



# PLAN OF MANAGEMENT

FOR

## SURRY HILLS PARK

GOULBURN, BRISBANE, HUNT AND CAMPBELL STREETS, SURRY HILLS

PREPARED FOR  
THE CITY OF SYDNEY

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## EXECUTIVE SUMMARY

### Premise

- The City of Sydney is seeking to deliver a new local park to the Surry Hills area, one of Australia's most densely populated areas with relatively low levels of open space.
- In August 2001, an agreement was reached between the Minister of Police, Energy Australia and the City for the western portion of the NSW Police Service Centre to be sold to Energy Australia and the City of Sydney, in two separate lots, for the purposes of establishing a new electricity substation and public park respectively.
- As community land, a Plan of Management must be prepared in accordance with the *Local Government Act* to provide management guidelines and actions that outline the use, development and management of the land.

### Status and scope

- This document is the Plan of Management for Surry Hills Park. The document provides a series of management objectives and performance targets that are legally binding to the Council. It was adopted by Council on 02.08.2004.
- The development of the Park will require a Development Application, in accordance with the requirements of the City's local planning instruments.
- The agreement with Energy Australia and the Minister for Police allows the City of Sydney to maintain and use the substation perimeter land as a place of public recreation, subject to conditions. This area of land, considered in this document, does not formally come within the site to which the Plan of Management applies.

### Site issues

- As a result of past uses, some areas of the site are contaminated. These will be remediated in accordance with EPA guidelines.
- The presence of archaeological remnants of late 19<sup>th</sup> century residential dwellings provides an opportunity to explore or express the heritage of the local area in the design and development of the park.
- The retention of existing trees, highly desirable for the immediate quality and amenity they provide, will be constrained by number of factors, including the likely life span of trees once remediation works have been completed.
- Analysis of the area's demography has guided the permitted uses and design of the park, helping to particularise this park for optimum use as a neighbourhood park.

## **Park Objectives**

- The park's management and development is guided by the Core Objectives prescribed under the Act for areas categorised as "Park":
  - to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
  - to provide for passive recreational activities or pastimes and for the casual playing of games, and
  - to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

## **Permitted Uses**

- The principal use for Surry Hills Park is to be as a social meeting place and for passive recreation. Active recreation will be possible in the park and is most likely to take the form of jogging, informal ball games and some lifestyle classes such as yoga or Tai Chi. The park is not an appropriate venue for organised ball games or sporting activities suited to larger parks.
- Dog-walking is likely to become a popular activity in the park. Due to the potential for conflicts with other users, dogs will need to be responsibly managed by their owners.
- A range of other uses considered compatible with the park are authorised by this PoM, such as wedding ceremonies, temporary food outlet such as a (moveable or temporary) coffee cart, and bookings for birthday parties, family gatherings etc, provided they are on a scale appropriate to the use of the park as a neighbourhood park, or to the benefit and enjoyment of the local community. A (temporary) licence would need to be issued by Council for these activities.
- In accordance with the Act, this PoM authorises Council to
  - grant easements to others over lands identified in the plan providing the Council is satisfied there is no reasonable alternative, appropriate benefits are obtained for the community land and adverse impacts on the park are remedied at the cost of the holder of the easement;
  - enter into a lease, license or casual use agreement with an appropriate individual or body to allow for activities in line with the overall management strategies of this PoM where reasonable and appropriate, and for the activities outlined as permitted uses.
  - permit any community land to be used for emergency purposes, including training, when the need arises.

## Management

- The PoM provides managers with guidance on what needs to be done to achieve the objectives for the park. Actions have been prioritised and performance indicators provided to assess the progress in achieving the stated objective.
- It is recommended that this Plan be reviewed at regular intervals (say, every five years) and on an ongoing basis.
- In addition to this document, a Park Management Plan will be prepared prior to the park opening. The Park Management Plan will be the detailed means by which the general performance targets nominated in the PoM will be met/ monitored, and will include general maintenance, management of electrical easements and other ongoing requirements triggered by the Remedial Action Plan.

## Park Design

- The concept developed in the document provides a new park that:
  - provides a green island in the heart of Surry Hills where people can come to escape the bustle of busy inner city life;
  - make a positive contribution to the surrounding urban area and streetscape;
  - incorporates the principles of Ecologically Sustainable Development (ESD);
  - forms a place for social gathering to strengthen local community spirit;
  - caters for the pursuit of passive as well as informal active recreation by providing suitable areas for these activities to take place;
  - builds on the close links with the Energy Australia substation and recognises the positive contribution it makes to the parkland;
  - can be readily accessed from adjacent areas;
  - accommodates special access needs as much as practicable to foster enjoyment of the park by all members of the community, and
  - provides safe and efficient pedestrian linkages through the park to connect neighbouring residential areas with business and commercial centres.

## DESCRIPTION OF SURRY HILLS PARK

### ***Background to the Plan of Management***

Surry Hills has grown from an industrial suburb on the fringe of the Central Business District to an important residential and commercial precinct in the heart of the city. As a result of past development patterns, the area today has only limited parkland providing opportunities for recreation and leisure. However, open space is recognised as an important component of the urban environment making significant contributions to overall quality of life, particularly in dense inner city areas.

In recognition of this, the City of Sydney Council (CoS) is seeking to deliver a new local park to the Surry Hills area which is one of Australia's most densely populated areas with relatively low levels of open space per person. About 5,000 people live in the area bounded by Wentworth Avenue, Oxford Street, Flinders Street and Albion Street who will directly benefit from the provision of the new park which will provide an additional open space resource of almost 1 ha (refer to in Figure 1.1).

Under the NSW Local Government Act 1993 (including subsequent amendments), CoS must prepare a Plan of Management (PoM) for all community land under its care and control. Further, the purchase agreement for the acquisition of the park site requires Council to prepare a management plan for the park, in consultation with the former owner, the Minister of Police and its new neighbour, Energy Australia.

The Local Government Act provides the legal requirements for Council regarding the procedures for the preparation of a PoM for the park. These include guidelines for the classification, categorisation and management of community land. Community land is defined as land that should be kept free for the use by the general public. A PoM provides management guidelines and actions that outline the use, development and management of community land. Once adopted by Council, a Plan of Management is a document providing a series of management objectives and performance targets that are legally binding to the Council.

In addition to any legal requirement, it is Council's desire to produce a consistent and useful set of guidelines governing the management of its public open space. A PoM identifies clear objectives and establishes directions for planning, resource management and maintenance of public open space. It clarifies Council policy and direction, both to Council staff and the general public, and makes Council more publicly accountable.

Preparing a PoM for the new Surry Hills Park provides the forum for establishing the park's most suitable role with the CoS open space system, and for identifying desirable future uses and management strategies that would result in the successful long-term establishment of Surry Hills Park as an important neighbourhood open space resource.



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This document is the Plan of Management for Surry Hills Park as adopted by City of Sydney Council on 02.08.04. It consists of the PoM report (in two volumes) and the Landscape Masterplan for Surry Hills Park.

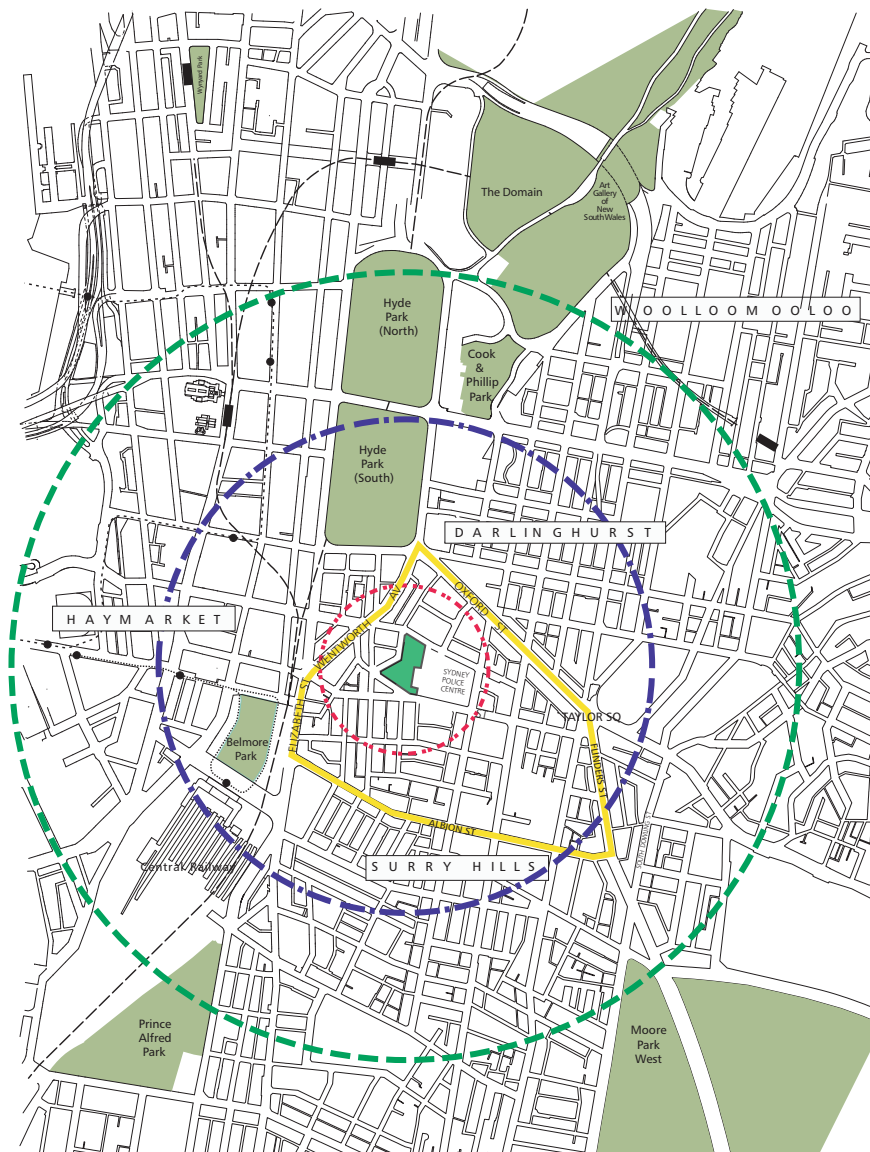
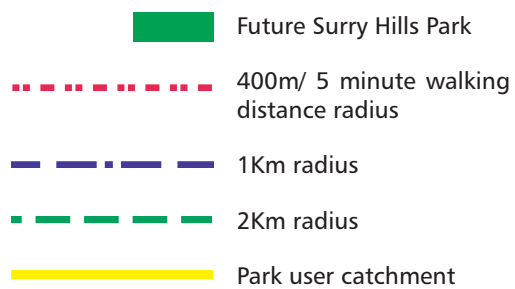


Figure 1.1  
Context Map



## ***Planning Controls***

### **Community Land and the *Local Government Act***

This Plan of Management has been prepared in accordance with the *Local Government Act 1993* (including subsequent amendments) and the *Local Government (General) Regulation 1999*.

A plan of management for community land must meet the requirements as outlined in the Act and the Regulation. Community land is defined as land that should be kept for use by the general public and includes all parks and open space. A Plan of Management can be generic (applying to more than area of open space) or specific (applying to only one park). Using the guidelines provided in the legislation, a PoM must identify the management category of the land which is consistent with the characteristics of the land and its intended uses. It must provide a description of the land, including a description of the condition and use of the land and of any buildings or other structures or features, at the date of adoption of the PoM. Further, a PoM must identify objectives and performance targets for the land, the means by which Council proposes to achieve these, and how Council proposes to assess its own performance in this respect.

