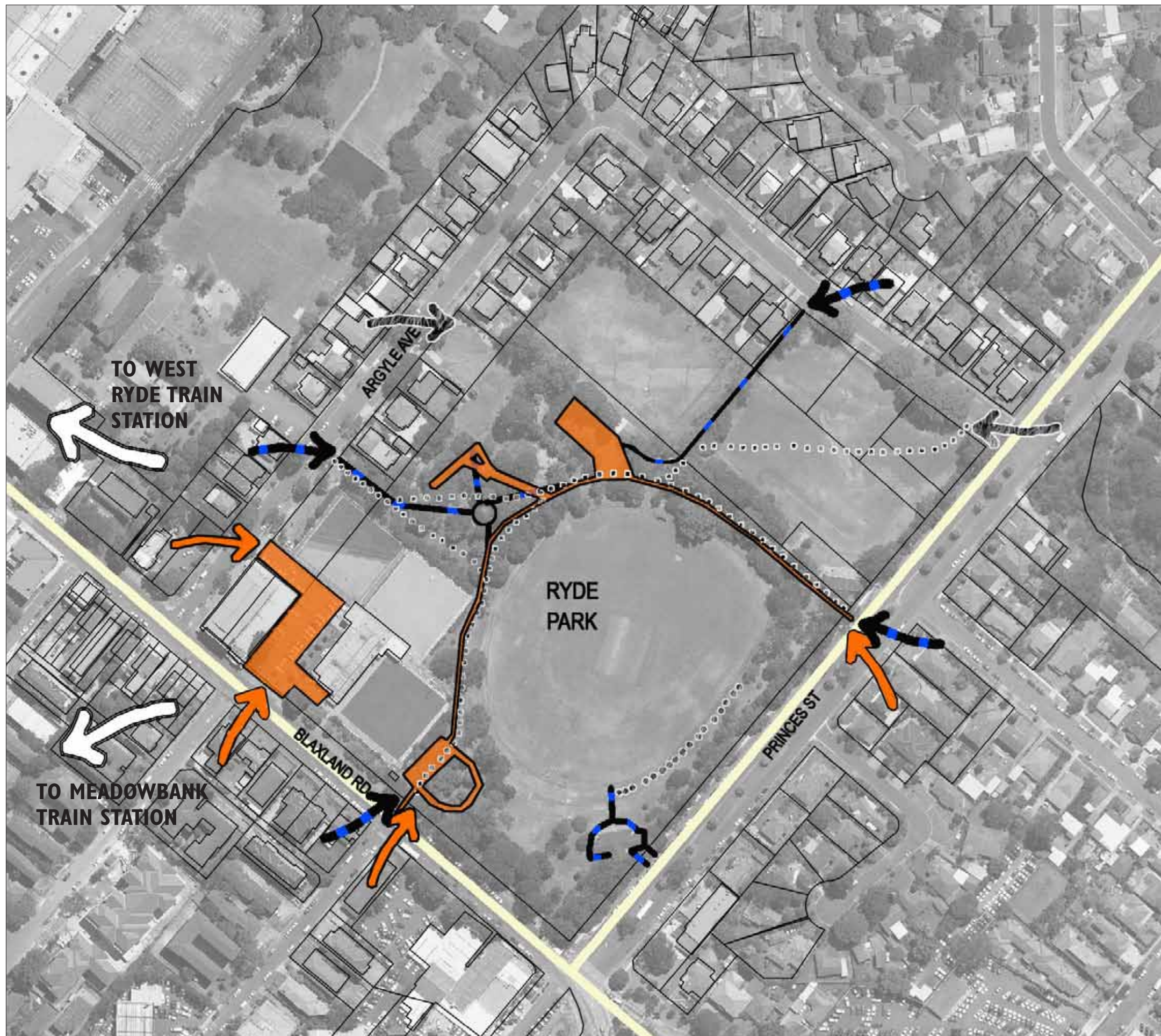
- The Rotunda
- Sandstone retaining wall adjoining Bowling Club and Ryde Park
- Historic Plants.

Listed Heritage items

The Rotunda is the only listed heritage item within Ryde Park. It was erected privately in 1915. Although considered of social and cultural significance the Rotunda is hidden within dense shrub planting, shaded substantially by a dense tree canopy overhead.



The Rotunda is the oldest architectural heritage item in the park.



Significant items

The sandstone retaining wall at the side and rear of the Bowling Club was constructed in 1934 along with the second bowling green. Whilst not heritage listed the wall adds a perception of historical value to the park.

There are a number of mature native and exotic trees situated throughout the park. These plants emphasise the park's original structure and clarity and are therefore of great significance to the park's future. Typical species include:

- Bunya Pines.
- Canary Island Date Palms.
- Eucalyptus species.



Bunya Pines, such as those in the background, act as markers and are a key piece of the Park's natural cultural heritage

ISSUES

- The rotunda lacks integration with the park, and the surrounding planting obstructs direct access.
- At present the majority of the sandstone retaining wall is hidden behind dense planting and there is opportunity for this attractive wall to be revealed.
- Sporadic general planting over a number of years has dissipated awareness of the original structure of the park.



Although not a listed item, the sandstone retaining wall for the Bowling Green is a significant heritage item.

STAKEHOLDER ASPIRATIONS

- To increase awareness of the park heritage and history.
- To generate support for preservation and display of heritage elements.
- To encourage use and visibility of rotunda thereby reducing likelihood of vandalism.

CONCLUSIONS

Ryde Park is fortunate among public open spaces to contain items of heritage and historical value. To encourage public interaction with and awareness of these items it is necessary to reveal them by opening up the areas around them. In the case of the rotunda this will involve design changes to the planting beds surrounding the rotunda, thinning of existing larger vegetation and establishment of maximum height controls of future plant species in this area.

4.6 STORMWATER AND DRAINAGE

EXISTING STATUS

Underground Infrastructure

A network of stormwater drainage conduits runs below the park entering from Argyle Avenue in the northeast and Blaxland road in the southwest. These converge under the eastern corner of the park and eventually drain to Buffalo Creek. A line runs from the Bowling Club's northern most green into the Argyle Branch. There are Gross Pollutant Traps that require regular cleaning

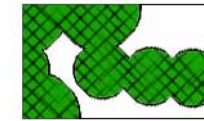




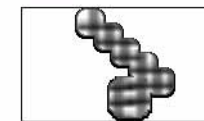
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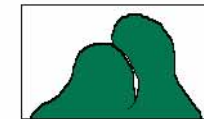
Turpentine ironbark plantings



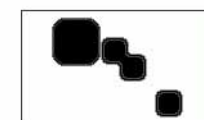
Exotic trees



Significant exotic trees



Blue Gum High Forest



Native trees



Significant native trees



Avenue planting



Heritage item

Overland Flow

Due to the park's northeasterly aspect, the overland flow across the park follows a similar path to the subterranean infrastructure (refer to figure 05). Entry points into the park are from the Bowling Club and the park entrance at Argyle Avenue and drain towards Buffalo Creek in the east. These flow paths converge in centre of site. Slopes steeper than 1:4 exist on the southern sides of ovals 1 and 3. Erosion is noticeable on these slopes with drought and soil compaction no doubt being contributors.

ISSUES

- Erosion needs to be controlled in steeper areas
- Ryde Park has a catchment of 7.7 hectares. Excess water from peak overland flow creates extra erosion potential in Buffalo Creek.
- Gross pollutant traps need to be cleaned regularly

STAKEHOLDER ASPIRATIONS

- To minimise overland stormwater loss from the park.
- To reduce erosion.
- To investigate and implement water saving or reuse.
- To make maximum use of water falling in the catchment of the site.

CONCLUSIONS

Although a substantial amount of water landing on the site infiltrates into the soil, potential exists for harvesting water from peak overland flows. These flows, which would normally be channeled to Buffalo Creek by stormwater drains, could be drained to underground tanks and used for irrigation thus increasing water reuse within the park. Erosion should be controlled by regular de-compaction of the soil particularly in heavily trafficked areas, steeper hillsides and areas prone to compaction.



Dense vegetation close to Rotunda makes the area dark and obscures the building



Shade trees flank part of Oval 1. Although some vegetation thinning needs to be undertaken, older healthy trees should be retained where possible.

