



PLAN OF MANAGEMENT

BURDEKIN PARK

Adopted: 5/3/07

Minute No: 59/07

Policy No: 25037.1

MARCH 2007

Note: This Plan of Management allows certain development and activities that at the time of writing may be inconsistent with the Singleton Local Environmental Plan, 1996 (SLEP) and the Exempt & Complying Development Control Plan (DCP). The SLEP and DCP are being revised to be consistent with this Plan of Management.

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Revision Table

Revision No.	Description
1	Adopted by Council 26 August 1996 (Min 247/96)
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1.0 INTRODUCTION

Burdekin Park is Singleton's premier park. The high quality of the landscape, large mature trees, historic buildings and the location of the park close to the centre of Singleton on the New England Highway (See locality sketch Appendix 8.1) means Burdekin Park plays an important function for the people of Singleton and travellers alike.

The Local Government Act, 1993 requires that Plans of Management be prepared for all Council owned Community Land. This plan will address the requirements of the Act but more importantly will serve as a means of providing community input into the management of the park. The completed Plan of Management will serve as a document to guide the future planning and development of the park and provide a framework for staff for maintenance procedures.

To provide a means of ensuring important community issues and subsequent management practices were incorporated into this Plan of Management a Public Meeting was held in the Burdekin Park Museum on 18 October 2006. The meeting was attended by 28 people including Council staff. The following matters were raised and have been addressed in this Plan of Management:-

- Conservation of historic vegetation and tree canopy.
- Progressive replacement of existing trees and species.
- Allow the erection of further monuments.
- Removal of bats and investigation of alternative habitat.
- Vandalism and lighting.
- Playground and fence improvements.
- Retain Historical Society tractors.
- Maintenance of pathways and turf.
- Conservation Plan for heritage buildings.

Burdekin Park has been part of life in Singleton for over 130 years. Today the park is of great social, horticultural, historical and recreational value to the community of Singleton. The park has a number of functions and types of users. eg. Singleton Historical Society, school groups, bus and other travel groups, families and individuals. Of significance are the pressures placed upon the park for space and time within the park. The potential for negative impacts upon the park by inappropriate or excessive development and use exists. This Plan will set out management strategies to address these impacts and maintain Burdekin Park to a high standard for all to enjoy.

This plan replaces the Plan of Management for Burdekin Park adopted by Council on 26 August 1996 and the Minister for Lands on 23 September 1996.

1.1 Scope of Plan

The scope of this Plan of Management is to identify community and Council concerns regarding pressures upon Burdekin Park. Also to identify opportunities

for improvements to the park, improved methods of operation, planning and maintenance.

The issues identified for Burdekin Park were researched through staff consultation, background material, community consultation, Council Management Objectives and land information. The values and functions of Burdekin Park were then determined and the management objectives were formulated. Finally a management policy was drafted along with an implementation strategy and a review process.

This Plan of Management will address the requirements of the Local Government Act, 1993 for Plans of Management for Community land. As Burdekin Park is partially Crown land under Council's care, control and management (Lot 76 DP 755269, see Appendix 8.2 & 8.3) the Plan of Management will also address the requirements of the Crown Lands Act 1989.

1.2 History

The plan of Benjamin Singleton's private subdivision of Singleton, designated in 1835, sets aside an area as a Market Reserve. The market reserve is now Burdekin Park. In an agreement with the Government, a Lock-Up was built in 1840 and a Court House in 1841, on the north-west corner of the Market Reserve.

Thomas Burdekin, a Sydney merchant, foreclosed on Benjamin Singleton early in 1842. After Burdekin's death in 1844 and Singleton's death in 1853 the land title of the Market Reserve was in dispute for many years between the two families.

A rumour circulated in 1862 that a memorial to the late Prince Albert, Consort of Queen Victoria, was to be built in the Market Reserve. James Kingston, agent for the Burdekin family and lessee of their flour mill in John Street stated through the press "that the Market Square was private property and no encroachments will be allowed to be made on it, either by additions to the Court House or for any other purpose without the consent of the Burdekin family."

On August 12, 1862 the Market Reserve was put up for auction at Henry Hewitt's Royal Hotel. Walter Rotton spoke against the sale, claiming on behalf of the town the land was set aside as a Market Reserve by Benjamin Singleton. Not one bid was received. In 1866 the Burdekin family objected to their first rate assessments as being too high. Some years later the Council provided a compromise with them for a release from payment of the contested rates to accept the people's verdict on the Market Reserve.

The Singleton Argus July 13, 1878 recorded that "On Thursday, July 10 the Council Clerk received two cases and a large package of trees and shrubs from the Director of the Botanical Gardens Sydney, to be applied to the purpose of planting the new Recreation Ground near the Court House, which has recently been prepared for the reception of trees. The scions in question consist of Oaks, Norfolk Island Pines, Acacia, Moreton Bay Fig, Flame Trees and a variety of others. Yesterday the Acting Mayor, Mr Hugh Munro, planted a Flame Tree in the Centre of the Recreation Ground and formally named the Reserve 'BURDEKIN PARK'. The Council Clerk and a Corporation Labourer then proceeded to plant the other trees throughout the ground as far as they would go.

"As yet the trees are very small, but the weather being favourable we may soon expect to see them growing vigorously".

The following year at the Council Meeting on September 3, 1879 Alderman Gray proposed "That the ground presented by the Burdekin Family known as the Market Reserve was some time ago named Burdekin Park by the Acting-Mayor, the name be approved of by this Council". He stated he felt the name was very appropriate and was one that he considered would suit the Burdekin family. The proposal was seconded by Alderman Wilson and carried unanimously.

It was finally official. The Recreation Ground and former Market Reserve had been named after the most hated man in Singleton for decades.

A new Court House had been built in Elizabeth Street in 1868 and after years of agitation the derelict old court house building in the corner of the park was removed.

A petition was sent to the Colonial Secretary in October 1884 on moral grounds concerning the continued existence of the Lock-Up gaol. It was a source of annoyance to residents "who objected to the women and children in the park hearing the obscene and disgusting language emanating from the prison yard". Objections were also made to intended additions to the Lock-Up Keeper's residence.

The government periodically provided funds for park maintenance and tenders were called in 1888 for repairs and painting of the palisading fence, seats and lamp following fifty pounds (\$100) being received.

A new Lock-Up was built in Hunter Street in 1895 and the Council applied to the Government to have the now redundant site handed over for Municipal purposes. This land had been in the possession of the Crown for over 50 years and the Public Trusts Act of 1897 enabled it to be dedicated for Public Recreation in 1898. After renovation, the Gaoler's residence, built in 1874, served as the Council Chambers from 1899 until 1941.

Alex Morrison, Editor of the Singleton Argus, inaugurated the shilling subscription for a memorial following the death of Trooper Herbert Waddell of the Bushman's Contingent, on September 27, 1900. He was the only Singletonian to die in the Boer War. The Mayoress, Mrs H A Bennett unveiled the monument in the park on September 27, 1903.

A Turco-German Field Gun presented to the town by the War Trophies Commission on June 26, 1921 was sited near the memorial. The current location of the gun is unknown.

The palisade fence was replaced with a park arras rail fence during the 1920's.

The laying of the foundation stone of the Singleton and District Soldiers and Sailors World War 1 Memorial was held immediately after the Anzac Day service in 1925 by Mr Edward Lloyd Jones. It was unveiled by Major Gen. Brand CB, CMC, DSO on November 29, 1925. The monument was constructed of Uralla Grey granite and the names filed (the names are currently in white print) on the eight polished panels by H J Bartrop, a local monumental mason who was highly

praised for his outstanding work. On December 9, 1930 a ceremony was held switching on the electric lights to illuminate the memorial. The Municipal and Shire Councils carried out the work. Mr C R B Moxham, President of the sub-branch of the RSL performed the ceremony.

The Rotary Club in co-operation with the Municipal Council first illuminated the large Pine with coloured lights surmounted by a 5 foot illuminated star on December 18, 1952 to carry the message of goodwill to all who pass along the highway during the festive season.

The fence was removed from around the park after the 1955 flood and the Apex Wishing Well and District Directory was completed in August 1960.

The Singleton Historical Society received the use of the former Council Chambers in 1963. This building comprised the two goal cells constructed in 1861, the Gaoler's residence and two additional cells built in 1874 and the Town Clerk's Office built in 1935, all of which are incorporated as part of the Museum. The Museum building was extended in 1971.

