



# MEADOWBANK PARK

## PLAN OF MANAGEMENT

*Managing our largest regional sports park through enhanced sporting, cultural and natural diversity and opportunity*

### **City of Ryde**

Locked Bay 2069  
NORTH RYDE NSW 1670  
Phone: (02) 9952 8222  
Email: [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)  
Web: [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au)

 City of Ryde

March 2025

## ACKNOWLEDGMENTS

### City of Ryde

|                                 |   |
|---------------------------------|---|
| <b>Lajja Champaneria</b>        | Open Space Planner, Project Manager           |
| <b>Simon James</b>              | Executive Officer City Spaces                 |
| <b>Mark Taylor</b>              | Senior Coordinator Parks Planning             |
| <b><u>Parkland Planners</u></b> | for the Generic Plan of Management references |

## DOCUMENT CONTROL

| Revision | Description  | Date of Issue |
|----------|--|---------------|
| 1        | Final Draft Plan of Management   | 17/07/2019    |
| 2        | Approval from Minister of Lands and Forestry to public exhibit the Draft Plan of Management  | 17/04/2020    |
| 3        | Final Updates to Plan of Management - Legislative changes captured since 2020, City of Ryde Guidelines updates and Native title advice | 20/03/2025    |
| 4        | Public Exhibition of Draft Plan of Management  | 03/04/2025    |
| 5        | Adoption by Council  | Pending       |

## CONTACT

### **City of Ryde**

Locked Bay 2069  
North Ryde NSW 1670  
Phone: (02) 9952 8222  
Email: [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)  
Web: [www.ryde.nsw.gov.au](http://www.ryde.nsw.gov.au)

### **ASPECT Studios**

78-80 George St  
Redfern NSW 2016  
Phone: (02) 9699 7182  
Email: [sydney@aspect-studios.com](mailto:sydney@aspect-studios.com)  
Web: [www.aspect-studios.com](http://www.aspect-studios.com)

---

# CONTENTS

|  |           |
|--|-----------|
| <b>1. INTRODUCTION</b>   | <b>6</b>  |
| <b>2. COMMUNITY ENGAGEMENT</b>   | <b>8</b>  |
| <b>3. VISION AND OBJECTIVES</b>  | <b>9</b>  |
| 3.1 Vision for Parks in the City of Ryde   | 9         |
| 3.2 Council Objectives for Parks in the City of Ryde                                 | 9         |
| <b>4. BENEFITS AND ROLES OF PARKS IN CITY OF RYDE</b>                                | <b>10</b> |
| <b>5. LEGISLATIVE FRAMEWORK</b>  | <b>12</b> |
| 5.1 Local Government Act 1993  | 12        |
| 5.2 Crown Land Management Act 2016   | 14        |
| 5.3 Native Title   | 14        |
| 5.4 Public Works   | 15        |
| 5.5 Ownership and Land Zoning  | 16        |
| 5.6 Relevant NSW and Commonwealth Legislation, Statutory Controls and Policies       | 18        |
| 5.7 Relevant City of Ryde Open Space Planning Framework                              | 21        |
| <b>6. AREA COVERED BY THIS PLAN OF MANAGEMENT</b>                                    | <b>23</b> |
| <b>7. ABOUT THE PARK</b>   | <b>26</b> |
| 7.1 History and Heritage   | 26        |
| 7.2 Park Uses  | 29        |
| 7.3 Description of the Land and Buildings  | 30        |
| <b>8. LAND CATEGORISATION</b>  | <b>40</b> |
| 8.1 Land Categorisation  | 40        |
| <b>9. DEVELOPMENT AND USES</b>   | <b>44</b> |
| <b>10. LEASES, LICENCES, PERMITS AND OTHER ESTATES</b>                               | <b>48</b> |
| 10.1 What are Leases, Licences, Permits and Other Estates                            | 48        |
| 10.2 Authorisation of Leases, Licences, Permits or Other Estates over Community Land | 48        |
| 10.3 Public Notification   | 49        |
| <b>11. IMPLEMENTATION AND REVIEW</b>   | <b>51</b> |
| <b>12. FUNDING</b>   | <b>52</b> |

---

|   |           |
|---|-----------|
| <b>13. ACTION PLANS</b>                             | <b>53</b> |
| 13.1 Provision and Access                           | 54        |
| 13.2 Environmental Sustainability                   | 62        |
| 13.3 Management and Maintenance                     | 67        |
| 13.4 Community Interaction and Engagement           | 72        |
| 13.5 Leases, Licences, Permits and Other Estates    | 74        |
| <b>APPENDIX A: MEADOWBANK PARK MASTERPLAN</b>       | <b>76</b> |
| <b>APPENDIX B: MEADOWBANK PARK LAND INFORMATION</b> | <b>77</b> |



Meadowbank Park Aerial Panorama

---

## TABLE LIST

|           |  |    |
|-----------|--|----|
| Table. 1  | Requirements of Local Government Act 1993 and Reference to this Plan | 12 |
| Table. 2  | Ryde LEP 2014 Land Zoning  | 16 |
| Table. 3  | Relevant NSW and Commonwealth Legislation and Statutory Controls     | 18 |
| Table. 4  | Relevant NSW Policies  | 20 |
| Table. 5  | Relevant City of Ryde Planning Documents                             | 21 |
| Table. 6  | Park Profile   | 23 |
| Table. 7  | Condition of the Land and Buildings                                  | 27 |
| Table. 8  | Condition of the Land and Buildings                                  | 31 |
| Table. 9  | Land Categorisation  | 42 |
| Table. 10 | Development and Uses   | 44 |
| Table. 11 | Permissible Uses   | 49 |
| Table. 12 | Action Plans- Provision and Access                                   | 54 |
| Table. 13 | Action Plans- Environmental Sustainability                           | 62 |
| Table. 14 | Management and Maintenance   | 67 |
| Table. 15 | Community Interaction and Engagement                                 | 72 |
| Table. 16 | Leases, Licences, Permits and Other Estates                          | 74 |

## FIGURE LIST

|           |   |    |
|-----------|---|----|
| Figure. 1 | Location Plan                           | 7  |
| Figure. 2 | Ryde LEP 2014                           | 17 |
| Figure. 4 | Meadowbank Park Aerial Photo 1943       | 24 |
| Figure. 3 | Area covered by this Plan of Management | 24 |
| Figure. 5 | Meadowbank Catchments                   | 25 |
| Figure. 6 | Meadowbank Park Catchment Boundaries    | 28 |
| Figure. 7 | Meadowbank Park Key Plan                | 30 |
| Figure. 8 | Meadowbank Park Land Categorisation Map | 41 |

---

# 1. INTRODUCTION

## What is a Plan of Management

A Plan of Management provides the framework for and guides the management of public land that is owned or managed by a Council. It identifies issues affecting public land, and sets out how that land is intended to be used, managed, maintained and enhanced in the future.

A Plan of Management is required to be prepared for public land which is owned by a Council and classified as community land under the *Local Government Act 1993*.

Plans of Management are also prepared for Crown land under the *Crown Land Management Act 2016*, Section 3.23(6) of the Act states that Plans of Management for Crown land are to be prepared and adopted in accordance with the provisions of the *Local Government Act 1993*.

Plans of Management for Community land and Crown land may take either of three forms:

- a generic plan which covers a number of sites where the attributes and values of the land are similar, such as for a particular category of community land.
- a significant area plan which covers a particular site where management issues and values may be more complex and require a site-specific focus.
- a geographic plan which covers a particular area such as a river or creek foreshore, bushland corridor, or similar.

The Meadowbank Park Plan of Management is a specific plan that covers the Community land and Crown land as set out in this document.

## About this Plan of Management

This Plan of Management has been prepared to guide how the City of Ryde manages Meadowbank Park. It outlines important features of the parkland, current issues, objectives and proposed strategies to guide future development.

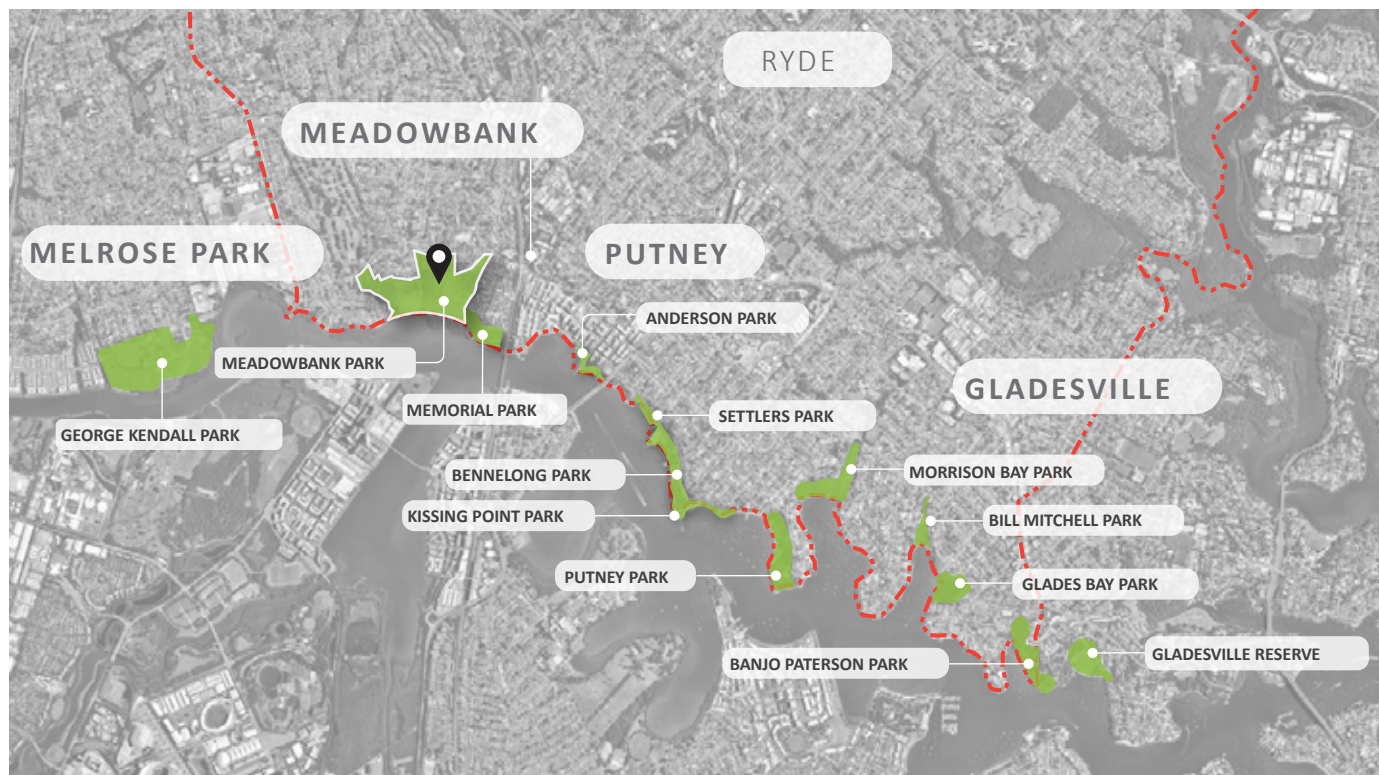
The land this Plan applies to includes Community land owned by the City Ryde and Crown land owned by the NSW State Government. They are managed under the *Local Government Act 1993* and the *Crown Land Management Act 2016*. This Plan integrates management practices for both Community land and Crown land, and takes into account feedback from the community obtained through the community consultation process.

## Relationship Between Plan of Management and Masterplan

A Plan of Management is typically accompanied by a landscape Masterplan that show proposed on-the-ground changes to that open space.

While this Plan of Management will provide the framework for how Meadowbank Park will be used, managed and maintained on an ongoing basis, the Meadowbank Park Masterplan identifies the provision of facilities over the next 20 years to ensure sustainable and efficient use of resource, and more importantly, that the Park meet the needs of the community and stakeholders. The Masterplan can be found at Appendix A.

Figure. 1 Location Plan



RiverWalk Sign



RiverWalk

## 2. COMMUNITY ENGAGEMENT

Consultation is an important part of the process in preparing a Plan of Management. Consultation that has occurred with projects directly relevant to this plan of management includes the following:

The *Local Government Act 1993* requires that prior to final adoption the draft Plan of Management must be placed on public exhibition for at least 28 days. A public hearing is no longer required for a change in categorisation of Crown Land via a Plan of Management (Section 70B Crown Land Management Regulation 2018). Minister's consent is required to adopt any PoM over Crown reserves, whether or not, an alteration to the category applies. A Public Hearing is still required for the recategorisation of Council owned Community Land under Section 40A of the Local Government Act 1993 .

It is also required by Crown Land Management Act 2016 that a copy of the draft Plan of Management in accordance with the Local Government Act 1993 (S39.1) needs to be sent to the Minister for Lands and Property to get his approval prior to it being placed on Public Exhibition.

### Methods of engagement included:

Park signage, posters, stakeholder emails, eNewsletters, Council website, Have Your Say webpage, flyers and letterbox drops, print advertisements, social media including Facebook and Twitter, drop in sessions, stakeholder interviews/meetings and intercept surveys.

### Stakeholder engagement included:

General community, sporting user groups, park users, residents local to Meadowbank Park, lessees of council facilities in Meadowbank Park, personal trainers, active seniors, walking and cycling groups, school groups, bushcare, heritage and other special interest groups.

### Community Engagement Program:

The following community engagement has been undertaken for the development of this Plan:

| Date                              | Community Engagement   |
|-----------------------------------|--|
| 15 October 2018 – 4 November 2018 | <b>Stage 1 Community Consultation – Masterplan and Plan</b> including Community Drop In Sessions on Monday 22 October 2018, Wednesday 24 October 2018 and Saturday 27 October 2018.<br><br>Over 4,700 comments were received from over 750 stakeholders. |
| 3 April 2019 – 19 May 2019        | <b>Stage 2 Community Consultation – Masterplan and Plan of Management</b> including Community Drop In Sessions on Wednesday 1 May 2019 and Saturday 4 May 2019<br><br>Over 970 comments/submissions were received from over 965 stakeholders.            |
| 17 April 2020                     | <b>Approval from the Minister of Lands and Forestry</b> to public exhibit the draft Plan of Management   |
| TBC                               | <b>Public Exhibition of draft Plan of Management</b>   |
| TBC                               | <b>Adoption by Council</b>   |

---

## 3. VISION AND OBJECTIVES

### 3.1 Vision for Parks in the City of Ryde

Management of Meadowbank Park will reflect the vision for the City of Ryde:

**‘The place to be for lifestyle and opportunity @ your doorstep’**

and Council’s Commitment for Open Space Statement in the City of Ryde

(Integrated Open Space Plan 2012):

‘We have ample, accessible open space to meet our needs, shared and enjoyed by us all, founded on a healthy natural environment, conserving our own rich history, culture and local character and managed sustainably now and for future generations.’

### 3.2 Council Objectives for Parks in the City of Ryde

Council’s objectives for parks and open spaces in City of Ryde are based on the outcomes of community engagement for the Community Strategic Plan 2018 which are:

#### **Our active and healthy city**

##### **Enhanced recreational spaces**

Provide opportunities and choice for recreation and active learning and living by:

- planning for expanded sport, recreation, leisure facilities to provide a range of choices for our community to achieve active and healthy lifestyles.
- maintaining and promoting Ryde’s great public spaces, parks, community venues, libraries, sporting facilities and clubs.
- ensuring they are easy to access and safe, and provide diverse opportunities for everyone to meet, play, learn and connect.

#### **Well targeted services**

Strengthen community life, connectedness and wellbeing by:

- actively connecting with the community to promote activities and services that are available throughout the City of Ryde.
- continuing to build and enhance services, including those supporting our residents at different stages of their lives.
- working with our partners to encourage healthy, active lifestyles and social connections.

---

## 4. BENEFITS AND ROLES OF PARKS IN CITY OF RYDE

### Benefits and roles of parks in City of Ryde

The opportunity to experience parkland and to participate in recreational and other activities in parks is a benefit to individuals and to the community for many reasons as outlined below. It is therefore important to preserve parks and to plan their future improvement and maintenance.

Meadowbank Park provides many benefits to the community, including:

#### Personal and Individual Benefits

Participation in recreation activities in parks can:

- reduce physical health problems, including cardiovascular disease and lower back pain.
- improve psychological wellbeing through reducing stress, anxiety and depression.
- increase personal development, self-esteem, self-confidence and sense of achievement through developing skills.
- provide intangible psychological benefits such as happiness, enjoyment, satisfaction and spiritual experiences through participation in physical exercise.

It is widely recognised that participation in sport, recreation and leisure pursuits is critical to the health and wellbeing of individuals, and that physical inactivity is an independent risk factor for a number of health conditions.

#### Social and Community Benefits

Participation in recreation activities in parks can:

- strengthen social bonds at the local community level through involvement of volunteers in recreation, and by local residents meeting each other in recreational settings.
- help children make friends, increase their sense of belonging and fitting in, limit the amount of time they spend with no direction, work in groups and think of others.

- maintain and strengthen family relationships by joint involvement in recreational activities.
- increase social inclusion and connectedness through participation and volunteering.
- promote appreciation and understanding of people with disabilities and their carers and families through participating in mainstream activities.
- lessen boredom and the amount of unsupervised leisure time spent by young people which can sometimes lead to the incidence of crime, vandalism and anti-social behaviour. The Australian Institute of Criminology has shown that youth crime can be prevented and the likelihood of re-offending can be reduced by involving young people in active recreation.

#### Environmental Benefits

Parks and open space can:

- contribute to wildlife corridors allowing animals to move between habitats and refuges.
- reestablish and enrich our flora, fauna and biodiversity values
- offer protected natural settings for physical activity and visual pleasure. Looking out over natural spaces and green spaces gives visual relief from urban development.
- with shade trees help with cooling the urban heat island.
- encourage people to walk and cycle rather than using cars, which improves air quality.
- improve water quality, refine storm water management and anchor our Water Sensitive Urban Design (WSUD) principles.

---

## Economic Benefits

Opportunities for participation in recreation in parks result in:

- economic benefits from the development of recreational facilities, production and sale of related goods and services, and employment of people in the recreation and sport industry.
- significant savings in health costs, allowing such funds to be redirected into other areas of health services.
- gains in workforce productivity through physical activity resulting in a healthier workforce.
- attraction of tourists and visitors for events held in parks.
- increased property values adjacent to or near parks, resulting in financial benefits to the property owner/developer, and higher land tax contributions to the community.
- improved work performance and productivity, decreased absenteeism and staff turnover, and reduced work accidents.



Meadowbank Skate Park Aerial

---

## 5. LEGISLATIVE FRAMEWORK

### 5.1 Local Government Act 1993

The *NSW Local Government Act (1993)* provides the legislative framework for Council's day to day operations. The Act identifies Council's responsibility to actively manage land and to involve the community in developing a strategy for management.