4.7 FLORA AND FAUNA

EXISTING STATUS

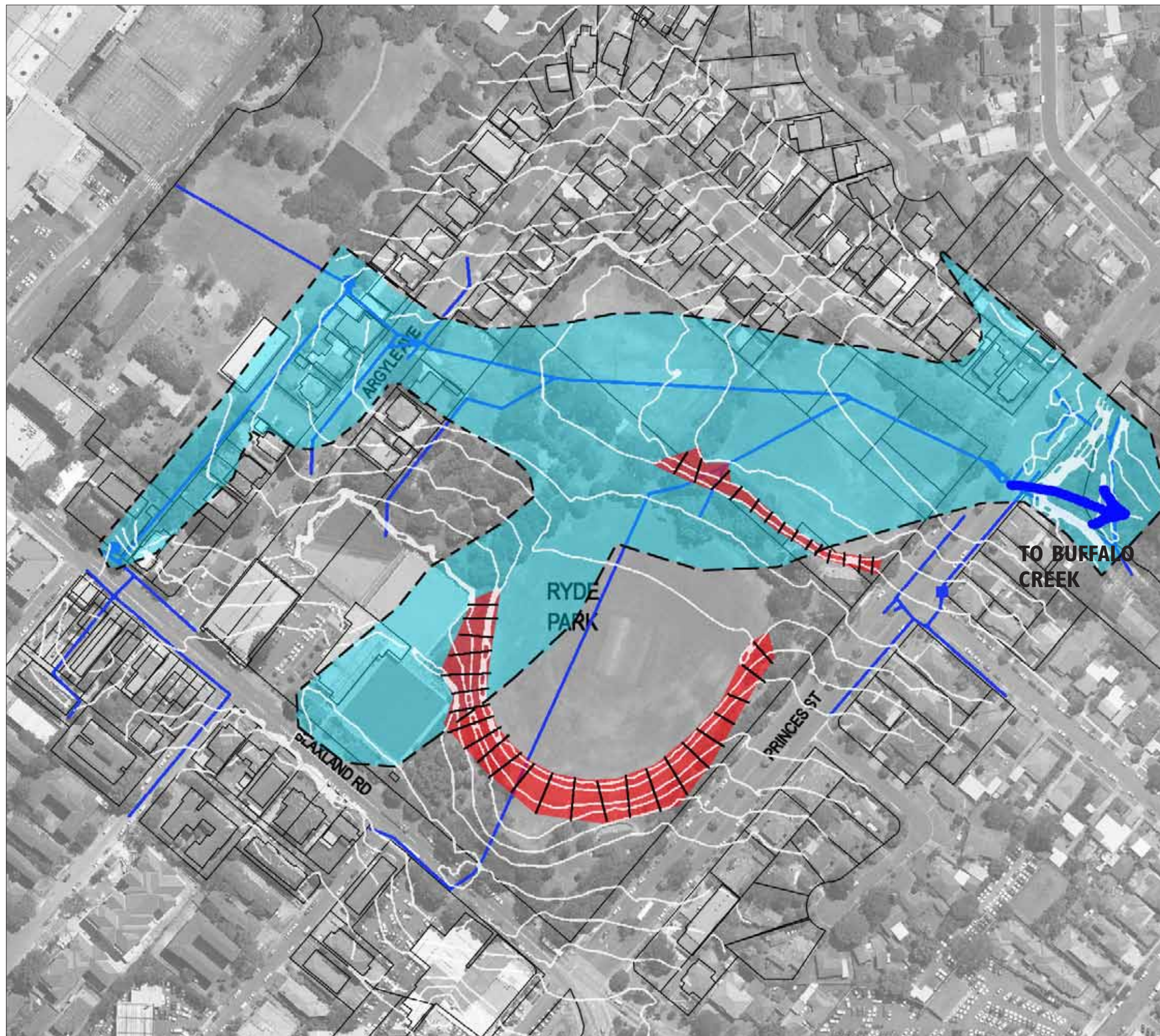
There are currently a large number of mature native trees throughout Ryde Park, which provide an important link to the Blue Gum High Forest, which is situated adjacent to the park on Princes Street. There are numerous standout specimen trees within the park that show vigorous growth and there are also a number of group plantings that give the park a great aesthetic quality.

ISSUES

- The Blue Gum High Forest is listed as an endangered ecological community and is in need of immediate conservation strategies as precious links to the forest are extremely important
- Areas which are extremely overgrown cause dense shadowing and also make users feel unsafe whilst traveling through these areas
- There are a number of trees throughout the park, which are in poor condition and will require removal.



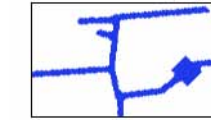
Avenue planting provides strong aesthetic quality.



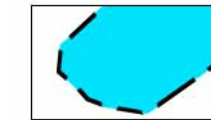
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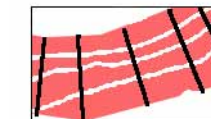
Contours (1m interval)



Existing stormwater infrastructure



Overland flow in peak events



Slopes steeper than 1:4

There are also areas, which are extremely overgrown and cause dense shadowing for most of the day. These areas will need thinning out in order to provide better visual links within the park and to improve sight lines, improve security and allay safety concerns.

STAKEHOLDER ASPIRATIONS

- To improve connections to the Blue Gum High Forest.
- To create an environment that will encourage native avifauna.
- To display existing and future flora in best possible way.

CONCLUSIONS

There appears to be no significant native fauna within the park, however the extensive canopy provides useful links to the Blue Gum High Forest as well as providing important links and refuge areas for birds and possums at night. Planting of indigenous species would help to ensure the survival of the forest and also attract birdlife from the forest.

Substantial vegetation thinning needs to be undertaken for visual and safety reasons. A vegetation removal plan should be drafted to this effect. Future planting should be controlled and consistent with the park structure and view corridor guidelines.



Dense understorey vegetation obscures views into the park and contributes to safety concerns.

4.8 LEISURE AND RECREATION

EXISTING STATUS

Sportsfields

Registered sporting groups and schools regularly use 2 of the 3 playing fields for organised sport and for training. The frequent use of these fields has compacted the soil and led to reduced infiltration and reduced turf cover. Oval No. 2 is used informally for training.

Basketball Court

The basketball court is situated centrally and surrounded by established Eucalypts that provide good shade. It appears to be in good condition and is used frequently. The basketball court is easily accessible on foot via the Argyle Avenue entry and also by car along the internal road from either Blaxland Road or Princes Street.

Play equipment

The existing playground in the centre of the park appears to be very popular and is in good condition. At present it caters mostly for children aged six to twelve.

A preliminary user survey was conducted in the park on the 27 September 2004 followed by another user survey conducted on the 16 October 2004 the key observations from both surveys were:

- The playground and Basketball Court were a major attraction.
- Most people walked to the park and were only staying for a short time.
- General group size was one to three people.



Oval 1 is the largest of the 3 fields and the soil has suffered compaction through continued use.



Oval 2 is under-utilised and should be used as a passive area to cater to a broader demographic

- Many of the people surveyed noted that they did not speak English at home thus reflecting the multi-cultural nature of the area.
- Of park users surveyed, 4 times more people engaged in passive or non-active recreational activities than in playing or watching organised sport.

ISSUES

The following prominent issues were gleaned from user survey results, public exhibition of the Draft Plan of Management and the Public Information Session:

- Safety - many people felt unsafe in certain enclosed areas within the park and also at night time.
- Signage - many were unaware there was signage inside or outside the park.
- Support for additional facilities such as barbecues and tables to encourage use of park are noted.
- Support for bike and jogging paths.



The basketball court is well shaded but also well hidden leading issues of security

Further to these points other issues also arise:

- Not all spectator areas for the sports fields provide shade.
- Compacted soil on the sports fields has led to areas of poor turf cover on all three fields.
- No suitable play equipment provided for children under six or over twelve years of age.
- While there are many established trees and palms surrounding the playground there is at present no direct shade provided over the play equipment.

STAKEHOLDER ASPIRATIONS

- To increase the number of park visitors.
- To increase the time spent in the park.
- To provide the most appropriate recreation for the user demographic.