Band recitals have been a feature for over a century and the Singleton Band Centenary Music Shell was officially opened on November 18, 1978 by Mr G. J. Tredinnick, Chairman of the Joint Coal Board. The Centenary Citizens Committee promoted the Music Shell by general contribution from the Joint Coal Boards, Citizens, Industry, Commerce, Local Organisations, Clubs and the Town Band.

The Alexander Munro Memorial Fountain was re-dedicated on August 20, 1983 and re-erected close to the originally intended site at the park garden near the corner of Bourke and Elizabeth Streets. The ornate drinking fountain had been a gift of Alexander Munro to the town in 1887 and was to be installed at the intersection of George and Campbell Street. The installation was delayed due to controversy and was not installed until after Mr Munro's death in 1890. It became a traffic hazard and was removed in 1947. Again due to Council controversy it was not resited. Thanks to Mr Percy Nelson in purchasing the bowl of the fountain which was later donated to the Historical Society together with the remains of the lamp section. The Singleton Rotary Club and then President, Mr Tom Brown restored and re-erected the Fountain, (Clayworth, 1995).

The first record of a Playground in Burdekin Park was on 14 October 1938 when Harry Wright presented play equipment to the children of Singleton. The equipment has been progressively replaced as required.

In 1972 the Historical Society acquired a Fordson Tractor from Mr Charlie Hickson of Jerry's Plains (Blue Tractor) and an International Tractor from Mr Harry Thomson of Broke (Red Tractor). The installation in the park was organised by Mr Bob O'Hara.

1.3 Objectives and Strategies

The corporate objectives and strategies identified in the Singleton Council Management Plan 2006/07 to 2010/11 relating to the management of Singleton's town parks are: -

- ☑ To ensure Council recreation and sporting facilities are maintained to an agreed standard and service requirement.
- ☑ To implement planning strategies to secure high quality community facilities and services for the local government area, within Council's financial capacity.
- ☑ To create a strong sense of community through an integrated community service network.
- ☑ To make the local government area an attractive and desirable place to live and visit.
- ☑ To assist in maintaining and improving the health and well being of our community's lifestyle.
- ☑ To enhance the amenity and lifestyle of the community through the provision of quality infrastructure and services.
- ☑ To contribute to regional and sub-regional environmental land use planning initiatives.
- ☑ To support initiatives which contribute to sustainable natural resource management.
- ☑ Facilitate the development and expansion of infrastructure and services essential for a successful tourism sector.
- ☑ To provide a planning system, policies and procedures which reflect the vision and values of the community and also take into account:-
 - The physical infrastructure which is available to service the community.
 - The changing economic, social and environmental circumstances.
 - The need for growth and stability within the local government area.
 - The principles of ecologically sustainable development.
 - The preservation of heritage items.
 - The need to comply with state legislation.
- ☑ To ensure property is efficiently and effectively used in the best interests of the community.
- ☑ To provide public infrastructure, which benefits the broad community in an economically responsible manner.
- ☑ To promote water conservation.
- ☑ To show leadership within the community.
- ☑ To provide a forum that encourages public participation in the decision making process.
- ☑ Implement a well-researched and flexible financial planning strategy.
- ☑ To provide Council with budgetary and financial reporting systems which comply with statutory obligations and meet its needs.
- ☑ To strive for excellence in service provision.
- ☑ To continuously review our systems to ensure that resources are being used efficiently and effectively.
- ☑ To ensure compliance with all relevant Occupational Health and Safety obligations.

The Local Government Act, 1993 has mandatory core objectives for management of community land. The objectives in Section 36G of the Act for community land categorised as 'Park' are:-

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

1.3.1 Council's Charter

The Local Government Act prescribes a set of principles that are to guide a council in carrying out its functions. A Council may add other principles not inconsistent with those in Section 8 of the Act, which are as follows:

- To provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively.
- To exercise community leadership.
- To exercise its functions in a manner that is consistent with and actively promotes the principles of multiculturalism.
- To promote and to provide and plan for the needs of children.
- To properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development.
- To have regard to the long term and cumulative effects of its decisions.
- To bear in mind that it is the custodian and trustee of public assets and to effectively account for and manage the assets for which it is responsible.
- To facilitate the involvement of Councilors, members of the public, users of facilities and services and Council staff in the development, improvement and coordination of local government.
- To raise funds for local purposes by the fair imposition of rates, charges and fees, by income earned from investments and, when appropriate, by borrowings and grants.
- To keep the local community and the State Government (and through it, the wider community) informed about its activities.
- To ensure that, in the exercise of its regulatory functions, it acts consistently and without bias, particularly where an activity of the council is affected.
- To be a responsible employer.

1.3.2 Mission Statement

The mission statement describes the purpose of Council. Achievement of the Council's mission is dependent upon it being properly formulated, and shared throughout the organisation.

“To provide quality services to the community in an efficient and friendly manner and encouraging responsible development”.

2.0 LAND INFORMATION

2.1 Land Tenure

Burdekin Park (Council Reserve No.14) is made up of four parcels of land see table below for details. See Appendix 8.2 - Cadastral Map, for site plan.

Land Identifier	Area	Owner	Tenure
Portion 76 Parish of Whittingham	733.5m ²	State (Crown)	Council is reserve trustee
Part of MS 726 MD	878.9m ²	Singleton Council	Dedicated reserve 8.10.1898
Part of MS 726 MD	94.8m ²	Singleton Council	Dedicated reserve 8.10.1898
Part of Sec 18 Town of Singleton	10190m ²	Singleton Council	Fee Simple

The Department of Lands, for identification purposes only, now describe the land as being Lot 7 DP 755269 & Lot 76 DP 755269, see Appendix 8.3 - Current Plan Identifier Department of Lands, for site layout.

2.2 Classification and Category of Land

Under the Local Government Act (1993) Burdekin Park is classified as follows:-

Classification: Community Land
Category: Park
Sub Category: Not applicable

This classification does not apply to the portion of the plan that is Crown land.

2.3 Leases and Licences

No leases exist on Burdekin Park.

Council has an informal licence with the Singleton Historical Society to provide occupation of the Museum Building. Council approved the Historical Society's occupation of the Museum Building at the Council meeting held 20th August 1963, for a nominal rental. The Department of Lands have requested that a "formal agreement" be entered into for the occupation and management of the museum.

2.4 Zoning and Heritage Precinct

Burdekin Park is currently zoned 6(a) Public Open Space and Recreation under the provisions of the Singleton Local Environmental Plan 1996 (SLEP 1996).

The Singleton and Jerry's Plains Conservation Areas Study adopted by Council on 17 May, 1995 includes the whole of Burdekin Park. A number of items within the park were listed on the inventory of buildings and other work/relics. These items include the Boer War Memorial, the World War 1 Memorial and Museum Building as well as the park as a whole. The study also recommended the preparation of a plan to co-ordinate development /operation of Burdekin Park. This plan addresses this recommendation.

A number of recommendations in the study that affect Burdekin Park have been adopted in the SLEP 1996. These include the adoption of the Singleton Heritage Conservation Area (which includes Burdekin Park) and the requirement for development consent for any building or demolition works in the park.

The mature trees of Burdekin Park have been identified as a factor for the inclusion of the whole of the park in the Heritage Inventory. The Heritage provisions of the SLEP 1996 provides guidance on works permitted within the park.

No tree preservation order exists in Singleton Local Government Area.

3.0 PARK MANAGEMENT

3.1 Major Issues

From Council staff observations and community feedback the following issues relevant to Burdekin Park have been identified.

3.1.1 Building Issues

A wide range of issues exist concerning buildings in the park as a whole, as well as individual buildings. The number of buildings in the park and the potential for more buildings or larger buildings is of concern due to limited space. Building more structures on areas currently landscaped could reduce the recreation and aesthetic value of the park. The following list details the number of buildings in the park:-

- Museum building and extension
- Groundsman's shed (old toilet building)
- Toilet building
- Band Shell
- 4 Picnic Shelters
- 5 monuments (WWI, Boer War, Apex Well, Brownie Stump, Munro Fountain)

Some of these buildings add to the function and aesthetic value of the park eg. Old Museum building, picnic shelters. Others have a function but detract from the park eg. Museum extension, toilet block, band shell. The aesthetic values of the buildings are closely related to the heritage values of the park and surrounding area, eg. building materials, building style and shape (clay bricks and pitched roofs as opposed to concrete blockwork and flat roofs). Building development controls are required to prevent further building construction and to

ensure development or redevelopment of existing buildings occurs in a manner consistent with the heritage values of the park and the surrounding area.