The *NSW Local Government Act (1993)* requires all community lands to be covered by a Plan of Management that must identify:

*Table. 1 Requirements of Local Government Act 1993 and Reference to this Plan*

| Requirements of the <i>Local Government Act 1993</i>  | Relevant Sections in Act | Reference to this Plan |
|---|--------------------------|------------------------|
| <b>Requirements of plans of management for community land that is not owned by the council</b>                                    |                          |                        |
| Category of the land  | 36(3)(a)                 | Section 8              |
| Objectives and performance targets of the Plan with respect to the land   | 36(3)(b)                 | Section 13             |
| Means by which the Council proposes to achieve the Plan's objectives and performance targets                                      | 36(3)(c)                 | Section 13             |
| Manner in which the Council proposes to assess the objectives and performance targets   | 36(3)(d)                 | Section 13             |
| Describe the condition of the land, and of any buildings or other improvements on the land, as the adoption of the Plan           | 36(3A)(a)(i)             | Section 7.3            |
| Describe the use of the land and at any such buildings or improvements, as at adoption of the Plan                                | 36(3A)(a)(ii)            | Section 9              |
| Specify the purposes for which the land, and any such buildings or improvements, will be allowed to be used                       | 36(3A)(b)(i)             | Section 9              |
| Specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise | 36(3A)(b)(ii)            | Section 9              |
| Describe the scale and intensity of any such permitted use or development   | 36(3A)(b)(iii)           | Section 9              |

| <b>Requirements of the <i>Local Government Act 1993</i></b>   | <b>Relevant Sections in Act</b> | <b>Reference to this Plan</b> |
|---|---------------------------------|-------------------------------|
| <b>Requirements of plans of management for community land that is not owned by the council</b>  |                                 |                               |
| Must identify the owner of the land, and  | 36(a)                           | Section 5                     |
| Must state whether the land is subject to any trust, estate, interest, dedication, condition, restriction or covenant   | 36(b)                           | Section 5                     |
| Must state whether the use or management of the land is subject to any condition or restriction imposed by the owner  | 36(c)                           | Section 5                     |
| Must not contain any provisions inconsistent with anything required to be stated by paragraph (a), (b) or (c)   | 36(d)                           |                               |
| <b>Public notice of draft plans of management</b>   |                                 |                               |
| A council must give public notice of a draft plan of management   | 38(1)                           |                               |
| The period of public exhibition of the draft plan must be not less than 28 days.  | 38(2)                           |                               |
| The public notice must also specify a period of not less than 42 days after the date on which the draft plan is placed on public exhibition during which submissions may be made to the council                                   | 38(3)                           |                               |
| The council must, in accordance with its notice, publicly exhibit the draft plan together with any other matter which it considers appropriate or necessary to better enable the draft plan and its implications to be understood | 38(4)                           |                               |
| <b>Notice to owner of draft plan of management</b>  |                                 |                               |
| Before giving public notice of a draft plan of management in accordance with section 38, the council must forward a copy of the draft plan to the person who owns or controls the land if the land is not owned by the council.   | 39(1)                           |                               |
| The council must include in the draft plan any provisions that may properly be required by the person who owns or controls the land.  | 39(2)                           |                               |

---

## 5.2 Crown Land Management Act 2016

*The Crown Land Management Act 2016* assigns certain functions to Council managers.

As a Crown Land Manager Council is authorised to classify and manage its dedicated or reserved Crown land as if it were public land within the meaning of the **Local Government Act 1993**. Dedicated or reserved Crown land may be used only for the following purposes:

- the purposes for which it is dedicated or reserved, or
- any purpose incidental or ancillary to a purpose for which it is dedicated or reserved, or
- any purpose specified in a Plan of Management for the land, or
- any other purposes authorised by an Act.

However, Council may grant short term licences for over dedicated or reserved Crown land for any prescribed purpose under Section 2.20 of the **Crown Land Management Act 2016**. Generally, when managing dedicated or reserved Crown land, and for the purposes of this Plan of Management, Council:

(a) must manage the land as if it were community land under the **Local Government Act 1993**, and

(b) has for that purpose all the functions that a local council has under that Act in relation to community land (including in relation to the leasing and licensing of community land).

Council must also manage Crown land in accordance with Part 8 of the **Crown Land Management Act 2016** in relation to native title (refer to Section 5.3)

In the case of Meadowbank Park, the Department of Industry, Crown Lands has assigned the Purpose of Public Recreation. This purpose must align with the park's intended use. The categorisation of the land must also align with this purpose.

Meadowbank Park has multiple categorisations (refer to The Meadowbank Park Land Categorisation Map on page 41) within the one park and the Plan of Management enables the management of these areas in accordance with their use.

## 5.3 Native Title

Section 8.7 of the **Crown Land Management Act 2006** requires Council to obtain the advice of a Native Title Manager that it complies with any applicable provisions of the native title legislation prior to :

- granting leases, licences, permits, forestry rights, easements or rights of way over Crown land.
- approve (or submit for approval) a plan of management for Crown land that authorises or permits specific dealings.

This requirement does not apply to 'excluded land', which includes:

- land subject to a determination under the **Native Title Act 1993 (Cth)** that native title rights and interests have been extinguished or do not exist
- land where the native title rights and interests have been compulsorily acquired
- land for which a 'native title certificate' is in effect.

A native title certificate can be issued by the Minister for Lands and Forestry where there is adequate evidence to show that native title rights and interest for the land have been extinguished or do not exist. The issue of a native title certificate does not affect rights under the **Native Title Act 1993 (Cth)**.

Under Section 8.8 of the **Crown Land Management Act 2016**, Council has given notice via resolution to the Minister for Lands and Forestry that Lands Advisory Services Pty Ltd has been engaged as Native Title Manager for the City of Ryde.

Advice from Council's Native Title Manager has been obtained at the time of preparation and finalisation of this Plan of Management.

---

## 5.4 Public Works

In the case of delivery plans for Crown land that involve the establishment of a public work, it is a requirement of the *Native Title Act 1993* that the City of Ryde notify NTSCORP\* Limited, the Native Title Service Provider for Aboriginal Traditional Owners in New South Wales, and provide them with the opportunity to comment.

The *Native Title Act 1993* defines a public work as:

(a) Any of the following that is constructed or established by or on behalf of the Crown, or a local government body or other statutory authority of the Crown, in any of its capacities:

- (i) A building, or any other structure (including a memorial), that is a fixture; or
- (ii) A road, railway or bridge; or
- (iia) Where the expression is used in or for the purposes of Division 2 or 2A of Part 2-a stock-route; or
- (iii) A well, or bore, for obtaining water; or
- (iv) Any major earthworks; or

(b) A building that is constructed with the authority of the Crown, other than on a lease.

On Crown land where it is proposed to construct or establish a public work:

- which has not been specifically detailed in the following action plans, and
- is on reserved or dedicated land, where native title is not extinguished,

Prior to approval Council will notify and give an opportunity to comment any representative Aboriginal/Torres Strait Islander bodies, registered native title bodies, corporate and registered native title claimants in relation to the land or waters covered by the reservation or lease as required under the *Native Title Act 1993*.

Where a proposed update of a Park Masterplan or any other plan is the approving documentation for a public work on Crown land, that approval will not be given unless the requirements of the *Native Title Act 1993*

have been addressed, including the notification and opportunity to comment noted above.

The use and development of Crown land without an earlier act in accordance with Subdivision 24JA(1)(a) of the *Native Title Act 1993* is restricted.

\* NTSCORP Limited is the representative Aboriginal/Torres Strait Islander body for New South Wales. At the time of publication there were no registered native title bodies corporate or registered native title claimants in the relation to the land or waters subject to this Plan of Management.

## 5.5 Ownership and Land Zoning

Meadowbank Park is owned by the Crown and is managed by City of Ryde Council as Crown Land Manager under the *Crown Land Management Act 2016* with the exception of the park access road at Lot 3 DP 9072, 96A Adelaide St Meadowbank NSW 2114 which classified as community land under the Local Government Act 1993 owned by the City of Ryde.

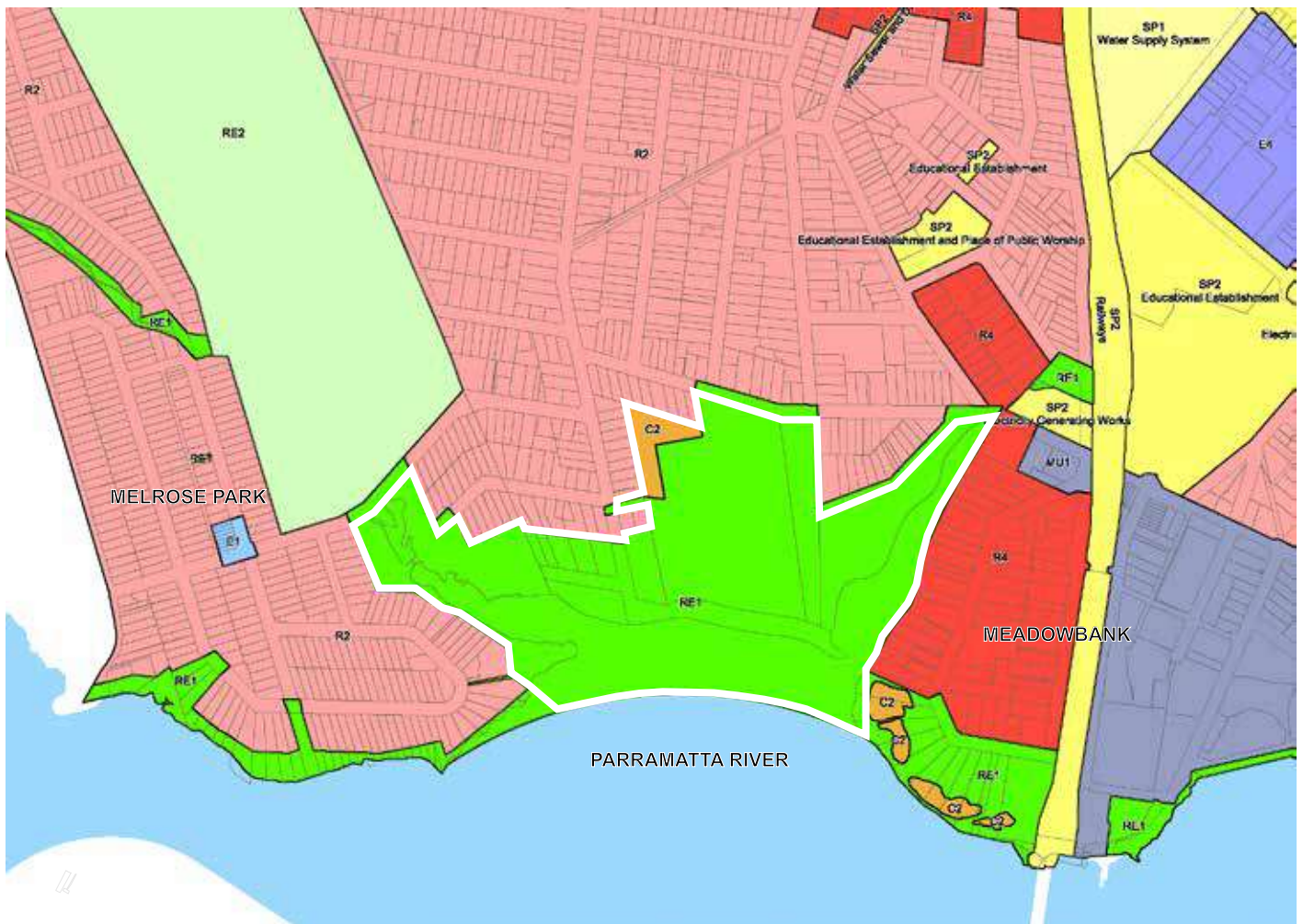
*The Environmental Planning and Assessment Act 1997* (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW through State Environmental Policies (SEPPs and Local Environmental Plans).

The land zones included in Meadowbank Park are:

Table. 2 Ryde LEP 2014 Land Zoning

| Zoning                                   | Objectives  | Permitted                      | Permitted with Consent   | Prohibited   |
|--|---|--------------------------------|--|--|
| <b>RE1<br/>Public Recreation</b>         | <ul style="list-style-type: none"> <li>- To enable land to be used for public open space or recreational purposes.</li> <li>- To provide a range of recreational settings and activities and compatible land uses.</li> <li>- To protect and enhance the natural environment for recreational purposes.</li> <li>- Any leases and licences must be compatible with the core objectives</li> </ul> | Environmental protection works | Aquaculture; Business identification signs; Community facilities; Environmental facilities; Kiosks (staffed and unstaffed); Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Restaurants or cafes; and Roads | Any other development not listed in previous two columns   |
| <b>C2<br/>Environmental Conservation</b> | <ul style="list-style-type: none"> <li>- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.</li> <li>- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.</li> </ul>  | Environmental protection works | Environmental facilities ; Oyster aquaculture  | Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in previous two columns |

## Ownership and Land Zoning (cont.)



|            |                                   |            |                            |
|------------|-----------------------------------|------------|----------------------------|
| <b>C1</b>  | National Parks and Nature Reserve | <b>R1</b>  | General Residential        |
| <b>C2</b>  | Environmental Conversation        | <b>R2</b>  | Low Density Residential    |
| <b>E1</b>  | Local Centre                      | <b>R3</b>  | Medium Density Residential |
| <b>E2</b>  | Commercial Centre                 | <b>R4</b>  | High Density Residential   |
| <b>MU1</b> | Mixed Use                         | <b>RE1</b> | Public Recreation          |
| <b>E3</b>  | Productivity Support              | <b>RE2</b> | Private Recreation         |
| <b>E4</b>  | General Industrial                | <b>SP1</b> | Special Activities         |
| <b>W4</b>  | Working Waterfront                | <b>SP2</b> | Infrastructure             |
|            |                                   | <b>DM</b>  | Deferred Matter            |

## 5.6 Relevant NSW and Commonwealth Legislation, Statutory Controls and Policies

Table. 3 Relevant NSW and Commonwealth Legislation and Statutory Controls

| Legislation   | Source  | Relevance to Meadowbank Park   |
|---|---|--|
| <i>Local Government Act 1993</i>  | <a href="https://legislation.nsw.gov.au/view/html/inforce/current/act-1993-030">https://legislation.nsw.gov.au/view/html/inforce/current/act-1993-030</a> | Meadowbank Park is Crown Land managed by the City of Ryde, who is authorised to classify and manage the land as if it were public land within the meaning of the <b>Local Government Act 1993</b>  |
| <i>Crown Land Management Act 2016 and Crown Land Management Regulation 2018</i> | <a href="https://legislation.nsw.gov.au/#/view/act/2016/58">https://legislation.nsw.gov.au/#/view/act/2016/58</a>   | Division 3.1 of the <b>Crown Land Management Act 2016</b> sets out responsibility for management of Crown land, management of parts of Crown land, and appointment of Crown Land Managers by the Minister.<br>Division 3.4 provides that Crown land will be managed by Councils in accordance with the <b>Local Government Act 1993</b> subject to the Division.   |
| <i>Coastal Management Act 2016</i>  | <a href="https://www.legislation.nsw.gov.au/#/view/act/2016/20/full">https://www.legislation.nsw.gov.au/#/view/act/2016/20/full</a>                       | This Act reflects the vital natural, social, cultural and economic values of Ryde's coastal areas and promotes the principles of ecologically sustainable development in managing these values.  |
| <i>Water Management Act 2000 No 92</i>  | <a href="http://www.legislation.nsw.gov.au/#/view/act/2000/92">http://www.legislation.nsw.gov.au/#/view/act/2000/92</a>                                   | Parramatta River, Charity Creek, Smalls Creek and Archer Creek are identified as watercourses under this Act, and must comply with guidelines to protect and enhance the quality of water.   |
| <i>Biodiversity Conservation Act 2016</i>                                       | <a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63">https://www.legislation.nsw.gov.au/#/view/act/2016/63</a>                                 | The <b>Biodiversity Conservation Act 2016</b> ensures a balanced approach to land management and biodiversity conservation in NSW, including ways to assess and manage the biodiversity impacts of development, a new State Environmental Planning Policy for impacts on native vegetation in urban areas, and a risk-based system for regulating human and business interactions with native plants and animals.  |
| <i>State Environmental Planning Policy 19 (Bushland in Urban Areas)</i>         | <a href="https://www.legislation.nsw.gov.au/#/view/EPI/1986/014/full">https://www.legislation.nsw.gov.au/#/view/EPI/1986/014/full</a>                     | <b>SEPP 19 – Bushland in Urban Areas</b> aims to, amongst other things, protect and preserve bushland within the urban areas of Sydney. The policy applies where natural vegetation remains, or vegetation representative of the structure and floristics of natural vegetation exists.<br><b>Clause 6 of SEPP 19</b> states that a person shall not disturb bushland zoned or reserved for public open space purposes without the consent of the council, except for bushfire hazard reduction, facilitating recreational use of the bushland in accordance with a Plan of Management, or for constructing, operating or maintaining lines for electricity or telecommunication, pipelines, or to construct or maintain main roads. |
| <i>Environment Protection Biodiversity and Conservation Act 1998</i>            | <a href="https://www.legislation.gov.au/Details/C2016C00777">https://www.legislation.gov.au/Details/C2016C00777</a>                                       | The <b>Ryde Biodiversity Plan 2016</b> identifies priority and conservation significance value of Meadowbank Park as very high and high respectively.  |
| <i>Environment Planning and Assessment Act 1979</i>                             | <a href="http://www.legislation.nsw.gov.au/#/view/act/1979/203">http://www.legislation.nsw.gov.au/#/view/act/1979/203</a>                                 | The framework for environmental and land use planning in NSW through State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs) and Local Environmental Plans (LEPs) for example sportsfield floodlighting, amenity buildings etc.   |

| Legislation  | Source  | Relevance to Meadowbank Park   |
|--|---|--|
| <i>Protection of the Environmental Operations Act 1997</i>                     | <a href="http://www.legislation.nsw.gov.au/#/view/act/1997/156">http://www.legislation.nsw.gov.au/#/view/act/1997/156</a>   | This Act enables protection of the environment policies to be formed to reduce pollution and other impacts on the environment.   |
| <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> | <a href="https://www.legislation.nsw.gov.au/view/whole/html/in-force/current/epi-2021-0732">https://www.legislation.nsw.gov.au/view/whole/html/in-force/current/epi-2021-0732</a>   | The aim of this policy is to allow specified works to undertaken on community land without consent (Clauses 65 & 66). These include: roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges, recreation areas and recreation facilities (outdoor), lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard, amenities for people using the park, including toilets and change rooms, food preparation and related facilities for people using the park. |
| <i>Biosecurity Act 2015</i>  | <a href="https://www.legislation.nsw.gov.au/#/view/act/2015/24/full">https://www.legislation.nsw.gov.au/#/view/act/2015/24/full</a>   | The City of Ryde has responsibility to control weeds and pests on publicly owned land.   |
| <i>Companion Animals Act 1998</i>  | <a href="http://www.legislation.nsw.gov.au/#/view/act/1998/87/whole">http://www.legislation.nsw.gov.au/#/view/act/1998/87/whole</a>   | Dogs must always be under the effective control of their owners<br>Dogs are prohibited from some public places at all times, which include: <ul style="list-style-type: none"> <li>• Children's playgrounds.</li> <li>• Recreation areas, such as sports fields, ovals, pitches and courts (subject to Council determination and signage).</li> </ul> Owners have a legal responsibility to pick up after their dogs.  |
| <i>Disability Discrimination Act 1992</i>                                      | <a href="https://www.legislation.gov.au/Series/C2004A04426">https://www.legislation.gov.au/Series/C2004A04426</a>   | The park need to promote equal access.   |
| <i>Fisheries Management Act 1994</i>   | <a href="http://www.legislation.nsw.gov.au/#/view/act/1994/38">http://www.legislation.nsw.gov.au/#/view/act/1994/38</a>   | The Act protects aquatic biodiversity. Recreational fishers are recommended to practice catch and release, and not eat fish or crustaceans caught west of the Harbour Bridge. Commercial fishing is prohibited in all of Sydney Harbour and the Parramatta River. Foreshore vegetation - mangroves and saltmarsh areas are protected.  |
| <i>Native Title Act 1993</i>   | <a href="http://www.legislation.gov.au/Details/C2017C00178">www.legislation.gov.au/Details/C2017C00178</a>  | On Crown land native title rights and interests must be considered unless:<br>Native title has been extinguished; or<br>Native title has been surrendered; or<br>Determined by a court to no longer exist.   |
| <i>National Parks and Heritage Legislation Amendment Act 2024 No 42</i>        | <a href="https://legislation.nsw.gov.au/view/pdf/asmade/act-2024-42">https://legislation.nsw.gov.au/view/pdf/asmade/act-2024-42</a>   | This Act mandates the plans of management for reserved lands to outline their objectives and proposed operations and further align their objectives with the <i>National Parks and Wildlife Act 1974</i> and, where applicable, the <i>Forestry Act 2012</i> . Aboriginal objects found in the Park must not be harmed, when conducting minor works or regular maintenance.  |
| <i>Coastal Management Act 2016</i>   | <a href="https://legislation.nsw.gov.au/view/html/in-force/current/act-2016-020">https://legislation.nsw.gov.au/view/html/in-force/current/act-2016-020</a>                         | This Act reflects the vital natural, social, cultural and economic values of our coastal areas and promotes the principles of ecologically sustainable development in managing these values.   |
| <i>Greater Sydney Commission North District Plan</i>                           | <a href="https://www.planing.nsw.gov.au/sites/default-files/2024-04/north-district-plan.pdf">https://www.planing.nsw.gov.au/sites/default-files/2024-04/north-district-plan.pdf</a> | This is a 20-year plan to manage growth and set out planning priorities and actions for growth in the north district, which encompasses the City of Ryde.  |