In addition, a specific PoM must specify the purposes for which the land and any buildings or other improvements on it, will be permitted to be used. This includes specifying the purposes for which any further development of the land will be permitted (whether under lease or licence or otherwise) and describing the scale and intensity of permitted uses or development.

A table providing an overview of the sections of the Act and Regulation that regulate the preparation of Plans of Management, with cross-references to chapters in this PoM addressing these requirements, is provided in Appendix D.

### **Central Sydney Local Environmental Plan 1996**

The Central Sydney Local Environmental Plan 1996 (LEP 1996) is the main planning document regulating the development and use of land in the City of Sydney Local Government Area (LGA). A number of aims, objectives and principles have been established in the LEP for the whole LGA, as well as for specific sections or zones of the LGA. Provided below are the provisions of the LEP only insofar as they are considered relevant for Surry Hills Park.

Under the LEP 1996, the park site is currently divided into two different zoning types. The majority of the site is zoned 'City Edge', with the exception being the south-western corner of the site, between Hunt and Brisbane Streets. This part is zoned 'Parks and Community Places'. Refer to Figure 1.2.

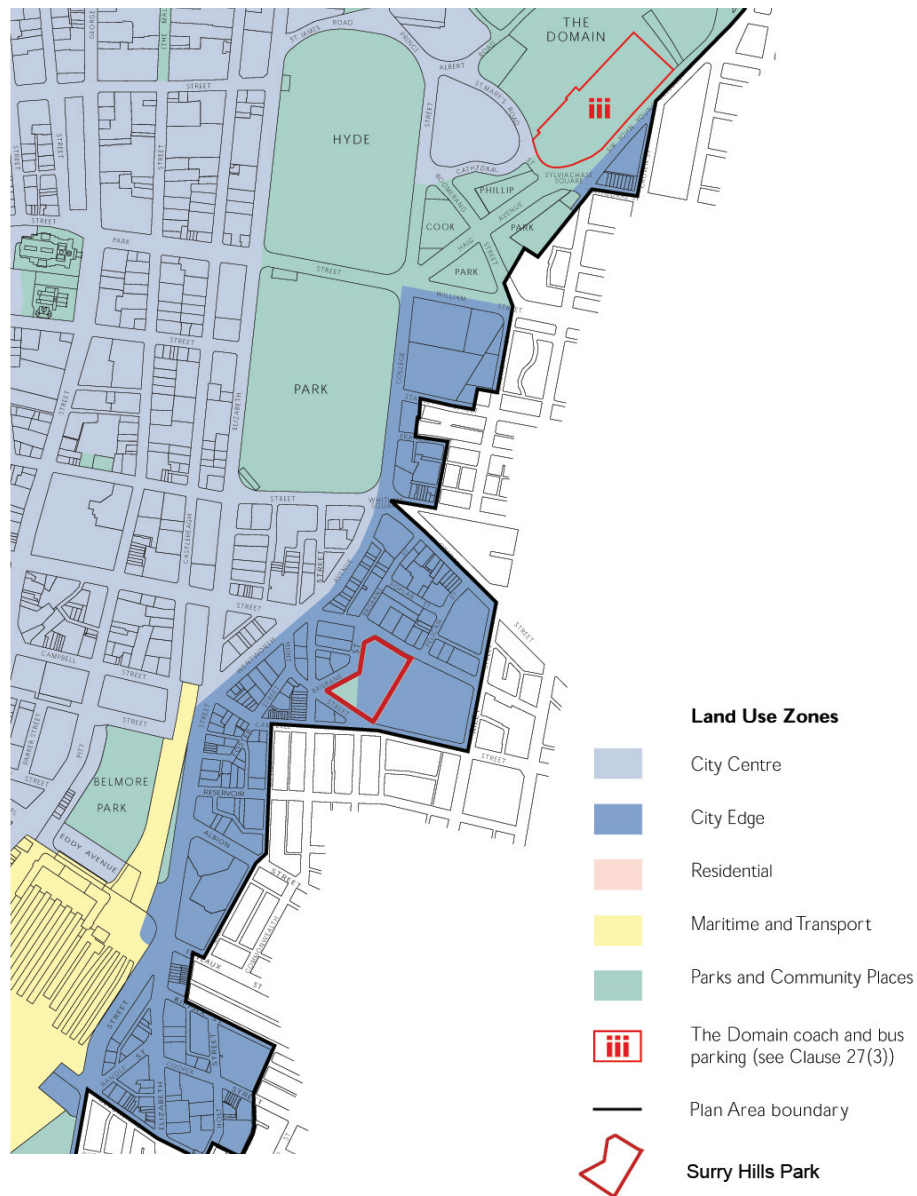


Figure 1.2  
Central Sydney Local Environmental Plan 1996

### *City Edge*

The City Edge Zone has a number of objectives which relate to the creation of a park on the site. These are:

- 1) to encourage a mixed use, medium density area which will provide a physical transition between the City Centre zone and nearby lower density, mixed use and residential areas,
- 2) to encourage an increase in the permanent residential population through new residential development or the conversion of existing buildings and to ensure the maintenance of a range of housing choice,
- 3) to recognise the development potential of certain major sites within the zone and to encourage development of them which is consistent with other zone objectives,
- 4) to enhance the amenity of parks and community places by protection of sun access,
- 5) to ensure wind levels are consistent with pedestrian comfort and the amenity of the public domain,
- 6) to ensure adequate levels of daylight to streets,
- 7) to recognise and enhance the character of the Special Areas,
- 8) to facilitate the conservation of items and areas of heritage significance,
- 9) to ensure that the number and location of clinics, refuges, crisis centres and other welfare uses within parts of this zone are compatible with the achievement of other objectives for this zone.

Under the LEP 1996, the development of a park in the 'City Edge' zone will require development consent.

### *Parks and Community Places*

The objectives of the Parks and Community Places zone are:

- 1) to facilitate continued provision and enhancement of parks and community places, including places in private ownership utilised by the community, as the primary use within this zone,
- 2) to identify existing publicly and privately owned elements of importance for community use, including significant buildings and their parkland or freestanding settings,
- 3) to facilitate the conservation of items and areas of heritage significance,
- 4) to provide for the expansion or redevelopment of existing uses and buildings (including existing underground uses and underground buildings) associated with railway stations, if the expansion or redevelopment is consistent with their primary purposes and the other objectives of this zone,
- 5) to better integrate roads with surrounding or adjoining parks and community places,



- 6) to facilitate continued public access to land and buildings within this zone.

*Development within the 'Parks and Community Places' zone*

Sections 13 and 27 of the LEP prescribe that, within the 'Parks and Community Places' zone, exempt development does not require a development application. Generally, development in accordance with an adopted plan of management is permissible without development consent.

'Exempt development' refers to proposals considered to be of minimal environmental impact. They do not require consent in the form of a Development Application, but are minor forms of development that may be carried out in accordance with standards developed by Councils to suit the local conditions. Examples of this type of development are barbeques, footpath improvements, street furniture, lighting and public artwork.

The standards for and types of 'Exempt Development' are outlined in the *Central Sydney Development Control Plan 1996, Amendment No. 10* (DCP 1996) (refer to next section).

Other developments may be carried out in the Parks and Community Places' zone, but only with development consent. These are listed in Appendix C, under LEP section 27.

When assessing development applications within the 'Parks and Community Places' zone, Council must consider the following in deciding whether to agree to the development by granting consent:

- a. the need for the development on the land,
- b. the impact of the proposed development on the existing or likely future use of the land,
- c. the need to retain the land for its existing or likely future use.

*Central Sydney Development Control Plan 1996, Amendment No. 10*

The DCP 1996 lists the types of developments that are considered minor in the City of Sydney Local Government Area, and can therefore be carried out without development consent. It further provides a list of exemptions and conditions under which a Development Application and Council consent will be required. These include development on land which is known to be contaminated. Further, development is only considered exempt where no trees are to be removed as part of the development, and where no relics, either Aboriginal or historic, are disturbed.

Because of the presence of contaminated soil on the site, the likelihood for some trees to be removed as a result of site remediation activities, and the possibility of disturbing historical relics during remediation or other earthworks, a development application will need to be lodged for the initial development of the park.

### *State Environmental Planning Policy (SEPP) 55 Remediation of Land*

SEPP 55 applies to the whole state of NSW and regulates which types of remediation works on contaminated land require development consent. According to the Policy, the remediation work to be undertaken in Surry Hills Park, would not trigger the need for a development application, because works would be classified as 'category 2 remediation works' (refer to sections 9 and 14). The need for a development application for the initial development of the site remains, however, being triggered by the provisions of *Central Sydney DCP 1996, Amendment No. 10*.

### *Design Excellence*

In addition to the general regulation of development in certain parts of the City, the LEP 1996 also aims to promote a high standard of design across the city. This includes design excellence with regard to urban form, massing, bulk and architectural treatment, as well as the quality and amenity of the streets of Sydney.

## **Central Sydney Heritage Local Environmental Plan 2000**

The Central Sydney Heritage Local Environmental Plan 2000 (Heritage LEP) specifically deals with the planning controls with regard to the numerous items of heritage significance in the City of Sydney. It provides an extensive inventory of heritage items which complements the LEP 1996. heritage items are classes according to three main categories, namely 'Buildings and Sites', 'Built Elements' and 'Archaeological, Townscape and Landscape Items', with associated planning and development controls.

As can be seen in Figure 1.3, a number of heritage items are located in close proximity to the park site. Their presence in the vicinity of the park has a number of potential advantages. Firstly, stricter development controls for sites identified in the Heritage LEP can protect the park from future adverse impacts of developments, particularly further over-shadowing of the site. Secondly, heritage items, particularly those in Brisbane Street (former Paramount Pictures Studios at No. 53-55) and in the remainder of the Wentworth Avenue East Special Area (such as the former Mark Foy's Building in 143-147 Liverpool Street) provide an attractive street frontage to the park and vistas from the park's high point respectively.

For more on the character of the surrounding area also refer to section '*Surrounding Buildings and Character*'. For more on the issue of over-shadowing refer to section '*Aspect and Shading*'.

## **Draft City of Sydney Local Environmental Plan 2002**

The Draft City of Sydney Local Environmental Plan 2002 (LEP 2002) is the result of a comprehensive and ongoing review of the LEP 1996. It further provides goals, objectives and development controls for areas not previously covered under the LEP 1996, namely Ultimo and Pyrmont.

Under the Draft LEP 2002, the same zoning provisions and development limitations apply to the site as under the LEP 1996 (refer to Figure 1.4).

