

ITEM 4 DRAFT MASTER PLAN AND PLAN OF MANAGEMENT - TURRUWUL PARK, ROSEBERY

FILE NO: SO45651

SUMMARY

The purpose of this report is to obtain Council's endorsement of the Master Plan for Turruwul Park. The Master Plan has been informed and refined by community consultation between December 2005 and May 2006. Using this guiding vision for the park, a scope of works has been identified for implementation. In addition a draft Plan of Management for Turruwul Park has been prepared for exhibition. This Plan of Management will facilitate the implementation of the project and guide future management of the park.

RECOMMENDATION

It is resolved that:

- (A) Council endorse the draft Master Plan for Turruwul Park, as shown at Attachment A to the subject report, as a guiding document for future park upgrades; and
- (B) Council endorse the exhibition of the draft Plan of Management for Turruwul Park, as shown at Attachment B to the subject report.

ATTACHMENTS

Attachment A: Turruwul Park – Master Plan – Report prepared by Hassell Pty Ltd, June 2006.

Attachment B: Turruwul Park Plan of Management – prepared by Project Development, June 2006.

BACKGROUND

1. The site is located at Rosebery in the southern City of Sydney Local Government area. Currently the 2.4 hectare park comprises of open grass and mature tree plantings providing space for active and passive uses by local residents, cultural groups and community sporting clubs. It is a significant district park in the area with a full size soccer pitch, tennis courts, junior cricket oval and playground with the park also being the site for annual Christmas carols.
2. The project aims to provide basic functional improvements by expanding the quality and range of recreational opportunity provided by Turruwul Park. It builds on the existing park layout to improve the park landscape and facilities. The Master Plan details proposed works including building structures, circulation and paths, sporting facilities, lighting, furniture, planting and playgrounds in order to provide a high quality public parkland.
3. City of Sydney appointed consultants Hassell Pty Ltd to develop a Master Plan for Turruwul Park in March 2006. The scope of the consultancy included community consultation, development of design ideas and the preparation of a Master Plan for the site.
4. The purpose of the Master Plan is to set the overall layout and form of the proposed park and facilities. The Master Plan aims to provide a guiding vision for the park upgrade. Detailed resolution of the design, materials and finishes will be undertaken in the documentation and Development Application submission.
5. The initial consultation occurred in December 2005 – January 2006 with a questionnaire focusing on community concerns and aspirations which were then considered in the development of a draft master plan (Refer Attachment A). 41 responses were received. 30 submissions were received.
6. The second round of consultation was undertaken at a community open day in May 2006. Findings from the initial consultation were reported back to the community with the draft Master Plan for park being presented. This information was also made available on the City of Sydney website. Community comment was sought and was generally positive with feedback assisting in further refinement of the Master Plan (Attachment A).
7. All land vested with a council that is classified as community land must be developed, managed and used in accordance with a Plan of Management. Turruwul Park is listed in the adopted Generic Plan of Management prepared by South Sydney Council in July 1996. The development of a design master plan and proposed upgrade and improvements to Turruwul Park has made it opportune to prepare a specific Plan of Management to ensure compliance with the Local Government Act 1993 and provide clarity in the future development, use and management of the Park (Attachment B).

THE MASTER PLAN

8. The Master Plan comprises of six (6) key components:
 - (a) Promenade – The promenade is a shared perimeter path that surrounds the entire park improving links between park facilities. The path will improve circulation within the park and with its surrounds for both pedestrians and cyclists while also providing structure for planting, lighting, seating and bins.
 - (b) Sports Facilities – Turruwul Park is a significant active recreation space in southern Sydney. The quality of existing sports facilities will be improved as part of the proposed Master Plan with upgrade of the soccer pitch, cricket wicket and tennis courts. The cricket nets will be relocated to improve coherence of park facilities and improve amenity. A children's bicycle track and possible basketball net have been proposed to increase the range of recreational opportunities.
 - (c) The Amenities Hub – New toilet, change room, kiosk and store room facilities are provided for use by the local community and sporting clubs. In addition to providing improved quality of facilities the new structures provide an improved relationship between the oval, tennis court and canopy trees by increasing passive surveillance and opening access up to the street frontage. A shade structure, seating and barbeque facilities are provided to create this main gathering area.
 - (d) Playground – The current playground is non-conforming to Australian standards and is inadequate for a district park which services a large area of southern Sydney with many families. The proposed playgrounds aim to improve the range of play opportunities for a larger range of age groups. Separate playgrounds for toddlers and 4-12years are included with new equipment, soft fall, shade and seating.
 - (e) Possible Sun Lawn – This area could allow for formal and informal community activities and passive recreation separated from the active recreation spaces.