Table. 4 Relevant NSW Policies

| Legislation   | Source  | Relevance to Meadowbank Park  |
|---|---|---|
| <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and Sydney Harbour Foreshores Area Development Control Plan (DCP)</i> | <a href="http://www.legislation.nsw.gov.au/#/view/EPI/2005/590">http://www.legislation.nsw.gov.au/#/view/EPI/2005/590</a>   | A set of planning principles to protect the natural assets of Sydney Harbour, ensure appropriate use of foreshore land and maximise public access to and along the foreshores.<br>A DCP supports the Sydney Harbour Catchment REP with detailed design guidelines for development and criteria for natural resource protection for the area identified as foreshores and waterways.   |
| <i>Tobacco Legislation Amendment Bill 2012, Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2016</i>                  | <a href="https://www.legislation.nsw.gov.au/acts/2012-56.pdf">https://www.legislation.nsw.gov.au/acts/2012-56.pdf</a><br><br><a href="https://legislation.nsw.gov.au/#/view/regulation/2016/558/full">https://legislation.nsw.gov.au/#/view/regulation/2016/558/full</a><br><br><a href="https://www.health.nsw.gov.au/tobacco/Pages/smoke-free-laws.aspx">https://www.health.nsw.gov.au/tobacco/Pages/smoke-free-laws.aspx</a> | <p>These legislations make it illegal to smoke tobacco:</p> <ul style="list-style-type: none"> <li>• in enclosed public spaces</li> <li>• Within 10 metres of children's play equipment in outdoor public places</li> <li>• Spectator areas at sportsgrounds or other recreational areas used for organised sporting events</li> <li>• Within 4 metres of a pedestrian access point to a public building</li> <li>• Commercial outdoor dining areas (ie. should a café or similar be included in the future)</li> <li>• Public Transport stops and stations</li> </ul>  |
| <i>Greener Places: Establishing an urban green infrastructure policy for New South Wales</i>  | <a href="https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/greener-places">https://www.planning.nsw.gov.au/government-architect-nsw/policies-and-frameworks/greener-places</a>   | <p>Greener Places, the urban green infrastructure policy for NSW, recognises that the network of green spaces, including parks and other public open space, provides numerous benefits in an urban environment. Benefits include health, environmental, social, recreational and economic. As such, green infrastructure is essential infrastructure, and is as crucial to the city as transport, cultural and communications infrastructure.</p> <p>The key components of the green infrastructure framework are:</p> <ul style="list-style-type: none"> <li>• Parks and Open Space – delivering green infrastructure for people.</li> <li>• The Urban Tree Canopy – delivering green infrastructure for climate change adaptation and resilience.</li> <li>• Bushland and Waterways – delivering green infrastructure for habitat and ecological health.</li> </ul> |
| <i>Everyone Can Play</i>  | <a href="https://www.planning.nsw.gov.au/policy-and-legislation/open-space/everyone-can-play">https://www.planning.nsw.gov.au/policy-and-legislation/open-space/everyone-can-play</a>   | 'Everyone Can Play' is a practical toolkit to create play spaces in NSW which are more inclusive for children and where everyone belongs. The manual sets out design considerations to improve physical access and comfort for child and adult play space users.  |
| <i>Synthetic Turf Study</i>   | <a href="https://www.planning.nsw.gov.au/policy-and-legislation/open-space/synthetic-turf-study">https://www.planning.nsw.gov.au/policy-and-legislation/open-space/synthetic-turf-study</a>   | <i>Synthetic Turf Study in Public Open Space report</i> highlights the guidelines to help decision-makers, planners and sports field managers to consider synthetic turf as an alternative to natural grass. The guidelines focus on synthetic turf for sporting purposes and offers strategies and case studies to plan and deliver the best outcome for their communities.  |
| <i>Greater Sydney Outdoor Study</i>   | <a href="https://www.planning.nsw.gov.au/policy-and-legislation/open-space/the-greater-sydney-outdoors-study">https://www.planning.nsw.gov.au/policy-and-legislation/open-space/the-greater-sydney-outdoors-study</a>   | This study report demonstrates that residents in Northern District highly prefer to walk, hike, jog or run for recreation, followed by relaxing and community gatherings in parks and open spaces. The residents would further like to see improvements and extensions of tracks along the foreshore.   |

## 5.7 Relevant City of Ryde Open Space Planning Framework

The relevant City of Ryde policies and Service Level Agreements can be found in Appendix B and C.

Table. 5 Relevant City of Ryde Planning Documents

| Planning Documents  | Source  | Relevance to Meadowbank Park  |
|---|---|---|
| <i>Ryde Local Environment Plan 2014</i>                             | <a href="https://www.legislation.nsw.gov.au/#/view/EPI/2014/608/full">https://www.legislation.nsw.gov.au/#/view/EPI/2014/608/full</a>   | A guide for development control in the park, with zoning maps and defined categories for permissible development.   |
| <i>Parramatta River Estuary Coastal Zone Management Plan 2013</i>   | <a href="http://www.ryde.nsw.gov.au/files/assets/public/environment/05-2013-parramatta-river-estuary-coastal-zone-management-plan.pdf">http://www.ryde.nsw.gov.au/files/assets/public/environment/05-2013-parramatta-river-estuary-coastal-zone-management-plan.pdf</a> | A set of actions for the City of Ryde to help manage the Parramatta River Estuary e.g. upgrading or repairing sections of seawall, rehabilitating sections of eroding foreshore, water quality output improvements.   |
| <i>City of Ryde Community Strategic Plan 2018</i>                   | <a href="http://www.ryde.nsw.gov.au/files/assets/public/publications/city-of-ryde-2025-community-strategic-plan.pdf">http://www.ryde.nsw.gov.au/files/assets/public/publications/city-of-ryde-2025-community-strategic-plan.pdf</a>                                     | A set of outcomes for the community of Ryde – a City of liveable neighbourhoods, a City of wellbeing, a City of prosperity, a City of environmental sensitivity, a City of connections, a City of harmony and culture and a City of progressive leadership. |
| <i>City of Ryde Integrated Open Space Plan 2012</i>                 | <a href="http://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/integrated-open-space-plan-2012.pdf">http://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/integrated-open-space-plan-2012.pdf</a>                         | Recommendations on how the City of Ryde's open space can be conserved, enhanced and extended to meet the community's needs.   |
| <i>City of Ryde Children's Play Implementation Plan 2019 update</i> | <a href="http://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/childrens-play-implementation-plan.pdf">http://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/childrens-play-implementation-plan.pdf</a>                   | A guide for providing safe, accessible and sustainable high quality playgrounds for the City of Ryde's residents.   |
| <i>Ryde Biodiversity Plan 2016</i>                                  | <a href="http://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/ryde-biodiversity-plan.pdf">http://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/ryde-biodiversity-plan.pdf</a>   | A plan to protect and the flora and fauna of the City of Ryde, ensuring local species survive in their natural habitat.   |
| <i>Ryde River Walk Masterplan 2007</i>                              | <a href="http://www.ryde.nsw.gov.au/Council/Plans-and-Publications/Parks-and-Open-Space">http://www.ryde.nsw.gov.au/Council/Plans-and-Publications/Parks-and-Open-Space</a>   | Recreational walks links Meadowbank Park to other major open spaces and neighbourhoods.   |
| <i>City of Ryde Bicycle Study 2014</i>                              | <a href="http://www.ryde.nsw.gov.au/files/assets/public/publications/ryde-bicycle-strategy-and-masterplan.pdf">http://www.ryde.nsw.gov.au/files/assets/public/publications/ryde-bicycle-strategy-and-masterplan.pdf</a>   | A plan for improving the environment for people who ride bicycles for transport, health and fitness.  |
| <i>Youth Infrastructure Strategy 2021</i>                           | <a href="https://www.ryde.nsw.gov.au/files/assets/public/v/1/publications/parks-open-space/youth-infrastructure-strategy.pdf">https://www.ryde.nsw.gov.au/files/assets/public/v/1/publications/parks-open-space/youth-infrastructure-strategy.pdf</a>                   | A plan that establishes hierarchy of facilities from regional to local. The Plan reviews distribution and demographic characteristics of young people across the LGA and understands the youth's recreational needs and demands.                            |
| <i>City of Ryde Sport &amp; Recreation Study 2016-2026</i>          | <a href="http://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/sport-and-recreation-strategy-2016-2026.pdf">http://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/sport-and-recreation-strategy-2016-2026.pdf</a>         | A framework for the ongoing effective provision, management and coordinated development of recreation facilities and services across the City of Ryde.  |

| Planning Documents                             | Source  | Relevance to Meadowbank Park  |
|--|---|---|
| <i>Synthetic Surface Action Plan 2016-2026</i> | <a href="https://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/synthetic-surface-action-plan-2016-2026.pdf">https://www.ryde.nsw.gov.au/files/assets/public/publications/parks-open-space/synthetic-surface-action-plan-2016-2026.pdf</a>   | Some synthetic sports fields are proposed for Meadowbank Park   |
| <i>River to River Corridors Project</i>        | <a href="https://www.ryde.nsw.gov.au/Environment-and-Waste/Bushland-and-Wildlife/River-to-River-Corridors-Project">https://www.ryde.nsw.gov.au/Environment-and-Waste/Bushland-and-Wildlife/River-to-River-Corridors-Project</a>   | Council recognises the need to connect bush corridors and complete works through new plantings as well as improving the condition of existing areas to assist fauna and flora growth and diversity.   |
| <i>Our Living River Project 2025</i>           | <a href="http://www.ourlivingriver.com.au/">http://www.ourlivingriver.com.au/</a>   | The aim of this strategy is to create a living river that is rich in biodiversity, where people, fish and other animals can thrive together.  |
| Litter Prevention                              | <a href="https://www.ryde.nsw.gov.au/Environment-and-Waste/Waste-and-Recycling/Other-Waste-Initiatives/Litter-Prevention?BestBetMatch=littering 3c8f701e-192c-41d1-b9df-c92ac23bbc06 53be59ec-f85b-495f-8ca6-37b1fb6d9dec en-AU">https://www.ryde.nsw.gov.au/Environment-and-Waste/Waste-and-Recycling/Other-Waste-Initiatives/Litter-Prevention?BestBetMatch=littering 3c8f701e-192c-41d1-b9df-c92ac23bbc06 53be59ec-f85b-495f-8ca6-37b1fb6d9dec en-AU</a> | Council is actively working with members of our local community to address littering to ensure the protection of our local flora and fauna.   |
| <i>Sports Field Action Plan - Towards 2036</i> | <a href="https://www.ryde.nsw.gov.au/files/assets/public/v/1/publications/parks-open-space/sports-field-action-plan-towards-2036.pdf">https://www.ryde.nsw.gov.au/files/assets/public/v/1/publications/parks-open-space/sports-field-action-plan-towards-2036.pdf</a>   | A Plan that outlines a strategy to meet the future demands for full-size sports fields needed for active recreation by 2036. It is informed by a review of: <ul style="list-style-type: none"> <li>• NSW Government policies</li> <li>• Regional policies such as the <i>Greater Sydney District Sport infrastructure Plan</i> and NSROC initiatives.</li> <li>• Progress on the <i>Synthetic Surfaces Action Plan 2016-2026</i>.</li> <li>• Change in sports facility supply and demand in Ryde and neighboring LGAs.</li> </ul> |



Meadow House Plaque

## 6. AREA COVERED BY THIS PLAN OF MANAGEMENT

### Site Context

Meadowbank Park is bounded to the south by Parramatta River and surrounded to the east, north and west by a combination of low density and medium density residential areas. It has multiple access points off Constitution Road, Adelaide Street, Andrew Street, Ross Smith Avenue, James Street, Lancaster Avenue, Crowley Crescent and the Ryde RiverWalk.

### Soil, Drainage and Water Quality

Much of the Meadowbank and Melrose Park area represents the transition from Sandstone geology from the east to the low lying clay soils of the west. Wianamatta shales dominate the upper ridge of Ryde, and have influence on the foreshore area.

The park is predominantly located on an infill site which was reclaimed from behind a seawall built in the middle of last century. Three concrete stormwater channels roughly follow the former creek beds of Archer Creek, Small Creek and Charity Creek. These further divide the active recreational areas and are a physical barrier to some recreational uses in the park. The aerial photograph in Figure 4 shows the completed concrete canalisation of the creeks in 1943.

Fields 2 and 3 were capped in the lead up to the Sydney 2000 Olympics when the area was used as a park and ride site. Field 7 and 8 were re-levelled with clean spoil in 2017 increasing the height of the playing surface by approximately 1.8m.

The site is now mainly grass covered sporting fields with some paved parking areas and isolated facility buildings. A large area containing artificial surfaced netball courts is located near the southwestern corner of the site. Three concrete lined canals are still present on the site.

A new regional playground with inclusive and water play as well as an amenities building was built in and opened in March 2022. This project was funded by the NSW Government through the Stronger Communities Fund.

Three sub-catchments, Archers Creek, Smalls Creek and Charity Creek, drain stormwater from parts of Eastwood, West Ryde and Ryde. The water quality at Meadowbank Park is determined by what flows into these creeklines upstream, which may include sediment, nutrients, and rubbish. Refer to Figure 5 Meadowbank Catchments.

A Gross Pollutant Trap (GPT) installed on the Constitution Road boundary to the park, near the historic gates removes a considerable amount of litter from the catchment which would otherwise find its way into the Parramatta River.

Meadowbank Park is also used as a part of Meadowbank Park water harvesting system which pumps water into water tanks to water the sporting fields.

Meadowbank Park is also identified as a future swimming site in the Parramatta River Swim Report. The water quality is monitored by RiverWatch monitoring program with the aim to make the river swimmable again by 2025.

Table. 6 Park Profile

| Address                   | Meadowbank  |
|---------------------------|---|
| Size                      | 25.16 ha  |
| Owner                     | City of Ryde and State of NSW   |
| Manager                   | City of Ryde  |
| Zoning                    | RE1, C2   |
| Easement                  | High pressure oil and gas pipeline, Sydney Water  |
| Community Land Categories | <ul style="list-style-type: none"><li>• Park</li><li>• Sportsfield</li><li>• Natural Area - Bushland</li><li>• Natural Area - Watercourse</li><li>• Natural Area- Foreshore</li><li>• General Community Use</li></ul> |

Figure. 3 Area covered by this Plan of Management



Figure. 4 Meadowbank Park Aerial Photo 1943



Figure. 5 Meadowbank Catchments



---

## 7. ABOUT THE PARK

### 7.1 History and Heritage

#### Social and Cultural Background

The traditional owners of this area were the Wallumedegal people. It is likely that the name was derived from wallumai (the snapper fish) combined with matta (place), meaning they were the 'snapper clan' and the fish were their totem.

The Wallumedegal survived for generations in a rich environment of river flats, creeks and mangrove swamps, fishing and feasting on shellfish, hunting birds and small game, and collecting bushfood plants.

The Aboriginal man often associated with the area is Woollarawarre Bennelong, who was actually a member of the Wangal clan across the river. He was captured by Governor Phillip in 1789 to act as a translator and intermediary for the Europeans.

Bennelong is buried with his wife and another Aboriginal man Nanbaree, further down the river close to Bennelong Park.

The adjacent Parramatta River was the major transport route for the first 50 years of the colony.

In 1792 the first land grants were made in the Ryde area to ex-convicts.

The land originally granted to Surgeon William Balmain in 1794, in the district of the Field of Mars, was given the name 'Meadow Bank'. Balmain returned to England in 1801, leaving his estates to be managed by fellow surgeon D'arcy Wentworth. Wentworth agreed to sell Balmain's grants to John Bennett, an ex-convict who had been transported in 1795. By 1819 both the 'Meadow Bank Estate' and 'Chatham Farm' to the north, belonged to Bennett. In 1823 he was joined by his nephew William Bennett. John Bennett died in July 1829, a bachelor, and his nephew inherited his estate, building Meadowbank House around 1835. William then sold 'Chatham Farm' to Major Edward Darvall in 1855. William Bennett died in 1865 but his widow remained at Meadowbank until her death in 1879. The estate was subdivided in the late 1880's, given impetus by the opening of the railway from Strathfield to Hornsby in 1886.

Until the late 19th century development along the Ryde foreshores was predominantly rural.