The following issues relate to the buildings.

3.1.1.1 *Museum Building*

Preservation

Preservation of the historic part of the museum (Built 1861-1874) was raised as an issue. It is unknown at this time if the foundations of the Court House built by John Lucas in 1841 still exist, only a search with ground penetrating radar would confirm their existence. The location of the timber slab cells and Lock-up Keeper's residence is unfortunately under the concrete floor of the rural section of the Museum.

The building is in general good order and was re-roofed in 1997. The building still requires a lot of maintenance work to be carried out eg. floor board repairs, electrical, plumbing, salt damage and termite damage. Most internal work is carried out by the Historical Society and most external work by Council. However there are some major interior repairs and reconstruction work to be considered such as the salt erosion of brick work and termite damage to the ceiling in the cells.

As the museum is part of the heritage precinct in the SLEP 1996 no additional development control is required in this plan. Due to the building being heritage listed as an item of regional significance, development consent is required for building alteration or additions.

Additional Space for Historical Society

The Historical Society has two major problems with the Museum Building:-

- 1) Insufficient space for displays
- 2) No storage above flood level for documents

The Society has considered the option of extending the museum building. The preferred option is to put a second storey on the 1971 flat roof extension. The new level would be created in a pitched roof to match the old museum building, creating an attic room. The option has the advantages of not taking up any additional ground space in the park, and creating a roof line consistent with the old building and creating storage space above flood level. Disadvantages are that the roof construction would mean connecting to and disturbing part of the existing old museum roof. Also the width of the museum may mean the top of the extension pitch is higher than the old building.

The Historical Society has very limited funds and the work is not a priority in Council's current Management Plan. Grant funds may become available in the future.

3.1.1.2 Groundsman's Shed

The Groundsman's Shed (old toilet block) was refurbished following the 1996 hailstorm. The roof was replaced and at the same time Council gutted the interior (affected by past termite damage) and renovated the building for use as a groundsman's shed. The shed is currently in good condition.

3.1.1.3 Toilet Building and Band Shell

Both buildings provide important functions to park users but do not enhance the park. The materials used, shape and style of the building are not consistent with the heritage values of the park or the surrounding area.

The important functions the buildings provide and cost factors prevent modifications or replacement at this stage.

The toilet building is ageing (built 1971) however the interior was refurbished in 2003 and now provides disability access.

3.1.1.4 Picnic Shelters

The picnic shelters are the most heavily used buildings in the park. Although the shelters are heavily in demand the grassed areas of the park provide alternative picnic venues. The building style of the shelters is consistent with the landscape character of the park. The shelters are in a good state of repair however broken roof tiles are a recurring problem due to vandalism and falling bunya nuts. One bunya tree in close proximity is also starting to lift the picnic shelter footings on once corner.

3.1.1.5 Monuments

The proliferation of monuments in the park reflects the importance of the park to the people of Singleton. However community response to preventing the erection of additional monuments was negative. It was generally not considered relevant or important to prevent the erection of future monuments due to the limitations this would impose on any future memorial the community may wish to erect in Burdekin Park.

3.1.2 Disabled Access

Disabled access to the park at all entry points is currently not available. There are some disabled entry points and disabled parking.

There is no disabled access to the Band Shell and disabled access through some sections of the museum building is an issue.

The public toilets have disabled access.

Options are to have limited disabled access to some buildings, as currently exists, or to provide disabled access to all buildings.

3.1.3 Heritage Guidelines

The following heritages issues exist:-

- Heritage significant elements of the settings of the heritage items and buildings should be preserved. New elements should be designed to fit in to the established character of the area.
- Consistent, co-ordinated development and maintenance should be promoted.
- Over building in the park should be prevented.
- The park and surrounding precinct heritage values should be co-ordinated.
- Inappropriate or hastily conceived developments on the park should be prevented.

The development consent requirement of SLEP 1996 and this Plan will address these issues when they arise.

3.1.4 Vegetation

The large shady trees of Burdekin Park are widely considered the most identifiable feature of the park. Because of the importance of the trees to the park issues regarding the trees also have great importance. The major issues are:

3.1.4.1 Tree Maturity

Possibly the oldest trees in the park are the two River Red Gums. It is likely these trees were self sown and pre-date ornamental plantings. Exact dating would not be possible without destructive testing.

The earliest recorded tree planting in the park was carried out in 1878. However, of all the species listed that were planted, none exists in the park today (Oaks, Norfolk Island Pines, Acacia, Moreton Bay Figs and a variety of others (unnamed)).

The Argus reported, 26th May, 1880 "The Burdekin Park trees have been dying and the Council is not able to take the hint that they have not room to breathe and are about to replant the scrub as a future shelter for Wallabies." (Clayworth, 1995).

Trees of the same species and maturity to the Burdekin Park Chirr Pines (*Pinus roxburghii*) were planted at Townhead Park homestead and Singleton Hospital in 1883 by Matthew Waddell. It is likely the Burdekin Park Chirr Pines were planted at this time.

Other trees may have been planted after this date. The only confirmed dates for other plantings are the two Macadamia Trees (*Macadamia tetraphylla*) on the Corner of Elizabeth and George Streets, planted approximately 30 years ago.

Over the past twenty years a number of trees have died, approximately 9 trees, 3 Silky Oaks (*Grevillea robusta*), 2 Jacaranda (*Jacaranda mimosifolia*), 3 Chir Pine (*Pinus roxburghii*), 1 Brachychiton populneas (Kurrajong). In addition, due to further bat damage, 3 Chir Pine are dying which are yet to be removed. A good shade canopy still exists in the park but additional dying trees could open up the canopy further and reduce the cool shady nature of the park. With the oldest trees likely to be 122 years old tree senescence (the old age and associated decline in tree condition) is an issue.

Trees have a finite lifespan. Accordingly, planning for their replacement must be approached with a sense of rationality rather than emotion. As trees grow and mature, their aesthetic value increases while they remain healthy and vigorous.

Nevertheless, they will all reach their optimum age beyond which they will start to decline, reach senescence and ultimately die. Coupled with this life cycle, the cumulative maintenance costs for the trees increase very sharply beyond their optimum age.

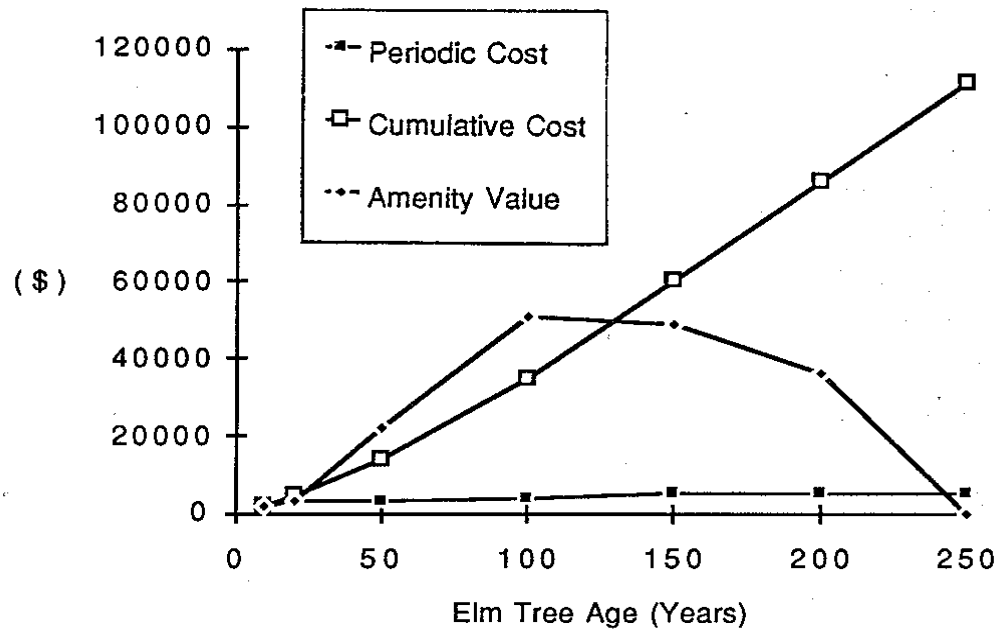


Figure 1 Amenity value and maintenance costs for an Elm tree fully irrigated and maintained throughout its life (Hannah and Yau, 1993)

It can be seen from the graph that the amenity value of the particular species falls away after 120 years.