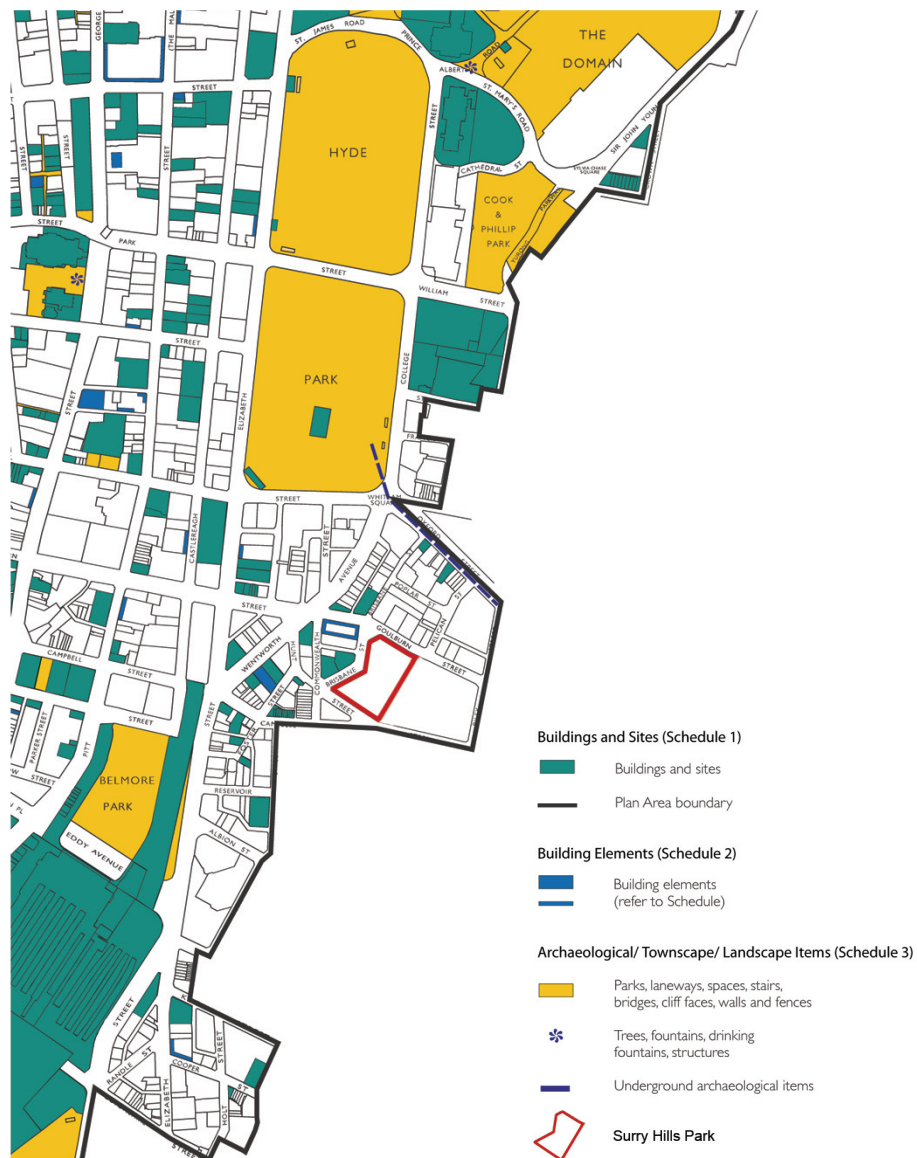


Figure 1.3  
Central Sydney Heritage Local Environmental Plan 2000



The exception is formed by the clauses relating to permissible development in the zone.

The LEP states (clause 45 (1) Development within the "Park and Community Places Zone"):

Development may be carried out without consent within the Parks and Community Places zone if it is exempt development or (unless it is development for the purpose of roads) in accordance with a plan of management prepared under the Local Government Act 1993 or the Crown Lands Act.

In contrast to LEP 1996, development that fulfils only one of the two criteria (exempt or in accordance with a PoM) does not require consent.

However, the provisions of the Draft LEP 2002 for the 'City Edge' zone require a development application for those part of the site that fall within this zoning. The only development permitted without consent is 'Exempt Development' as defined by DCP 1996. As demonstrated in section '[Central Sydney Development Control Plan 1996, Amendment No. 10](#)', development of the park site cannot be 'exempt'.

#### *Equal access*

In the strategies to achieve the objectives of the Draft LEP 2002, section 12 of the LEP makes a number of references to the provision of equal access. These are:

- provision of a high quality pedestrian environment, which is accessible to all its residents, workers and visitors (section 12 (i)), and
- the facilitation of the provision of access for people with disabilities (12 (m)), generally.

#### *Design Excellence*

Similar to the LEP 1996, the draft LEP contains clauses which aim to ensure a high standard of design across the city. The Draft LEP provides that "consent must not be granted to a new building or to external alterations to an existing building unless the consent authority has considered whether the proposed development exhibits design excellence".

#### *Ecologically Sustainable Development*

In addition to design excellence, the Draft LEP also aims to encourage design and development practices in the city that incorporate and exhibit an understanding and appreciation of the principles of Ecologically Sustainable Development (ESD).

The Draft LEP provides relevant clauses to assist Council in assessing development proposals against the goals of 'Design Excellence' and ESD.



## ***Location and Context***

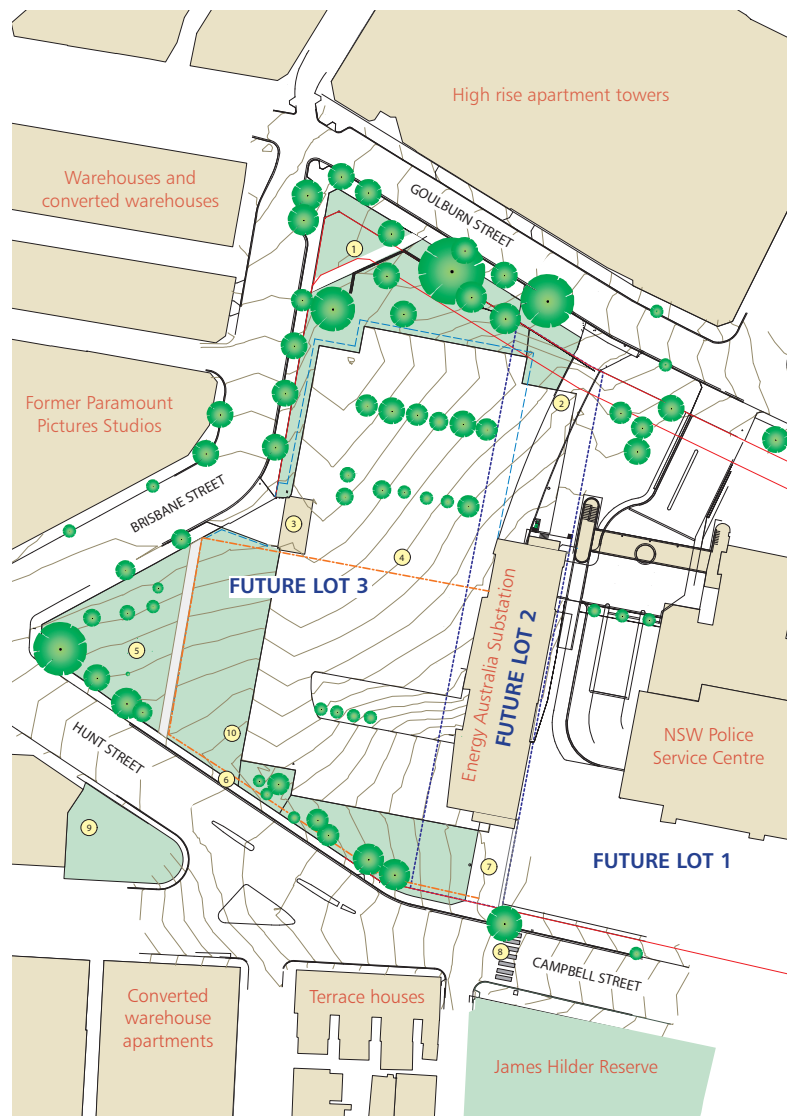
The site for the new park is centrally located to the suburb of Surry Hills and bound by Goulburn Street to the north, Brisbane Street to the west and Hunt and Campbell Streets to the south (refer to Figure 1.5). A new Energy Australia substation (lot 2) is located immediately to the east of the site and has been designed to address the future park land. Further east is the NSW Police Service Centre (151-241 Goulburn Street, Lot 1), the former owner of the land (refer to Figure 1.5 and section *'Site History'*).

## **Land Ownership**

Following completion of construction works for the Energy Australia substation and remediation of the site (refer to sections *'Site Purchase Agreement'* and *'Soil Contamination'*), the title for the park site will be transferred from the Minister of Police to the City of Sydney, and will be known as Lot 3. This will add almost 1 hectare of open space in the form of a neighbourhood park to the area. (Deposited Plan numbers will only become available once the relevant linen plans have been prepared and deposited. Once finalised, copies of the plans are to be inserted into Appendix E of this PoM.)

## **Local Open Space Provision**

Currently, the open space needs of the population in the area are served by larger and more regionally significant parks such as Hyde Park, Cook & Phillip Park, The Domain, Belmore Park, and Moore Park, all of which are within easy access of the area (refer to Figure 1.1). In the immediate vicinity of the park, James Hilder Reserve on the southern side of Campbell Street currently provides a small neighbourhood park catering for the needs of young children. The Reserve has strong visual links with the Surry Hills Park site and a pedestrian crossing provides a safe physical connection between the two areas.



#### LEGEND

- ① Low retaining wall and seating in front of landscape planting
- ② Service driveway for substation
- ③ Former petrol station and access to car park
- ④ Former police car park and associated planting (partially demolished for substation building works)
- ⑤ Existing grass area
- ⑥ Existing perimeter footpath
- ⑦ Concrete service vehicle access and parking for substation
- ⑧ Existing pedestrian crossing
- ⑨ Existing unimproved open space
- ⑩ Current construction site and associated fencing/ hoarding
- Carpark fencing
- Current construction hoarding
- Lot boundary
- Existing trees

**Figure 1.5**  
Existing Site Conditions

## ***Site History***

From the middle of the 19<sup>th</sup> century through to the 1920's, the site was a densely occupied residential area, comprising of terrace type housing. The majority of the buildings were demolished in 1928, when the City of Sydney resumed a portion of the site and surrounding areas, new subdivisions were created and Goulburn Street and Brisbane Street were widened. However, remnants of the old terrace style housing survive as archaeological relics below the current ground surface of the park (refer to section '[Archaeological Remnants](#)').

The subdivision process involved extensive re-shaping of the land, with low-lying areas being filled using building demolition material and higher areas being re-graded by cutting into the underlying shale material. Subsequently, a large portion of the site remained vacant as the sale of the subdivision was unsuccessful. In other areas, businesses operated from temporary buildings which included a service station in the south-eastern corner of the site, temporary fibro-buildings along Goulburn Street and other houses which were maintained as Council rental properties until 1954, when the State Government purchased the land. Air raid shelters may also have been present on the site during WWII.

## **Existing Uses**

Following State Government purchase of the land between Brisbane, Goulburn, Riley, Campbell and Hunt Streets, the park site was developed as part of the NSW Police Service Centre where it was used as a car parking area. To this end, most of the park site was sealed with asphalt pavement and trees were planted between parking rows. Underground fuel storage tanks were located in the south-western part of the site which was historically also used for re-fuelling. This part of the site has remained grassed, but was also used for car-parking.

The north-western corner of the site currently features a small lawn area and landscaping which includes some tree and groundcover planting, a small retaining wall and associated seating which overlooks the corner of Goulburn and Brisbane Streets. A small strip of lawn also exists between the northern edge of the car park and the footpath in Goulburn Street (Refer to Figures 1.5 and 1.6). The area currently provide an opportunity on a small scale to sit and relax, or observe the activity along Goulburn Street. There are also indications that homeless people may occasionally use planting areas for sleeping.

Until May 2004, the southern part of the site was used for construction activities relating to the Energy Australia substation works, while the northern part of the site continues to be used as a police car park in the short term, in accordance with the purchase agreement (refer to section '[Site Purchase Agreement](#)').