Ryde was Sydney's first food bowl when settlement occurred. Rich soil and access to the river meant the area supplied Sydney and Parramatta with much needed food supplies.

Ryde developed as an agricultural landscape of orchards and market gardens with grand riverside villas, including a residence for the American Ambassador who lived in Meadowbank.



Meadowbank House, 1931

Image Source:  
[www.library.ryde.nsw.gov.au](http://www.library.ryde.nsw.gov.au)



Elephant Race held in Meadowbank Park, 1966

Historic items on site include former site of Meadowbank House (near site of tennis centre), park gates on Constitution Road and indigenous historical items in the park.

### Formation of the Park

The parkland originally under the control the Meadowbank Park Trust was contained within the present Memorial Park. In 1927, Sir Dudley Rawson Stratford de Chair, Governor, charged 'the Ryde Municipal Council with the care, control and management of the Meadowbank park.' Since then, the Council has gradually acquired additional land to form the Meadowbank Park it is today. Figure 7 illustrates areas acquired in different period of the time.

The topography of the parkland has evolved significantly since the early 20th century. The useable land area was much smaller during the early years. The southern parkland and areas adjacent to the creeks were largely saltmarsh in 1943 (Figure 4). Land reclaiming work was probably done in a relatively ad hoc manner. For instance, Wallace Park, presently the area between Ross Smith Avenue and Charity Creek, was reclaimed by 'dumping garbage' as described in Wallumetta: a history of Ryde and its district 1792-1945(p248).

Table 7 shows the milestone events in the formation of the Park in the first half of the 20th century.

The recent history of the Park revolves around transformation of the parkland into a regional sports hub. Such as the LH Waud field, adjacent to the Adelaide Street car park, bears significance in the local history in promoting community sports. The field was constructed over many years by Lester Harry Waud, founder of West Ryde Rovers Football Club, and many volunteers from the community. Some fields have been named after important figures in supporting sports communities. Such as in 1977 Tory Wicks Memorial Grounds was named after Tory Wicks, a pioneer in women's hockey in Australia. Norma Woods and Anne Doring are recognised for their contribution to the netball community.

The parkland, now known as Memorial Park, was originally contained within Meadowbank Park. This site, containing war memorials, began being known as Memorial Park during the 1960s with the name officially being recognised by the Geographical Names Board in 1984. Memorial Park and Meadowbank Park are now two separate parks. Meadowbank Park is covered under the Meadowbank Park Plan of Management (this document). Memorial Park is covered under the Parramatta River Parklands Plan of Management.

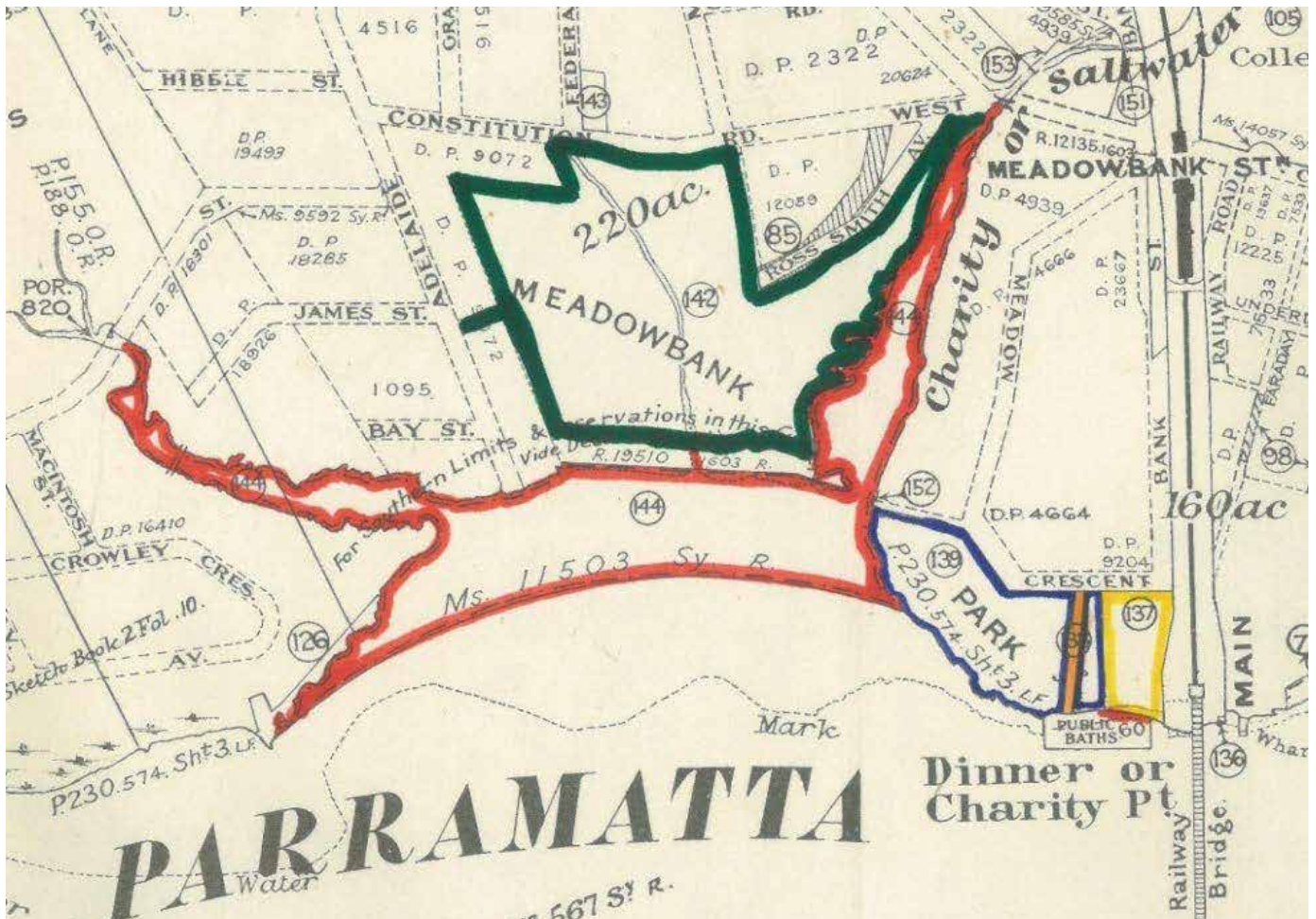
*Table. 7 Condition of the Land and Buildings*

|              |   |
|--------------|---|
| 1907         | Park proclaimed; controlled by Meadowbank Park Trust  |
| January 1913 | Park controlled by Meadowbank Park Trust, expanded  |
| 1921         | First World War obelisk unveiled  |
| 1924         | Ryde Municipal Council donated land south of Ross Smith Avenue (separate to that controlled by the Meadowbank Park Trust)   |
| 1925         | Ryde Municipal Council acquires land from former Bennett Estate (separate to that controlled by the Meadowbank Park Trust)  |
| 1925/1926    | In Park controlled by Meadowbank Park Trust, baths constructed on Parramatta River  |
| Nov 1926     | Park controlled by Meadowbank Park Trust, expanded  |
| August 1927  | Meadowbank Park that was formerly controlled by Meadowbank Park Trust handed to Council of the Municipality of Ryde   |
| Early 1930s  | Unemployment relief schemes   |
| 1940         | Advertisement for construction of a sea wall  |
| 1940         | Advertisement for construction of stormwater channels   |
| Sept 2007    | It was gazetted that Meadowbank Park along with a number of other Crown Reserves along the Parramatta River in Ryde LGA forms part of Ryde Riverside Crown Reserve. These parks include Memorial Park, Bennelong Park, Kissing Point Park, Ryde Wharf Reserve, Anderson Park Settlers Park and Helene Park. |



L.H.Waud Sign

Figure. 6 Meadowbank Park Catchment Boundaries



Blue edge: purchased by the Crown (certificate of title volume 1720 folio 197) – Proclaimed as part of Meadowbank Park. New South Wales Government Gazette 20 March 1907.

Yellow edge: purchased by the Crown on 15 January 1913– proclaimed as an addition to Meadowbank Park.

Orange colour: Dedication 6 November 1926 for Public Recreation.

Green edge: land acquired by Ryde Municipal Council between 1924-1925.

Red edge: R.71103 for Public Recreation notified 3 December 1943 and 12 September 1969



Looking across Meadowbank Park to Parramatta River from Constitution Road October 1970



Meadowbank Park in the Early 1960's while the sporting fields were being established

---

## 7.2 Park Uses

The role of Meadowbank Park is to provide a regional level sporting facility to the Ryde community within a parkland setting. It also offers opportunities for unstructured recreation, leisure and enjoyment of the natural surroundings.

The Ryde RiverWalk shared user path travels through the southern side of the Park and provides important pedestrian and cycle connectivity between Ryde, Meadowbank, Parramatta and future connections eastwards towards Iron Cove.

The recently installed Meadowbank Outdoor Youth and Family Space includes state of the art skate facilities capable of being used to host clinics and competitions in the future.

The regional playground has been integrated into the landscape and provides a range of equipment and surfaces that provide interest and diversity in play experiences.

The Park is well used by a large number of regional sporting associations and local sporting clubs for social, local and regional competition and training sessions. A number of local primary and high schools use the Park regularly for their school sport competitions and carnivals.

The recently installed Meadowbank Outdoor Youth and Family Space includes state of the art skate facilities capable of being used to host clinics and competitions in the future.

The regional playground has been integrated into the landscape and provides a range of equipment and surfaces that provide interest and diversity in play experiences.

Personal trainers registered with the City of Ryde can use the park to conduct fitness training sessions. Council also conducts regular strength and conditioning programs for seniors and retirees in the Park.

Throughout the year the Park hosts a wide range of minor and major community and council events. Some of these include State Age Netball Championships, Household Chemical CleanOut, NSW Bike Week activities, Spring Cycle, Child Restraint Checks and Skate Clinics/competitions.

Major Events in Parks require the organisers to complete a Major Event Application and submit the necessary information so that Council can assess its suitability to the proposed location.

Events conducted by Council, individuals, community or sporting groups requiring the hire of the Park will be assessed and approved through the issuing of Permit. Further information can be obtained via Council's Park Booking Officer.

According to a community survey in 2018, the top ten activities undertaken by park visitors are:

- Play organised sports
- Watch sports events
- Walk/jog
- Use the toilet
- Ride bike/scooter
- Use the sportsground on a casual basis
- Use the water station/bubbler
- Sit or relax in the parks
- Use the playground
- Meet with friends

There is growing high density residential living in the surrounding neighbourhoods, increasing the need for and demand on public open space.

Applications will be required for activities such as:

- Sporting Clubs and Schools wishing to regularly use sportsgrounds
- Casual Users of sportsgrounds
- Personal Trainers
- Dog Minders
- Social Recreation Activities such as birthday parties and picnics.
- Events
- Other commercial and non-commercial activities such as photography, filming and television

### 7.3 Description of the Land and Buildings




Section 36(3A)(a) (i) of the **Local Government Act 1993** requires the Plan to include a description of the condition of the land and structures on adoption of the Plan.






Table 8 provides a response to the requirements of the clause.

Figure. 7 Meadowbank Park Key Plan




Table. 8 Condition of the Land and Buildings






| Area             | Description   | Site Photo   |
|------------------|---|--|
| <b>RiverWalk</b> | <p>The Park is bounded by the RiverWalk on the southern side. The shared user path is part of the regional cycling network connecting the open spaces along Parramatta River, Rhodes and broader northern districts. The path is line marked to separate west bound pedestrian/cyclist flows and east bound pedestrian/cyclist flows. However, safety concerns have been raised by the community regarding mixing high speed commuter cyclists and pedestrians.</p> |    |
|                  | <p>The path is well shaded by mature tree groves and mangroves. A fauna and flora study is in progress while this report is prepared.</p>   |  |
|                  | <p>Located in between the mangroves and the path is a recently upgraded sandstone seawall, which is in good condition. Water ponding appears at some sections behind the seawall after King Tide events.</p>  |   |
|                  | <p>High pressure oil pipes are running along the entire foreshore area on both side of the path, which poses major restrictions on built structures, pathway and asset upgrades in these areas.</p> <p>The path is built on top of stormwater culverts where the creeks meet the river.</p>   |  |




| Area                              | Description  | Site Photo   |
|-----------------------------------|--|--|
| <b>Pedestrian/<br/>cycle path</b> | <p>Besides the RiverWalk, the Park contains three main pedestrian/bicycle paths providing north-south connection between the RiverWalk, Constitution Road and Andrew Street. The path along Small Creek is identified as Local Bicycle Route (connect local streets to regional routes) in the City of Ryde Bicycle Strategy 2014, while paths along the Archer Creek, Charity Creek are Local Links (very short connecting routes usually no more than a single street or collection of streets).</p>   |    |
|                                   | <p>The paths are in relatively good condition. However, insufficient width for shared uses and lack of shade are concerns expressed by the community. There is also a lack of west-east pedestrian/bicycle connection within the park.</p>   |    |
| <b>Playground</b>                 | <p>There are four playgrounds in the park. One near Ross Smith Ave, one near the current netball courts one near the Rain-garden off Andrew Street and one regional playground that opened in 2022 in the place of Field 2. Two of the older playgrounds are unfenced and surrounded by existing mature trees.</p>   |  |
|                                   | <p>The Ross Smith Avenue playground was recently upgraded. Located near the visitor car park makes it easier to be accessed by car as well as by foot.</p>   |  |
|                                   | <p>No visitor parking or on-street parking is provided for the Andrew Street playground.</p> <p>A temporary playground is located near the Adelaide Street car park. The playground provides a suite of basic junior play equipment on mulched surface. It is also fenced to separate sports and play activities.</p> <p>The new regional playground is accessible and inclusive to children of all abilities and their carers. It is located adjacent to the skate park and playground itself will be fenced. The design includes active play zones with a range of equipment offering different challenges, sand play with interactive sand play elements, nature play zone with discovery and imagination elements and feature water play zone with a splash pad.</p> |  |



| Area   | Description   | Site Photo   |
|--|---|--|
| <b>Playground</b><br>(Continued..)               | In addition to the inclusivity aspect, the design also included DDA access to the playground, clear signage and wayfinding. These components were included in response to the community consultation and feedback. A new amenities building was also built on the eastern side of the Meadowbank Park which included store rooms, changing rooms and showers for sports team, serviced canteen, mechanical plant room and accessible toilets  |   |
| <b>Meadowbank Outdoor Youth and Family Space</b> | <p>The Outdoor Youth and Family Space, adjacent to Constitution Road and Smalls Creek, opened in April 2019. The area consists of a range of skate facilities, play equipment, picnic tables and benches, a BBQ table, shade structures, a ping pong table, seating elements, general waste and recycling bins and grassed mounds.</p> <p>A new fence has been installed on Constitution Rd that extends from Small Creek to the residential property on the east. The fence integrates the restored heritage gate.</p>   |   |
| <b>Park furniture</b>                            | <p>The park furniture includes aluminium benches, general waste and recycling bins, picnic tables, BBQ, shade structure, filtered water station and wayfinding signage.</p> <p>Most furniture is either recently installed or well maintained. However, given the size the park, the quantity of furniture is not sufficient to support sports and recreational activities in the park.</p> <p>Issues raised by the community include lack of seating and seating located next to fields that have no shade.</p>  |    |
| <b>Sportsgrounds</b>                             | <p>The sportsgrounds are characterised by a large expanse of grassed fields, netball courts and tennis centre near the Constitution Road vehicular entry. The winter fields configuration currently includes 8 grass soccer fields, 2 mini soccer fields and 2 hockey fields; and summer fields consist of 3 grass senior cricket ovals and 1 junior oval with synthetic surfaced concrete cricket wickets. All fields are irrigated and regularly maintained.</p> <p>Fields 3, 4, 7, 8, 9 and 10 have sports field lighting.</p> <p>High wire mesh fence is installed in between field 8 and RiverWalk to prevent balls going onto the RiverWalk and into the mangrove. The fence is in fair condition. Fencing is also installed along the canal to reduce the likelihood of balls going into the creeks.</p> |    |




| Area                         | Description   | Site Photo  |
|------------------------------|---|---|
| <b>Cricket Practice Nets</b> | There are a set of cricket practice nets adjacent to the Sydney water pumping station near LH Waud Field. These consist of three synthetic surfaced and cyclone wire enclosed practice nets. These are extensively used for both formal team cricket practice and informal recreation.  |   |
| <b>Sport courts</b>          | <p>The 28 netball courts are located in between the RiverWalk and field 10. Constructed on landfill materials, the subsidence issue has caused uneven and cracked surfaces on many of the 28 flexi pave netball courts. All courts have sports court lighting for evening use.</p> <p>The NSW Government has committed to funding the relocation of the Meadowbank Park netball facilities to a new state of the art netball centre, including indoor and outdoor courts at the Marsden High School site. A Masterplan therefore been prepared without netball facilities within Meadowbank Park.</p> <p>There is one basketball half court located on the concrete culvert slab where Charity Creek meets the river. The basketball net is in bad condition.</p> <p>A tennis centre is located next to the Constitution Road driveway, containing 8 synthetic tennis courts with floodlighting and amenities building/clubhouse. The centre is currently leased to private operator.</p> |    |