The maximum life and optimum life span for the Burdekin Park trees are not known. 200 years is a reasonable estimate for maximum life therefore many of the trees would be reaching senescence.

3.1.4.2 Tree Replacement

Wright (cited in Dickens 1985) suggests several alternatives when replacing old trees:-

- A** Clear fell and replant
- B** Clear fell and replant sections at 10 year intervals.
- C** Replace each tree as it dies.
- D** Remove and replace every second or third tree.
- E** Plant new rows of trees and remove existing tree when the new row is established.

These strategies are for avenue plantings and clearly options 'A, B & D' are too drastic for Burdekin Park. Due to the mixed species planted in the park (different species have different life spans) and the likely staggered planting times option 'C' is the most appropriate and least drastic. In 2006, with the defoliation due to bats 3 Chir pines have died and a further three are dyeing, therefore creating space for replacement trees. The aim must be to maintain a long term canopy of large, shady trees.

3.1.4.3 Replacement Species

Burdekin Park is considered an iconic park and landmark predominantly due to the large historic trees and tree canopy. The importance of maintaining the existing vegetation and progressive replacement of the existing tree species to retain its heritage value is considered a high priority by the community.

Part of the heritage value of the park is the choice of plant species and the arrangement of the landscape elements which was popular late in the 19th Century. Therefore any replanting should use species consistent with the planting theme to observe the geometric avenue set out for the park. There should be some latitude to allow new species to be planted where there will be a benefit to the park. The exception being Bunya Nut trees, see Section 3.1.4.4 below. The current species and arrangement can be seen in Appendix 8.4 – Vegetation Plan.

3.1.4.4 Bunya Nut Trees

There are eight Bunya Nut Pine Trees (*Araucaria bidwillii*) in the park which produce pine cones up to the 300mm long and weighing several kilos. When the mature nuts fall (approx. 20m) they present a significant safety problem, especially due to the proximity to the pathways. The cones take approximately three years to mature. Council staff trims the cones every three years prior to the season when cones begin falling (trimmed November).

One option would be not to replant Bunya Nut Pine Trees due to safety problems with falling pine cones. However as this species was amongst those originally planted and due to the community's views with regard to retaining the historic layout of the park, replanting of Bunya Nut Trees should not be totally prohibited.

3.1.4.5 Tree Maintenance

Examples of park improvements that have a negative impact on the trees in Burdekin Park include:-

- Paving and Building - a number of mature trees have had buildings or concrete paving placed close to their trunk eg. Bunya pine near the museum extension.
- In the past wire ropes have been tied to trees for many years causing

damage. The majority of the wire has been removed and the remainder sleeved in thick tubing loosely around the tree.

3.1.5 General Landscape Issues

3.1.5.1 Landscape Character

The landscape character of the park was raised as an issue. The large trees and shady nature of the park along with the geometric nature of the layout of the park were identified as features that should be protected and preserved.

It was considered that a holistic view to the landscape management of the park should be adopted that considers all aspects of the landscape i.e. trees, park furniture, signs, paving, turf, other plant material and play equipment.

3.1.5.2 Park Furniture

The park furniture currently installed includes benches, signs, lights, bins, fences and bubblers.

In the past park benches throughout the park varied in style and were not fixed in position. The moving of the seats has caused problems in the past for parks staff who have found seats placed in garden beds, pushed over and vandalised. A number of new park benches in a style consistent with the park heritage values have been purchased and fixed in place. Seats at some picnic shelters are movable and in varying styles and need to be replaced.

Signs currently in the park vary in style, colour and condition. Signs along with other park furniture in the park were considered an issue that should be dealt with in a co-ordinated manner. It was considered that signs should be used as little as possible and where required should be consistent with a heritage theme for the park. The existing Burdekin Park identification sign on the corner of George and Hunter Street is a style and colour scheme that suits the existing park heritage theme. The colour scheme is also consistent with Singleton Council's signage at other parks.

Lights are located along the centre of the pathway system in the park and in the Munro Fountain. The pathway signs are galvanised steel and have modern fittings. The light at the intersection of the major pathways and the Munro Fountain has older style light standards. As the more modern lamps require replacement, older style standards should be considered. However due to the high replacement costs and longevity of the existing standards this option would be a long term project.

3.1.5.3 Fencing

Currently the park is fenced along part of the Bourke Street frontage near the playground to protect children from running out into traffic.

Two issues were raised regarding fences during community consultation. Firstly the park should remain open to access for all, therefore few fences. Secondly the existing treated pine post and chicken wire fence near the playground while providing an important function does not add to the appearance of the park.

Options include keeping the existing fence or replacement with a more aesthetically pleasing and functional fence.

3.1.5.4 Play Equipment

A number of issues regarding children's play have been raised during community consultation:-

- The park should remain open for varied forms of play i.e. open space to run, provision of swings etc.
- 'Don't make the park too sanitised/too safe!'
- The two tractors owned by the Historical Society on display in the park are covered by the Society's Public Liability Insurance. The tractors provide a play venue for children using the park and have become a popular feature of the park. The tractors need to be as safe as possible whilst maintaining their play value. In 1996/97 the Historical Society took each tractor off site and made repairs removing items of potential risk to users. The tractors were repainted and returned and Council provided soft fall tiles underneath.
- The purpose built play equipment varies in style and form. The older galvanised steel swings are in good order and the style of the equipment is consistent with the parks heritage values. The spiral slide and scale swing provide great play value but do not fit with the heritage values of the park. Removal of the scale swing was suggested.
- Park equipment and soft fall should comply with Australian Standards.

Council has adopted a strategy of playground rationalisation and improvement for the Local Government Area park network. Burdekin Park's play equipment does require an upgrade to meet new playground and soft fall standards. The galvanised steel swings met the standards but the other equipment does not. Any new equipment would need to comply with heritage guidelines.

3.1.5.5 Turf Cover

Generally the park enjoys a good cover of buffalo turf (Stenotaphrum secundatum). However due to the level of shade, park staff have great difficulty re-establishing turf in areas where turf is damaged, generally as a result of high foot traffic, for example after the Guide Markets. Options include banning market days or confining high foot traffic to hard paved areas.

Maintaining the high standard of turf cover was considered a high priority by the community.

3.1.5.6 Vandalism

Although incidents of vandalism are not frequent management of this issue was identified by the community as a high priority. The park is in close proximity to a number of local hotels and it is considered that providing additional lighting may reduce the number of incidents of vandalism or alcohol related issues.

3.1.5.7 Starlings and Flying Foxes

Starlings have caused significant problems in the past due to large numbers camping in the trees overnight in Burdekin Park. Noise, bird faeces and smell were an issue. Starlings have been known to be in Burdekin Park in recent times.

Since about September 2000 a colony of Grey Headed Flying Fox (GHFF) has seasonally resided in Burdekin Park. Over winter the numbers have reduced, however during July, August and part of September 2005 there were no GHFF in the park.

The GHFF is inflicting severe crown damage to the mature trees which are situated in the middle of Burdekin Park. The mature trees consist of Eucalypts, Bunya Pine, Chir Pine, Norfolk Island Pine, Hoop Pine and Macadamia. Noise, odour and property damage are issues.

The GHFF colony is creating a nuisance amongst some sectors of the local community as detailed below:

- The Park hosts the town's war memorial. The RSL has made complaints to Council, specifically in regard to the dawn memorial services being disrupted (participants being defecated upon by GHFF) and memorials damaged by the GHFF faeces. GHFF noise and smell are also issues.
- Hunter Valley Guides used to hold monthly markets in the Park however stall holders and visitors are being deterred by the smell and faeces of the GHFF, particularly spoiling food and stock. The markets have moved to a less desirable site due to the flying foxes.
- Some sectors of the community believe the GHFF propose a health risk and are reducing visitor numbers to the park.
- Council has had to increase maintenance duties in the park to overcome slip hazards, lawn damage and spoiling of furniture.

There is significant concern in the community regarding the negative impact the bats have on the park. The issues identified at the public meeting held 18 October 2006 include tree damage; health issues; odour; noise and damage to trees. The community highlighted the removal of bats or at least the reduction of numbers as a very high priority. It was also suggested that alternative habitats in the area should be investigated which could assist in the relocation of the bats.