The south-western corner of the site between Hunt and Brisbane Streets is currently used as a park and features grass and a number of trees (refer to photos in Figure 1.6 and section '[Existing Vegetation](#)'). It also features



Existing trees and paths between Brisbane Street to Hunt Street



View of the park site from the corner of Brisbane and Goulburn Streets



Service vehicle entrance to the new substation from Goulburn Street



Existing bitumen carpark and trees in the northern park section



Energy Australia substation facade

Figure 1.6

Existing site photos

a stabilised cement path alongside hoarding fences erected around the Energy Australia substation construction site. Due to the lack of further improvements, the amenity and, therefore, use of this park is currently limited.

### **Site Purchase Agreement**

In August 2001, an agreement was reached between the Minister of Police, Energy Australia and the City regarding the future use of the site. As part of this agreement (the Deed), the western portion of the NSW Police Service Centre would be sold to Energy Australia and the City of Sydney, in two separate lots.

Energy Australia had previously identified the need for a new electricity substation to deliver additional electricity supply to surrounding areas. The sale and subdivision of the land would enable the City of Sydney to establish a new park adjacent to the new substation to increase the number of areas available to public recreation in this part of the City. Had the City of Sydney not intervened to purchase the surplus land for the provision of open space, the would most likely have been redeveloped for residential uses. This would have been inappropriate, given the already high population and development densities in the local area.

The agreement with Energy Australia and the Minister for Police allows the City of Sydney to maintain and use the substation perimeter land as a place of public recreation, provided this does not limit or inhibit Energy Australia's use of and access to the site. To ensure this is the case, CoS is required to consult with the Minister of Police and Energy Australia in the preparation of this PoM and landscape concept plan.

Being granted a licence to access and use Energy Australia land in the perimeter of the substation increases the land available for public open space and recreation, with the potential to enhance the future amenity of the park. In return, a number of easements over the park site need to be provided by the City of Sydney, to enable the proper functioning of the substation, including the laying of underground cables, conduits and the like. Easements are also required by the Police for the re-aligned of services in conjunction with the construction of a new police car park (refer to section '[Leases, Licences and Other Agreements](#)').



## ***Physical Attributes of the Site***

### **Surrounding Buildings, Character and Land Uses**

The site is not far from Oxford Street and Wentworth Avenue, which are major thoroughfares to and from the city and the Central Station railway area. Oxford Street in particular is a very busy commercial and business area with a large working population. Despite this, the area surrounding the park itself is relatively quiet for most of the day, with business and lunchtime activities currently being concentrated along Wentworth Avenue, Oxford and Crown Streets.

The park surrounds are characterised by a mix of residential and commercial and office properties, the latter primarily being located between Goulburn and Oxford Streets. Goulburn Street features a number of high-rise buildings containing a hotel, office blocks and residential units. Many of these feature balconies which directly over-look the park. Buildings in Brisbane Street house a number of light industrial uses, with some of the former factories having been converted to residential units and offices, especially in sections of Brisbane Street opposite the park. This includes the former Twentieth Century Fox Building which provides an attractive street setting to the western edge of the park. On the southern side of the park, residential buildings predominate with buildings rapidly decreasing in size to be characterised by traditional terrace-style housing (refer to photos in Figure 1.7).

This area has been defined as a 'Special Area' in the City of Sydney Draft Local Environmental Plan (LEP) 2002, which describes it in the following terms:

"The significance of the area lies in its establishment as a residential quarter on the fringe of the city and its subsequent redevelopment as a warehousing and industrial area in the early 20th century, following the construction of Central Railway.

The area is generally characterised by diversity of building form and subtle variation in development scale and style. It primarily includes two types of development: low-scale residential development, mainly 2 storey Victorian and Federation terrace groups, significant for their continued residential use with some including commercial at ground level, and medium scale commercial and industrial buildings, predominantly of 5-7 storeys. The function of these buildings is reflected in their forms, with the industrial buildings tending to be a relatively functional and utilitarian form, while the commercial (hotels and pubs) exhibiting greater architectural detail and ornamentation.

The majority of buildings utilise similar materials, texture and colours, predominantly brick and masonry. There are few buildings notable for their use of glazed terracotta tiles in the facades: they represent a remaining evidence of the early existing



Forecourt to the NSW Police Service Centre;  
Goulburn Street



Former Paramount Picture Studio; Brisbane  
Street



Mark Foys Building; north of the park



Terraces in Campbell Street



High rise apartments in Goulburn Street



Converted warehouses in Hunt Street



James Hilder Reserve

Figure 1.7  
Surrounding Buildings and Character

cinema and mass entertainment within the area, mostly of low scale and simple forms.

The aesthetic significance of the area is also attributed to a number of fine well-detailed and proportioned heritage buildings occupying prominent corner sites with strong visual relationship to each other, particularly along Wentworth Avenue.

The complex network of laneways is a physical evidence of the original subdivision pattern and the fine grain of development within the area”.

### **Park Access and Circulation**

Because of its proximity to Oxford and Goulburn Streets and Wentworth Avenue, the site is close to many major public transport links, including Central and Museum railway stations which are only a short walk away (refer to Figure 1.1). There are also a number of buses which service the area. Streets surrounding the park site feature on-street, metered parking and a major car park is located a few hundred metres away in Goulburn Street. Immediately adjacent to the site, street parking is relatively limited (in proportion to the high demand) and can be difficult to obtain. It is anticipated however, that the park will serve primarily as a neighbourhood park. Therefore, access by public transport and/ or car will be less important than pedestrian connections and links to surrounding areas.

From a pedestrian point of view, the park site enjoys good exposure to the public road network, being surrounded by streets on three sides. These streets, in particular Campbell and Hunt Streets are very wide and generous considering the amount of traffic in the area. This results in the southern perimeter of the park being dominated by wide expanses of road pavements which can be difficult to cross as wide pavements encourage faster driving behaviour and sight lines are somewhat limited by the topography of the area.

Another consequence of excessive road width and poorly articulated street tree planting (along sections of Hunt Street) is the poor street presence of the site. This results in the lack of an ‘address’ for the site, or features which define the street frontage when travelling along Hunt and Campbell Streets.

Currently, a large portion of the site cannot be accessed as it used for building activities associated with the construction of the Energy Australia substation to the east of the site (refer to section *‘Existing Uses’*). Following completion of current construction activities and removal of the remaining police car park and associated fences, pedestrians will be able to easily access the park from most of its perimeter. The park will also be able to provide a thoroughfare for people walking to and from work, providing good pedestrian linkages between residential areas to the south and commercial/ business areas to the north and east.



## Landform and Aspect

### *Geology*

The bedrock of the region is Ashfield Shale, which comprises shales and laminate, and is part of the Wianamatta Group. The shales typically weather to give rise to relatively impermeable clay and silty clay soils.

### *Topography and Drainage*

The landform of the site has been significantly manipulated as part of past uses and development (refer to section '[Site History](#)'). Originally, the area would have been quite steeply sloping, and it is possible that a creek ran through the northern section of the site. As a result of past cut and fill, the site currently slopes moderately from south-east to north-west, and there is no more evidence of any natural surface watercourse. Groundwater is likely to be found only in depths exceeding 5m.

The total height difference within the site is about 12 metres, the low-point of the site (about 23.7m AHD) being located at the intersection of Goulburn and Brisbane Streets. The high-point of the park site is located at the south-eastern corner with Goulburn Street, with an elevation of about 33.3m AHD. Including the substation perimeter, the high-point of the park would be about 34.8m AHD, located at the boundary between substation and Police land at Goulburn Street (refer to Figure 1.5).

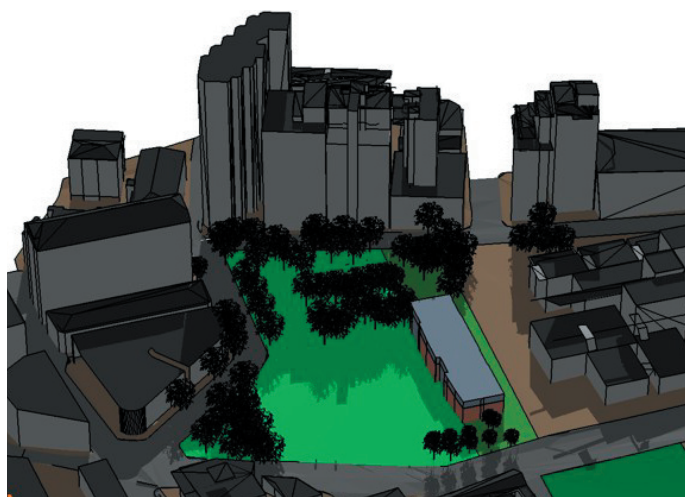
### *Aspect and Shading*

As a result of the north-western aspect of the site, it enjoys good exposure to sunlight. This is particularly true for the higher lying areas near Campbell Street, which also enjoy good views of the surrounding City skyline. Lower-lying areas in the northern section of the park are over-shadowed by high-rise towers along Goulburn Street and lie in the shade for most part of the day, especially in winter (refer to Figures 1.8 and 1.10). As a result, the park site experiences two distinct micro-climates. While shadier sections might provide a welcome refuge on hot summer days, access to sun and 'air' as experienced on the higher sections are likely to be most desirable to provide relief from the busy urban environment.

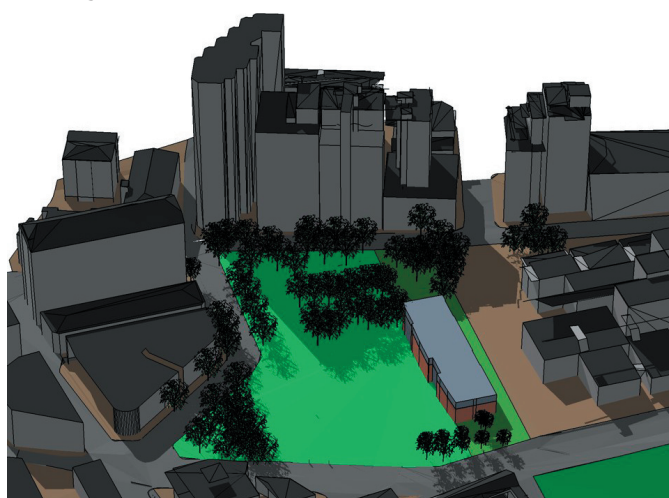
## Archaeological Remnants

During archaeological investigations of the site, remnants of the 19<sup>th</sup> century terrace housing in the area were discovered at depth below the current surface levels, in the northern part of the site (refer to the report by Casey & Lowe Associates, 2001). These were found to be of moderate heritage significance at the local level due to their potential to contribute to an understanding of urban living and culture at the time.

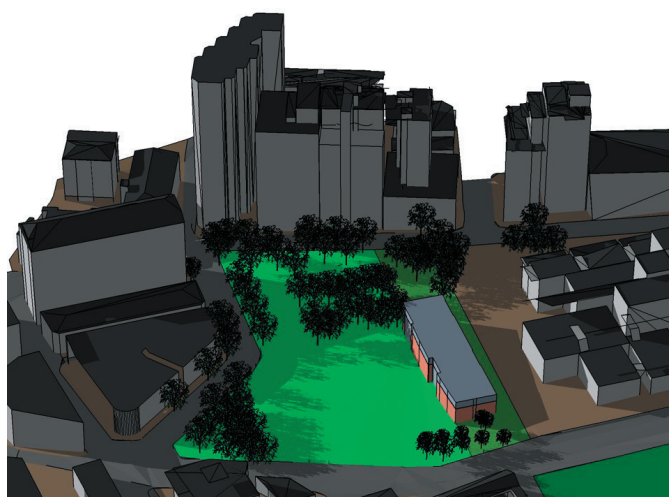
In addition to research and technical significance, the remnants are also of representative and historic significance, providing evidence of the late nineteenth-century residential occupation of this and other inner-city



Morning: 10am



Noon: 12pm



Afternoon: 3pm

Figure 1.8

Approximate extent of overshadowing in the park on 21st June

areas. For the design of the park, they represent an opportunity to explore or express the heritage of the local area in an informal way, so that it can be appreciated and enjoyed by a wider audience, as part of general open space use.