| Area                                       | Description  | Site Photo   |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
|--|--|--|------------------------|-----------------|------------|------------------------------|---------|--------------------------|----------|----------------------|---------|------------------|----------|-------------|------------------------|-----------------|------------|------------------------------|---------|--------------------------|---------|----------------------|---------|------------------|---------|
| Irrigation & A Gross Pollutant Traps (GPT) | Two existing underground recycled stormwater tanks are located adjacent to the tennis courts. The tanks are currently serving the eastern fields and have a capacity of the irrigating one field at a time. New stormwater tanks and substations are proposed near field 2, field 10 and LH Waud field to increase the irritation capacity.  |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
|  | <p>The irrigation of the fields in controlled via electronic units that can be adjusted remotely to cater for increased or decreased watering regimes based on prevailing weather conditions. These units are in good working condition and well maintained according to Optimal Stormwater's auditing report.</p> <p>There are 2 GPT’s at Meadowbank Park. The GPT installed on the Constitution Road boundary to the Park, near the historic gates removes a considerable amount of litter from the catchment which would otherwise find its way into the Parramatta River. The other unit is located at the southern end of the park near the sportsfield.</p> <p>Below are the details of these facilities:</p> <p><b>COR: 21 – CDS - P4530</b></p> <table><tr><td>Maintenance</td><td>Cleaned every 3 months</td></tr><tr><td>Estimated waste</td><td>15 to 20m³</td></tr><tr><td>Estimated floatable material</td><td>0.30 m³</td></tr><tr><td>Estimated silt/ sediment</td><td>10.00 m³</td></tr><tr><td>Estimated vegetation</td><td>9.00 m³</td></tr><tr><td>Estimated Volume</td><td>19.30 m³</td></tr></table> <p>Note: this is worked on heavy rain fall. The unit would normally capture 3-7 m³ of estimated waste.</p> <p>COR: 21 is also the largest unit in NSW, estimated waste 15 to 20 m³.</p> <p><b>COR: 24 – CDS - P3018</b></p> <table><tr><td>Maintenance</td><td>Cleaned every 3 months</td></tr><tr><td>Estimated waste</td><td>15 to 20m³</td></tr><tr><td>Estimated floatable material</td><td>0.14 m³</td></tr><tr><td>Estimated silt/ sediment</td><td>2.00 m³</td></tr><tr><td>Estimated vegetation</td><td>4.00 m³</td></tr><tr><td>Estimated Volume</td><td>6.14 m³</td></tr></table> <p>Note: this is worked on heavy rain fall. The unit would normally capture 2.7-7 m³ of estimated waste.</p> <p>COR: 24 is also used as a part of Meadowbank Park water harvesting system which pumps water into water tanks to water the sporting fields.</p> | Maintenance  | Cleaned every 3 months | Estimated waste | 15 to 20m³ | Estimated floatable material | 0.30 m³ | Estimated silt/ sediment | 10.00 m³ | Estimated vegetation | 9.00 m³ | Estimated Volume | 19.30 m³ | Maintenance | Cleaned every 3 months | Estimated waste | 15 to 20m³ | Estimated floatable material | 0.14 m³ | Estimated silt/ sediment | 2.00 m³ | Estimated vegetation | 4.00 m³ | Estimated Volume | 6.14 m³ |
| Maintenance                                | Cleaned every 3 months   |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated waste                            | 15 to 20m³   |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated floatable material               | 0.30 m³  |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated silt/ sediment                   | 10.00 m³   |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated vegetation                       | 9.00 m³  |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated Volume                           | 19.30 m³   |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Maintenance                                | Cleaned every 3 months   |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated waste                            | 15 to 20m³   |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated floatable material               | 0.14 m³  |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated silt/ sediment                   | 2.00 m³  |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated vegetation                       | 4.00 m³  |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |
| Estimated Volume                           | 6.14 m³  |  |                        |                 |            |                              |         |                          |          |                      |         |                  |          |             |                        |                 |            |                              |         |                          |         |                      |         |                  |         |

| Area                      | Description  | Site Photo   |
|---------------------------|--|--|
| <b>Watercourses</b>       | Three creeks present on site, Archer Creek, Small Creek and Charity Creek, which are all concrete lined channels. Some areas of the concrete channels show some indications of damage to the structures. All three outlets to the Parramatta River are channelled by culverts. The stormwater culvert adjacent to playground is accessible by trucks for maintenance and events.   |    |
|                           | The creeks are entirely fenced by wire mesh fences of various heights, which are in relatively good condition.   |   |
|                           | The water levels in all three creeks fluctuate daily due to tide and upstream water flow. Based on observation, conducted on 20 <sup>th</sup> March 2019, the water levels rise significantly after King Tide. Archer Creek and Charity Creek were full all the way up to Andrew Street and Constitution Road respectively, Smalls Creek tide extended up as far as field 2 and 3.   |  |
| <b>Pedestrian bridges</b> | There are currently 3 pedestrian bridges over Smalls Creek.  |  |
|                           | <p>The bridges are made of concrete with metal balustrades. They are in fair conditions.</p> <p>These bridges may need future repair or reconstruction as they may be structurally affected by the Sydney Water's upcoming water treatment system for the Greater Parramatta to Olympic Precinct. Further details to be confirmed based on the adoption of the water treatment plan.</p> <p>City of Ryde is responsible for maintainance of these bridges.</p> |  |

| Area              | Description  | Site Photo  |
|-------------------|--|---|
| <b>Bushland</b>   | <p>A small patch of remnant bushland adjoining the tennis courts is a link to the past, giving a glimpse of what the area may have looked like hundreds of years ago.</p> <p>The Meadowbank Park Bushcare group is helping to restore the bushland during their regular work sessions.</p> <p>The canopy, shrub layer and native grasses and groundcovers are a haven for native wildlife. Flora and fauna studies undertaken at Meadowbank park in 2018 identified 77 native plant species, 29 native animal species and several different plant communities including Estuarine Mangrove Forest and Estuarine Saltmarsh (a critically endangered ecological community).</p> <p>Native birds species spotted included Kookaburras, Galahs, Red-rumped Parrot, Tawny Frogmouth, Swallow, White-faced Heron and Willie Wagtails.</p> <p>Some of the common native tree species include <i>Syncarpia glomulifera</i> (Turpentine), <i>Eucalyptus pilularis</i> (Blackbutt), <i>Angophora costata</i> (Sydney Red Gum) and <i>Eucalyptus tereticornis</i> (Forest Red Gum).</p> |   |
| <b>Vegetation</b> | <p>A large number of mature trees are present in the Park, largely concentrated on the Park peripheral areas. The central area is mostly open with a lack of tree canopies for sun protection. Shrubs and ground cover plants are almost absent from understory.</p> <p>A majestic procession of trees has been created along the Ryde River Walk to mark The Queen's Diamond Jubilee in 2012. The mass tree planting, each one symbolising a year of The Queen's reign, from 1952 to 2012, traces the 8km riverside path from Kissing Point Park to Meadowbank Park.</p> <p>The first of the trees, a Smooth Leaved Quandong (<i>Elaeocarpus eumundii</i>), which is characterised by its upright form (to 10m) and dense dark green foliage was dedicated by City of Ryde Mayor, Cllr Ivan Petch, with the placement of a wooden tree marker for the year 1952.</p> <p>A flora and fauna study is in progress at the time of preparing this report.</p>  |   |

| Area                      | Description  | Site Photo   |
|---------------------------|--|--|
| <b>Buildings</b>          | <p>The Park contains 7 amenity buildings/club house, including one facility buildings owned and managed by Sydney Water. The primary functions of these buildings are change rooms, toilets, canteens, sports club, administration, meeting room and maintenance storage.</p> <p>The buildings are structurally sound. However, the functional design some of these building falls short of multifunctional uses, natural lighting, and integration with the surrounding landscape.</p> <p>Presently, the hockey building is currently set too low within the landscape. The building at field 2 also sits too low as well as it is currently not suitable for the eastern side of the park.</p> |    |
| <b>Non-Council assets</b> | <p>Non-council assets located within the Park include Sydney water pumping station near LH Waud Field and the high pressure oil and gas line along the entire foreshore area.</p> <p>The Sydney Water pump station consists of a brick building and an outdoor pump facility. Service vehicles can access the facilities from Constitution Road car park.</p> <p>The subsurface high-pressure oil and gas pipelines are located along the entire foreshore area, which pose major restrictions on construction work along the RiverWalk. The pipeline is enclosed in concrete above ground adjacent to the bridges and culverts where they meet the creeks.</p>                                  |  |

| Area                                    | Description  | Site Photo  |
|---|--|---|
| <b>Lighting, pathway grid and solar</b> | There is a mix of Council owned and Distributor owned and maintained lights in the car parks and along some of the paths in the park.  |   |
|   | There are solar lights along the RiverWalk which have either individual solar panels on the poles where solar access is available or are powered from panels mounted on poles in sunny locations.  |   |
|   | New lighting in the park will be selected and installed in accordance with the City of Ryde Open Space Lighting Policy which was being prepared at the time of this plan of management   |   |
| <b>Car Parks</b>                        | Three formal asphalt car parks are provided for the Park, which are Adelaide Street, Constitution Road and Ross Smith Avenue car parks. All the car parks are heavily used by park users including persons accessing the sportsgrounds on weekends. The Ross Smith Avenue car park is also heavily used by commuters using Meadowbank Station during weekdays. | <br> |
|   | Most parking bays in the Constitution Road car park are located on a slope and partially shaded by matured trees.  |   |
|   | The asphalt surface of the Adelaide Street car park appears to be lifted by existing she-oak trees in the median.<br><br>The Ross Smith Avenue car park is in relatively good condition.   |   |

---

## 8. LAND CATEGORISATION

### 8.1 Land Categorisation

Community land is defined as land that must be kept for the use of the general community. All community land in the Park is categorised with associated objectives as per the *Local Government Act 1993* and the *Crown Land Management Act 2016*.

Despite an initial categorisation being assigned to parcels of Crown land, the *Crown Land Management Act 2016* allows Council to assign multiple categorisations to Crown land under the *Local Government Act 1993* if appropriate during preparation of a Plan of Management.

Land included in the Meadowbank Park Plan of Management have been categorised and are consistent with the guidelines for categorisation in the *Local Government (General Regulation) 2021*.

This Plan of Management does not seek to alter any of the existing categorisations that are presently assigned to the Park. The categories assigned to land included in this Plan of Management are listed in Table 9.



Constitution Road Gate

Figure. 8 Meadowbank Park Land Categorisation Map

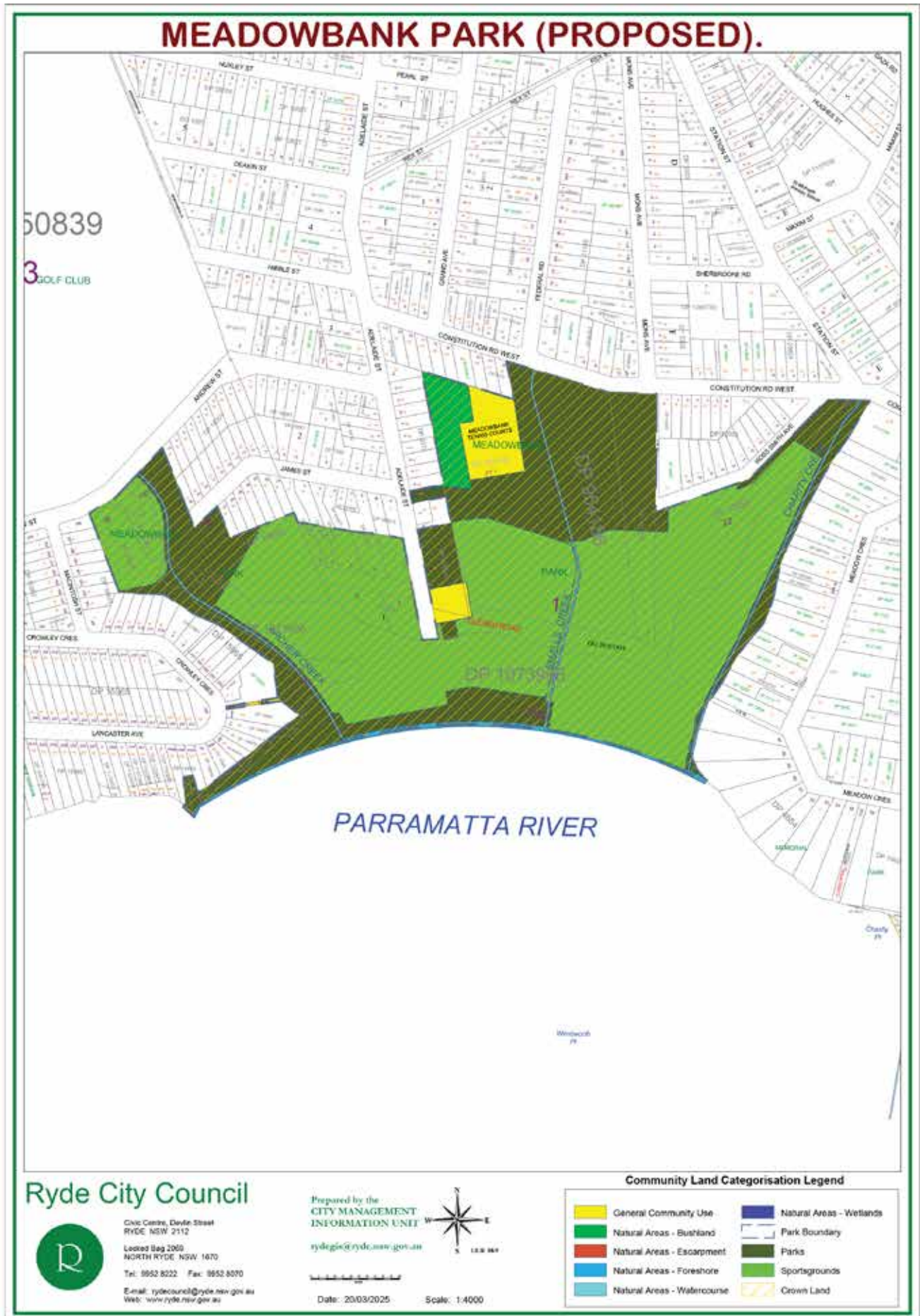


Table. 9 Land Categorisation

| Land Category  | Core Objectives   |
|--|---|
| <b>General community use</b><br><i>(Local Government Act 1993 Section 36I)</i>   | <ul style="list-style-type: none"> <li>The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: <ul style="list-style-type: none"> <li>In relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</li> <li>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).</li> </ul> </li> </ul>   |
| <b>Sportsground</b><br><i>(Local Government Act 1993 Section 36F)</i>            | <ul style="list-style-type: none"> <li>To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and</li> <li>To ensure that such activities are managed having regard to any adverse impact on nearby residences.</li> </ul>   |
| <b>Parks</b><br><i>(Local Government Act 1993 Section 36G)</i>                   | <ul style="list-style-type: none"> <li>To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities,</li> <li>To provide for passive recreational activities or pastimes and for the casual playing of games, and</li> <li>To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</li> </ul>  |
| <b>Natural Area - Bushland</b><br><i>(Local Government Act 1993 Section 36J)</i> | <ul style="list-style-type: none"> <li>To ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land,</li> <li>To protect the aesthetic, heritage, recreational, educational and scientific values of the land,</li> <li>To promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion,</li> <li>To restore degraded bushland,</li> <li>To protect existing landforms such as natural drainage lines, watercourses and foreshores,</li> <li>To retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and</li> <li>To protect bushland as a natural stabiliser of the soil surface.</li> </ul> |

| Land Category   | Core Objectives   |
|---|---|
| <b>Natural Area - Foreshore</b><br><i>(Local Government Act 1993 Section 36N)</i>   | <ul style="list-style-type: none"> <li>To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and</li> <li>To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.</li> </ul>   |
| <b>Natural Area - Watercourse</b><br><i>(Local Government Act 1993 Section 36M)</i> | <ul style="list-style-type: none"> <li>To manage watercourses so as to protect the biodiversity and ecological values of the in stream environment, particularly in relation to water quality and water flows,</li> <li>To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability,</li> <li>To restore degraded watercourses, and</li> <li>To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.</li> </ul> |



Picnic area

## 9. DEVELOPMENT AND USES

The use and development of community land should be generally compatible with both the intended function of the land, and the wider community context.

The identified uses listed in the table below are generally associated with those land categories, which will provide an overview and general guide, rather than impose a strict or defined meaning.

*Table. 10 Development and Uses*

| The use of the land and any such buildings or improvements as at that date                         | The purposes for which the land and any such buildings or improvements will be permitted to be used                         | The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise  | Scale and Intensity of use  |
|--|---|--|---|
| Clause 36 (3A) (a) (ii)  | Clause 36 (3A) (b) (i)  | Clause 36 (3A) (b) (ii)  | Clause 36 (3A) (b) (iii)  |
| <b>Parks</b>   |   |  |   |
| Unstructured, informal recreation<br><br>Children's play<br><br>Youth play<br><br>Community events | Continue use for:<br><br>Unstructured, informal recreation<br><br>Children's play<br><br>Youth play<br><br>Community events | Reinforce the visual and landscape character of the park<br><br>Provide pedestrian access and link to sportsgrounds and surrounding neighbourhoods<br><br>Provide amenities to facilitate safety, use and enjoyment of the Park, e.g. children's play, BBQ, shelter, seating<br><br>Hard and soft landscaped areas<br><br>Improve circulation of car parking<br><br>Commercial development which is sympathetic to and supports use in the area, e.g. cafes, kiosks, recreation hire equipment areas | Refer to Meadowbank Park Masterplan<br><br>Organised Sports and Sports Field/Court Lighting: 7am- 11pm 7 days per week as per Council's assessment of Casual, Pre-Season, Seasonal and/or School Use Application form and in accordance with Allocation Policy and Development Application for sport field/court lighting.<br><br>Skate Park and Skate Park Lighting: Sunrise- 8pm Monday to Saturday and sunrise- 7pm Sunday (subject to regular review by Council).<br><br>Multi-purpose sports courts (including informal basketball): Sunrise- 8pm Monday to Saturday and sunrise- 7pm Sunday (subject to regular review by Council).<br><br>Amenities building: as per Council's operational requirements and/or user group requirements.<br><br>Formal car parks (Adelaide St and Andrew St): gates unlocked 30 minutes before first booking and locked 30 minutes after last book or as per Council's operational requirements.<br><br>Personal Training: 6am- 11pm 7 days per week and as per Council's assessment of Application for Personal Training, no conflicts with sporting user groups and in designated area.<br><br>Path lighting: As per Lighting Policy.<br><br>Dog Off Leash Area: Permitted in designated area at designated time as per park signage and Council's website. |

| The use of the land and any such buildings or improvements as at that date  | The purposes for which the land and any such buildings or improvements will be permitted to be used  | The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise   | Scale and Intensity of use   |
|---|--|---|--|
| Clause 36 (3A) (a) (ii)   | Clause 36 (3A) (b) (i)   | Clause 36 (3A) (b) (ii)   | Clause 36 (3A) (b) (iii)   |
| <b>Sportsgrounds</b>  |  |   |  |
| <p>Organised sports, competitions and training</p> <p>Unstructured recreation, sports and fitness activities</p> <p>Sport training</p> <p>Change room, canteen, shower and toilet facilities</p> <p>Ancillary areas</p> <p>Community events</p> | <p>Continue use for:</p> <p>Organised sports, competitions and training</p> <p>Unstructured recreation, sports and fitness activities</p> <p>Sport training</p> <p>Change room, canteen, shower and toilet facilities</p> <p>Ancillary areas</p> <p>Community events</p> | <p>Development for the purpose of conducting, promoting and facilitating organised and unstructured sport, recreation and training</p> <p>Provide amenities to facilitate safety, use and enjoyment of sports, such as sport amenity building, sports centre, meeting rooms, staff areas and lighting</p> | <p>Refer to Meadowbank Park Masterplan</p> <p>Organised Sports and Sports Field Lighting: 7am- 11pm 7 days per week as per Council's assessment of Casual, Pre-Season, Seasonal and/or School Use Application form and in accordance with Allocation Policy and Development Application for sport field/court lighting.</p> <p>Skate Park and Skate Park Lighting: Sunrise- 8pm Monday to Saturday and sunrise- 7pm Sunday (subject to regular review by Council).</p> <p>Amenities building: as per Council's operational requirements and/or user group requirements.</p> <p>Multi-purpose sports courts (including informal basketball): Sunrise- 8pm Monday to Saturday and sunrise- 7pm Sunday (subject to regular review by Council).</p> <p>Formal car parks (Adelaide St and Andrew St): gates unlocked 30 minutes before first booking and locked 30 minutes after last book or as per Council's operational requirements.</p> <p>Community Events and Event Lighting: as per Council's assessment of the Major Event Application form and Development Application (if required).</p> <p>Personal Training: 6am- 11pm 7 days per week and as per Council's assessment of Application for Personal Training, no conflicts with sporting user groups and in designated area.</p> <p>Public Toilets: Sunrise to sunset or as per Council's operational requirements.</p> <p>Path lighting: As per Lighting Policy.</p> <p>Dog Off Leash Area: Permitted in designated area at designated time as per park signage and Council's website.</p> |