3.1.6 Park User Issues

A number of issues regarding users were raised. These include the number of people the park can serve, special occasions, access, security, drinking.

3.1.6. User Numbers

The ability of the park to withstand high numbers of users was raised. Although there can be several hundred people in the park during special events, these occasions are for a short period. This combined with the previous issue raised, to keep the park open to all, negates the need to take this issue further.

3.1.6.2 Special Occasions

The park should remain as the venue for special social events such as Anzac Day, Australia Day and Armistices Day. Functions such as the Rotary Christmas Lights function have moved from the park due to the bats but may return if the bats leave the park. The park is also popular for weddings. The central location, layout of the park, memorials and high quality of the landscape makes the park an attractive venue for these occasions.

3.1.6.3 Access

Open access to the park was raised as an issue. The access to the park should remain free to all and unobstructed.

Disabled access was raised as currently not all entries to the park provide disabled access. Disabled access points and disabled parking are located on Bourke Street only. Options are to maintain disabled access at the current level or to provide disabled access at all pathway entries to the park.

3.1.6.4 Security and Drinking

Security in the park at night was raised as an issue. The pathways through the park are well lit, however security at night for people passing through the park as well as vandalism are problems.

The close proximity of the park to a number of hotels creates issues with drinking and drunken behaviour in the park. The late hours and irregular occurrence of these incidents makes prevention or detection difficult for Council or the Police. Council has conveyed information regarding problems to the Police and as a result patrols have been conducted.

On 28 January 1997 Council resolved to prohibit the consumption of alcohol in Burdekin Park between 10pm and 5am. Signs have been erected in the park to notify the public.

3.1.6.5 Landscape Maintenance

Maintenance levels of Council's various parks differ. Maintenance standards are shown below:-

V Very High

Regular mowing, say every week in a good growing season. Grass edges treated by mechanical edging. Grass fertilized when required.

Automatic irrigation provided. Toilets, bins and paved areas to be cleaned out periodically (toilets generally daily). Landscape treatment – turf, trees and shrubs, paved footpaths, picnic shelters, BBQ, perennial and annual gardens.

Example: - Burdekin Park

H High

Regular mowing, say every two weeks in a good growing season.
Grass edges treated by spraying and occasionally by mechanical trimming when required. Grass areas fertilized annually.

Some type of irrigation will be provided. Toilets, bins and BBQ's will be cleaned periodically (toilets generally every day or two). Landscape treatment – turf, trees and shrubs, paved footpaths, picnic shelters, BBQ, some perennial gardens.

Example: - Townhead Park

S Standard

Regular mowing, say every three weeks in a good growing season.

Grass edges treated by spraying when required.

Generally these areas are not irrigated.

Landscape treatment – limited to earthworks, grasses, trees, picnic shelters, wood BBQ's, playgrounds and shrubs (no gardens). Toilets and bins will be cleaned periodically (generally weekly).

Examples: - McNamara Reserve, Jim Johnstone Reserve (Warkworth Oval).

L Low

Maintenance generally by users with occasional mowing or clean up by Council. Grass edges not treated. Site not irrigated. Landscape treatment generally trees or pasture.

Examples: - Ingar Park, Jerry's Plains Pony Club.

U Utility

No or minimal mowing due to site not being used as a park, or located in an isolated area with little use, or too steep to mow.

Grass cover would typically be grazed.
Grass edges are not treated.

Site not irrigated.

Landscape treatment – generally bushland, pasture or site with steep gradients e.g. some areas Singleton Heights gully parks. Where possible areas too steep to mow will be revegetated with shrub/tree cover where bushfires are not likely to be of concern to neighbouring residences.

Examples: - Belford Resting Place, Howes Valley Reserve.

P **Playing Field**

Mow weekly in a good growing season when being used. Fertilize annually, aerated annually.

Treated for broadleaf weeds annually.

At a minimum will have some irrigation outlets. May have automatic irrigation.

Maybe top dressed to correct surface irregularities if required.

Example: - Howe Park Oval.

C **Cycleway**

Off road cycleways will be checked annually and repairs made within budgetary limits.

Grass edges will be sprayed. When required edges will be trimmed mechanically if grass/soil build up is excessive.

Cycleways cleaning/sweeping will only be carried out if a hazard exists, for example broken glass on cycleway.

Example: - Bridgman Road cycleway.

Because of Burdekin Park's importance in the community the level of maintenance has been set at 'V' Very High.

3.2 Value Statement and Function

The values of Burdekin Park lie in four areas: -

Social/Cultural Value

Social / cultural values of the park were arrived at by studying bookings for the park, museum visitor book comments, user survey comments, history of the park, press reports and user feedback to parks staff. Burdekin Park is part of the social fabric of life in Singleton. Because of Burdekin Parks' history of special occasions, landscape beauty and cultural monuments the park plays an important function in Singleton's social and cultural life. The cool shady nature of the park on hot days and evenings has made the park of great social value due to the warm climate of Singleton.

Heritage Value

As mentioned in Section 2.4 the park as a whole has been assessed as having regional and local heritage values. The park is within the Singleton Heritage Conservation Area as defined by the SLEP 1996.

Horticulture Value

The large stand of mature trees in particular makes the park of significant horticultural value. Although none of the trees are of rare species, the number of large mature trees in a small area and the shady conditions constitute the high horticultural value of the park. The age of the landscape, the landscape style/layout (See Appendix 8.4 – Vegetation Plan) and the species used are identified as of horticultural heritage value in the Heritage Conservation Study, see section 2.4.

Recreational Value

The recreational values of the park have been identified by park users, community consultation, staff and past surveys. The location, size/space, shady trees, old buildings, play equipment, social events and amenities provide recreational value of local, regional and state significance. A user survey conducted in 1996 shows that approximately 80% of the users are from the Shire, 10% from the Hunter Valley and 10% from other areas. The park provides recreation value for locals and travellers alike. The park would also have some value as a tourist facility due to its national Highway location and amenities.

3.3 Objectives

The core objectives for management of community land categorised as 'Park' under the Local Government Act, 1993 (S36G) are: -

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

Additional objectives of this Plan of Management are to: -

- Develop a forward planning policy for Burdekin Park with community input.
- Conserve the landscape, social and recreational value of the park.
- Protect the scenic amenity of Burdekin Park.
- Implement a program to maintain a canopy of mature trees.
- Balance the demands of development and heritage conservation.
- Protect the community by maintaining a safe environment in Burdekin Park.
- Maintain Council's financial viability by reducing public liability risk.
-

- Implement a balanced and prioritised improvement program for the park.
- Improve Council's image through maintaining the buildings and landscape to a high quality.

4.0 MANAGEMENT POLICY

The major issues identified in Section 3.1 along with the objectives in Section 3.3 have been used to determine the Management Policy as shown below: -

4.1 Planning

- Any new building work in Burdekin Park is not to take additional ground space.
- Additions to the museum building extension/gardeners shed to be considered subject to the design meeting the heritage values of the park and surrounding area.
- No additional monuments are to be built in Burdekin Park except for the remembrance of service people in major wars or disasters.
- Buildings to be refurbished when budget funds allow.
- Any development in Burdekin Park is required to comply with relevant Heritage guidelines and Development Control Plans.
- Investigate the development of a Conservation Plan or Asset Management Plan for the museum building and explore funding opportunities for heritage conservation and development.

The following table lists the typical buildings and structures that may be erected in town parks which may also be erected in Burdekin Park. It must also be considered that due to the heritage values of Burdekin Park and the Burdekin Park Museum, relevant heritage guidelines and development controls are required to be met for any new development.

Without Development Consent	Buildings less than 10m ² in area (e.g. Picnic shelters, work or storage sheds) BBQ's Pathways Sculptures Landscaping and gardens Tree Planting Park furniture (e.g. seats, bins, tables) Fencing Irrigation, taps, bubblers Information signs (excluding advertising) Utilities e.g. water and sewer Lighting (other than floodlights) Flag poles Playground structures Stormwater control structures Stormwater harvesting structures eg. water tanks
Only with Development Consent	Buildings greater than 10 m ² in area including meeting rooms, toilets, amenities, canteens, band shells/bowls, shelters, store rooms, sheds, pergolas/shelters, Memorials Advertising structures for facilities or events Any other structures consistent with the use of the park

4.2 Heritage Guidelines

Under Schedule 3 of the SLEP 1996 Burdekin Park and the Bore War Memorial are classified as being of local heritage significance. The Singleton Historical Museum is listed as being of regional heritage significance under Part 2 of Schedule 3 of the SLEP 1996.