All archaeological remnants will need to be protected from adverse impacts of construction and/ or excavation activities. It is expected that the depth of the archaeological remnants is sufficient so that they won't be impacted negatively by site remediation works (refer to section '[Soil Contamination](#)'). Any removal of soil will require supervision by an archaeologist and will require an excavation permit approval.

## Soil Contamination

As a result of past uses, including re-fuelling and filling activities on the site, some areas of the site show contamination levels which exceed the standards for the protection of the environment and those for human health, in particular with the intended uses of the site as a park.

A detailed investigation of site soils has taken place, based on which a "Remedial Action Plan" (RAP) was prepared for the site. The RAP identified areas of concern and stipulates the measures required to achieve outcomes consistent with the future use of the site as park. As outlined in the purchase agreement, the site will be remediated to required standards, prior to handing it over to the City of Sydney and development into a park.

The RAP has found two main areas of concern on the park site. These areas are (refer to Figure 1.9):

- 1) approximately 300 square metres in the area around the former underground storage tanks between Brisbane and Hunt Streets, which contain elevated polycyclic aromatic hydrocarbons (PAH) levels at shallow depths (shallow fill);
- 2) approximately 3,000 square metres in the northern section of the site which contain elevated levels of PAH extending to extensive depth (deep fill); and
- 3) contamination of soils with elevated levels of PAH at shallow depths may be spread across large sections of the site, below the existing asphalt car park. The extent of this will need to be confirmed and appropriate remediation requirements determined following demolition of the car park.

As a response to these findings, the RAP identifies the following treatment measures for the site:

- For Area 1: removal of the top 0.6m of soil from the site, followed by waste classification and disposal according to the NSW Environment Protection Agency (EPA).
- For Area 2 (deep fill): removal of top soil layers from the site (as per Area 1) and installation of a minimum 1m thick cap of clean fill covering contaminated soil layers.



Figure 1.9  
Soil Contamination

In addition to these measures, the RAP requires specific treatment for all trees to be retained on the site, in order to meet the relevant environmental and health standards. The RAP requires

- 1) excavation of soil around the roots of trees to be retained;
- 2) scraping away of surface soils with maximum exposure to human health, and
- 3) installation of an impermeable barrier such as paving over soils that are to remain on site, including soils around the root systems of trees to be retained.

The potential impact of these requirements on existing site trees is more closely discussed in the section on *'Existing Vegetation'*.

Environmental auditors will closely monitor the site and ensure compliance with these requirements prior to development of the site as a park and the opening to the public.

### Existing Vegetation

Currently, the site features a range of trees as well as some minor horticultural planting in the form of groundcovers near the intersection of Goulburn and Brisbane Streets. Trees are mostly mature and can be grouped into categories corresponding to their location and size:

- tree planting in rows associated with car park construction (mainly consisting of Brush Box – *Lophostemon confertus*);
- street tree planting in Goulburn, Brisbane, Hunt and Campbell Streets (consisting of London Plane Trees – *Platanus x hybrida*);
- tree planting in the existing grassed section between Brisbane and Hunt Streets (mainly consisting of London Plane Trees – *Platanus x hybrida*); and
- miscellaneous tree planting including native trees (*Eucalyptus sp*) and horticultural/ feature trees (including Jacaranda – *Jacaranda mimosifolia*).

A preliminary tree assessment has been undertaken to investigate the general health and approximate life span of the existing mature tree stock (refer to Appendix A for arborist's report). This assessment takes into consideration the likely adverse impact that remediation requirements are going to have on existing trees, due to the extensive disturbance to the root systems.

The assessment has found that the most significant trees for retention are generally the London Plane trees located around the perimeter of the park and close to the kerb of surrounding streets. This tree species is also most likely to cope with the remediation requirements outlined in section *'Soil Contamination'*. A number of trees currently present on the site is already displaying signs of suffering or decay and should be removed.

For trees considered for retention, more detailed investigations might be required as part of the detail design process to investigate the feasibility of doing so.

## ***Recreation Needs Assessment***

### **Analysis of Local Demographics**

A detailed analysis of available Australian Bureau of Statistics (ABS) data has been prepared for the site, with the aim of developing an understanding of the local population, their recreation patterns and subsequent recreational needs and expectations for the park (refer to Appendix B for Demographic Analysis and Recreation Planning Summary Report).

The following table represents the key findings of this analysis on possible implications for the park design and future use.

<b>Key Findings</b>	<b>Possible Implications</b>
The number of people and workers in the area is quite significant for the area of open space.	There is potential for the park to be well used and active, e.g. workers eating lunch in the park, visitors relaxing, local residents walking through or participating in an activity.
A relatively large proportion of people in the area are visitors, including overseas visitors and visitors staying in non private dwellings.	A visually attractive and safe park, e.g. a treed and 'green' park that contributes to the character of the area is likely to enhance the appeal of the area for visitors.
The area has a large proportion of young and middle aged adults and relatively small proportions of children.	<p>Young and middle aged adults can be more active (identified in ABS participation data) and could seek opportunities for physical activity in and around the park (walking, exercise).</p> <p>The focus on children should not need to be great, particularly as there is a playground in James Hilder Reserve opposite the site. However, all parks should be family friendly and provide opportunities for child play in association with family gathering.</p>
The large proportion of families are 'families without children'.	This further suggests that the focus on children should not need to be great. Even so, the use of the park by children should still be supported due to the need to compensate for the lack of 'backyards'.

Key Findings	Possible Implications
A large proportion of people are living alone. Other main 'relationships in households' are 'partner in a de facto marriage' and 'group household members'. Registered married couples are less prominent in the area.	<p>The large proportion of people living alone could increase the demand for places and activities where people can meet others, e.g. an art or exercise session in the local park.</p> <p>People on their own are likely to require a park that is perceived to be safe.</p> <p>The diversity of relationships in households indicates that the community is diverse and will have different connections and interests.</p>
The population appears to be culturally diverse with a relatively small proportion of people born in Australia (compared to the Sydney Statistical Division and NSW). However, it is difficult to assess this, due to the large proportion of non respondents.	A park that supports cultural diversity, including activities for groups such as tai chi and bocce could be considered following consultation with groups in the community.
The area appears to be medium to higher income, although some areas around the park site have people with lower incomes. The high non response rate makes it difficult to determine this characteristic.	<p>A large number of people should have the resources to pursue a range of leisure and cultural activities in the area. However, others will have financial constraints.</p> <p>Those who can pursue a range of activities may have less reliance on a local park for activity as a result. If so, the park could have a greater value for relaxation and visual appeal than for activity.</p>
A relatively large proportion of people are employed and a relatively large proportion of people work as professionals and managers.	People could work longer hours and have less time to participate in activities in a local park. Also, people could use the park as a thoroughfare or place for activity after sunset, highlighting the need for a well lit, open and safe space.
A large proportion of dwellings are apartments and also 'semi-detached, row or terrace, townhouse'.	<p>People could be more likely to seek outdoor spaces for physical activity, with less 'backyard' space.</p> <p>Where there are children living in apartments, the need for local spaces for activities will be high.</p>
A large proportion of dwellings do not have access to a motor vehicle.	Pedestrian movement could be high, suggesting the need for good pedestrian and streetscape linkages.





Figure 1.10  
Site Analysis



Skyline surrounding Surry Hills Park



## ISSUES AND VALUES FOR CONSIDERATION

### Central Sydney Local Environmental Plan 1996

- The current zoning of the majority of the park site as 'City Edge' is not a zone that readily provides for park development and may make the park susceptible to development pressure.
- The site is currently covered by two different zoning provisions. This will make assessing development applications more complex and potentially time-consuming (i.e. 'City Edge' requires development consent for a park; 'Parks and Community Places' does not require consent for development consistent with a Plan of Management).
- Rezoning of the park site is a priority, to achieve a single zoning across the park site to simplify future approvals processes. This would also be needed to achieve a zoning consistent with the site's future use as a park, and to adequately protect the site from potential development pressure.

### Draft City of Sydney Local Environmental Plan 2002

- The Draft LEP does not address the issues already identified for the site in the section '*Central Sydney Local Environmental Plan 1996*', namely multiple and inappropriate zoning provisions for the park site.
- The design of the park should strive to achieve the goals of design excellence, equal access for all residents, workers and visitors, and integration of ESD principles, to the greatest degree possible within the site's limitations.
- Any development applications under the current LEP 1996 will also need to give regard to the Draft LEP 2002. Because of the current zoning of the majority of the site as 'City Edge' and because development of the site cannot be considered 'exempt', a development application for the park is still required.

### Central Sydney Development Control Plan 1996, Amendment No. 10

- Because of the presence of contaminated soil on the site, the likelihood for some trees to be removed as a result of site remediation activities, and the possibility of disturbing historical relics during remediation or other earthworks, a development application will need to be lodged for the park (irrespective of whether the development is consistent with a Plan of Management or not). Future development of the park will be consistent with the Plan of Management but should carefully consider all criteria for exempt development to confirm if a Development Application is required before proceeding.

### Local Open Space Provision

- The new park will play an important role in meeting the open space needs of the local population, in terms of providing a viable neighbourhood park. It needs to be carefully designed to respond to these needs and to be able to continue to do so in the future.
- Major recreation facilities will continue to be provided by the large number of regional and significant parks and facilities buildings within relative proximity to the area.

### Site History

- Proof of former settlement patterns remain on the site in the form of archaeological remnants which provide a locally significant resource (refer to section '[Archaeological Remnants](#)').
- Filling of the site and the presence of a petrol station has resulted in soil contamination which will require remediation prior to use of the area as a park (refer to section '[Soil Contamination](#)' for more detail).

### Existing Uses

- The site is not currently known as a recreational or open space resource and will need a program to increase awareness of a new park being created in this location.
- Establishment of the site as a park is linked to the creation of a substation which initiated the subdivision process and opened up opportunities for re-considering the use of the land.
- The time frame for development of the site as a park is closely tied to the completion of substation works and associated activities including site remediation (also refer to section '[Soil Contamination](#)').

### Site Purchase Agreement

- Mutual agreements and consideration form the basis which made possible the establishment of the park.
- Maintaining good relationships through ongoing cooperation with adjoining land owners and careful consideration of their needs is required to achieve a successful long-term outcome, particularly with regard to use, access and easement rights.

### Surrounding Buildings and Character

- The park can take advantage of the surrounding built structures, particularly heritage buildings with attractive facades which provide for an attractive outlook and views from the park.