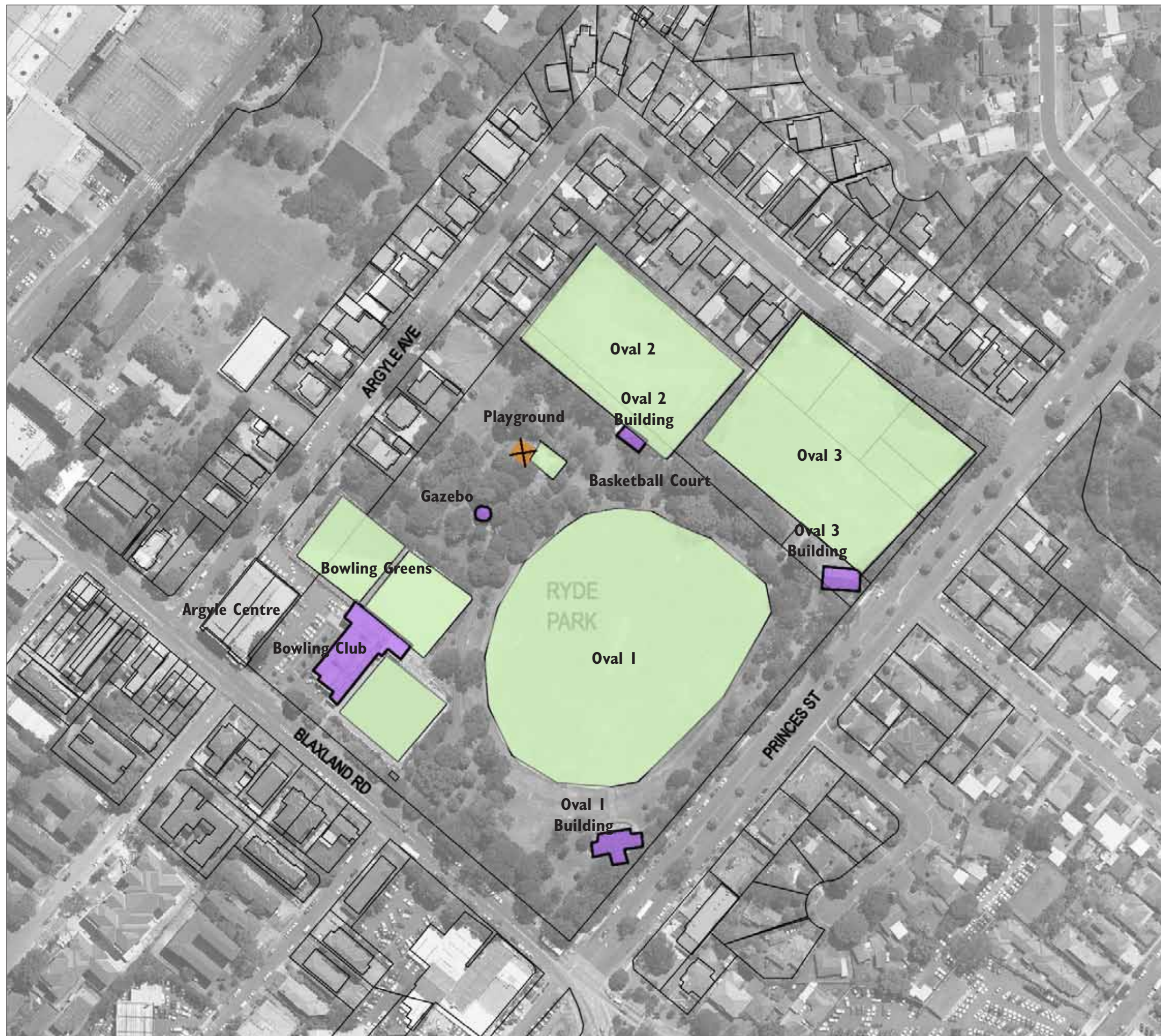
CONCLUSIONS

Although the two larger ovals are well used the smallest oval (Oval 2) appears to be under-utilised for the majority of the day and is in need of development to encourage increased usage. The survey indicates a broad age demographic in the area suggesting that a well-designed passive area would substantially increase use if adequate seating and facilities are provided. Further to this, installation of a kiosk with seating in a parkland setting would potentially reach a wide range of users and a wide age group depending on the food or beverages provided. Profits from such a kiosk could be used to offset park maintenance costs.

The two major ovals (Oval 1 and Oval 3) need to undergo substantial upgrading to improve drainage and increase turf coverage. This needs to be followed up by regular maintenance to prevent deterioration to their current condition again. These two main ovals are used all year round by patrons both inside and outside the LGA and sports lighting for both ovals configured according to Tourism and Sports Ministry recommendations would extend their use time and effective lease



The playground is in good condition but only caters for children from six to twelve years old.



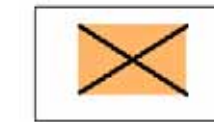
LEGEND



Fields / Courts



Buildings / Amenities / Gazebo



Recreational amenities



Ryde City Council
Civic Centre, Devlin Street
Ryde NSW 2112



1:2000 @A3



ryde park plan of management • ryde

RECREATION AND LEISURE FACILITIES

NS 834 Fig. 03

DATE Issue:

time. Oval 2 should be used for passive recreation and non-organised activity. The area could be a venue for organized community events.

4.9 BUILDINGS AND FACILITIES

BUILDINGS

Existing Status

Each oval has a brick amenities building adjacent to it however the condition and subsequent use of the buildings vary. The No. 1 Amenities Building adjacent to Oval 1 is in good condition and construction is to begin soon on its improvement. This building provides good views down onto the oval and is an important landmark within the park. The Amenities Buildings adjacent to Ovals 2 and 3 are in poor condition.



Buildings in the park are of mixed condition with some currently undergoing renovation and others such as this one in disrepair.

Amenities Building 3 has a significant erosion problem at its front, while Amenities Building 2, currently used for sports storage, has been vandalised and covered in graffiti and is potentially dangerous. Toilets within the park are difficult to find and are often closed and dangerous to access.

Key issues pertaining to all Amenities Building within the park are:

Issues

- Some buildings are poorly Integrated into the landscape
- Toilets blocks are not obvious and as such are potential personal security risks
- The park's most prestigious building, the heritage listed Rotunda is obscured by heavy planting and is consequently isolated from the rest of the park.

FURNITURE

Existing Status

The furniture at Ryde Park is randomly scattered throughout the park and provides visitors with numerous different seating opportunities. While some of the seats are in a fair condition, the majority are old and lacking in uniformity, colour, material and design. The location of some seats at the top of hills is potentially dangerous.



Location of seating is in some cases in precarious positions and needs to be rationalised.

Issues

- Some seats are broken, uninviting and uncomfortable
- Seats often poorly sited therefore not taking advantage of views
- In some cases seats are situated dangerously at the top of steep slopes
- There are no picnic tables or BBQ's
- There is only one water fountain which is broken
- Rubbish bins lack uniformity and practicality with most being small and without a cover.

FENCING

Existing Status

Fences within and along the boundary of the park are generally constructed of cyclone wire or CCA treated pine log. One metre high, cyclone wire fencing surrounds Oval 1 and while this fencing is

generally in good condition in many other areas of the park the fencing is in poor condition.

Oval 2 adjoins the residences of Argyle Avenue and fencing type here varies along the northeastern and northwestern edges. Oval 3 has cyclone wire fencing approximately three metres in height along the northeastern and southeastern edges to prevent the loss of balls during organised and spontaneous sporting activities.

Issues

- In many places fencing has been vandalised and is in need of repair or replacement
- The fencing is generally of poor appearance and is inconsistent in style and design, which detracts from the amenity of the park.

PARK SIGNAGE

Existing Status

The park contains some signage (prominent signage noted on Figure 07), however it is limited to signs such as 'No Standing', 'Car Park ' and 'No Alcohol' signs. There is a great opportunity and also a great need to provide clear and appropriate signage at the main entries and inside the park. The main issues are:

Issues

- At the two main entrances signage is too small and difficult to read.
- The current signage fails to announce the entrance or direct traffic.
- The graphics used are out of date and hard to read.
- Signs are inappropriately sited in relation to the entries.
- There are no signs at main corners.
- There is no direction signage within the park.
- There is poor signage within the park directing visitors to amenities.

STAKEHOLDER ASPIRATIONS

- To provide safe buildings and facilities appropriate to the use of the park.
- To maximise amenity through provision of such structures.
- To provide safe, comfortable appropriate and well sited furniture of consistent design language throughout the park.
- To provide clear easily understandable and well positioned signage throughout park as needed.
- To provide high quality safe fencing of consistent design as required.

CONCLUSIONS

Other than the rotunda and Oval Building No. 1 (which is being upgraded) the buildings in the park are in poor condition and potentially dangerous. Oval Buildings No. 2 and 3 need to be removed before deteriorating further and a regular maintenance programme established for future and remaining buildings.



There are a number of fencing types within the Park, some in need of repair and other in need of replacement.



Much signage in the park is easily overlooked as this example shows .

Much of the existing furniture is in a poorly maintained state with some located in dangerous positions. To increase use of park, items such as picnic tables and BBQs need to be provided in suitable locations. Many seats need to be replaced and positioning evaluated.

Good quality fencing of appropriate and consistent design should be installed as required with safety and security for users as the highest priority. An effective hierarchy of clear signage needs to be installed to provide park information, interpretation and directions.

4.10 LANDSCAPE CHARACTER

EXISTING STATUS

Views and Vistas

There are a number of important views across the site (refer Figure 7) and the sloping topography accentuates these aspects. There are wide views across the main oval in all directions especially from the higher elevations at the southern end.

Avenue plantings of trees accentuate and direct views within the park as well as directing pedestrian and vehicular traffic, in particular those planted along the internal road that circles the main oval. Perimeter shrub planting obscures views into / out of many areas of the park including the main entries. Visual connections to the Blue Gum High Forest are currently underutilised.

Visual Catchments

A range of small visual catchments occur within the park and these are illustrated in Fig 07.

Landmarks

The park contains a number of different landmarks, which can help visitors find there way around and through the park. The main landmarks include:

- Large Trees
- The Rotunda
- Argyle Centre
- Ryde City Bowling Club.

Amenity Planting

Tree groupings give the park an enclosed character and accentuate the bowl-like quality of the main oval. There are some existing picturesque avenues and boundary plantings that add to the maturity of the park. Such boundary plantings exist on the Princes Street frontage and there are also some significant avenue plantings along the internal road, which runs through the park from Blaxland Avenue to Princes Street.

There are a great number of shrubs adjoining the entrance points to the park. These areas are generally in poor condition and are not conducive to enticing people into the park as they block desire lines and obscure entrance signs. Areas inside the park that have an under storey of shrubs are generally dark and unpleasant and they heighten the safety issues associated with obscured lines of site.



A combination of topography and sportsfields allow long and broad vistas across the Park.



In some areas, planting is erratic and in poor condition and in need of removal.