In accordance with Singleton Council's Exempt & Complying Development - Development Control Plan (DCP), development on land that is the site of a heritage item of regional or state significance as defined by SLEP 1996, requires development consent. The Singleton & Jerry's Plains Heritage Conservation Areas – DCP, adopted by Council on the 13 May 1996 provides heritage guidelines for works, additions, alterations, repairs and maintenance to heritage items/places; within the vicinity of heritage items/places; and/or development within the Singleton or Jerry's Plains Heritage Conservation Areas.

This Plan of Management sets out the following heritage guidelines for Burdekin Park buildings, park furniture, signs, lighting and fence structures: -

- ☑ **Materials** - Materials used in development of future structures must be similar to those used early in the development of the park and consistent with the heritage values of the park.
- ☑ **Colours** - Mid Brunswick green and cream are the major exterior colours to be used throughout the park. Other colours are permitted where complementary.
- ☑ **Design & Shape** - Structures must be designed to be consistent with the heritage values of the park and the surrounding area.

The conservation of the existing heritage buildings is considered a very high priority by the community. The Historical Society highlighted the need for the development of a Conservation Plan for the museum. Access to external funding grants could be explored for the purpose of heritage building conservation and development.

4.3 Disabled Access

- Disabled access to the Band Shell is to be provided when budget funds allow.
- Disabled access to the park at all pathway entrances to be constructed when budget funds allow.

4.4 Trees

- A progressive mature tree replacement program to be implemented to replace dying or dead trees to maintain a continuous stand of mature shady trees.
- The tree species to be planted in Burdekin Park should be generally consistent with the existing species to conserve heritage values and historic landscape. Replacement tree species should generally be the same as the old trees used in the park. Exceptions can be made by Council.
- Other tree species of local or regional significance e.g. Wollemi pines, may be used in Burdekin Park.
- Bunya Nut Trees should not be replanted due to the safety hazard caused by falling pine cones.

4.5 General Landscape, Furniture and Equipment

- The geometric landscape layout character of the park should be preserved.
- The open access to the park should be preserved.

- Replace the chicken wire fence constructed from materials more aesthetically pleasing.
- The play equipment should be kept simple and compliment the historic nature of the park.
- Council, in co-operation with the Singleton Historical Society, identifies issues and implements strategies to ensure user safety of the two tractors.
- The play equipment and soft fall should be maintained to Australian Standards.
- Turf cover policy - see general use policy in Section 4.6.
- Park furniture - see policy for heritage values and guidelines in Section 4.1.
- Landscape Maintenance level for Burdekin Park to be set at 'Very High' (see 3.1.6.5 for definition).

4.6 General Use and Vandalism

- Repeated high volume foot traffic during events to be restricted to hard paved areas wherever possible to reduce impact on turf.
- Council staff to communicate with Police any incident in the park due to drinking or vandalism.
- Prohibition on drinking alcohol in the park between 10pm and 5am to continue.
- Investigate the installation of additional lighting when funding allows.

4.7 Leases and Licences

This Plan of Management authorises the leasing or licensing of any other estate over the land covered by this plan for the purpose of fairs, circus, trade shows, displays, filming, carnivals, training, sport, markets, concerts and the like. The museum building may be leased or licensed.

4.8 Threatened Species Laws

Singleton Council recognises that it has responsibilities under the Threatened Species Conservation Act 1995 (TSC Act) to manage land in accordance with these Acts.

At the time of preparation the land covered under this plan had not been declared as 'critical habitat' under the TSC Act.

The NSW Department of Environment and Conservation (DEC) are currently preparing a number of recovery plans and threat abatement plans, which are in various stages of production. If the land covered by this plan of management is directly affected by a recovery plan or threat abatement plan adopted under the

TSC Act, where applicable, the land will be managed in accordance with the recommendations of that plan. Copies of any finalised recovery or threat abatement plans are available from the DEC web site (<http://www.dec.nsw.gov.au>) or by writing to the Central Directorate Threatened Species Unit, P O Box 1967 Hurstville, NSW 2220. See Threatened Species Information and Environmental Guidelines 2000 for more detailed information and the status of these plans.

4.9 Removal of Grey Headed Flying Fox using Non Lethal Means

Singleton Council is seeking approval to implement a number of methods to remove bats from the park by non lethal means.

The following bat frightening methods are proposed:-

- Pains Wessex Birdfrite system.
- Electronic and other mechanical noise deterrents.
- Water Sprays in tree canopy.
- Hire Hose directed into tree canopy.
- Electric lights strung throughout tree canopy.
- Beacons and reflective objects strung throughout tree canopy.

Singleton Council lodged an application for a Section 91 License under the Threatened Species Conservation Act which included a system called Birdfrite. Council has carried out trials using Birdfrite at an open field site at Broke (no bats on site). When Birdfrite was fired, it traveled approximately 65 meters whereupon the charge exploded with a peak noise level of 140dB accompanied by a brilliant white flash.

Loud mechanical noise and water sprays have been the most effective deterrent methods to date.

The aim is to use deterrent methods for interim periods whenever flying foxes return to the park to encourage them to move on to a more suitable habitat. It is widely understood that the process of removing and keeping the bats out of Burdekin Park will be a long term project.

The deterrent methods are aimed to create a nuisance for the flying fox colony and after repeated uses over time deter the flying foxes from roosting in Burdekin Park. The operation of deterrent methods is meant to create an unpleasant atmosphere for the flying foxes and encourage them to seek alternate sites.

4.10 Use of Burdekin Park

The following table lists the types of events that may be held in town parks.

Without Development Consent	<p>Games Parties, picnics, dinners and family gatherings or ceremonies Weddings Anzac Day, Remembrance Day & Australia Day celebrations Launch of Christmas Lights Carols by Candlelight School excursions Concerts or community functions (where the event is likely to generate less than 500 people) ** Markets or fairs (where the event is likely to generate less than 500 people) ** General maintenance, mowing and petrol powered whipper-snipping, edging, yard vacuum cleaning, tree maintenance (chainsaw), removal of dead or dying trees, bat or other pest deterrent methods</p>
Only with Development Consent	<p>Concerts or community functions or ceremonies (where the event is likely to generate 500 or more people) Markets (where the event is likely to generate 500 or more people)</p>

Note: - ** denotes:-

- If the event is likely to generate over 50 vehicles the event organiser needs to be referred to the Local Traffic Committee (SEPP 11).
- If the event is likely to generate over 200 vehicles the event organiser needs to be referred to the Regional Traffic Committee (SEPP 11).

Burdekin Park has the only war memorial in Singleton for the Boer War, WWI and WWII. The Park also hosts the only outdoor band shell in the town.

5.0 PRIORITIES

The action priorities for the management policies are shown below: -

Performance Target	Action	Priority	Responsible Officer	Capital Cost	Recurrent Cost
Museum extension	Design, plan & gain approvals.	Long Term	M.P&F./ Historical Society	\$10,000	-
Museum extension	Construction	Long Term	M.P&F./ Historical Society	Unknown	-
New building takes no extra ground space	Assess any proposal	Ongoing	MP&DS.	-	-
Implement heritage guidelines to buildings work	Apply guidelines to work	Ongoing	M.P&F. Building Maintenance Officer	Unknown	-
Implement heritage guidelines for park	Progressively implement new signs, fences and park furniture	Ongoing	M.P&F Parks Supervisor	Unknown	-
Mature tree replacement program	Progressive replacement of dead or dying trees	Ongoing	M.P&F. Parks Supervisor	-	Included in park maintenance & repair budget
Open access be preserved	Maintain easy access to all	Ongoing	M.P&F	-	-
Bats	Removal or reduction of numbers	Very High	MP & F Parks Foreman	Unknown	
Develop Conservation Plan/Asset Management Strategy	Investigate funding opportunities	Very High	MP&F Parks Technician Historical Society	\$10,000 Unknown	-
Preservation of landscape layout	Conserve geometric layout & historic species	High	M.P&F.	-	-
Tractor maintenance & safety	Inspect, maintain as required, implement safety strategies	High	Historical Society	Unknown	By Historical Society
Playground maintenance	Inspect, maintain to Australian standards & Council's Playground Management Strategy	High	MP&F	-	\$1,500 pa
Playground upgrade	Build new playground	Medium	MP&F	\$40,000	-
Restrict destruction of turf	Apply condition of use that pedestrians to be kept to hard surfaced	Medium	M.P&F Parks Supervisor Customer Services Officer	-	-

Performance Target	Action	Priority	Responsible Officer	Capital Cost	Recurrent Cost
	areas, Maintain high standard of cover	High	Parks Foreman	-	-
Pathways	Investigate materials & repair/replacement	Medium	MP & F Parks Foreman	-	
Disabled access	Construct disabled access	Medium	M.P&F	\$5,000	-
Band shell disabled access	Build access	Low	M.P&F.	\$7,500	-
Events in Burdekin Park	Allow events as per Section 4.1	High	M.P&F.	-	-

6.0 REVIEW

It is envisaged this plan will remain valid for a minimum of five years. However the Plan of Management may be reviewed as the need arises.