## **Park Access and Circulation**

- Car parking is very limited on most of the adjacent streets and emphasis will be placed on promoting access by public transport, bicycle or on foot. Because of space limitations and the desire to minimise conflicts between vehicles and park users, only service and emergency vehicles will be permitted to enter the park.
- Pedestrian movements will be the major form of travel to the park.
- Past development/ street pattern have the potential to facilitate easy access to and linkages through the park. The design of the park should recognise and build on existing and likely future desire lines.
- The park is likely to provide a short-cut/ desire line for people walking to and from work. Adequate lighting will need to be provided to make the park a safe place.
- The current lack of street definition contributes to a poor awareness of the site. This could be overcome by designing the park in a way that addresses adjacent streets and complements the streetscape. This is particularly important in Hunt and Campbell Street where the site is least visible because of its slope away from the street.
- In the medium to long term, the park would benefit from general improvements to the streetscape, such as narrowing of adjoining streets to slow traffic and improve pedestrian safety and access. This would also provide an opportunity to complement street tree planting and improve the park's (southern) street address. Traffic and engineering studies would be needed to determine the feasibility of such measures.

## **Landform and Aspect**

- The steepness of the site will limit the number of potential linkages or routes through the park that meet special access needs, for example paths at grades suitable for people in wheelchairs.
- The sloping landform of the site does not readily allow for more active recreational uses and may require re-grading to achieve suitably flat grassy areas that can be used for informal sporting or community activities, as well as comfortable areas for general gathering and relaxing.
- The southern section of the park is likely to be the most desirable location for recreation and social activities, due to good solar access and views from elevated areas. Shade may still need to be provided to allow for year-round use, particularly of social gathering areas.
- Shady sections in the northern part of the park will be pleasant during the summer month and should provide appropriate seating/ resting/ meeting opportunities.
- Above-ground views from residential apartment towers into the park will need to be considered in the design process.

### **Archaeological Remnants**

- Archaeological remnants below the park represent an opportunity to explore or express the heritage of the local area within the park design/ construction. It provides the potential for local heritage to be appreciated and enjoyed by a wider audience.
- The presence of significant archaeological remnants may influence the design and use of certain park areas, and certain construction activities may be incompatible with remnants (i.e. if requiring extensive, deep excavation ). Heritage in the park will need to be managed to prevent the loss of significant artefacts or information.

### **Soil Contamination**

- Remediation requirements could potentially have a significant impact on the existing trees and may prohibit their retention.
- Following remediation, the park will be fully compliant with standards for the protection of the environment and those for human health.
- Contamination will remain a consideration for future site management an development (for example in future works or excavations, or when replacing trees when the reach maturity) as contaminated material will remain on the site below remedial caps.

### **Existing Vegetation**

- Mature trees provide a valuable asset to the site and have the potential to greatly enhance the immediate amenity in the park.
- More detailed studies may be required to fully understand the impact of site remediation on existing trees which may lead to the development of options for specific trees.

### **Analysis of Local Demographics**

- The most appropriate future form of the park would be a visually attractive space for surrounding residents and visitors that softens the 'urban form' and contributes to the quality and appeal of the area.
- The park should provide a focus for casual physical activity and socialising by individuals, groups of people and families with children which may be supported by a small-scale food or drink outlet such as a café. Some organised activities could also be supported in the park such as an exercise class, tai chi, martial arts or bocce.

## FUTURE USES OF SURRY HILLS PARK

### ***Land Categorisation***

The *Local Government Act* and the *Local Government (General) Regulation* provide the legal requirements for the classification of community land (refer to section 36 of the Act). Under the *Local Government Act*, Council must classify all community land under its care and control according to land management categories as defined by the Act and the Regulation. The Act and the Regulation detail which land management category is appropriate under specific conditions and community land has to be categorised accordingly by Council. The management and use of the land must be consistent with the core objectives prescribed by the Act for the different land categories.

### **Surry Hills Park (Lot 3)**

Based on the guidelines provided in the Act and the Regulation, all land in the new Surry Hills Park will be categorised as "Park". According to the Regulation, this categorisation applies to land that "is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others".

### **Energy Australia Substation Perimeter Land (Lot 2)**

The categorisation of land does not extend to the portions of Energy Australia land that adjoin the park. Even though they will be publicly accessible and form a functional unit with Surry Hills Park, this land is not community land as defined under the Act and can therefore not be categorised. Nevertheless, management of this land (in terms of the provision for public access and recreation and of maintenance) will be the responsibility of CoS, as agreed in the purchase agreement in return for a use license. The same management objectives and principles as outlined below for Surry Hills Park (Lot 3, refer to Figure 1.5) should therefore be adopted for substation perimeter land, where applicable. Review of the objectives will require consultation with Energy Australia and the Minister for Police, to ensure they are consistent with their respective needs and requirements.

## ***Management Objectives***

### **Core Objectives**

Core Objectives for the Management of areas categorised as "Park" are prescribed by the *Local Government Act* and are as follows (from section 36G):

- 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.

The Act requires Council to manage all areas categorised as parks according to these objectives. However, since these objectives are very broad apply to a wide range of different kinds of parks, a number of management objectives have been developed specifically for Surry Hills Park. They provide a unique management focus for Surry Hills Park, while being consistent with the Core Management Objectives as prescribed by the Act.

### **Specific Management Objectives for Surry Hills Park**

The specific management objectives have been developed for the particular conditions and anticipated future uses in Surry Hills Park. They include a consideration of the physical characteristics, site limitations and identified recreation needs according to the population profile of the area.

#### *Specific Management Objectives*

Specific Management Objectives are summarised in the following table which demonstrates how they respond to the key considerations that have been identified in this PoM. They are further elaborated in the section '[Management Action Plan](#)'.

Key Consideration	Specific Objective
Park Identity, Access and Address	Create public awareness of the park, ensure it is accessible by a wide range of users and well connected to the surrounding urban environment, and appeals to local residents by providing relief from busy urban life styles, is unique in character, design and function compared to more regionally significant open space in close vicinity.
Physical Characteristics and Cultural Heritage	Manage and enhance the existing natural and cultural resources in the park through sound management practices and provide a safe and enjoyable open space resource that meets environmental and human health standards.
Recreation Opportunities and Park Use	Develop the park in a manner that provides for a range of activities, while minimising the potential for user conflicts in the park and with surrounding residents.
Park Design and Development	Design the park in a manner that embraces and complements the Energy Australia substation, is flexible to accommodate future changes and is consistent with best practice in design and the incorporation of the principles of Ecologically Sustainable Development.
Council Operations, Maintenance, Funding and Partnerships	Develop and ensure appropriate levels of ongoing park management and funding, which may include partnerships with the local community.

## ***Purpose and Permitted Uses of Surry Hills Park***

### **Principal Use for Surry Hills Park**

The principal use for Surry Hills Park is to be as a social meeting place and for passive recreation. This usage is seen to be ideal because of the relatively small area, the openness to several street frontages, the slope and aspect, and the anticipated demands of the user population. Likely park user will not be limited to local residents but also include the local working population, enjoying the park in lunch hours.

Active recreation will also be possible in the park and is most likely to take the form of jogging, informal ball games and potentially some lifestyle classes such as yoga or Tai Chi. Walking through the park will also be a major use, as people are likely to use the park as a short-cut to and from work and when accessing shops and other services located in Oxford Street.

The park will not be an appropriate venue for organised ball games or sporting activities such as rugby, cricket or the like which are suited to larger and level parks dedicated as sports grounds.

Dog-walking is also likely to become a popular activity in the park. Due to the small size of the park and the potential for conflicts with other users, dogs will need to be responsibly managed by their owners, in accordance with the *Companion Animals Act 1998*.

### ***Other Permissible Uses in Surry Hills Park***

In accordance with the requirements of the *Local Government Act* and the *Local Government Regulation*, the following represents a list of other uses that are authorised by this PoM to potentially occur in Surry Hills Park as they are considered generally consistent with the management objectives developed for the park:

- Wedding Ceremonies or functions
- Playing of a musical instrument, or singing, for fee or reward
- Delivering a public address or speech
- Markets and/ or temporary stalls including food stalls
- Engaging in a trade or business, specifically food outlets such as an ice cream vendor, small café, coffee kiosk with outdoor seating or similar
- Commercial filming (for cinema or television) and photography
- Corporate functions
- Corporate promotions



- Bookings for birthday parties, family gatherings/ celebrations and the like
- Other special events /promotions (may need assessment on an individual merit base), provided they are on a scale appropriate to the use of the park as a neighbourhood park, or to the benefit and enjoyment of the local community

These uses represent the full range of activities that Council may allow to occur in the park. In accordance with the *Local Government Regulation*, they will only be permitted if they do not involve the erection of a building or structure of a permanent nature.

Motor vehicle access into the site in conjunction with the above activities is not permissible, with the exception of emergency vehicle access if required.

Prior to permissible uses occurring in the park, applications for a (temporary) licence would need to be made to the Council (also refer to section '[Leases, Licenses and Other Agreements](#)'). When deciding whether to issue the appropriate licence to permit these uses/ activities in the park, Council will need to assess all applications according to its standard assessment and approval processes. This includes consideration of the potential impacts on the amenity of the park and surrounding areas and residents.

Permissible uses must only be permitted if they occur in accordance with this PoM and Council's standard parks conditions. However, Council shall not reasonably withhold approval for these activities. Permissible uses/ activities may also attract booking fees.

## ***Leases, Licences or other Agreements***

Under the *Local Government Act*, Council may enter into lease or license agreements with other authorities, organisations or individuals in relation to (refer to section 46):

- 1) the provision of services or utilities for public purpose; or
- 2) for other purposes if the lease/ license is authorised in the plan of management.

In accordance with the Act, this PoM authorises Council to

- grant easements to authorities, organisations or individuals over lands identified in the plan providing the Council is satisfied there is no reasonable alternative and that appropriate benefits are obtained for the community land and any adverse impacts on the park are remedied at the cost of the holder of the easement;
- enter into a lease, license or casual use agreement with an appropriate individual or body to allow for activities in line with the overall management strategies of this PoM where reasonable and appropriate, and for the activities outlined above in section '[Other Permissible Uses in Surry Hills Park](#)'; and
- permit any community land to be used for emergency purposes, including training, when the need arises.

## **Granting of Leases or Licenses**

Sections 46 and 47 of the Local Government Act outlines the rules Council must follow in granting leases or licences for the use of community land. Generally, a council must not grant a lease or licence for a period of more than 21 years. Irrespective of the lease period, Council must follow a fixed set of procedures as outlined by the Act and summarised below. For more detailed information, the Act or a Council Planner should be consulted.

### *Leases for more than Five years*

A Council must not issue a lease or licence for the use of community land for a period of more than five years, without exhibiting the proposal for such a lease or license first. Council has to give public notice of the proposal and exhibit it on the land to which it relates. Under certain circumstances Council must also notify surrounding owners or residents. Anyone is entitled to make a written submission to Council, which must be considered by Council before granting the lease or license, provided it was received within the public submission period, which must not be less than 28 days.

It is illegal for Council to grant a lease or license, if it has received a written objection to the proposal. In this case, Council must refer the proposal to the Minister to determine the final outcome.

With the exception of a grant to a non-profit organisation, a lease or licence for a period of more than 5 years can only be granted as the result of a tender process conducted by Council in accordance with Division 1 of Part 3 of the Act.

#### *Leases for less than Five years*

For leases or licenses for a period of less than five years, Council is bound by similar rules regarding to the notification and exhibition of the proposal, as outlined in section '[Leases for more than Five years](#)' above. In the case of objections to the proposal, it is up to the Minister to decide which authority should make the final decision (i.e. the Minister or the Council).