ISSUES

- In certain areas there are limited views within the park some of which cause safety issues.
- Views into the park from outside are largely obscured by the proliferation of a variety of understorey shrubs along many areas on the perimeter of the park.
- The Blaxland Road frontage is almost hidden to passers by.
- Removed specimens have broken up the connectivity of some of the avenue tree plantings.
- Some plantings within the park discourage potential users from entering and others from exploring the park once inside.

STAKEHOLDER ASPIRATIONS

- To enable clear views into the park from outside.
- To create inviting visual characteristics within the park and thereby encourage use.
- To reinforce traditional structural elements of the park.
- To create continuity of visual experience through consistency of design language.
- To reinforce visual connections to the Blue Gum High Forest.

CONCLUSIONS

Despite inconsistency of design expressed in its furniture and fixtures, Ryde Park still maintains a strong remnant of the original design structure.

Internal views should be opened up for safety and visual connectivity of the park and the original structural elements reinforced. Perimeter vegetation should be thinned to allow views in and encourage further investigation of the park's facilities. A more defined connection to the Blue Gum High Forest needs to be established by thinning of the under storey at the corner of Princes Street and Argyle Avenue and planting of high crown indigenous trees.

4.11 PUBLIC SAFETY AND AMENITY

EXISTING STATUS

Microclimate

Walking through Ryde Park, the visitor is treated to a number of different experiences, from exposed areas with wide, elevated views to enclosed areas of dense planting. The main oval and smaller training fields are the most exposed areas in the park. Surrounding these open areas are a significant number of mature trees, which provide extensive amounts of shade for spectators and passers by. These shaded areas provide a place to escape the sun however some are so dense that questions of security arise.

Surfaces and Hazard

There are currently a number of different surfaces and materials used throughout the Ryde Park. There are also a minimum number of pram ramps reducing the mobility of disabled users or visitors with prams.



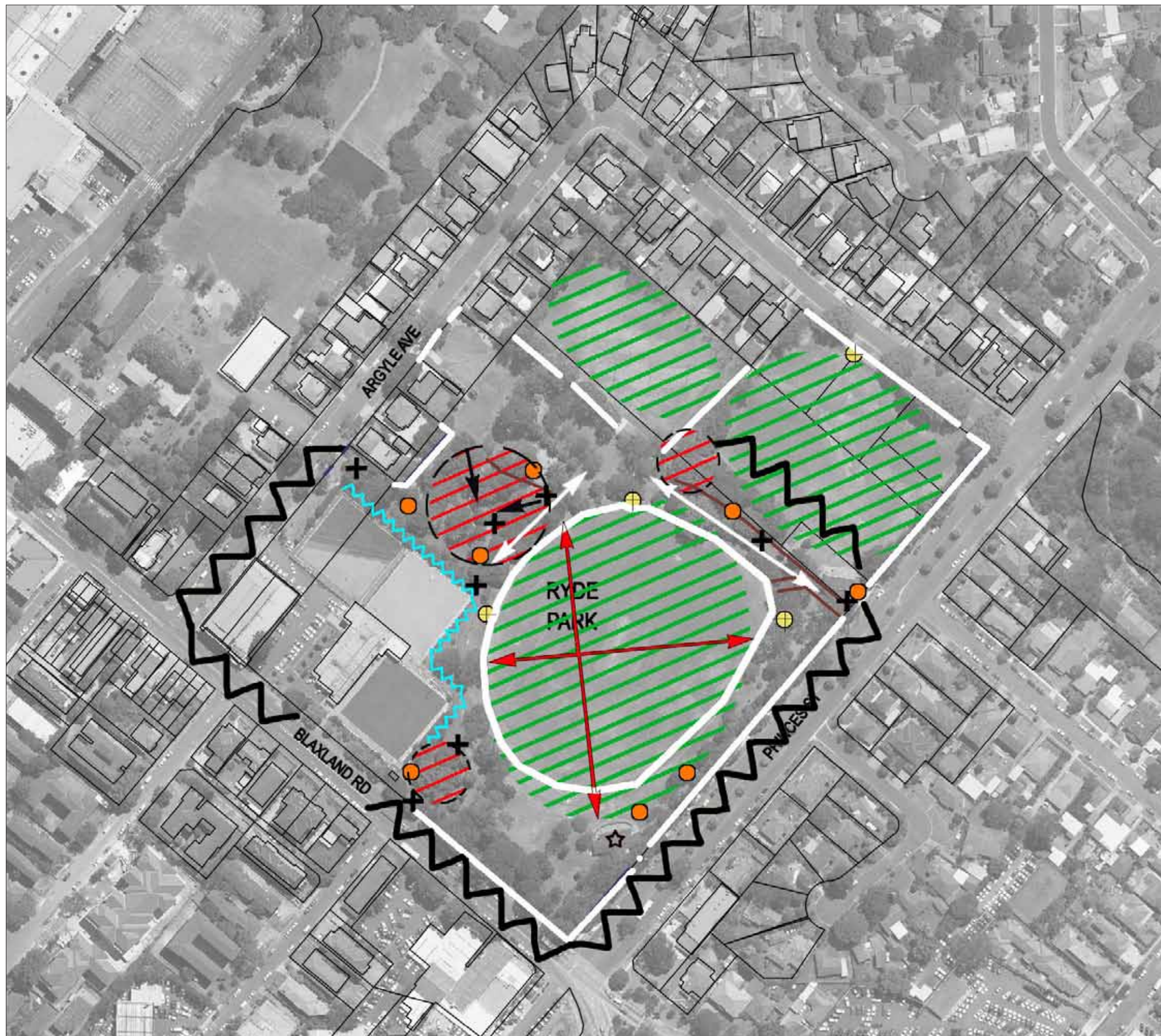
The Rotunda is a major feature of the Park yet it is almost completely hidden from most sides.



Many areas of the Park have deteriorated and suffer loss of definition



There are significant trip hazards throughout the Park from misaligned paths and tree roots.



LEGEND



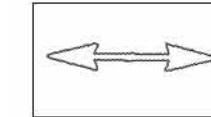
Open space areas



Densely canopied enclosed areas



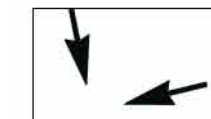
Significant views across oval



Views along tree lined avenues



Obscured views into park



Obscured views to bandstand



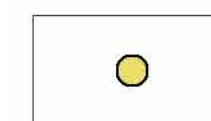
Landmark



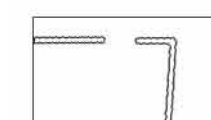
Signage



Post top lights



Flood lights



Cyclone wire fence



Koppers log fencing



Landmark

Visibility

Dense planting in areas such as the rotunda reduce visibility and create potential security issues.

Lighting

There are two types of lighting within the park, pole top lights along the major pedestrian paths and in the car parks, and Floodlights positioned mainly around Oval 1, with one positioned at the bottom of Oval 3 (see fig. 07). There is no lighting on Oval 2.

ISSUES

- The transition between materials has been poorly executed leading to trip hazards.
- Tree root hazards are extensive, particularly in the car parks.
- There is a lack of edge definition on some paths and parts of the road.
- As indicated by public input (refer Appendix 3) inadequate lighting makes pedestrians feel unsafe when walking through at night.
- Visibility from outside the park is limited in places reducing interest in the park and creating potential security problems.

STAKEHOLDER ASPIRATIONS

- To ensure all users of the park are safe while in the park.
- To ensure all users are comfortable while in the park.
- To ensure clear visibility throughout the park.

CONCLUSIONS

Providing more shade in the optimum viewing areas and thinning vegetation in the overly dark areas to increase light penetration and visibility will increase amenity of the park. Some paths and roads need repair or replacement and pram ramps need to be installed at path / road intersections. Current pedestrian movement patterns in the park should be analysed and potential for alternate or future paths investigated.

Existing lighting effectiveness needs to be evaluated and further lighting installed particularly along frequently traveled paths or roads.

4.12 LICENSES AND LESSEES**EXISTING STATUS**

Currently 9 different clubs, associations and schools lease Oval 1, Oval 3 or both during the course of the year based on the seasonal requirements of their sport. These lessees and booking periods can be found in Appendix I at the back of this document. Recommendations in the Masterplan for improvements to the park may increase this number in the future and broaden the lessee type.

ISSUES

- Current poor condition of leased facilities.
- Potential for further income by provision of alternate facilities. such as kiosks and improved sports lighting.

STAKEHOLDER ASPIRATIONS

- To provide the best possible facilities for lessees.
- To encourage continued leasing of the park and its facilities.
- To attract new lessees for currently underutilised aspects of the park.

CONCLUSIONS

To encourage future paying users of the park, upgrading of leased facilities such as lighting and sports pitch condition needs to be undertaken and investment in broader range of leasable assets such as refreshment facilities investigated.

4.13 ASSETS**EXISTING STATUS**

Ryde Park has a broad range of assets (refer Appendix 2) including amenities blocks, furniture, fencing, lighting, signage and irrigation. By current council analysis of the 89 asset types, only 2 are considered to be in excellent condition with 21 falling into category 3 - where replacement should be considered in the next two years.