| The use of the land and any such buildings or improvements as at that date  | The purposes for which the land and any such buildings or improvements will be permitted to be used  | The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise   | Scale and Intensity of use  |
|---|--|---|---|
| Clause 36 (3A) (a) (ii)   | Clause 36 (3A) (b) (i)   | Clause 36 (3A) (b) (ii)   | Clause 36 (3A) (b) (iii)  |
| <b>Multi-purpose sports courts (incl. tennis courts)</b>  |  |   |   |
| <p>Organised sports, competitions and training</p> <p>Unstructured recreation, sports and fitness activities</p> <p>Sport training</p> <p>Change room, canteen, shower and toilet facilities</p> <p>Ancillary areas</p> | <p>Continue use for:</p> <p>Organised sports, competitions and training</p> <p>Unstructured recreation, sports and fitness activities</p> <p>Sport training</p> <p>Change room, canteen, shower and toilet facilities</p> <p>Ancillary areas</p> | <p>Development for the purpose of conducting, promoting and facilitating organised and unstructured sport, recreation and training</p> <p>Provide amenities to facilitate safety, use and enjoyment of sports, such as sport amenity building, sports centre, meeting rooms, staff areas and lighting</p> | <p>Refer to Meadowbank Park Masterplan</p> <p>Multi-purpose sports courts (including tennis) and Sports Field/Court Lighting: 6am- 11pm 7 days per week and in accordance with lease (if applicable) and Development Application for sport field/court lighting.</p> <p>Public Toilets: Sunrise to sunset or as per Council's and/or user groups operational requirements.</p>  |
| <b>General Community Use</b>  |  |   |   |
| <p>Casual or informal sport and recreational uses</p> <p>Meetings including for social, recreational, educational or cultural purposes</p> <p>Functions and workshops</p>   | <p>Continue use for:</p> <p>Casual or informal sport and recreational uses</p> <p>Meetings including for social, recreational, educational or cultural purposes</p> <p>Functions and workshops</p> <p>Designated group use</p>                   | <p>Hard and soft landscaped works to improve access, amenity and the visual character of the general community area</p> <p>Provide buildings or other amenity areas to facilitate use and enjoyment by the community</p>  | <p>Refer to Meadowbank Park Masterplan</p> <p>Organised sports and Sports Field/Court Lighting: 7am- 11pm 7 days per week as per Council's assessment of Casual, Pre-Season, Seasonal and/or School Use Application form and in accordance with Allocation Policy and Development Application for sport field/court lighting.</p> <p>Community Events and Event Lighting: as per Council's assessment of the Major Event Application form and Development Application (if required).</p> <p>Amenities building: as per Council's operational requirements and/or user group requirements.</p> <p>Formal car parks (Adelaide St and Andrew St): gates unlocked 30 minutes before first booking and locked 30 minutes after last book or as per Council's operational requirements.</p> <p>Personal Training: 6am- 11pm 7 days per week and as per Council's assessment of Application for Personal Training, no conflicts with sporting user groups and in designated area.</p> <p>Public Toilets: Sunrise to sunset or as per Council's operational requirements.</p> <p>Path lighting: As per Lighting Policy.</p> |

| The use of the land and any such buildings or improvements as at that date | The purposes for which the land and any such buildings or improvements will be permitted to be used | The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise   | Scale and Intensity of use          |
|--|---|---|-------------------------------------|
| Clause 36 (3A) (a) (ii)  | Clause 36 (3A) (b) (i)  | Clause 36 (3A) (b) (ii)   | Clause 36 (3A) (b) (iii)            |
| <b>Watercourse</b>   |   |   |                                     |
| Stormwater conveyance  | Continue use for:<br>Stormwater conveyance<br><br>Education   | Development for the purpose of improving water quality and wildlife habitat<br><br>Provide amenities to facilitate use and enjoyment recreational activities and educational programs | Refer to Meadowbank Park Masterplan |
| <b>Foreshore</b>   |   |   |                                     |
| Transition zone  | Continue use for:<br><br>Conservation   | Facilitate ecologically sustainable use of the foreshore<br><br>Mitigate impacts on the foreshore by the community  | Refer to Meadowbank Park Masterplan |
| <b>Bushland</b>  |   |   |                                     |
| Conservation<br><br>Bush regeneration                                      | Continue use for:<br><br>Conservation<br><br>Bush regeneration                                      | Provide amenities to facilitate conservation and education  | Refer to Meadowbank Park Masterplan |



Meadowbank Park Rain-Garden

---

## 10. LEASES, LICENCES, PERMITS AND OTHER ESTATES

### 10.1 What are Leases, Licences, Permits and Other Estates

A lease, license or permit is a contract between a land owner and another entity, granting that entity a right to occupy an area for a specific period of time. Leases, licenses and permits formalise the use of community land by groups such as sporting clubs, community groups and schools, or by commercial organisations and individuals providing facilities or services for public use.

Leases may be granted for exclusive use to any organisation for any community purpose as determined by Council, on such terms as Council may provide.

A lease, licence, permit, other estate or easement (use agreement) may be granted over all or part of community land. Granting of leases, licences, permits, other estates and easements for the use or occupation of land covered by this Plan of Management are permissible for uses consistent with:

- The provisions listed in the *NSW Local Government Act 1993* (Section 46).
- There is a clear reason for granting a lease, and the lease is consistent with the intended use of the land.
- The use must be compatible with the community land category objectives outlined by the *Local Government Act 1993*.
- The use must be consistent with the zoning objectives outlined by the *Ryde Local Environment Plan 2014*.
- The use must be consistent with the core objectives for the Park and the overarching objectives in this Plan of Management.
- On Crown land the use must be consistent with the Reserve Purpose. All Crown land in this Plan of Management is reserved for Public Recreation. However, on Crown land, subject to the *Native Title Act 1993*, any secondary interest or short term licence described in Division 2.5 of the *Crown Land Management Act 2016* may be issued.
- There is a very strong link between the nature of the asset and the proposed tenant e.g. a lease of a scout hall to Scouts Australia, Lease of a football

clubhouse and associated facilities to a local registered football Club

The use must not have a detrimental impact on the Park or the community, and the public's right to access the Park must be preserved. Sub-leases are only allowable for the same purpose as the original lease.

Short term leases, licences and permits allows Council to programme different uses at different times. The maximum period for leases or licences is 21 years. Leased or licenced areas may be renewed or altered in the future to reflect changes in community needs.

### 10.2 Authorisation of Leases, Licences, Permits or Other Estates over Community Land

This Plan of Management expressly authorises existing leases and licence agreements until the end of their current term and expressly authorises the negotiations for new lease or license renewals if so desired by Council and the incumbent lessee or licensee.

This Plan of Management expressly authorises Council to enter into a lease, licence or other estate to authorise, at its discretion, a permit to enable a person to do, without the need for public notification, one or more of the following:

- To transport material and equipment required in relation to work that is to be carried out on land adjoining the community land
- To remove waste or other material that is consequential on such work.

This Plan of Management expressly authorises the lease of residential properties on land acquired by Council for future open space/park until demolition. This Plan of Management also expressly authorises the leasing, licencing or granting of other estates to public utilities and telecommunications carriers including but not limited to those defined by the *Telecommunications Act 1997*, where the terms of the grant are consistent with Council's obligations under the *Local Government Act 1993*.

The development of any infrastructure associated with the issuing of any lease license, permit or other estate would be subject to the relevant planning approvals being granted under the *Local Government Act*, the *Environmental Planning and Assessment Act* and/or the relevant State Environmental Planning Policy.

The issue of any lease, licence, permit or estate (including easements) on Crown land is subject to the provisions of *Native Title Act 1993* and Part 8 of the *Crown Land Management Act 2016*.

Land categories available for leases and licenses are in accordance with the permissible uses in the various land category objectives and zoning:

This Plan of Management expressly authorises the Council to grant leases, licences or any other estates for

community land in accordance with the permissible uses identified or consistent with those in Table 8.

### 10.3 Public Notification

Section 47(1) of the *Local Government Act 1993* requires that any proposed lease, license or estate of community land for a period exceeding 5 years is advertised and community comment sought. Any comment received must be considered. Under Sections 46 and 47 a lease should not proceed if Council has received an objection to the proposed lease other than with the consent of the Minister administering the *Local Government Act*.

Table. 11 Permissible Uses

| Land category  | Short term leases/licences/permits<br>(less than 1 year)   | Long term leases/licences<br>(more than 1 year)  |
|--|--|--|
| <b>General Community Use</b><br><br><b>(Local Government Act 1993 Section 36I)</b> | Short term leases licences and permits may be authorised for uses that benefit the community: <ul style="list-style-type: none"> <li>- Community events and festivals</li> <li>- Sporting fixtures, events and promotions such as gala days and club meetings</li> <li>- Personal and group fitness classes</li> <li>- Broadcasting of filming of sports events, concerts or public speeches</li> <li>- School hiring for sport and recreational use</li> <li>- Private celebrations such as picnics, weddings and family gatherings</li> <li>- Filming and photography</li> <li>- Public speeches, meetings, presentations and performances</li> <li>- Approved commercial or trade business</li> <li>- Functions such as book launches and commemorative events</li> <li>- Fairs, markets, auctions and similar activities</li> <li>- Trade or business associated with delivering public events listed</li> </ul> | Long term leases and licences may be authorised for uses that benefit the community: <ul style="list-style-type: none"> <li>- Childcare</li> <li>- Heath and medical practitioners associated with the main facility such as physiotherapy or nutrition</li> <li>- Educational uses such as libraries, classes and workshops</li> <li>- Cultural uses such as concerts, theatres and galleries</li> <li>- Recreational pursuits such as sports, dance, games and fitness clubs</li> <li>- Structured and non-structured sports activities such as ball sports</li> <li>- Sporting uses developed/operated by a private operator</li> <li>- Low intensity cafes/restaurants with internal/external seating and tables, kiosks (staffed/unstaffed)</li> <li>- Management of facilities</li> <li>- Public utilities and/or works associated with relevant legislation such as the <i>Telecommunications Act 1997</i></li> <li>- Sale or hire of sport and recreation goods and services</li> <li>- Social purposes</li> </ul> |

| Land category  | Short term leases/licences/permits<br>(less than 1 year)  | Long term leases/licences<br>(more than 1 year)  |
|--|---|--|
| <b>Sportsground</b><br><i>(Local Government Act 1993 Section 36F)</i>  | Short term licences and permits may be authorised for uses that benefit the community: <ul style="list-style-type: none"> <li>- Community events and festivals</li> <li>- Sporting fixtures, events and promotions such as gala days and club meetings</li> <li>- Personal and group fitness classes</li> <li>- Broadcasting of filming of sporting fixtures</li> <li>- School hiring for sport and recreational use</li> <li>- Private celebrations such as picnics, weddings and family gatherings</li> <li>- Filming and photography</li> <li>- Public speeches, meetings, presentations and performances</li> <li>- Approved commercial or trade business</li> <li>- Fairs, markets and similar activities</li> </ul> | Long term leases and licences may be authorised for uses that benefit the community: <ul style="list-style-type: none"> <li>- Community events and festivals</li> <li>- Sporting fixtures, events and promotions such as gala days and club meetings</li> <li>- Recreational pursuits such as sports, dance, games and fitness clubs</li> <li>- Structured and non-structured sports activities such as ball sports</li> <li>- Low intensity cafes/restaurants with internal/external seating and tables, kiosks (staffed/unstaffed)</li> <li>- Management facilities</li> <li>- Public utilities and/or works associated with relevant legislation such as the <b>Telecommunications Act 1997</b></li> <li>- Sale or hire of sport and recreation goods and services</li> </ul> |
| <b>Parks</b><br><i>(Local Government Act 1993 Section 36G)</i>         | Short term licences and permits may be authorised for uses that benefit the community: <ul style="list-style-type: none"> <li>- Community events and festivals</li> <li>- Private celebrations such as weddings and family gatherings</li> <li>- Filming and photography</li> <li>- Public speeches, meetings, presentations and performances</li> <li>- Approved commercial or trade business</li> <li>- Fairs, markets and similar activities</li> <li>- School hiring for recreational and educational uses</li> </ul>   | Long term leases and licences may be authorised for uses that benefit the community: <ul style="list-style-type: none"> <li>- Recreational pursuits such as sports, dance, games and fitness clubs</li> <li>- Structured and non-structured sports activities such as ball sports</li> <li>- Low intensity cafes/restaurants with internal/external seating and tables, kiosks (staffed/unstaffed)</li> <li>- Management facilities</li> <li>- Sale or hire of sport and recreation goods and services</li> <li>- Public utilities and/or works associated with relevant legislation such as the <b>Telecommunications Act 1997</b></li> </ul>   |
| <b>Natural Areas</b><br><i>(Local Government Act 1993 Section 36E)</i> | Short term licences and permits may be authorised for uses that benefit the community: <ul style="list-style-type: none"> <li>- Environmentally focused community groups</li> <li>- Filming and photography</li> </ul>  | Long term leases and licences may be authorised for uses that benefit the community: <ul style="list-style-type: none"> <li>- Public utilities and/or works associated with relevant legislation such as the <b>Telecommunications Act 1997</b></li> </ul>   |

---

## 11. IMPLEMENTATION AND REVIEW

### Implementation

Recommendations in this Plan of Management are to be implemented in order of priorities established in the action plan over the next 5 to 10 years.

### Review

This Plan of Management is to be reviewed in line with requirements of the *NSW Local Government Act 1993* and Regulations and the *Crown Land Management Act 2016*.

This Plan of Management will have an interim review within 5 years and a comprehensive review within 10 years of adoption.

This Plan of Management for Meadowbank Park, when adopted will revoke any existing generic Park Plan of Management.



Pathway 44 - Shared user path (entry from Crowley Cres/Lancaster Ave)

---

## 12. FUNDING

In addition to funds available from Council's Delivery Plan and maintenance budgets, there are opportunities for grants and corporate sponsorship that could contribute to the completion of development works to Meadowbank Park. These include:

- Metropolitan Green Space Program
- Crown Reserves Improvement Fund
- NSW Heritage Assistance Program
- Sydney Metropolitan CMA Catchment Action Plan Grants
- NSW Environmental Trust Grants
- Community Water Grants
- NSW Department of Sport and Recreation Grants Program:
  - Sport Development Grant Program
  - Regional Sports Infrastructure Fund
  - Local Sport Grant Program
  - Greater Sydney Sports Facility Fund



Meadowbank Park, Parramatta River and Homebush Bay

---

# 13. ACTION PLANS

This section details the objectives, targets, actions, performance measures and priorities needed to effectively and efficiently maintain Meadowbank Park.

## Action Plans Structure

The actions are displayed in table form, structured using the five management directions:

- Provision and access
- Environmental sustainability
- Management and maintenance
- Community interaction and engagement
- Leases, licences, permits and other estates

## Priority of implementation

For each action in the Action Plan a corresponding priority for its implementation is assigned as follows:

- **High (H):** Top priority. Where there are no impediments to its delivery, this action should be achieved in up to 4 years
- **Medium (M):** Second tier priority with implementation due in up to 7 years
- **Low (L):** Not an urgent implementation action but important nonetheless and should be planned for completion in up to 10 years
- **Ongoing (O):** A recurrent action that may be regularly repeated.

The time frames provided are indicative only. As opportunities arise to deliver these actions, timeframes may need to be adjusted. It should be noted that the delivery of the various actions may extend beyond the 10 year time frame. Some of the actions suggested are large, complex projects that may require additional funding from Council’s annual works programmes and/ or partnerships with State and Federal Government departments through their various grant agencies.

## 13.1 Provision and Access

Table. 12 Action Plans - Provision and Access

| Management Issues                 | Objectives / targets   | Actions   | Performance measure  | Priority |
|-----------------------------------|--|---|--|----------|
| Strategic planning                | Examine ways to optimise the use of sportsgrounds to and meet recreation needs now and into the future   | Develop and implement long term plans for the provision and development of sporting and recreational facilities to meet community needs                                       | Strategic studies undertaken in a timely manner and reviewed on regular basis                      | O        |
|                                   | Sportsgrounds Masterplanned and developed in a timely manner to meet current and future community needs.   | Prepare Masterplan for the Park   | Masterplan prepared for community feedback   | H        |
| Sportsgrounds                     | Ensure the sportsground and facilities are fit for purpose   | Design all new sportsgrounds to meet where possible NSW Office of Sports dimensions, technical and surface standards  | Sportsgrounds dimension meet standards   | H        |
|                                   | Maximise the use of sportsgrounds for extended seasonal and daily usage  | Reconfigure sportsgrounds to maximise multifunctional field numbers   | Increased field numbers  | H        |
|                                   |  | Provide multifunctional synthetic turf for all weather play   | Synthetic turf installed in accordance with the masterplan   | M        |
|                                   |  | Provide floodlights to all sportsground that comply with Australian Standard- Sports Lighting (AS 2560.2.3-2007)  | Compliant floodlights installed  | M        |
| Informal use of fields and courts | Provide sport and recreational facilities for the whole community through a balance between the provision of structured and unstructured opportunities | Plan and design sportsgrounds to include areas for informal public active recreation including public use of fields or courts when they are not being used by organised sport | All sportsgrounds planning to consider multi-user and community use for active recreation outcomes | O        |
|                                   |  | Design sport courts and fields for multiple sport games   | Increased number of multifunctional sport courts and fields  | M        |
|                                   |  | Increase informal sport courts, such as half court, outdoor games   | Increased number of informal sport courts  | M        |
| Complementary Facilities          | Provide park facilities to increase enjoyment of sports groups and park users  | Provide complementary recreation facilities in sportsgrounds, such as shade structures, picnic and barbecue facilities, and seating for resting and spectating                | Increased complementary facilities   | M        |