As outlined by the *Local Government Regulation*, leases or licenses granted for the following purposes are exempt from the requirements for public notification and exhibition:

- a public performance (that is, a theatrical, musical or other entertainment for the amusement of the public),
- the playing of a musical instrument, or singing, for fee or reward,
- engaging in a trade or business,
- playing of any lawful game or sport,
- delivering a public address,
- conducting a commercial photographic session,
- picnics and private celebrations such as weddings and family gatherings, and
- filming for cinema or television.

In order to be exempt, these activities must not

- involve the erection of any building or structure of a permanent nature,
- continue for more than 3 consecutive days, and
- continue to recur for a period of more than 12 months in the case of uses occurring more than once. Each occurrence must be for no more than 3 consecutive days, not including Saturday and Sunday.

Standard Council standard assessment and approval process as outlined in section '[Other Permissible Uses in Surry Hills Park](#)' still apply to these activities.

## Easements

In addition to authorising Council to enter into the above lease and licence agreements, Council also has an obligation to maintain the integrity of easements granted to Energy Australia and the Minister of Police, as set out in the Deed/ purchase agreement between the authorities.

As agreed in the deed, the following easements will be provided over the park site:

- for the Energy Australia cable tunnel;
- for the placement of underground cables to and from the substation;
- for the movement of cranes and the placement of rock bolts;
- for maintenance access to the substation;
- for the protection of ventilators in the substation building;
- for the relocation of services which service the NW Police Service Centre; and
- for the reconstruction of traffic access and ramps to the Police Service Centre.

The main easements which will influence park design are those required by Energy Australia for conduits. These include 'shallow' easements (a 2 metre wide strip parallel to the substation boundary) and 'deep' easements (which cross the site). These are illustrated in Figure 1.11.

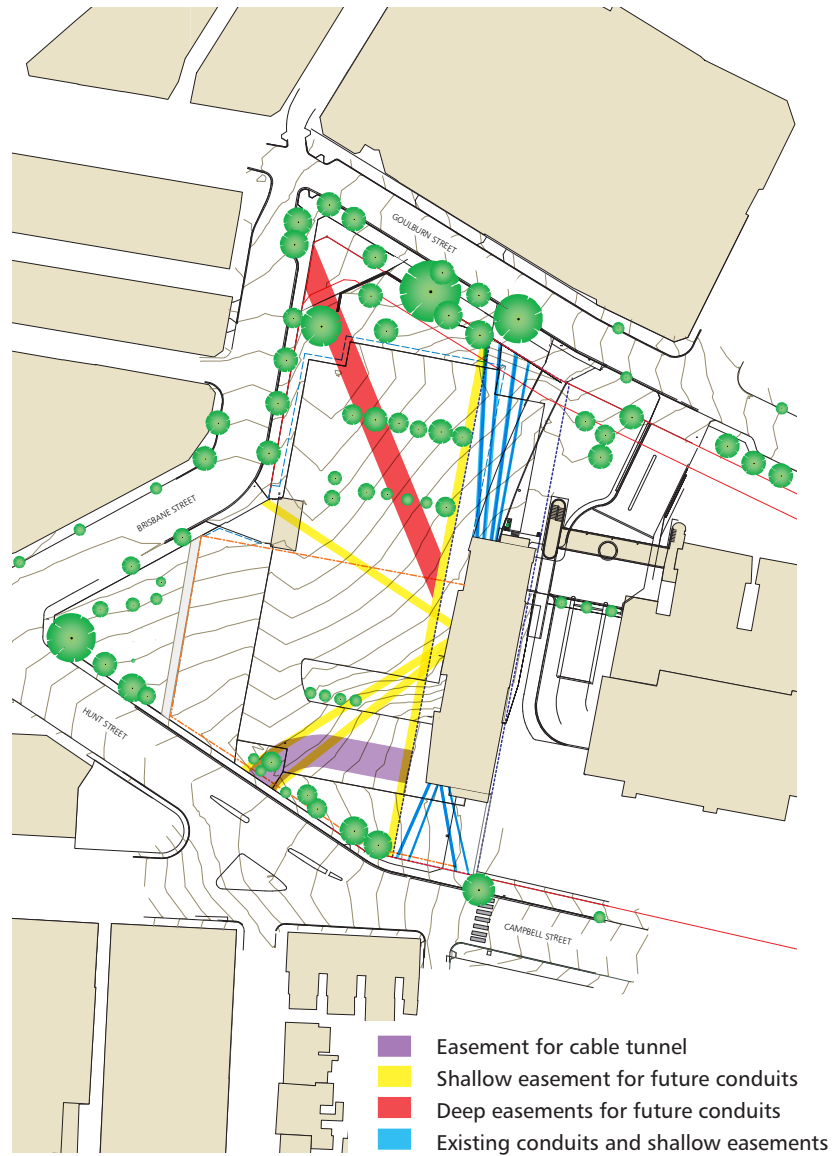


Figure 1.11

Energy Australia substation easement locations

## MANAGEMENT ACTION PLAN

The principal purpose of this section of the PoM is to provide managers with guidance on what needs to be done to achieve the objectives of the PoM. To this end, a series of strategies have been developed which relate to the objectives for the park and will be realised through a number of actions by the park managers.

The actions have been prioritised and indicate if a single, periodic or ongoing action is required. Actions for physical park development should be read in conjunction with the park concept in section '[Landscape Masterplan](#)'. Performance Indicators provide the means of assessing the progress in achieving the stated objective.

The time frames nominated are as follows:

- short            <3 years
- medium        3-7 years
- long            >7 years+

Performance Indicators provide the means of assessing the progress in achieving the stated objective.

### Review of the PoM

Management must be responsive to the changing needs of the community and users and the PoM must have the flexibility to incorporate and take advantage of future requirements and changing needs as they arise. The Plan should therefore be reviewed at regular intervals (say, every five years) and on an ongoing basis.

### ***Park Management Plan***

In addition to the statutory PoM, the Park Management plan will be a comprehensive document that will guide the integrated management of the new park. This will cover general park issues, as well as specific issues for this site, such as the large number of electrical easements and the requirements triggered by the Remedial Action Plan, given the ongoing contamination on the site. It is intended to sit under the PoM, becoming the operational Action Plan by which the general performance targets nominated in the PoM would be met/ monitored.

## ***Park Identity, Address and Access***

### **Objectives:**

- Create public awareness of the new park.
- Provide a park that is accessible by a wide range of users.
- Ensure the park appeals to local residents, responds to local needs and provides a successful neighbourhood open space resource.
- Create a park that provides relief from busy urban life styles, is unique in character, design and function compared to more regionally significant open space in close vicinity.
- Connect the park to the surrounding urban fabric and ensure it is accessible to a wide range of users.

<b>Strategy</b>	<b>Action</b>	<b>Priority</b>	<b>Performance Indicator</b>
Create public awareness of the park	Inform the community of the development of the park through newsletters, brochures, CoS website, CoS One-Stop-shop, media releases, displays in local libraries and the like.	Short and ongoing	Information on the park is readily available and/ or accessible. Community feedback indicates knowledge of the project's progress.
	Provide regular updates on the progress of park development, via a range of media.	Short and ongoing	Signage/ directional systems installed and/ or updated.
	Update Council maps and signage systems to include the park.	Short	Park is well used by the local community on an on-going basis.
	Celebrate the opening of the park with a community-focused event.	Short: immediately following completion of park construction	

	Inform the community about the partnership between the City of Sydney, the State Government (Minister of Police) and Energy Australia to establish the park. Recognise the role of the substation's design in contributing positively to the park's creation.	Short	Information provided to the community about the park – substation relationship in park brochures , interpretative signage and the like.
Create a park that is responsive to the needs of the local population	Design the park based on analysis and detailed understanding of the likely requirements of the local population.	Short	Analysis of local demographics complete. Feedback provided by the community and assessed against analysis-based assumptions. Park design, permitted uses and facilities adjusted where appropriate.
	Cross-check analysis-based findings against community feedback and adjust where necessary.	Short and Ongoing	PoM reviewed at regular intervals (every 5 years).
	Regularly review park use and design to ensure it remains responsive to recreation needs and community expectations.	Ongoing	
	With each PoM review, invite community feedback to provide guidance on future needs and expectations and the need to adjust management objectives and principles.	Ongoing at regular intervals (every five years)	
Create a park that provides relief from busy urban life, is unique in character, design and function.	Design the park so that it primarily functions as an area where people can come to escape the bustle of a busy urban life style, and enjoy access to a peaceful green space with ample sun and shade.	Short and Ongoing	The park is predominantly green, with only limited areas of hard surfaces associated with social gathering and similar functions. The park functions as a green oasis and a place of quiet in contrast with busy city streets and squares.
	Mark entrances in an attractive way that clearly identifies the park, such as the use of feature walls to frame views, park signage or the like.	Short and Ongoing	Entry statements or features create interesting views of the park and provide an unique experience that 'draws' people into the park. A limited number of design features are provided in the park and clearly differentiate it from other open space areas.



Connect the park to the surrounding urban fabric	Locate park entrances to connect to other local community facilities such as nearby reserves and frequently used pedestrian routes such as along Goulburn Street.	Short	Formal entrances to park provided in strategic locations near Goulburn Street and the existing pedestrian crossing at the park's high point.
	Create a path system that builds on likely local desire lines, is efficient, safe and links residential areas with business/ commercial centres.	Short	Park used as a short-cut for local pedestrian traffic such as walking to and from work. Sufficient lighting is provided in the park to make this a safe activity.
	Provide good pedestrian links to other community and regional/ significant open space facilities.	Medium - Long	Good passive/ active surveillance of park areas is provided by active use of pedestrian links through the park.
	Encourage local use of the park and the use of alternative means of transport. Car parking and vehicular access are not suitable uses and should not be provided for the general public (with the exception of emergency vehicle access).	Short and Ongoing	Local residents continue to have good access to regional recreation networks and significant open space areas.
	Maintain vehicular access to the Energy Australia substation for occasional maintenance vehicle access (from Goulburn Street) and emergency vehicle access (from both Goulburn and Campbell Streets). The same areas can be used to facilitate park maintenance vehicle access. Incorporate access requirements within the provision of paved areas and the general (pedestrian) circulation system.	Short and Ongoing	People access the park by walking, cycling or the use of public transport.  Suitable vehicular access for substation and general park maintenance, and emergency vehicles is provided at Goulburn Street (main access) and Campbell Street (secondary access).
	Consider residents and workers adjoining multi-storey buildings as park users and design with their elevated views in mind.	Short and Ongoing	The park design provides an interesting composition when viewed from multi-storey buildings above.
	Improve the street address of the park by complementing existing perimeter and street tree planting, clearly identifying the park's edge and defining open spaces in the centre of the park.	Short	The park is recognisable and clearly defined from the surrounding streets.  Gaps in street tree planting are closed.

	Consider modifications to the surrounding streetscape that would narrow adjoining roads, provide better pedestrian safety and amenity and offer the potential for additional streetscape planting.	Medium - Long	Increased streetscape amenity and quality of streetscape design consistent with high standards across the City of Sydney.
Ensure the park is readily accessible by a wide range of uses.	As much as practical, given the constraints of the existing topography, provide access to and path links through the site which are compliant with Australian equal access standards (AS1428.1, 1428.2 and 1428.4).	Short	Park used by a wide range of people, including people in wheelchairs, people with prams etc.

## ***Physical Characteristics and Cultural Heritage***

### **Objectives:**

- Manage and enhance the existing natural and cultural resources in the park through sound management practices and community awareness, involvement and responsibility.
- Remediate the park to current best practice standards to provide a safe and enjoyable open space resource that meets environmental and human health standards.