ISSUES

- Current assets are frequently mismatched and many will soon be in need of replacement.
- Some assets such as Amenity Block 2 are unused and potentially dangerous.

STAKEHOLDER ASPIRATIONS

- To keep all park assets in best possible condition.
- To provide assets in Ryde Park appropriate to the general usage of the park and the specific needs of park users.

CONCLUSIONS

Many of the assets will shortly be in need of replacement and these should be replaced as part of a greater programme of park improvement. Some assets considered to be unnecessary, unused or superfluous should be removed.

Improvements to the park should include installation of new assets including consistent seating throughout, improved signage, improved sports lighting and a central pavilion as a hub of activity such as a café.

5.0 VISION AND OBJECTIVES

Ryde Park provides a unique blend of living heritage, active and passive recreation in a parkland environment. Within these environments the park provides diverse opportunities for physical emotional and spiritual refreshment and cultural well-being.

The following Vision is the cornerstone for the present and future management of the Park which will conserve and foster these qualities:

5.1 VISION

It is critical in the Plan Of Management to develop a clear vision for the study area as it represents a simple statement of outcome and intent that is readily accessible to all stakeholders. It also forms a critical anchor from which the strategies and actions are drawn. The vision for Ryde Park is as follows:

Ryde Park is a place of beauty, nature, energy and community interaction in the heart of a thriving urban village. A place of diverse leisure experience ranging from active sports to a picturesque parkland environment.

5.2 VALUES

The Values on which this Vision is founded are a combination of designed and natural elements that combine to give the park its inherent quality.

These values have been developed during the preparation of the Masterplan and the Plan Of Management and are a combination of our understanding of the park and the community's views and aspirations for the park.

The values are divided into a number of different headings to assist in understanding them as well as to see where they have been derived from.

NATURAL VALUES

- Strong connections with important Buffalo Creek bushland make Ryde Park an integral part of the natural open space connectivity.
- Locally available habitat though canopy connection allows free movement of local avifauna. Proximity to Buffalo Creek allows this movement to extend into the park.

VISUAL VALUES

- The mature planting and remnants of the formal planting are visually dramatic among the surrounding medium density residential development. The park is a significant local landmark and provides visual delight to the urban fabric that surrounds it.

- Defined visual markers such as formal avenues and distinct architectural features make this a unique park in the City of Ryde district.

SOCIAL VALUES

- Ryde Park is within comfortable walking distance of a major commercial district, which attracts shoppers and employees from far beyond the immediate surrounds. As such it is of high significance as a source of rest and recreation for visitors to the neighbourhood.
- The park is located in a flourishing medium density residential neighbourhood with further development planned in the nearby Ryde Town Centre Urban Village. As the largest and most diverse open space in the Ryde Town Centre area it is of particular significance to families, schools and social groups.

RECREATIONAL VALUES

- The sports facilities of Ryde Park is leased and used by six clubs and three schools at least one of which is outside the City of Ryde LGA.
- Ryde Park plays a critical recreational role in the local area by offering a variety of available passive recreation and sports facilities including cricket, rugby and basketball.
- Ryde Park is a stop over on the DIPNR proposed sub-regional recreation trail leading from Lane Cove River to Parramatta Rivers.
- Ryde Park plays a critical role in the passive and non-organised active recreation of the area.

CULTURAL VALUES

- Historically, the park was important as a venue for a wide range of local events including animal society and horticultural shows.
- The potential future uses of the park include cinema in the park, markets, festivals, etc.

FUTURE GENERATIONAL VALUES

- The heritage value of the bowling club and rotunda in particular contain a legacy that gives the park a long term significance and value to the local community beyond its function as parkland and sportsground.

The Vision and Values are the basis on which the Strategies and the Masterplan are developed in the upcoming section. The Vision and Values are also a useful tool to allow measurement of performance in the management of the Park.

6.0 MASTERPLAN & STRATEGIES

6.1 MASTERPLAN

An important part of the development of a Plan Of Management is the provision of a Masterplan, which provides a graphical representation of the implemented Strategies and Actions and what the park will look like when this occurs. On the following page the current Masterplan adopted by Council on the 19th of July 2005, is provided.

The current Masterplan has been revised from the Masterplan approved by Council on 19th July 2005 as a response to resident concerns regarding congestion and increased localised traffic in the vicinity of the proposed Argyle street car park. The proposed Argyle street car park has been reduced in size by one half and increased soft landscaping has been installed at the street entrance to the car park. This car park is to be used predominantly for disabled access to the passive recreation area.

6.2 STRATEGIES

To ensure that the Vision and Values are implemented a clear set of strategies and actions that can be readily implemented are required. Provided in the tables following are a series of strategies that fall under the following headings:

- Context and Connections
- Access and Circulation
- Conservation and Recreation
- Cultural Heritage
- Landscape Character
- Planning and Management
- Appropriate Land Uses

These strategies form the basis of future actions that need to be implemented to ensure that the vision and values can be achieved. These strategies should be considered closely with the Masterplan and its recommendations

Issues, constraints and opportunities raised in the Basis for Management form the essence of the strategies to be undertaken in the improvement and upgrading of the Park.

These strategies are based on an overall objective for each category and are prioritised with the provision of a sound park structure, public safety and amenity, and high-perceived improvement as the items of greatest importance.

Responsibilities for undertakings and specific policy are shown in broad terms only and specific will need to be allocated by the organisations cited.

background

INTRODUCTION

In 2004 Ryde Council appointed CLOUSTON Associates to assist in the preparation of a Landscape Masterplan for Ryde Park, in consultation with the park users and local community. Through a process of site investigation, review of historical documents and consultation, a draft masterplan has been prepared that sets the framework for the future of the park.

KEY ISSUES AND OPPORTUNITIES

From the masterplanning process the following issues and opportunities have become evident:

Site Context

- Ryde park has unrealised potential as Top Ryde’s main park.
- The park is part of an open space connection from Lane Cove to Top Ryde.
- There are weak visual links between Top Ryde and the park.

Access and Circulation

- There is conflict between pedestrian and vehicular circulation.
- Equal access is needed throughout the park.
- Entrances need rationalisation and clarification.
- Parking needs review to minimise its impacts on park usage.

Topography and Drainage

- The park suffers erosion from its steep topography.
- Drainage systems need improvement.
- Steep gradients make access for disabled difficult.

Leisure and Recreation

- The park should better cater for both passive and active recreation.
- Numerous buildings in the park require rationalisation.
- Different groups compete for use of the main oval.
- Children’s play opportunities could be extended and more diverse.

Amenity and Safety

- Visibility and lighting needs improvement.
- Better placement of and quality of street furniture is needed in the park.
- Ad hoc tree planting has led to problems with visibility and excessive shade.
- Cars in the park create safety issues and affect tree growth.
- Elements of the park are visually seperated.
- Toilets are not well located or visible.

Cultural Heritage

- Culturally significant items need better integration into park.
- Significant tree plantings need to be better addressed.
- There is little or no interpretation of the park’s history

Natural Environment

- Connection to the remnant Blue Gum High Forest on Princes Street could be enhanced.
- The park’s significant slopes and erosion issues need to be addressed.

Planning and Management

- A more strategic approach to field allocation is required.
- There is an opportunity to link park into Top Ryde redevelopment.
- Design improvements and simplication would help maintenance .



The current pavilion is about to be upgraded, improved integration into the landscape would also be beneficial.



There are opportunities for passive recreation and picnicing to be expanded within the park, particularly in its north-west corner.



The major pedestrian path through the park currently doubles as a road with consequent conflicts and dangers.



Entrances to the park sometimes present a strong appearance as here and other times are obscure.



There is an opportunity for current plantings to better establish a green corridor connecting Top Ryde to the Blue Gum High Forest leading to Lane Cove River.



A fine rotunda exists in the centre of the park but is largely invisible from many parts of the park.



There are strong existing cultural plantings in the park that are often undermined by ad hoc planting additions.



The broader contextual relationship of Ryde Park to its surrounding suburbs and open space demonstrates that Ryde Park is the only significant public open space in the locality.