KEY IMPLICATIONS

9. The proposal is consistent with the key principles outlined in the Corporate Plan 2006-2009, in particular: Quality Urban Environment and Public Domain and Facilities.

Service Quality/Levels

10. The Master Plan will guide the upgrade and enhancement of the site, improving the quality of the sporting and play facilities and providing passive and informal areas to maximise the overall recreation opportunities.

Social/Community

11. The proposal upgrades and creates new facilities which will enable greater community use and enjoyment. The range of improved social settings and recreational opportunities available for formal and informal community events held by sporting clubs, residents, workers and community groups will allow the park to fulfil its district role in the open space network.

Environmental

12. The Master Plan recognises that environmental sustainability is integral to the long term success of the park. The Master Plan will incorporate environmentally sustainable initiatives in the areas of planting selection and stormwater treatment. Opportunities will be taken to incorporate environmentally sustainable initiatives in the proposed built facilities.
13. Phase 1 contamination testing and preliminary sampling has been undertaken by Coffey Geosciences. This identified minor random patches of PAH contamination. Further testing will be undertaken to determine extent of remediation requirements during development.

Cultural

14. The Master Plan allows flexibility to cater for a range of community cultural events and activities.
15. There are 6 culturally significant fig trees located within the park which are listed on the significant tree register. These trees are retained and protected in the Master Plan.

FINANCIAL IMPLICATIONS

16. The 2007-2010 Corporate Plan includes a budget for the upgrade of Turruwul Park of \$1.7 million in 2006/07. Priority works to this budget have been identified based on the community consultation. These works will deliver the amenities hub and playground including new structures, lighting and furniture. The cricket nets will also be relocated. Upgrade of sports facilities and the promenade are not included.
17. Further works to be included in future capital works budgets include the promenade and secondary path system, upgrade of field lighting and refurbishment of the tennis courts.
18. Redevelopment of Turruwul Park will result in the need for additional maintenance resources. New infrastructure will be designed to be simple, robust and enduring.
19. Income from Turruwul Park is generated by lease fees and from applicants for approved functions and events. The quality and range of facilities provided within the park and its buildings will influence future earning potential of the site.

RELEVANT LEGISLATION

20. Local Government Act 1993.

CRITICAL DATES / TIME FRAMES

21. The program for the project is:

- (a) Endorse Master Plan August 2006
- (b) Public Exhibition of draft Plan of Management – Adopt Plan of Management August – September 2006
- (c) Undertake documentation, prepare and submit development application: August – November 2006
- (d) Tender phase November 2006 – February 2007
- (e) Construction period March 2007 – September 2007

PUBLIC CONSULTATION

22. The City of Sydney has tested the draft Master Plan with a public exhibition and consultation process as outlined below:

- (a) Questionnaires were distributed in December 2005 to the Rosebery and Beaconsfield postcodes to establish community concerns and aspirations for the park. 41 responses were received.
- (b) Flyers advertising the open day were distributed to the Rosebery and Beaconsfield postcodes.
- (c) A community open day was held at Turruwul Park on 20 May 2006. The purpose of this day was to have material on hand to explain the draft Master Plan. Staff and consultants were available to clarify Master Plan components and address concerns.
- (d) Questionnaires were distributed at the community day to secure responses towards the draft Master Plan.
- (e) The City of Sydney web site has been continually updated with project information and 'download' material.
- (f) The community response questionnaires and submissions are summarised in the **Attachment A**.

23. Feedback from the consultation was generally positive with only minor concerns raised. In response to community feedback to the draft Master Plan the following amendments were made during refinement of the Master Plan:

- (a) The scale of the possible sun lawn was reduced with the barbeque area and shelter removed from the residential edge. A smaller passive seating space was provided around the edge of the informal seating on the possible sun lawn.
- (b) The sand pit was removed from the playground.
- (c) The junior cricket wicket is retained.
- (d) The promenade was amended to incorporate an additional path to improve circulation between the playground and square.

24. It is proposed to place the draft Plan of Management on public exhibition as per the requirements of the Local Government Act 1993 for a period of twenty eight (28) days with a further 14 days during which submissions can be received. All comments received will be assessed and reported back to Council with recommendations.

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