The Local Government Act 1993, Sect 41 and 42 and the Crown Lands Act 1989, Division 6 Sect 115, both have provisions for the Review of Plans of Management.

7.0 REFERENCES

CLAYWORTH, D. (1995) 'History of Burdekin Park'
Singleton Historical Society Inc. (Unpublished), Singleton

DICKENS, J. (1985) 'Tree Avenues of Victoria'
Vic College of Agriculture & Horticulture, Burnley Campus, Burnley

HANNAH, B.L. & YAU D.P. (1993) 'Avenues and Boulevards: A guide to their Tree Management', RAI P&R, Melbourne

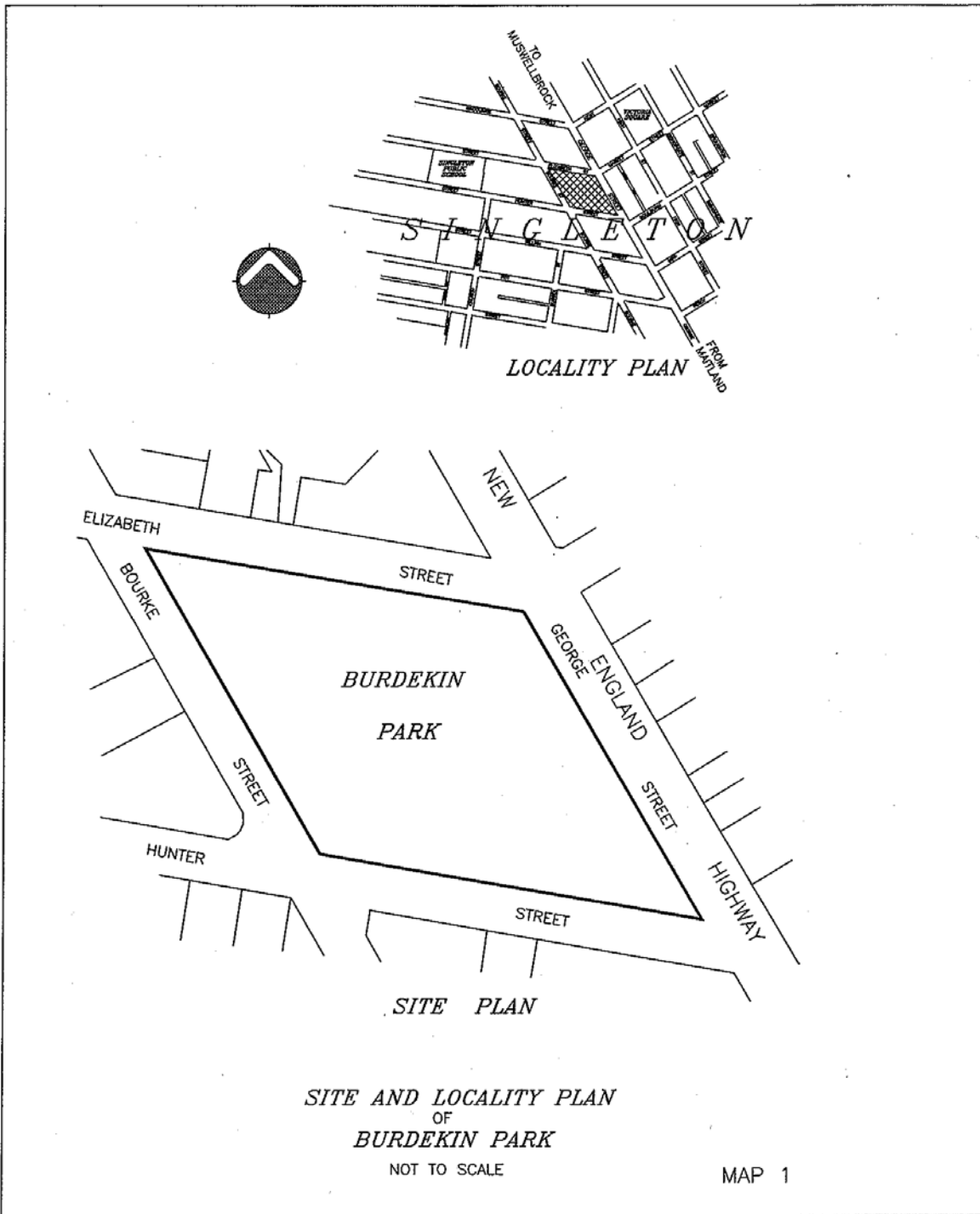
SINGLETON LOCAL ENVIRONMENTAL PLAN 1996


SINGLETON EXEMPT & COMPLYING DEVELOPMENT, DEVELOPMENT CONTROL PLAN

8.0 APPENDICES

- 8.1** MAP 1 Site and Locality Plan
- 8.2** MAP 2 Cadastral Map
- 8.3** MAP 3 Current Plan Identifier Department Lands
- 8.4** MAP 4 Vegetation Plan
- 8.4** Condition of Land