OUTCOMES OF CONSULTATION

From September to November of 2004 a series of consultation surveys were undertaken. The consultation process included:

- Questionnaires to all local households
- Workshops with park users/sports groups
- On site survey of park users

From the 290 responses to the written and face to face questionnaires, the features considered most important to users of parks in general were:

- Cleanliness/lack of litter.
- Easily accessible toilets.
- Trees
- Shelter or shade.
- Children’s playground
- Natural areas like bushland
- Barbeques



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Ryde Park Landscape Masterplan

NS 756 Sk I • June 2005 issue b

site appraisal



RESULTANT DESIGN PRINCIPLES

To guide the project outcomes the key principles for future improvements to the park should focus on community aspirations as well as the issues and opportunities raised from this appraisal. These key principles include:

- Maximising Ryde Park's profile within the local community by making it more easily accessible and emphasising a stronger connection to the surrounding streets.
- Establish a clear link between Top Ryde, Ryde Park and Buffalo Creek by integrating a more direct pedestrian route.
- Protecting the historic values of Ryde Park for its users by better integrating these elements into the park and interpreting them.
- Enhancing the existing vegetation in the park, to improve its natural value and remove any obtrusive vegetation to reinstate the park's historical and cultural significance.
- Link Ryde Park to remnant bushland in the Blue Gum High Forest by extending the native tree plantings.
- Ensuring an acceptable level of safety is provided for all who frequent Ryde Park.
- Providing seating, amenities and play opportunities for all members of the community.
- Formalising the park's pedestrian routes and ensuring these are universally accessible.
- Cater for both passive and active recreation at Ryde Park.
- Reinforcing entry points to ensure Ryde Park is more accessible.
- Enhancing visual and physical links within the park to improve the cohesion of the different spaces.
- Car parking and car movement in the park should minimise impact on park usage.
- Better integrating Ryde Bowling Club and the Argyle Centre's built form into the park.
- Provide a better sense of arrival into the park by creating a more formal central space.

masterplan



KEY PROPOSALS

- A clear entrance on the corner of Blaxland Road and Princes Street announces Ryde Park to those driving from Victoria Road onto Top Ryde, allowing expansive views across Oval One (1) and glimpsed views across the park. Traffic issues relating to the Blaxland and Victoria Road intersection are beyond this scope of works and shall be considered at a future stage.
- Entrances have been formalised to give Ryde Park a greater presence in the locality and an enhanced sense of arrival.
- The link road through the park has been removed and returned to a footpath and cycleway only. All vehicular circulation works independently. This link path is intended to be included as a jogging/ fitness route. A direct cycleway route is proposed from Princes Street through to Argyle Avenue.
- Investigations regarding a link to Top Ryde from Ryde Park shall be considered in the future Local Environment Plan (LEP).
- A central focal space connects the different areas of activity within the park whilst a new pavilion placed adjacent provides a built focal element, which houses the new amenities. It shall be designed with drainage issues in mind
- The existing Playground and basketball court are relocated closer to the new central space to avoid dividing the park.
- The heritage listed Rotunda is emphasised by colourful floral displays and an opened expanse of lawn.
- Extensive native tree plantings emphasise the link to the remnant Blue Gum High Forest.
- A new picnic/ recreation area replaces the disused hockey field and allows for unstructured activity and relaxation. It shall be a flexible space in regard to activity use, avoiding noise impacts on neighbouring residents. A possible activity for this space could be a kid's bike track.
- Safety issues such as the seating atop steep slopes have been eliminated through careful siting, whilst close attention has been paid to ensure all paths throughout the park are universally accessible wherever possible.
- Toilets in Ryde Park will address the issue of loiterers by being visually prominent.
- Car parking has been moved to the periphery of the park, allowing for a pedestrian focused park, free of vehicle congestion. The number of parking spaces remains the same (84 spaces). Design options shall be investigated further in relation to screening the car park from adjoining neighbours and negating anti-social issues.
- Decking is inserted between the Bowling Club and Ryde Park to act as an intermediary space to link these areas.
- The concrete grandstand foundation on the southern side of the oval will be removed and this seating will be replaced around the current pavilion with a set of grassed terraces stepping down to the oval.
- Drainage issues to be addressed in the general upgrade of Ryde Park. As overland stormwater flows through Ryde Park, safe egress and access through these zones is essential.

6.3 CONTEXT AND CONNECTIONS

OBJECTIVE

To improve and reinforce links between the park and its surroundings.

REF. No.	STRATEGY	RELATIONSHIP TO MASTERPLAN	RESPONSIBILITY	PRIORITY	MONITORING
CC1	Park Entrance				
	The formalisation of entries for more street prominence.	Formalisation of entries in Princes and Blaxland Streets and Argyle Avenue.	Council	Stage 1	Visitor surveys and user feedback.
	Upgrade Blaxland Road frontage.	Improvement of entries along this road.	Council	Stage 1	Number of visitors attending park. Ease of visibility of park from Blaxland Road
	Open up corner of Blaxland and Princes Streets.	Clear vegetation to increase parks visibility and accessibility	Council	Stage 1	
	Open up the corner of Argyle Avenue and Princes Street with an entrance.	Create a formal entrance in this corner	Council	Stage 1	
CC2	External Linkages				
	Improve linkages to key external locations. i.e. Ryde Town Centre commercial precinct and Ryde Public School. Negotiations with School and Department of Education and Training to be investigated further in future LEP.	Creation of link to Ryde Town Centre at Argyle Street entrance.	Council	Stage 1	Pedestrian Traffic Surveys Number of school children using park as link to school.
	Access into Ryde Park to be considered with any redevelopment of the Ryde Town Centre commercial precinct.	Design of new Argyle Street entrance.	Council / Chamber of Commerce	Stage 3	Volume of pedestrian traffic utilising path network. Specific trip generators.
	Upgrade path network to include a more direct pedestrian link to Ryde Town Centre commercial precinct.	Establishment of direct connections from Argyle Avenue entrance to central pavilion area.	Council	Stage 2	
CC3	Internal Linkages				
	Improve connections to Bowling Club	Create and intermediary level between Park and Bowling Club to reinforce connection between the two. Create viewing platforms at Bowling Club's western boundary.	Council / Bowling Club	Stage 2	Improved views between Bowling Club and park.
CC4	Connection to Blue Gum High Forest				
	Planting of high crowned Blue Gum High Forest tree species in the park.	Extensive native planting throughout park	Council	Stage 1	Flora Survey. Increased number of Blue Gum High Forest species.
CC5	Reinforce park as part of DIPNR Regional Recreational Trails Framework which proposes a sub-regional trail linking Lane Cove River, Buffalo Creek and Parramatta River, brushing past the southern most corner of the Park	Not noted	Council	Stage 3	Increase regional user numbers on bicycles and foot.

6.4 ACCESS AND CIRCULATION

OBJECTIVE

To ensure equitable, safe and efficient access to Ryde Park for all users.

REF. No.	STRATEGY	RELATIONSHIP TO MASTERPLAN	RESPONSIBILITY	PRIORITY	MONITORING
AC1	Vehicle Access				
	Remove internal vehicular traffic from the park.	Internal vehicle access removed and roadway adapted for pedestrian cycle use.	Council	Stage 1	Pedestrian and Cycle Traffic Survey. Volume of pedestrian and cycle traffic within the park.
	Remove existing car parks and relocate and consolidate car parking to more accessible space on the periphery.	Creation of new car park next to Argyle Avenue	Council	Stage 2	New car parks established.
AC2	Pedestrian Access				
	Establish a path hierarchy network with the main pedestrian link from Princes Street to Argyle Avenue with minor associated paths following popular pedestrian routes.	Upgrade of existing paths and creation of pedestrian /cycle ways between formal entrances, pavilion and rotunda areas.	Council	Stage 1	Path network consolidated, hierarchy established and new pathways installed. Feedback from visitor surveys
	Create central arrival / focus space and pavilion containing new amenities.	Central arrival space located at a hub between the three ovals and the rotunda area.	Council	Stage 2	Central arrival space upgrades completed. Feedback from visitor surveys.
	Enable installation of refreshment kiosk with outdoor dining for pet walkers and public transport users crossing park to access bus stops.	Possibility for kiosk to be installed in central pavilion area	Council	Stage 2	Feasibility study undertaken and appropriate upgrades installed. Feedback from visitor surveys.
	Install appropriate and consistent signage throughout the park.	Install a hierarchy of Informational, Directional and Interpretive signage throughout park	Council	Stage 1 & 2	Signage installed. Feedback from visitor surveys.

6.5 CONSERVATION AND RECREATION

OBJECTIVE

To provide for a diversity of recreation opportunities that both compliment and conserve the essence of the park.

REF. No.	STRATEGY	RELATIONSHIP TO MASTERPLAN	RESPONSIBILITY	PRIORITY	MONITORING
CR1	Recreation Diversity				
	Provide additional passive recreation area including barbeques and associated picnic furniture and landscaping.	Conversion of under-utilised Oval 2 into a passive recreation area.	Council	Stage 1	Installation of support infrastructure. Feedback from visitor surveys.
	Investigate feasibility and support for skate friendly paths in the park	Principle of increasing user numbers and providing a variety of activities particularly for the youth demographic.	Council	Stage 3	Feasibility study completed and facility installed. Feedback from visitor surveys.
CR2	Upgrade				
	Complete upgrade to Oval No. 1.	Generally upgrade oval including re-grading and drainage improvements	Council	Stage 1	Playing surface remains well drained after intensive rain periods. Feedback from sporting groups.
	Upgrade area around rotunda to raise profile and improve public usage and awareness.		Council	Stage 1	Visual aesthetic improved and increase usage of area.
CR3	Appropriate Relocation				
	Relocation and expansion of playground and basketball court.	Relocate playground and basketball court to a safer and higher profile position in the centre of the park.	Council	Stage 1	New facilities installed. Feedback from visitor surveys and sporting groups.
	Relocation of nursery	Locate nursery outside park	Council	Stage 2	Nursery removed and area re-established for park use.
CR4	Water saving / reuse				
	Investigate a system by which water can be collected on site and reused for irrigation.	Not noted	Council	Stage 2	