| Management Issues             | Objectives / targets  | Actions  | Performance measure  | Priority |
|-------------------------------|---|--|--|----------|
| Fitness and outdoor play      | Encourage physical activities for all ages and abilities  | Increase family friendly fitness equipment for all age groups, especially for seniors  | Fitness equipment installed  | M        |
|                               |   | Explore opportunities to provide spaces for outdoor games, such as ping pong, board games, yard games  | Increased opportunities for outdoor play                           | M        |
| Skate-parks                   | Provide opportunities for this facility to be used for organised skate events.  | Explore opportunities to host events at the skate-park in line with Council's event policy.  | Compliance with City of Ryde policies and legislative requirements | M        |
| Impact on adjoining residents | Ensure that planning and design of functional sportsgrounds consider the needs of adjacent residents, and minimise impacts from crowds, noise, and lighting | Properly and sensitively located lighting designs and fittings that minimises lighting spill to adjoining areas (in accordance with Australian Standards)      | Community feedback   | O        |
| Amenity buildings             | Ensure amenity buildings are fit for purpose and provide high quality facilities for the enjoyment of sports groups and park users                          | Through the masterplan process investigate the feasibility of upgrading or relocating the Amenity Building and Clubhouse near LH Waud Field and netball courts | Concept development for community consultation                     | M        |
|                               |   | Through the masterplan process investigate the feasibility of upgrading or relocating the Western Amenity Building   | Concept development for community consultation                     | M        |
|                               |   | Through the masterplan process investigate the feasibility of upgrading or relocating the Amenity Building between Little Creek and Field 2                    | Concept development for community consultation                     | H        |
|                               |   | Increase amenities for informal sports and activities, such as half courts, outdoor games and playgrounds  | Amenities installed  | M        |
|                               |   | Ensure all new park buildings include sustainability measures such as water tanks to capture runoff for toilet flushing and solar power where appropriate      | Sustainability features included in new buildings                  | O        |

| Management Issues         | Objectives / targets   | Actions  | Performance measure  | Priority |
|---------------------------|--|--|--|----------|
| Community needs           | Ensure the provision of a wide range of park amenities that meet the present and future needs of the community | Improve and locate park amenities for passive recreation, such as benches, picnic tables, BBQ, drinking fountains, shade, lighting, bins and toilets   | Park facilities installed  | M        |
|                           |  | Repair and upgrade existing park furniture   | Park furniture repaired upgraded   | O        |
| Food and beverages outlet | Provide opportunities to enjoy food and beverages for community benefit  | Explore opportunities to activate the park by providing for approved commercial activities in the public interest, such as café, kiosk and mobile food service in association with recreational and sport facilities                       | Concept prepared for community feedback                                      | M        |
| Play spaces               | Offer children's play spaces that are varied in intent and design for all age groups and all abilities         | Provide regional playground (all abilities) near the existing skateboard facility on Constitution Road   | Concept prepared for community feedback                                      | H        |
|                           |  | Plan and design playgrounds in accordance with City of Ryde Play Implementation Plan   | Playground provided in accordance with City of Ryde Play Implementation Plan | O        |
|                           | Ensure high quality and easy-to-access play space for the whole-of-a-family experiences                        | Identify locations for playgrounds in Meadowbank Park that are easy to access by local communities on daily basis  | Location identified in masterplan  | H        |
|                           |  | Upgrade the local playground at Ross Smith Avenue and provide complimentary amenities for other passive and active recreation opportunities, such as family friendly fitness equipment, benches, picnic and BBQ facilities                 | Park upgraded and new facilities installed                                   | M        |
|                           |  | Upgrade the neighbourhood playground at Andrew Street and provide complimentary facilities for other passive and active recreation opportunities, such as multi-generational spaces, fitness equipment, benches, picnic and BBQ facilities | Park upgraded and new facilities installed                                   | M        |

| Management Issues | Objectives / targets   | Actions  | Performance measure                             | Priority |
|-------------------|--|--|---|----------|
| Shade             | Provide adequate shade for park users  | Plant trees for shade in appropriate locations with consideration to floodlighting and overshadowing of sports turf on fields near sportsgrounds | Shade provided                                  | O        |
|                   |  | Introduce shade structure at appropriate locations   | Shade provided                                  | O        |
|                   |  | Maximise the benefit of existing tree canopies in new projects   | Design concept to integrate existing tree shade | O        |
| Dog exercise      | Provide opportunities to exercise dogs in a safe and responsible manner for all park users in the park | Designate and manage accessible off leash areas in the park  | Areas designated                                | M        |
|                   |  | Designate and manage on-leash dog exercise areas   | Areas designated                                | M        |
|                   |  | Enforce City of Ryde Dog Policy and Companion Animal Act   | Policies and legislation enforced               | O        |
|                   |  | Install dog waste bag dispensers, dog waste bins and water bowls in designated leashed and unleashed dog exercise areas                          | Facilities installed                            | M        |

| Management Issues     | Objectives / targets   | Actions  | Performance measure   | Priority |
|-----------------------|--|--|---|----------|
| Access and wayfinding | Ensure that high use areas are visible from nearby streets and other public areas                                  | Improve amenities at main park entries, such as signage, mass planting, benches, etc.  | Amenity elements installed  | M        |
|                       | Ensure equal access to high use areas for all members of the community regardless of ability, age, gender and race | Undertaken an access audit measuring community wellbeing, access, social cohesion, usability and biodiversity benefit  | Audit completed   | M        |
|                       |  | Implement recommendations for access audit   | Access Committee support  | O        |
|                       |  | Where possible, provide universal physical access to park facilities (BBQ, toilet, play equipment) where demand exists through design of pathways, parking areas and facilities                      | Physical access provided<br>Consistent with Australian Standards and Disability Discrimination Act<br>Regular inspections   | O        |
|                       |  | Provide picnic settings, amenities and car parking which are accessible to views and other desirable park locations where possible to allow for use by elderly people and people with specific needs | Positive feedback from users  | M        |
|                       | Provide pathways to facilitate movement to, from and within the Park   | Construct pathways with resilient, hard-wearing, ecologically considerate materials where possible in accordance with Australian Standards for accessibility   | Path construction consistent with Australian Standards<br>Access for people using wheelchairs, personal mobility devices, prams and strollers<br>Easier access for the elderly and infirm | O        |
|                       | Facilitate easy navigating in the Park   | Develop signage plan and concept design to facilitate wayfinding   | Signage plan and design concept delivered and implemented   | O        |
|                       | Ensure the sportsgrounds and recreational facilities are used in an appropriate manner                             | Develop signage plan and concept design providing user information for the fields, fitness stations, and recreational facilities   | Signage plan and design concept delivered and implemented   | O        |

| Management Issues       | Objectives / targets   | Actions  | Performance measure  | Priority |
|-------------------------|--|--|--|----------|
| Public transport access | Ensure park facilities are easily accessible by public transport                           | Locate key facilities in parks close to public transport stops where possible  | Observations<br>Surveys of park users regarding mode of transport used to access Meadowbank Park | O        |
|                         | Increase in trips to parks and general community use facilities by public transport        | Enhance connections between Meadowbank Park and public transport connection facilities where possible                        | Increase in park users using public transport to access Meadowbank Park                          | O        |
|                         |  | Articulate pedestrian and cycle connections between the Park and public transport through signage, lighting and line marking | Increase in park users using public transport to access Meadowbank Park                          | O        |
| Parking                 | Improve vehicular circulation in the car park during peak uses.                            | Connect Constitution Road and Adelaide Road car parks to improve circulation   | Traffic study conducted and design concept developed for community feedback                      | M        |
|                         | Distribute vehicular access from multiple entries  | Investigate additional parking bays and drop off areas at Ross Smith Street and Andrew Street                                | Traffic study conducted and design concept developed for community feedback                      | M        |
|                         | Ensure easy access to main recreational facilities for park users with accessibility needs | Provide disabled parking bays and allow for limited time parking near playgrounds  | Disabled parking and limited time parking provided<br>Community satisfaction                     | M        |
|                         | Improve arrival experiences  | Increase tree canopies and ground cover planting in car park medians   | Concept developed for community feedback   | M        |
|                         | Ensure parking within the park is used appropriately in the benefit of park visitors       | Review parking operations and develop parking policies to restrict commuter parking within the park.                         | Management measures carried out  | O        |
|                         |  | Investigate electric vehicle charging station and car share parking bay in car-parks   | Investigations carried out   | O        |

| Management Issues   | Objectives / targets   | Actions  | Performance measure                                    | Priority |
|---|--|--|--|----------|
| Unauthorised vehicle access prevented beyond defined road | Clear identifiable entries to the Park   | Provide park entries and signage to prevent unauthorised vehicle access  | Detailed planning and design carried out               | M        |
|   | Manage authorised vehicle access   | Provide controlled access for authorised vehicles include police/emergency and maintenance use   | Management measures carried out                        | O        |
| Pedestrian/ bike/skate/ scooter access and circulation    | Establish and promote links to the park and the surrounding areas  | Investigate location for pedestrian links between Memorial and Meadowbank Parks  | Concept developed for community feedback               | M        |
|   |  | Create pedestrian access point adjacent to Constitution Road vehicular entry   | Path installed   | M        |
|   |  | Widen Ryde RiverWalk shared path   | Shared path widened                                    | L        |
|   |  | Encourage cycling by improving bike facilities, such as bike racks, self-service air pumps.  | Bike facilities installed                              | H        |
|   |  | Create a network of shared paths within the park that link to key entries and facilities   | Paths installed  | M        |
| Safety measures for cyclists and pedestrians              | Ensure the paths and shared paths are used in an appropriate and safe manner   | Provide paths and shared paths with sufficient width and safety  | Install paths fit for purpose                          | O        |
|   |  | Install signage and line marking to clearly identify the purpose of the paths  | Install signage and line markings                      | M        |
| Cycle and pedestrian                                      | Connect the Park to a broader path network along Parramatta River as part of Greater Sydney Commission North District Plan | Follow the recommendations identified in Parramatta River Parklands Plan of Management to improve walking and safe cycle ways, and enhance foreshore access to Sydney Harbour                            | Recommendations implemented                            | O        |
|   |  | Connect the Park to broad RiverWalk network according to the RiverWalk Masterplan including links to other external tracks such as the Parramatta Valley Cycleway and the Wharf to Wharf Walk            | Recommendations implemented                            | O        |
| Universal access  | Encourage and facilitate park uses for all abilities groups  | Design to comply with state and federal legislation requiring all public buildings to be accessible and for car parks and pathways to facilitate access for people with mobility and accessibility needs | Compliance with legislative requirements in all design | O        |

| Management Issues | Objectives / targets  | Actions   | Performance measure   | Priority |
|-------------------|---|---|---|----------|
| Safety            | Facilitate safe use in evenings   | Design and install pedestrian lighting to create safe routes connecting RiverWalk and main entries in accordance with City of Ryde Open Space Lighting Policy 2021. | Lighting installed to applicable P rating and/or AS/NZ Standard               | O        |
|                   |   | Develop projects with considerations of Crime Prevention Through Environmental Design (CPTED)   | New projects and site maintenance in accordance with CPTED principles         | O        |
|                   |   | Lighting design should consider the impacts on native wildlife, especially nocturnal species  | Lighting carried out in accordance with the draft Open Space Lighting Policy  | O        |
| Fencing           | Protect the park from unauthorised vehicle access while maintaining access for pedestrians, bikes, skateboards, scooters, wheelchairs and personal mobility devices | Plan, design and construct appropriate vehicular fencing between Constitution Road, skatepark and other park access points  | Fence, bollards installed and maintained                                      | H        |
|                   | Separate conflicting activities in the Park such as children's playgrounds, natural areas, picnic/BBQ facilities and unleashed dog exercise areas                   | Design and install appropriate vehicle barriers and fencing in identified areas   | Appropriate vehicle barriers and fencing installed according to detail design | O        |
|                   | Investigate options to replace existing cyclone mesh fencing along waterways with more function palisade style fencing  | Design and install upgraded fencing   | Fencing installed   | M        |

## 13.2 Environmental Sustainability

Table. 13 Action Plans - Environmental Sustainability

| Management Issues | Objectives / targets  | Actions   | Performance measure  | Priority |
|-------------------|---|---|--|----------|
| Climate change    | Ensure climate considerations are included in planning to ensure park assets are maintained and planned for in a sustainable way without increasing maintenance burdens | Undertake whole of life cycle assessment of new and integrated park designs to ensure Park can deliver without financial implication as per Asset Management Plan                                   | Requirements of Asset Management Plan met  | O        |
|                   |   | Consider effects such as exacerbation of urban heat, extended drought periods, intense short duration rainfall events, coastal inundation and their impacts on turf management and the broader area | Climate Change effects considered  | O        |
| Biodiversity      | Protect and enhance biodiversity and promote enjoyment  | Assess the risks and threats to biodiversity in the Park and develop biodiversity strategies for the Park   | Prepare flora and fauna study  | H        |
|                   |   | Conserve existing natural areas through the promotion of bushcare and other complimentary activities  | Bushcare activities maintained and increased   | O        |
|                   |   | Enhance and protect native flora and fauna and maintain ecosystem function in respect to the natural areas within the reserve.  | Increased local native plant diversity - undertake appropriate management of environmentally sensitive areas, including remnant bushland, critically endangered saltmarsh and any threatened species in the park | O        |
|                   |   | Plant more trees and understory plants at appropriate locations. With consideration given to sightlines and Crime Prevention Through Environmental Design (CPTED)                                   | Increased trees and understory plants  | O        |
|                   |   | Implement Ryde Biodiversity Plan 2016   | Protect and promote biodiversity in accordance with the Plan   | O        |

| Management Issues | Objectives / targets   | Actions   | Performance measure   | Priority |
|-------------------|--|---|---|----------|
| Biodiversity      | Protect and promote habitat for urban wildlife   | Explore opportunities to restore natural habitats along the river and creeks  | Concept developed for community feedback                                | M        |
|                   |  | In low pedestrian traffic plant edges with a mix of canopy and understory including groundcover to assist foreshore species migration from the river and provide green corridor links to upper catchment for biodiversity benefit | Increase in corridor planting   | O        |
|                   | Raise public awareness and encourage community involvement in promoting biodiversity   | Engage with local community and bushcare group in designing places and developing programmes to encourage biodiversity including saltmarsh communities  | Increased community involvement in activities of promoting biodiversity | O        |
|                   | Balance management and development of sportsgrounds and their use for active recreation so that biodiversity is maintained and where possible enhanced | Sportsground management takes into account the need to mitigate possible impacts on biodiversity and actively consider enhancement opportunities  | Ryde Biodiversity Plan action items implemented                         | O        |
|                   | Ensure an ongoing healthy ecosystem in the Park  | Plant, manage and maintain trees according to the City of Ryde Urban Forest Strategy 2023 and Tree Management Plan 2016   | Monitor the health of the flora and fauna in the Park                   | O        |
| Mangrove          | Ensure ongoing health of the mangrove and saltmarsh communities  | Conduct flora and fauna study of the mangrove and saltmarsh communities to assess the risks and threats and develop strategies for its ongoing health   | Fauna and flora study delivered   | H        |
|                   |  | Continue to monitor the health of the mangrove and salt marsh habitat   | Monitoring reports  | O        |
| Education         | Raise public awareness of the natural habitat and ecosystem in the Park  | Install information signage near the natural habitats to illustrate the functionality and environmental threats to the ecosystems in the Park   | Signage installed<br>Raised public awareness                            | O        |
|                   | Raise public awareness of the sustainable design and management measures taking place in the Park  | Install information signage to demonstrate the sustainable design and management measures in the Park   | Signage installed<br>Raised public awareness                            | O        |

| Management Issues                      | Objectives / targets   | Actions  | Performance measure   | Priority |
|--|--|--|---|----------|
| Delineation of parks and natural areas | Clearly delineate parks, sportsgrounds and general community use areas from natural areas as appropriate and when funding is available                                     | Enforce appropriate management practices at the interface between bushland and turf sports facilities, such as planting of native plants, physical barriers such as retaining walls and logs, mowing zones and regimes, use of fertiliser, stormwater management, minimising pedestrian access points into surrounding bushland. | Vegetated edges and delineations between parks and natural areas identified and implemented. Biodiversity protected, especially where threatened species and endangered ecological communities are present. | O        |
|  | Identify and maintain a naturally vegetated edge between sportsgrounds and general community use areas and natural areas   | Prevent grass clippings entering natural areas.  |   |          |
|  |  | Implement landscaping, fencing as appropriate between parks, sportsgrounds and general community use areas and natural areas   | Minimal impact of recreation and community activities on adjoining natural areas  | O        |
| Landscaping                            | Integrate well designed and resilient planting schemes with the functional elements of the land to result in a strong and unique park identity and pleasing visual amenity | Prepare appropriate landscape masterplan including planting, park furniture and related elements according to Council's Delivery Plan  | Landscape masterplan developed and implemented  | O        |
|  |  | Develop tree masterplan to improve amenity, biodiversity and connectivity for wildlife.  | Tree masterplan developed and implemented   | O        |
| Trees                                  | Plant, manage and maintain trees according to the City of Ryde Urban Forest Strategy 2023 and Tree Management Plan 2016  | Protect trees from mechanical maintenance equipment damage, such as using mulch rings around trees in turf.  | Adherence to Service Level Agreements and vegetation management plans   | O        |
|  |  | Investigate and prosecute tree vandalism in accordance with City of Ryde Tree Management Plan 2016.  | Adherence to Tree Management Plan   | O        |
|  |  | Implement deterrent measures such as enforcing fines, installing signs highlighting the vandalism, leaving tree stumps as wildlife habitat and replacing vandalised trees with suitable species.   | Tree vandalism recorded occurrence reduced  | O        |

| Management Issues     | Objectives / targets   | Actions  | Performance measure                                     | Priority |
|-----------------------|--|--|---|----------|
| Stormwater runoff     | Promote natural infrastructure to protect water quality and reduce long term maintenance and operational costs | Enhance riparian planting along creeks to reduce direct surface runoff into the water courses  | Monitor water quality                                   | M        |
|                       |  | Increase the use of permeable surfaces to increase infiltration and decrease stormwater run off  | Permeable paving area increased                         | O        |
|                       |  | Install rain gardens and swales where possible to capture and filter stormwater runoff prior discharging into water courses                                    | More surface runoff conveyed to rain gardens and swales | O        |
|                       |  | Implement using Water Sensitive Urban Design (WSUD) principles in design and planning  | Design and planning incorporate WSUD principles         | O        |
| Gross pollutant trap  | Reduce stormwater pollutant and protect water quality  | Continue maintenance of the GPTs and provide interpretive signage to educate park users of the GPT function in reducing litter going into the Parramatta River | Interpretive signage explaining GPT function installed  | M        |
| Creeks naturalisation | Restore natural creek habit for environmental and community benefits   | Identify priority areas for creek restoration  | Priority areas identified                               | O        |
|                       |  | Reserve green spaces along the creeks wherever possible for future creek naturalisation when funding becomes available   | Space reserved  | O        |
|                       | Improve water quality of the creeks  | Introduce mass planting along the creeks to increase infiltration and reduce stormwater pollutant  | Water quality improved                                  | O        |
| Irrigation            | Reuse or recycle stormwater in the Park as part of the broader integrated water cycle management strategy      | Increase stormwater tank capacity for irrigation   | New stormwater tanks for irrigation installed           | M        |

| Management Issues                             | Objectives / targets  | Actions  | Performance measure  | Priority |
|---|---|--|--|----------|
| Watercourses                                  | Restore natural habitat for urban wildlife and recreational benefits in and along watercourses            | Investigate opportunity for increasing flows through Charity Creek and Archer Creek to enable a constant flow and reduce the incidence of stagnant water at the riparian edge contributing to the incidence of mosquito breeding | Feasibility study undertaken   | M        |
|   |   | Identify priority areas for restoring natural creek lines and installing WSUD measures such as bioswales along watercourses to be installed when funding becomes available.  | Concept developed for community feedback   | M        |
| Construction materials                        | Promote sustainable construction materials and consider life cycle cost                                   | Consider the life cycle cost of construction materials, such as fit for purpose, transport distance, long term availability, robustness, recycled materials and easy for maintenance   | Cost effective design and reduced long term maintenance cost   | O        |
| Weed and animal pest management when required | Actively manage weeds, animal pests and diseases of turf and plants using environmentally sound practices | Implement Council's weed and pest control as per Service Level Agreements  | Management of weed and pest species consistent with Service Level Agreements and specific treatment where required                                 | O        |
|   | Control weeds and animal pests in parks, especially in and adjacent to natural areas                      | Remove dead, dying or diseased plants and monitor animal pest activities in the Park   | Weeds and animal pests managed   | O        |
|   | Control weeds and animal pests in the Park  | Provide signage in parks and public notifications (as required) to indicate when weed and animal pest control activities are being undertaken  | Signage installed as per Council's Pesticide Notification Plan and public notifications as per Council's Feral Animal Control Plan and legislation | O        |
| Aboriginal cultural heritage                  | Protect the aboriginal cultural heritage items in the park  | Protect indigenous heritage items located in the Park  | Heritage items projected   | O        |
| Cultural heritage                             | Protect, reflect and interpret the cultural heritage values in the park                                   | Protect and interpret heritage listed items such as the former site of Meadowbank House and park gates on Constitution Road  | Heritage items projected and interpreted   | O        |

