

ITEM 2 DRAFT MASTER PLAN AND PLAN OF MANAGEMENT - REDFERN PARK

FILE NO: SO37000

SUMMARY

The purpose of this report is to obtain Council approval for the exhibition of the draft Master Plan and Plan of Management for Redfern Park. The draft Master Plan prepared by Bligh Voller Nield (BVN) Architects and Spackman Mossop Landscape Architects reflect the directions set for Redfern Park by the Council at its 21 November 2005 resolution. The draft Plan of Management updates the current adopted Plan to align with the draft master plan proposal and guide the City's ongoing use and management of the Park and its facilities.

RECOMMENDATION

It is resolved that Council approve:

- (A) the public exhibition of the draft Redfern Park Master Plan as shown at Attachment A to the subject report; and
- (B) the public exhibition of the draft Plan of Management as shown at Attachment C to the subject report.

ATTACHMENTS

Attachment A: Redfern Park Draft Master Plan – July 2006

Attachment B: Redfern Park Draft Master Plan Report – July 2006

Attachment C: Redfern Park Draft Plan of Management – July 2006

Attachment D: Master Plan and Plan of Management response to 21 November 2005 Council Resolution

BACKGROUND

1. Redfern Park is defined by its boundaries of Elizabeth, Redfern, Chalmers and Phillip Streets, Redfern. The Park is approximately 4.8 hectares in area and forms a significant component of the City's open space network.
2. The Park is owned by the City of Sydney and classified as Community Land.
3. On 21 November 2005 Council adopted key design, use and management principles for Redfern Park. Those principles are:
 - "(i) That active and passive open space for the local community is maximised.*
 - (ii) That the oval remains the spiritual home of Souths NRL Football Club by providing a playing surface of an appropriate standard for professional sport and suitable for all other levels of football including junior and school sport.*
 - (iii) Provision of facilities to allow the use of the ground as Souths NRL Football Club's preferred training ground and subject to a Plan of Management and Development Application processes, a ground for a limited number of pre-season training or exhibition matches.*
 - (iv) The facility is managed by the City of Sydney.*
 - (v) Accessibility to the community and sporting groups in a fair and equitable basis is maximised.*
 - (vi) Provision of a total ground capacity of up to 8,000 people with the opening-up of views and vistas into the oval from the adjacent streets and the northern end of Redfern Park.*
 - (vii) Provision of a grandstand of modern design within the footprint size of the existing grandstand and facilities, to include up to the existing grandstand capacity with appropriate facilities, including change rooms; open area seating to be developed in the Master Plan.*
 - (viii) Provision of adequate lighting to meet appropriate standards for training and ensuring adverse impacts on surrounding residents are minimised.*
 - (ix) Enhanced community access and safety through removal of existing fencing and opening up of appropriate circulation routes linking the oval to the park and surrounding streets, with new fencing minimised to that necessary to ensure reasonable protection of the playing field. Council staff are to investigate the possibility of new perimeter fencing of artistic and functional merit and designed by competition reflecting the Rabbitohs' cultural and sporting connection to Redfern Oval. Such commemorative fencing will be as unobtrusive as possible and incorporate large retractable openings at gates and other points on the perimeter. The day to day operation and management of the gates and openings is to remain in Council's control."*

4. Bligh Voller Nield Architects and Spackman Mossop Landscape Architects have been engaged to develop the principles set out in the 21 November 2005 Council resolution into a graphic master plan in order to visualise the proposed physical design and layout of the Park. (Attachment A / B)
5. The current plan of management for Redfern Park was adopted by South Sydney Council in July 1996. It is considered opportune to also update this plan of management to align with the draft master plan proposal to ensure clarity in the future development, use and management of the Park.
6. A primary aim of this plan of management is to authorise permissible uses and activities in the Park after the upgrade is completed. This includes providing a training facility for the South Sydney District Rugby League Football Club, a venue for junior and district rugby league as well as school sports, and a home ground venue for a local junior district rugby league club such as the Redfern All Blacks.
7. Attachment D provides an outline on how the draft master plan and plan of management has responded to the 21 November 2005 Council resolution requirements.

KEY IMPLICATIONS

8. **Policy** – The proposal is aligned with the key objectives outlined in the Strategic and Corporate Plan 2006-2009 in particular *Public Domain and Facilities*.
9. **Service Quality Levels**- The draft master plan and plan of management provides a guide to future open space management and enhancement of the Park.
10. **Social and Community**- The recommendations in the draft Master Plan and Plan of Management will enable greater public use and enjoyment of the Park through enhanced provision of active and informal recreational facilities and upgrade of pathways, lighting, public toilets, and park furniture.
11. **Cultural and Heritage**- The plan of management provides strategies that maintain and enhance the existing historic and cultural fabric of the Park.
12. **Environmental** –The draft plan of management promotes environmental sustainable design and resource use for the development and on going management of the Park. A detailed Tree Management Plan accompanies the plan of management.

FINANCIAL IMPLICATIONS

13. The redevelopment of Redfern Park is listed in the Capital Works Programme with the total funding provision being \$19m.

RELEVANT LEGISLATION

14. The draft plan of management has been prepared in accordance with the requirements of the Local Government Act 1993.

CRITICAL DATES / TIME FRAMES

15. The approval to exhibit this draft Master Plan and Plan of Management will allow adoption of the final Plan in accordance with project time frames below.

- (a) Council resolution to exhibit draft master plan and plan of management 7 August 2006;
- (b) Public Exhibition / Submission Period (42 days): 9 August –19 September
- (c) Assess submissions: 20 September – 24 September 2006;
- (d) Adoption by Council: 23 October 2006;
- (e) DA to be submitted 4 September 2006
- (f) Construction to commence early 2007

OPTIONS

- 16. Nil.

PUBLIC CONSULTATION

- 17. It is proposed to place the draft plan of management on public exhibition as per the requirements of the Act for twenty eight (28) days with a further fourteen (14) days during which submissions can be received. The master plan will be publicly exhibited with the plan of management for the same time period.
- 18. All comments received will be assessed and reported back to Council prior to the adoption of the final master plan and plan of management. A public hearing for the plan of management in accordance with section 40A and 47G of the Act may also need to be held during the exhibition period.
- 19. Exhibition material will be available on Council's web site and Neighbourhood Service Centres.
- 20. The draft master plan has been developed with considerable consultation undertaken with the following key stakeholders.
 - (a) South Sydney District Rugby League Football Club;
 - (b) South Sydney Juniors Rugby League Club;
 - (c) Redfern All Blacks Rugby League Club;
 - (d) Open Up Redfern Park;
 - (e) RedWatch;
 - (f) PCYC;
 - (g) Redfern Police;
 - (h) Redfern Waterloo Authority;
 - (i) Indigenous Land Corporation;
 - (j) Redfern Aboriginal Authority;
 - (k) Aboriginal Housing Company;

- (l) Metropolitan Local Aboriginal Land Council;
- (m) The Fact Tree;
- (n) The Settlement Youth Centre;
- (o) Alexandria Park Community School;
- (p) Green Square Public School;
- (q) Mt Carmel School;
- (r) Waterloo Neighbourhood Advisory Board;

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