6.6 CULTURAL HERITAGE

OBJECTIVE

To re-establish original park elements and provide interpretation opportunities of the park's heritage

REF. No.	STRATEGY	RELATIONSHIP TO MASTERPLAN	RESPONSIBILITY	PRIORITY	MONITORING
CH1	Park Layout				
	Re-establish framework of original park layout. Avenue plantings established and maintained. The establishment of new facilities and plantings is sympathetic to original park layout.	Replace missing avenue trees to reinforce original planting layout.	Council	Stage 1	
	Create focus point relevant to all ovals and rotunda in particular and park in general. New structures to consider and address central focal point.	Create central node and pavilion.	Council	Stage 2	Upgrade works completed.
CH2	Rotunda				
	Develop a vegetation management plan for area around rotunda to improve it's visibility and improve solar access by allowing more sun to penetrate area.	Thin out and remove some existing vegetation around rotunda.	Council	Stage 1	Feedback from visitor surveys. Increased use of facility year round.
	Install interpretive signage	Describe the rotundas history and relevance in the park context.	Council	Stage 1	Signage installed.
CH3	Grandstand				
	Remove concrete grandstand foundation and replace with a grassed terrace for seating as part of improved connections to formal entrance. Upgrade pavilion area	Installation of grassed terraces to improve views and amenity of Oval No. 1	Council	Stage 2	Upgrade works completed. Feedback from sporting groups

6.7 LANDSCAPE CHARACTER

OBJECTIVE

To continue to strengthen the parkland character with sympathetic design that reflects and conserves the original park layout and strengthens connections to native bushland corridors.

REF. No.	STRATEGY	RELATIONSHIP TO MASTERPLAN	RESPONSIBILITY	PRIORITY	MONITORING
LC1	Native Bushland Connections				
	Extensive planting of native trees New plantings utilise Blue Gum Forest species. Increase in number and variety of native fauna within the park	Planting of native trees to reinforce connection to Blue Gum Forest and encourage native fauna.	Council	Stage 1	Flora and fauna surveys
LC1	Park Entrance				
	Formalisation of entrances to raise profile of park.	Formalise all key entry points into park with signage, lighting, path upgrades and landscaping where required.	Council	Stage 1	Upgrade works completed.
LC2	Visual Connection				
	Realigning Oval 1 to become more symmetrical	Realign and upgrade Oval 1	Council	Stage 1	Feedback from sporting groups
	Improved visual integration of Bowling Club with park through rationalising of localised park ground levels.	Construction of platforms between Bowling Club and the main oval for improved access and oval view	Council	Stage 2	Feedback from Bowling Club and park users.
	Open vistas across grounds	Thinning of vegetation to create more expansive views	Council	Stage 1	Vistas created and maintained.
	Allow views into park from street to increase security through passive surveillance and improve park / locality interaction.	Selective thinning of perimeter vegetation	Council	Stage 1	Visual vegetation blockages removed at appropriate locations.

6.8 PLANNING AND MANAGEMENT

OBJECTIVE

To ensure compatibility between the Plan of Management and other statutory documents and Council policies.

REF. No.	STRATEGY	RELATIONSHIP TO MASTERPLAN	RESPONSIBILITY	PRIORITY	MONITORING
PM1	Statutory				
	Review planning controls for park that tie in with the Masterplan and Plan of Management	Not noted	Council	Stage I	New LEP includes relevant references to Plan of Management.
PM2	Detail design of the Park				
	Undertake detail design of the park layout and its elements.	Masterplan to guide further detailed design.	Council	Stage I	

6.9 APPROPRIATE LAND USES

OBJECTIVE

To ensure the various park lands and elements are used to best public advantage

REF. No.	STRATEGY	RELATIONSHIP TO MASTERPLAN	RESPONSIBILITY	PRIORITY	MONITORING
LU1	Field Use				
	Focus sporting use on Ovals 1 and 3	Change function of Oval 2 to provide for passive recreation.	Council	Stage 1	Upgrade works completed.
	Change focus of Oval 2 to passive use only	Redesign area with BBQs and picnic furniture.	Council	Stage 1	Feedback from visitor surveys.
LU2	Lighting				
	Allow improvement of sports lighting for Ovals 1 & 3 to Ministry of Tourism, Sport and Recreation specifications.	Improvement and upgrading of sporting ovals	Council	Stage 2	Feedback from sporting groups
LU3	Commercial Structures				
	Allow provision of refreshment kiosk within park grounds to subsidise cost of park maintenance.	Central Amenities Building allowing different functions.	Council	Stage 2	Feasibility study completed and facilities installed.
	Kiosk to be operated by Council or licensed to an existing lessee on a 5 + 5 year basis.	Not noted.	Council	Stage 2	Feedback from visitor surveys and lessees.
LU4	Community or Market Days				
	Allow community or market days for events promoted by Council or registered charities as approved by Council.	Not noted	Council	As required	Feedback from community and market businesses.
	Allow a maximum of 4 community or market days per year to minimise impact on surrounding residents.	Not noted	Council	As required	

7.0 IMPLEMENTATION

Due to the extensive nature of improvements the implementation of works in Ryde Park will occur over four years and be staged on basis of priority. There will be 3 stages each with its own series of actions, methods of monitoring and evaluation. Each of these stages will also have a detail design component. They are as below:

7.1 STAGE 1 – 2005 -2008

The following components of the masterplan can be implemented in the short term.

2006 – 2007 Financial Year

- Finalisation of the Plan of Management and survey
- The formalisation of all entries including reconstruction, lighting, path upgrades Stage 1 signage and planting
- Establishment of main link pedestrian link from Princes to Argyle Street
- Upgrading of Blaxland Road frontage
- Upgrade facilities to Oval 2
- Shrub removal for safety and clear views.
-

2007 – 2008 Financial Year

- Upgrade of area surrounding rotunda
- Creation of a new passive recreation area including barbeques and associated planting
- Native tree planting in appropriate areas
-

2008 – 2009 Financial Year

- Realigning Oval No. 1 to become more symmetrical
- Major upgrade to main oval including drainage improvements and re-grading.
- Relocation of nursery
- Discussion over link Road to Ryde Town Centre

7.2 STAGE 2 – 2008-2009

The following components of the masterplan can be implemented within the medium term:

- Central arrival space and pavilion containing new amenities
- Remove vehicular access currently cutting through the centre of the park and relocate car parks to more accessible space on the periphery
- Potential to engage upgraded paths within the park to a pedestrian link to Ryde Town Centre
- Relocation and expansion of playground and basketball court
- Removing concrete grandstand foundation and replacing with a grassed terrace to engage with stairs leading from the new entry

point at the southern corner of the park and the upgraded pavilion

- Improved visual integration of Bowling Club with park, including construction of platforms between Bowling Club and the main oval for improved access and oval viewing.
- Investigation of a system by which water can be collected on site and reused for irrigation.
- Improvement of sports lighting for Ovals 1 & 3 to Ministry of Tourism, Sport and Recreation specifications.

7.3 STAGE 3 - 2010

The following components of the masterplan may be long term goals for the park and implementation of these ideas will result in a more cohesive park:

- Investigate a greater connection between the built form of the bowling greens and Ryde Park.
- Access into Ryde Park should engage with any redevelopment of the Ryde Town Centre commercial precinct.
- Reinforce Park as part of the DIPNR Regional Recreational Trails Framework.
- Investigate feasibility and support for skate friendly paths.

The responsibility for these outcomes is as shown in the Masterplan and Strategies table in the previous chapter.

8.0 - MONITORING / REVIEWING THE PLANS

In preparing a Plan Of Management the Local Government Act requires that performance measures be established so that over the life of the plan the Community and Council can determine how effective the implementation of the strategies is being.

Generically some of the type of indicators that could be used includes:

- Number of people using Ryde Park
- Feedback from sporting groups and other key stakeholders
- Feedback from Parks staff
- Feedback from local residents
- User survey results on level of satisfaction
- Number of complaints regarding Ryde Park made to Council
- Amount of repeat graffiti that is found to be sprayed on existing or proposed infrastructure
- Amount of damage to existing or proposed infrastructure
- Number of reported accidents occurring in the parkland
- Police crime reporting statistics
- Amount of pest and weed invasion into the parkland
- Water use and water reuse
- Plant growth rates and general health
- Satisfactory internal and external audits
- Positive and negative feedback from lessees and general park users
- User satisfaction measured by periodic surveys
- Percent increase in use of each facility
- Percent increase in organisations staging events
- Number of new events and activities
- Management and construction within determined budgets.

To assist with selection of the above an appropriate indicator has been selected for each strategy in the Strategy tables.