### 13.3 Management and Maintenance

Table. 14 Management and Maintenance

| Management Issues                     | Objectives / targets   | Actions  | Performance measure  | Priority |
|---------------------------------------|--|--|--|----------|
| Park management and maintenance       | Manage and maintain Meadowbank Park in an efficient and effective manner   | Undertake maintenance and improvements to Meadowbank Park in accordance with the applicable City of Ryde Service Level Agreement   | Compliant with the applicable Service Level Agreements                                   | O        |
| Horticulture and planting             | Manage and maintain the health and aesthetic quality of landscape elements in the Park   | Manage and maintain the soft landscape in accordance with the applicable Plan of Management and Service Level Agreements   | Compliant with the applicable Service Level Agreements and applicable Plan of Management | O        |
| Park furniture and landscape elements | Ensure the safety and reliability of furniture and infrastructure in the park, such as lighting, seats, drinking fountains, shade structure, sports courts, bins and signage | Manage and maintain the park furniture in accordance with the applicable Plan of Management and Service Level Agreements   | Compliant with the applicable Service Level Agreements and applicable Plan of Management | O        |
| Path and shared user path             | Ensure the safety and connectivity of the path network   | Conduct regular inspection and maintenance ensuring the surfaces are in good conditions, and line markings are clearly visible and adequate  | Path surfaces are in good condition<br>Line markings are clearly visible                 | O        |
|                                       |  | Manage and maintain the pedestrian and shared user path lighting ensuring the identified evening safe routes meet safety standards in accordance with the City of Ryde Open Space Lighting Policy 2021         | Lighting installed to applicable P rating and/or AS/NZ Standard                          | O        |
|                                       |  | Pathway lighting to be environmentally considerate through reducing light spill into vegetated areas potentially used by fauna. Use of fauna Friendly lighting, dimming and control features to minimise spill | Lighting installed as per Open Space Lighting Policy 2021                                | O        |

| Management Issues  | Objectives / targets   | Actions  | Performance measure   | Priority |
|--|--|--|---|----------|
| Buildings  | Ensure that park users find buildings clean, attractive, functional and safe to use  | Manage and maintain the buildings in accordance with the applicable Plan of Management and Service Level Agreements  | Compliant with the applicable Service Level Agreements  | O        |
| Sport event, non-sporting events special events and special sporting events and reserve hire | Encourage social and cultural events in the Park to foster community bonding and social coherence                                    | Designate areas for events to reduce impact on other park activities.  | Area in the Park identified   | M        |
|  |  | Promote and maintain online event/function booking system  | Compliance with Park Booking System.<br>Hire charges consistent with adopted fees and charges | O        |
|  |  | Enforce the City of Ryde's policies on event management  | Compliance with City of Ryde policies and legislative requirements                            | O        |
|  | Manage event use and reserve hire to prevent conflicts with other users and damage to sportsgrounds, courts and ancillary facilities | Support non-structured and passive recreational activities that do not adversely affect sportsground condition, including community or Council organised special events, festivals or activities | Compliance with City of Ryde policies and legislative requirements                            | O        |
|  |  | Approve other uses subject to ground allocations to sporting clubs and playing and training schedules  | Approvals only provided where appropriate   | O        |
|  | Manage event applications to ensure events are well organised and compliant with all City of Ryde policies and procedures            | Ensure Non-sporting events, Special Events and Special Sporting Events have Development Application and Traffic Management Plans obtained by Event Organiser                                     | Development Application and Traffic Management Plans in place and implemented as required     | O        |
| Smoke-free environment   | Ensure all users can enjoy the Park in smoke-free environment  | Enforce non-smoking legislations and City of Ryde No Smoking Policy  | Legislation and policy enforced   | O        |
|  |  | Install no smoking signs in enclosed public spaces, playgrounds, skatepark, and recreational areas for group gathering   | Signs installed   | M        |

| Management Issues           | Objectives / targets  | Actions   | Performance measure   | Priority |
|-----------------------------|---|---|---|----------|
| Quality of playing surfaces | Manage and maintain sportsgrounds in an efficient and effective manner.   | Manage weeds, pests and disease using environmentally sound practices and in accordance with the applicable Service Level Agreement   | Pests, weeds and diseases managed to minimise loss of use hours   | O        |
|                             | Ensure design and management of sportsgrounds considers the sustainability of the playing surface and manages use to levels that minimise long term degradation of the surface. | Maintain acceptable turf cover on playing fields as fit for purpose and considering climatic extended events, council water targets and budgetary allowance                                     | Delivery of maintenance through Service Level Agreements and community satisfaction   | O        |
|                             |   | Maintain playing surfaces at an acceptable standard through regular maintenance cycles  | Turf heights and cover meet agreed standards for user sports  | O        |
|                             |   | Undertake correct irrigation practice (watering outside of peak heat periods, 10am-3pm, to avoid waterlogging or drying out)  | User satisfaction<br>Soil and turf inspections and reports<br>Smart monitoring and automated water systems to water in cooler parts of the day implemented    | O        |
|                             |   | Review the Park for opportunities to install water capturing devices for irrigation reuse   | Number of sportsgrounds with installed water tanks and reuse irrigation systems   | O        |
|                             |   | Monitoring water usage and increases from community or climate related increase and seek to install automated water timing devices to maximise water table retention and minimise water wastage | Automated timers installed and reduction in consumption at the Park   | O        |
|                             |   | Implement the City of Ryde Synthetic Surface Action Plan (2016-2026) and Sport and Recreation Strategy  | User satisfaction   | O        |
|                             |   | Maintain synthetic and built playing areas (fields and courts) to manufactures' recommendations   | User satisfaction   | O        |
|                             |   | Implementation of City of Ryde Sports Ground Allocation Policy, ensuring the use of programming for sporting areas does not exceed design capacity of weekly use                                | Design capacity not exceeded  | O        |
|                             |   | When refurbishing or redeveloping sporting areas ensure that designs incorporate improved resilience to use and more efficient management regimes   | All refurbishment or redevelopment to improve design capacity of sporting areas using life cycle cost vs benefit assessment prior to business case submission | O        |

| Management Issues                                   | Objectives / targets   | Actions   | Performance measure  | Priority |
|---|--|---|--|----------|
| Allocation and bookings                             | Manage sportsgrounds and facilities to maximise their use  | Implement Council's Sports Ground Allocation Policy   | High utilisation of playing areas during peak hours (week day afternoons and evenings; weekends) | O        |
|   | Allocate use of sportsgrounds to sporting organisations fairly and equitably and with consideration of changing user trends and demographics | Review the Sportsground Allocation Policy every 5 years   | Satisfactory outcomes for sporting and community organisations<br>Review completed               | M        |
| Enforcement of restricted and prohibited activities | Ensure that restricted and prohibited activities do not take place in Meadowbank Park  | Enforce restricted and prohibited activities in Meadowbank Park according to regulatory signage   | Enforcement and ranger reports<br>Community reporting to Council                                 | O        |
| Tree management                                     | Implement proactive and sound tree management practices in and around Meadowbank Park  | Trees maintained in accordance with City of Ryde Urban Forest Strategy 2023 and Tree Management Plan 2016   | Tree inspections and reports<br>Reports from community   | O        |
|   | Maintain trees to standard in a healthy and safe condition   | Replace removed or fallen trees with locally indigenous species where appropriate. Where a whole tree cannot be retained, preserve trees or trunks containing hollows for habitat | Increase in whole or part of fallen trees retained   | O        |
| Waste management                                    | Ensure waste management practices minimise litter responds to the individual characteristics and uses of Meadowbank Park                     | Regularly check bins and grounds  | Minimised noticeable or reported litter occurrence around sportsgrounds                          | O        |
|   |  | Empty bins according to Service Level Agreement and as required   |  |          |
|   |  | Provide additional general waste and recycling bins where and when required such as for larger competitions and events  | Bins provided when needed  | O        |
|   |  | Provide water refill stations at nominated locations in Meadowbank Park   | Water stations installed   | M        |

| Management Issues         | Objectives / targets   | Actions  | Performance measure                            | Priority |
|---------------------------|--|--|--|----------|
| Dog and companion animals | Ensure that the needs of dog exercise are harmonious with other park uses        | Develop and implement policies for managing off leash dog exercise areas           | Policies developed and implemented             | O        |
|                           |  | Enforce the Companion Animals Act in terms of unleashed dogs                       | No conflicts between dogs and other park users | O        |
| Mosquitoes                | Reduce the population of mosquitoes in the park                                  | Investigate success of mosquito repellent plants in affected areas                 | Reduction in mosquito numbers                  | O        |
|                           |  | Develop control measures and management practices to manage mosquito population    | Control measures implemented                   | O        |
| External funding          | Staged implementation programme addresses community and environmental priorities | Masterplan and staged action plan to provide basis for seeking of external funding | Awarding of various funding grants             | H        |
| Internal funding          | Identify staging for the delivery of prioritised works                           | Link delivery programme to identified works  | Funding through delivery programme identified  | H        |

## 13.4 Community Interaction and Engagement

Table. 15 Community Interaction and Engagement

| Management Issues                 | Objectives / targets   | Actions   | Performance measure  | Priority |
|-----------------------------------|--|---|--|----------|
| Community engagement              | Foster strong connections between the local community and stakeholders associated with Meadowbank Park                             | Consult with the community and park stakeholders to understand current and future needs in the Park                           | Feedback from community engagement programs and park usage study | O        |
|                                   |  | Keep the community informed on any proposed and approved developments and improvements in the Park                            | Community engagement carried out                                 | O        |
|                                   |  | Inform community of events, programs and social groups available in the Park through online media and newsletter              | Community engagement carried out                                 | O        |
| Planning and design               | Respond to community needs by providing feedback and information through the Plan of Management and Masterplan for Meadowbank Park | Develop a Masterplan for Meadowbank Park in response to stakeholder and community feedbacks                                   | Masterplan delivered   | H        |
|                                   |  | Active consultation with the community, sports groups and stakeholders in developing the Masterplan and management strategies | Feedbacks from community, sports groups and stakeholders         | H        |
|                                   |  | Obtain community feedback on proposed design and improvements in Meadowbank Park  | Community feedback   | O        |
| Social and cultural opportunities | Foster social and cultural integration   | Encourage engagement with different social and cultural groups to understand their specific needs in the Park                 | Community feedback   | O        |
|                                   |  | Provide multi-purpose spaces for informal social gathering and cultural programs  | Space provided   | M        |

| Management Issues                             | Objectives / targets   | Actions  | Performance measure                               | Priority |
|---|--|--|---|----------|
| Aboriginal cultural items                     | Raise public awareness of aboriginal history associated with Meadowbank Park | Develop and implement interpretation strategy to highlight aboriginal history associated with the Park                 | Aboriginal history interpreted                    | M        |
| History and cultural significance of the Park | Develop and interpret the history and background of Meadowbank Park          | Highlight and interpret the significant contributions made by individuals to the community and the Park as appropriate | Concept developed and community feedback received | M        |
| Public Art                                    | Provide opportunities for the inclusion of public art in Meadowbank Park     | Investigate opportunities for public art   | Investigations undertaken.                        | O        |

## 13.5 Leases, Licences, Permits and Other Estates

Table. 16 Leases, Licences, Permits and Other Estates

| Management Issues | Objectives / targets  | Actions   | Performance measure  | Priority |
|-------------------|---|---|--|----------|
| Use agreements    | <p>Ensure that use agreements meet legislative requirements, adhere to planning controls, cater for community needs, and are consistent with Council's objectives.</p> <p>Grant leases, licences, permits and other estates in accordance with the Local Government Act 1993, Crown Land Management Act 2016 and provisions outlined in this Plan of Management</p> | Expressly authorise Council to enter into leases, licences, permits and other estates which formalise the use of parks, general community use land, sportsground and natural areas by groups such as community groups, schools or by commercial organisations and individuals providing facilities or services for public use | All use agreements comply with legislation and Council policy  | O        |
|                   |   | Assess applications for leases, licences, permits and other estates in terms of the core objectives for parks, general community use land, sportsgrounds, and natural areas, the public interest, character of the land, short and long term impacts, uses of land, and impacts on use of adjoining land                      | <p>Reduction in conflict between stakeholders</p> <p>Proposed use serves the public interest</p> <p>Leases, licences and other estates granted according to application and assessment</p> | O        |
|                   |   | Grant appropriate leases, licences and other estates only where there is a demonstrated community benefit and /or infrastructure improvement and where there will be no detrimental impact on adjoining natural areas   | Community feedback   | O        |
|                   | Ensure that use agreements continue to meet the community needs and Council requirements  | Monitor terms and conditions of leases , licences and permits on a regular basis  | Compliance of lessees, licensees and hirers with terms and conditions  | O        |
| Easement          | Minimise the impact of easements on the functions of the Park   | Design with consideration of existing easements to minimise their impact on park functions  | Access to easements retained for respective operators or the public  | O        |

| Management Issues                                  | Objectives / targets   | Actions   | Performance measure                      | Priority |
|--|--|---|--|----------|
| Contribution to the local economy and park funding | Recognise the financial, community and natural infrastructure benefit that Meadowbank Park contributes to the local economy and wellbeing through activation | Explore opportunities to activate Meadowbank Park by considering commercial facilities provided in the public interest, such as a café, staffed / unstaffed kiosk, mobile food services and outdoor seating in association with sport and recreational facilities | Concept developed for community feedback | H        |
|  |  | Explore opportunities to activate Meadowbank Park with other user groups, such as group fitness, personal trainers, instruction , coaching, dog walkers, recreation equipment hire, etc.  | Concept developed for community feedback | O        |

# APPENDIX A: MEADOWBANK PARK MASTERPLAN



## APPENDIX B: MEADOWBANK PARK LAND INFORMATION

Meadowbank Park Land Index.

| Reserve Name    | Suburb                  | Area - sqm | LG Category  | Natural Area Sub Category      | Applicable PoM               | Land ID | Address                               | Section | Lot  | DP        | Title Reference | Title Reference | Owner                                     | Classification | Crown Land | Crown Land Reserve No. | Crown Land Purpose | Zoning  | Leases | Relevant Act |
|-----------------|-------------------------|------------|--|--------------------------------|------------------------------|---------|---------------------------------------|---------|------|-----------|-----------------|-----------------|---|----------------|------------|------------------------|--------------------|---|--------|--------------|
| MEADOWBANK PARK | Meadowbank Melrose Park |            | Park Sportsground Natural Area General Community Use | Bushland Watercourse Foreshore | Meadowbank Park Specific PoM | 42409   | 96A Adelaide St MELROSE PARK NSW 2114 |         | 3    | DP9072    | 3788            | 235             | City of Ryde                              | Community Land | No         |                        |                    | LEP 2014 - (RE1) Public Rec   |        | LGA          |
|                 |                         |            |  |                                |                              | 48831   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 7032 | DP1073996 | 7032            | 1073996         | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42425   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 1    | DP108840  | 1               | 108840          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42426   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 2    | DP108840  | 2               | 108840          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42427   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 3    | DP108840  | 3               | 108840          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42428   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 4    | DP108840  | 4               | 108840          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42429   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 5    | DP108840  | 5               | 108840          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42430   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 6    | DP108840  | 6               | 108840          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42431   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 7    | DP108840  | 7               | 108840          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42432   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 8    | DP108840  | 8               | 108840          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42433   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 9    | DP108840  | 9               | 108840          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42418   | 102 Adelaide St MEADOWBANK NSW 2114   | 1       | 1    | DP1095    | 5407            | 23              | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 52205   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 7301 | DP1124956 | 7301            | 1124956         | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42413   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 22   | DP12059   | 3600            | 47              | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42417   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 278  | DP15965   | 5260            | 147             | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42414   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 1    | DP177693  | 3788            | 235             | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42416   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 28   | DP18926   | 5260            | 147             | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42410   | 102 Adelaide St MEADOWBANK NSW 2114   |         | C    | DP388841  | C               | 388841          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42420   | 102 Adelaide St MEADOWBANK NSW 2114   |         | C    | DP398819  | C               | 398819          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42422   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 2    | DP405311  | 2               | 405311          | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42423   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 4    | DP524759  | 10658           | 242             | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42424   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 2    | DP524764  | 10662           | 210             | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42421   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 6    | DP524931  | 10658           | 210             | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (RE1) Public Rec   |        | LGA & CLMA   |
|                 |                         |            |  |                                |                              | 42415   | 102 Adelaide St MEADOWBANK NSW 2114   |         | 1    | DP954186  | 3788            | 235             | The State Of New South Wales (Crown Land) | Community Land | Yes        | 1013968                | Public Recreation  | LEP 2014 - (E2) Environ Conservation                                |        | LGA & CLMA   |
|                 |                         | 251548     |  |                                |                              |         |                                       |         |      |           |                 |                 |   |                |            |                        |                    |   |        |              |
| PATHWAY 44      | Melrose Park            |            | General Community Use                                |                                | Meadowbank Park Specific PoM | 46519   | 2B Crowley Cr MELROSE PARK NSW 2114   |         | 279  | DP15965   | 5260            | 147             | City of Ryde                              | Community Land | No         |                        |                    | LEP 2014 - (R2) Low Density Residential LEP 2014 - (RE1) Public Rec |        | LGA          |
|                 |                         | 258        |  |                                |                              |         |                                       |         |      |           |                 |                 |   |                |            |                        |                    |   |        |              |
|                 |                         | CROWN LAND |  |                                |                              |         |                                       |         |      |           |                 |                 |   |                |            |                        |                    |   |        |              |