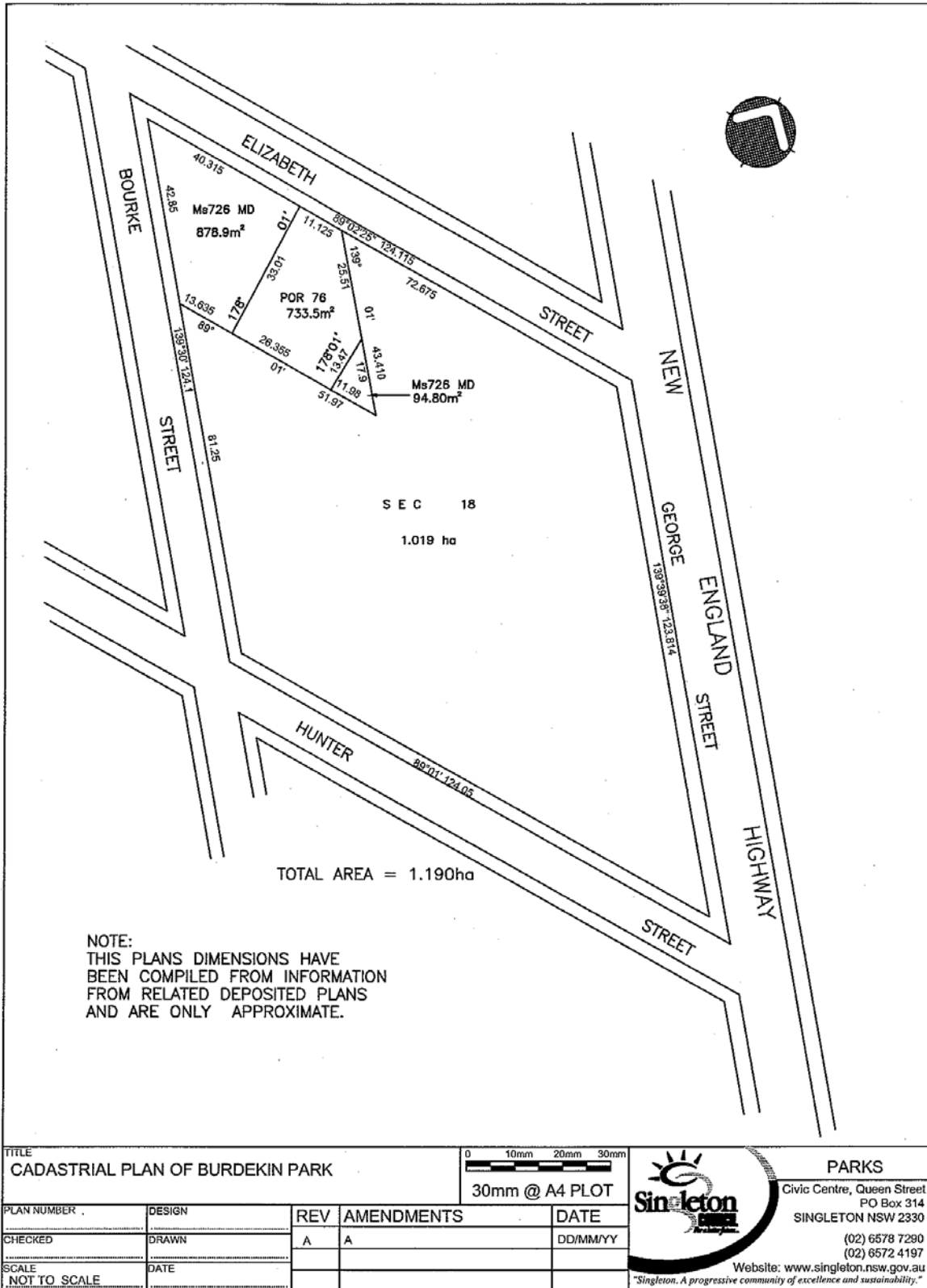
8.1 SITE & LOCALITY PLAN




TITLE SITE AND LOCALITY PLAN OF BURDEKIN PARK		0 10mm 20mm 30mm 30mm @ A4 PLOT		 <p>PARKS Civic Centre, Queen Street PO Box 314 SINGLETON NSW 2330 (02) 6578 7290 (02) 6572 4197 Website: www.singleton.nsw.gov.au "Singleton. A progressive community of excellence and sustainability."</p>	
PLAN NUMBER	DESIGN	REV	AMENDMENTS		DATE
CHECKED	DRAWN	A	A		DD/MM/YY
SCALE NOT TO SCALE	DATE				

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8.2 CADASTRAL MAP



TITLE CADASTRIAL PLAN OF BURDEKIN PARK				0 10mm 20mm 30mm 30mm @ A4 PLOT				PARKS	
PLAN NUMBER	DESIGN	REV	AMENDMENTS	DATE		Civic Centre, Queen Street PO Box 314 SINGLETON NSW 2330			
CHECKED	DRAWN	A	A	DD/MM/YY		(02) 6578 7290 (02) 6572 4197			
SCALE NOT TO SCALE	DATE					Website: www.singleton.nsw.gov.au "Singleton. A progressive community of excellence and sustainability."			

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8.3 CURRENT PLAN IDENTIFIER DEPARTMENT OF LANDS



Map Width: 295.5 m

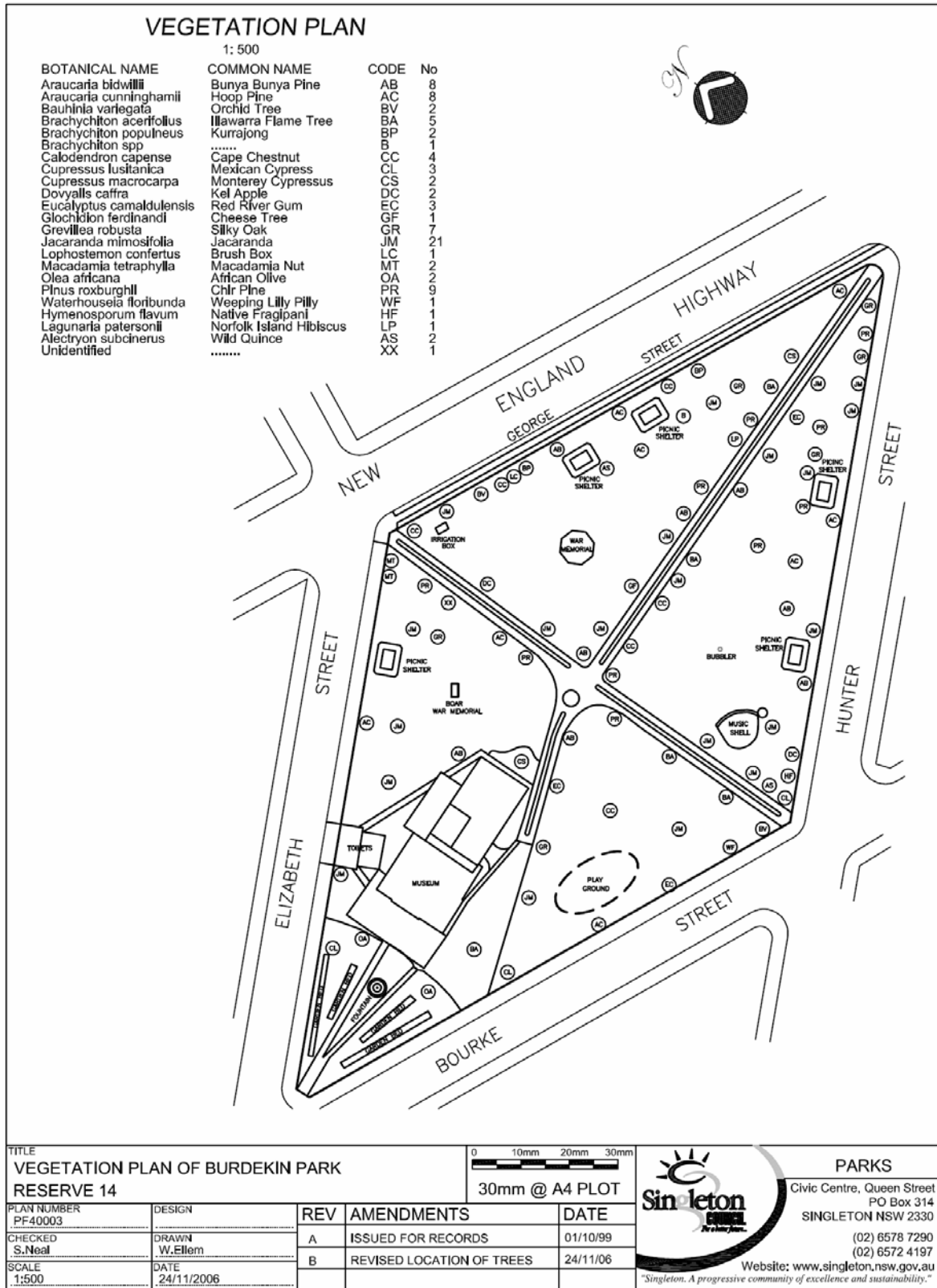
Coordinate System: GDA94, MGA Zone 56

#

Comments: Burdekin Park

Printed Tuesday, October 17, 2006

8.4 VEGETATION PLAN



8.5 CONDITION OF LAND

The following is a list of assets on the land. The list shows the condition of the assets.

	Item	Description	Qty	Cond.	Remarks
1	Building	Museum	1	S	
2	Building	Band shell	1	S	
3	Building	Toilets	1	G	
4	Building	Picnic shelter	5	1P, 4S	One shelter damaged by adjacent tree's roots lifting footings.
5	Memorial	Boer war	1	S	
6	Memorial	WW1	1	G	
7	Memorial	WW2	1	E	
8	Memorial	Brownies stump	1	S	
9	Memorial	Apex wishing well	1	F	
10	Memorial	Munro fountain	1	S	
11	Fence	Wooden post and wire mesh	51m	F	Along Bourke St
12	Paving	Concrete	780m2	P	Excludes footpaths on road reserves
13	Paving	Segmental	726m2	S	
14	Play equipment	Double swings	2	G	Galvanised steel.
15	Play equipment	Scale swing	1	G	
16	Play equipment	Slide	1	G	
17	Park benches	Heritage style	11	S	
18	Park benches	3 timber slat style	9	F	
19	Bubbler		1	F	
20	Lighting	Path lighting	1	F	
21	Water service	Potable water	1	P	
22	Irrigation	Auto pop up system	1	S	

Condition Key.

E	Excellent condition
G	Good condition
S	Satisfactory condition
F	Fair condition
P	Poor condition

Notes.

- Condition of horticultural items (trees & gardens) were not assessed.
- The two tractors are the property of the Singleton Historical Society Inc and were not listed.