9.0 APPENDICES

APPENDIX I – LICENCES AND LESSEES

The following leases to the indicated lessees are currently in place for Ryde Park as of August 2005:

LEASEE	VENUE	LEASE DURATION / EXTENT
UTS Balmain Cricket Club	Oval No. 1	Saturdays Sep. - Mar. 10am - 6pm
Ryde Rugby Inc.	Oval No. 1	Saturdays April - August
Old Ignations Football Club	Oval No. 1	Saturdays April - August 9am - 5pm
Balmain District Rugby League Football Club	Oval No. 1	Winter Sundays 9am - 5pm
Holy Cross College	Oval No. 1	Thursdays April - August during school terms
Ryde Secondary College	Oval No. 1	Tuesdays April - August during school terms
Gladesville & District Junior Cricket Association	Oval No. 3	Saturdays September - March 10am - 6pm
Gladesville Hornsby Football Association	Oval No. 3	Saturdays April - August 8am - 5pm
Holy Cross College	Oval No. 3	Thursdays all year during school terms
Ryde Public School	Oval No 3	Fridays all year during school term
Ryde Secondary College	Oval No. 3	Tuesdays all year during school terms
Old Ignations Football Club	Clubhouse	January 1 st 2004 – December 31 st 2024
Ryde City Bowling Club	Bowling Club	May 21 st 1996 – May 20 th 2017

APPENDIX 2 – ASSETS REGISTER

The followings assets are registered to Ryde Park as of August 2005. The conditions of assets marked hereunder are classifications by Council as part of the Urban Landscape Services – Assets Register 2005. The rating codes area as follows:

0	No current rating	Will need to be rated
1	Excellent	Expected to last longer than 7 years
2	Good	Expected to last 5 – 7 years
3	Fair	Consider replacing after 2 years
4	Replace	Replacement next budget allocation

ASSET	EXISTING CONDITION AND USE	MAINTENANCE CYCLE & RESPONSIBILITY	OTHER COMMENTS / PROPOSED CHANGES
Amenities Blocks	Oval Blocks 1 and 3 are in good condition with Oval Block 1 used regularly. Oval block 2 is considered in fair condition and currently boarded up and unused.	Annual building inspection – Council Weekly visual inspection – Park staff	The Masterplan has recommended that Oval blocks 2 and 3 be removed as they are underutilised costly to maintain and not seen as a great benefit to the public.
Flood Lighting	Ryde Park has five floodlight poles with a total of thirteen globes. These are used for evening training on Ovals 1 and 3. One of the poles is category 1, one pole is category 4 and the rest are category 2.	Monthly floodlight patrol – Council electrician.	The lights are currently not ideally configured to either oval for night training. The Masterplan recommends realignment of Oval 1 and with this re-configuration of floodlights to Ministry standards. Lights in poor condition should be replaced.
Park and External Building Lightning	There are nineteen steel pole lights and one wooden pole light in Ryde Park. All are in fair condition	Monthly Park light patrol – Council electrician	Surveys undertaken indicate that park lighting is currently inadequate for security and clear visibility within the park. Park layout changes recommended in the Masterplan should be accompanied by re-evaluation of lighting type and placement.
Furniture	There are a total of forty-one bench seats in Ryde Park of three distinctly different styles. Condition varies from fair to replace	Painted yearly – Council painters Visual inspection by park staff when maintaining park	The current seating design is of disparate styles and will all need replacement within two years. As elements of the Masterplan are implemented it is recommended that all seating is replaced with seating of consistent design and positioned in a safe and appropriate locations.

ASSET	EXISTING CONDITION AND USE	MAINTENANCE CYCLE & RESPONSIBILITY	OTHER COMMENTS / PROPOSED CHANGES
Fencing and Gates	Ryde Park currently has three hundred and twenty three metres of cyclone fencing of various heights, one hundred metres of Koppers log fencing of various heights and eight hundred and seventy six metres of Weldmesh fencing of various heights. These fences act as perimeter fencing, internal fencing to control flight of balls from ovals and car control fencing. Condition varies from category 1 to 5	Visual inspection by park staff weekly Community service request	With reconfiguration of the park indicated in the Masterplan, redundant fencing should be removed and design styles should be rationalised to keep the design vocabulary consistent throughout the park.
Signage	There are a total of fifty-one signs in Ryde Park, which are advisory, prohibitive, or traffic controlling Condition varies from Category 2 to category 4.	Visual inspection by parks staff during maintenance Community service request	Signs need to be more uniform in design style and established in a hierarchy of Entry, Directional, Informational / Advisory / Prohibitive, and Interpretive. Gradual replacement should be implemented with the Masterplan
Paving	Ryde Park has eight hundred and eighty five square metres of paving including concrete, asphalt and sandstone flagging. Uses are for pedestrians and motor vehicles	Annually by Council staff Community service request	The masterplan recommends removal of vehicular traffic through the park, re-alignment of some existing paths and construction of new paths. Variety of path surfaces should be minimised for continuity throughout the park expressing a path hierarchy to reinforce the park structure.
Retaining Walls	There are four hundred and sixty four metres of retaining walls in Ryde Park of five different materials including stone, concrete and timber. Primarily they support the boundaries of areas excavated to create level sports fields and the Bowling Club greens.	Monthly inspection by park maintenance staff	Changes in layout recommended in the Masterplan may render some walls unnecessary and others should be rationalised to the same material.
Irrigation and Taps and Bubblers	Ryde Park has an automatic irrigation system with tanks and also ten standard taps and three bubblers.	Monthly inspection through activation by park maintenance staff	With re-alignment of the Oval 1 as recommended in the Masterplan, irrigation positioning may need to be adjusted. Consideration should be given to reduction of taps and replacement with Quick Coupling Valves to reduce water wastage.

APPENDIX 3 – COMMUNITY RESPONSE TO THE DRAFT PLAN OF MANAGEMENT

The following is a summary of the issues and observations raised by residents and stakeholders in response to the Draft Plan of Management. These issues and observations arose from both the Community Information Session held at City of Ryde Council on 28 September 2005 and during the Public Exhibition of the Draft Plan of Management through November 2005.

Proposed Argyle Street Car Park

- Reservations about congestion and increase in localised traffic in the immediate vicinity of the proposed car park.
- Existing car park (further into park) not used except by basketball court users.
- Location of car park is close to proposed passive recreation area.
- Worry about cars in car park being set fire to.
- Locking of car parks after hours was considered very important.
- Concern that drainage of proposed car park is properly attended to so as not to exacerbate existing smell in area.

Other Car Parking comments

- Suggestions were made for alternative car park locations: one was in the proposed new passive space to the east of Oval 1; a second was in the location of the existing stormwater detention basin next to the Argyle Centre car park.
- It was noted that the school car park was not Dept. of Education property and could possibly be used as Ryde Park parking.
- Vehicular circulation in park has been removed therefore parking inside Ryde Park will only be in car parks.

Vegetation

- Density of vegetation was considered a problem mainly due to obscured views.
- Support for vegetation clearance to open up views to the toilets and Rotunda to curb anti-social behaviour.
- Support for opening of canopies in park particularly in vicinity of Rotunda.
- It was requested that taller trees not be planted within 10 metres of property boundaries due to concern over falling branches.
- Leaves of the trees on these boundaries currently have leaves blown into residents' houses.
- Suggestions for native trees around Oval 2 though not necessarily eucalypts.

Lighting

- A frequent remark was that the park needed more lighting for security and visibility.
- A request was expressed that light should be directed down and not sideways so as not to disturb surrounding residents.
- Concern that lighting not spill in to neighbouring properties.
- Light should be concentrated on main link.

Sportsfields

- Request to convert Oval 2 (proposed passive area) into a junior rugby field.

Paths

- It was noted that the park needed good lighting along paths
- There was support for removing vehicular access through park.
- Proposal for bike links to other areas.
- Proposal for bike path loop around park
- Request for jogging or fitness equipment around a loop track

Safety and Security

- Facilities in the park have been previously damaged by vandals and questions were raised regarding control of graffiti and how anti-social elements could be eliminated.
- Graffiti currently exists on the Rotunda and playground equipment and is not removed for extended periods.
- There was a request for security cameras and lighting.
- It was noted that the park had a caretaker 32 years ago
- It was noted that police regularly patrol around and in the park and this has slightly reduced anti-social behaviour.
- It was observed that the toilets were a hub of antisocial behaviour. Requests that vegetation be cleared at the park boundaries and around the toilet to reduce this activity.
- Requests made for more frequent Council security staff inspections to curb alcohol drinking and vehicle misuse of the park.
- Requests for facilities that encourage use of park and therefore improve safety.

Stormwater and Drainage

- Odour in some stormwater retention tanks offensive.
- It was noted that the park had experienced flooding twice in the past 30 years.

Fences

- Concern over program of repair of some perimeter fences.
- Comment that current sports fencing around Oval 2 could remain if converted to a junior sportsfield.

Passive Area

- Passive areas in other parks were observed to have BBQs, benches and other facilities. Request for similar facilities in the proposed passive recreation area of Ryde Park.

Historical

- The park was originally a brickworks.
- The park used to host circuses or fairs.

General Items

- Clubhouse building for Oval 1 to be renovated to requirements of stakeholders.
- Council owned buildings along Argyle Avenue to remain as residential in the short term.
- Request for construction of small covered grandstand on site of proposed viewing platforms adjacent to Bowling Club
- Suggestion of formation of organisation such as 'Friends of Ryde Park'.

- Preference for proposed central amenities block to be exposed and clear of visual obstacles to avoid misuse.
- Request to keep Oval 2 clubhouse for sports equipment storage.
- Request that concrete terraces remain intact