<b>Strategy</b>	<b>Action</b>	<b>Priority</b>	<b>Performance Indicator</b>
Protect the site's archaeological resources and values for future use or study, and allow for their integration into the park.	Investigate the potential to create wider access to and understanding of local heritage, such as through the provision of educational, interpretive or interactive elements in the park, building on archaeological remnants below the northern section of the park along Goulburn Street.	Short and ongoing	Suitable heritage consultant engaged to determine potential for heritage interpretation within the park.  Interpretive, educational or interactive elements provided in the park that celebrate and encourage greater general knowledge of the local history and heritage.
	Design the park and locate facilities so as to not adversely affect the archaeological relics present below the site's current surface.	Short and ongoing	Park design meets the criteria as set out in the Archaeological Report.  No archaeological relics damaged during site works.
	Design and construct park finishes that allow for relics to be accessed in the future if needed.	Short and ongoing	Suitably qualified archaeologist given sufficient notice prior to site works and present during all works in areas likely to contain archaeological remnants.
	Limit the extent of cut and/ or excavation works, particularly in the northern section of the site where relics are most likely located. If necessary, undertake more detailed investigations to locate/ map relics more accurately.	Short and ongoing	

	All works in affected areas should be supervised by a suitably qualified archaeologist, in accordance with the requirements of the Archaeological Testing Report prepared for the Campbell Street Substation in November 2001.	Short and ongoing	Any new finds recorded, mapped and treated as per archaeologist's instructions.
Create a safe and enjoyable park free from contamination or other factors adverse to human health or safety.	Undertake site remediation works and additional testing/ investigations in accordance with the requirements of the Remedial Action Plan (RAP) and the instructions of the Site Auditor.	Short and ongoing	Park fully remediated and safe for use as a park.
	Continue to manage the park's trees, values and character in a manner that recognises the existence of contaminated material on/ below the site.	Short and ongoing	Clearance obtained from the Environmental Protection Authority (EPA) prior to public use and development of the site as a park.
	Continue to liaise with the Minister of Police and Energy Australia in resolving issues relating to contamination and safe use of the site.	Short and ongoing	Develop detailed guidelines for the management of the park's trees, soils and character in the Park Management Plan.
	Investigate more detailed actions and requirements as part of the preparation of the Park Management Plan (refer to section 'Site Operations').	Short	Park Management Plan prepared and used to coordinate detailed requirements prior to, during and after initial construction and as part of daily operations.
	Liaise with Energy Australia regarding the design requirements for the park in order to adequately protect the public in the case of power surges, plant failure and the like.	Short and ongoing	Processes in place to ensure frequent liaison with and design review by Energy Australia to meet safety requirements for the substation perimeter and the remainder of the park.
Enhance the natural characteristics of the site and build on them to create a pleasant user experience.	Build on the park's topography and surrounding street geometry to provide an attractive park setting and a unique experience for users.	Short	The park provides a contrast to shady areas along many city streets by providing large open areas where access to sunshine can be enjoyed.
	Take advantage of the site's steepness, elevation and views to provide an attractive gathering space at the high point of the park, with appropriate furniture, from where remaining park areas can be over-looked.	Short	A small scale paved space is provided near Campbell Street and used by the community as a meeting place.

	Implement the remediation requirements as outlined in the RAP.	Short	Site remediated to RAP requirements and safe for community use. Ongoing management requirements outlined in Park Management Plan.
	Notwithstanding contamination issues, build on the site's potential for providing a 'mature' landscape by retaining as many existing trees as possible, either in their current or in new locations, where feasible.	Short	Additional studies undertaken to more closely investigate potential options and viability of tree retention or relocation.
	Create public awareness of the site's limitations, particularly with regard to tree retention. Manage public expectations in view of the number of trees that can be safely retained.	Short	Develop design details/ treatments that maximise the potential for successful re-use of existing trees where viable and practical.
	Coordinate the provision of paved park surfaces with the need to seal contaminated soils around existing trees, especially in the northern park section along Goulburn Street.	Short	Public aware of site limitations.
	Design the park in a way that maximises the potential for sun access, particularly in southern, more elevated areas which are not adversely effected by overshadowing from tall buildings. At the same time provide protection from excessive sun exposure during the summer months.	Short (medium to long for establishment of deciduous shade trees)	Community feedback to tree removal (where necessary) indicates understanding of the underlying health and safety concerns.
	Use the topography of the site to create a recognisable park experience by providing a series of terraces or levels that accommodate different recreational uses and/ or slightly different characters.	Short	Remediation requirements incorporated into the design and function of various park spaces.  The southern half of the park provides for recreation in the open, with sun access.  Temporary shade is provided to protect against excessive sun exposure in summer, for example through the use of deciduous shade trees or shade structures.  Provisions of current environmental planning

	<p>Investigate ways of managing natural resources of the site in a manner consistent with the principles of Ecologically Sustainable Development (for example stormwater) where this is not in conflict with remediation requirements.</p>	<p>Short - Medium</p>	<p>instruments enforced with regard to sun access to streets and public/ park areas (by limiting heights of surrounding developments).</p> <p>Level areas provided that can accommodate different uses, including social gathering and passive/ active recreation.</p> <p>Passive surveillance increased by elevated park sections over-looking lower-lying ones.</p> <p>Opportunities investigated to manage the site's natural features/ processes in accordance with ESD principles.</p> <p>Opportunities implemented where possible, practical and feasible.</p>
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## ***Recreation Opportunities and Park Uses***

### **Objectives:**

- Develop the park in a manner that provides for a range of activities, including opportunities for social gathering as well as passive and active recreation.
- Limit and coordinate the type and frequency of organised recreation activities within the park, ensuring the activities complement the residential and park setting and are not in conflict with the park's main use for informal recreation and as a social meeting place.
- Limit the potential for user conflicts in the park.

<b>Strategy</b>	<b>Action</b>	<b>Priority</b>	<b>Performance Indicator</b>
Provide a range of recreational opportunities within the park	Create a strong community/ social gathering focus in the park's southern section, which is readily accessible.	Short	<p>A suitably furnished area is provided and used by the community. Gathering area is accessible by a wide range of people, including those with special access needs.</p> <p>Food or drink outlet encourages use of the park as a meeting place.</p> <p>Open level areas created and used by the public for a range of activities.</p> <p>Consistent approach to street frontage treatment implemented along Goulburn Street and coordinated with remediation requirements.</p>
	Consider using leases and/ or licences to provide additional services that support the community focus and encourage people to meet or gather, such as a kiosk, coffee cart or the like.	Short and Ongoing	
	Provide level (grassed) areas suitable for passive and informal active recreation such as picnicking, sun-baking, bocce, frisbee, kite-flying, informal ball games, life-style classes (Yoga, Tai Chi) and the like. These areas may also be used for occasional special or community events such as weddings, functions, markets or the like.	Short	
	Where appropriate, install furnishings in the park as required to support park activities, including seats, lighting, shade structures and bins.	Short	



	Complement the existing Goulburn Street frontage by providing a small paved area that complements similar open space courts in front of the NSW Police Service Centre.	Short	
Minimise the potential for user conflicts in the park.	Limit and coordinate the type and frequency of organised recreation activities within the park to ensure licensed activities do not dominate the use of the park during popular park visit times.	Short and ongoing	Only one lawn terrace area at a time is occupied by organised recreation activities such as Tai Chi or Yoga classes. No classes are held on the lookout terrace which is reserved for social gathering.
	Utilise Council's website, libraries, One-Stop-Shop and park signage boards at park entrances to clearly state uses and activities at different times in the park. Awareness of other activities enables park users to plan their visit at suitable times and therefore minimise potential conflict and avoid disappointment. It also protects against use of the park by unlicensed users.	Short and ongoing	Limit regular weekend use of the park for organised activities/ classes to the mornings.  Occasional or special events can still take place outside these hours. Appropriate signage in place and published/ readily accessible through Council's common communication tools.
	Ensure that activities in the park do not generate noise or traffic volumes that would adversely affect surrounding areas and residents. Events in the park should only be designed for the local community and not be regional events that attract people from a large area and travel to the park by car. Similarly, the number of events in the evening or at night should be limited due to the potential for noise to affect residents in apartments above the park (i.e. Goulburn Street).	Short and ongoing	Review class times/ use of the park against community responses/ feedback/ complaints.  Community understands and respects the 'schedule' for the park. Number of complaints received due to user conflicts is minor.  Licences to small business operators do not inhibit the use or enjoyment of the park by other users.

	Install appropriate signage to create community awareness of the responsibilities of dog owners.	Short and ongoing	Dogs managed responsibly by their owners and park free from dog droppings. Number of reported incidents including dogs is minor.  Potential adverse impacts of leases/ licences or special events assessed in accordance with the Local Government Act and existing Council guidelines, prior to granting consent.
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**Park Design and Development**

**Objectives:**

- Design the park in a manner that is sufficiently flexible to accommodate the changing needs of a transient population.
- Develop the park in a manner which encourages the closest possible integration with the Energy Australia substation site, and complements the current and likely future needs of Energy Australia in terms of access, easements and the like.
- Design facilities to support future park functions in a way that is consistent with current best practice, strives for design excellence, and incorporates the principles of Ecologically Sustainable Development.

Strategy	Action	Priority	Performance Indicator
Design a park flexible enough to accommodate changing needs.	The design of spaces in the park should be able to accommodate a range of uses and not be exclusively designed towards specific activities or user groups.	Short and Ongoing	New uses and recreational activities can be incorporated within the park's structure without requiring major re-design of the park.
	Review the design of the park as more funding becomes available. Development of the park may be carried out in stages over a long period of time to meet the expectations for a high quality park, as well as better reflect user needs in this rapidly changing part of the city.	Ongoing	User satisfaction with park design and facilities determined through ongoing customer surveys or feedback received.  System implemented to manage and record community responses and feedback, to inform future PoM review.

	Establish and maintain an up-to-date inventory of all equipment and facilities provided in the park which can be used in evaluate community feedback and demands against existing provision.	Short and Ongoing	Funding continues to be made available for further park development, following construction/ implementation of the initial park concept.  Incremental/ staged development of the park that reflects changes in the local population.  Inventory in place and maintained up-to-date. Provides basis for assessing the need for upgrade or provision of additional facilities.
Recognise the relationship of the contribution Energy Australia substation with the park and build on this in park design and management.	Design the park to embrace the substation building by addressing it with the layout of different spaces and functions.	Short and Ongoing	Path and spaces of the park front onto the building and planting is used in a way that provides accents to the façade rather than trying to disguise the building.
	Address the need for paved surfaces to surround the substation building by making these an integral component of the path system.	Short	The Energy Australia substation is an integral part of the park and recognised as a park 'landmark'.
	Utilise substation building frontage to frame the park setting during the day and build on feature lighting to create an attractive and unique park atmosphere at night.	Short and Ongoing	Substation operation requirements are built into the design in a way that they do not inhibit enjoyment of the park.
	Insofar as they are already known, incorporate current and future access and easement requirements within the design of the park.	Short and Ongoing	Works on known easements in the future cause minimal disruption to the site's enjoyment and use as a park.
	Continue to liaise with Energy Australia in developing a design for the park which incorporates Energy Australia needs while ensuring that the use and enjoyment of the park and substation perimeter is not inhibited.	Short and Ongoing	

Aim for a high standard in park and environmental design and incorporate the principles of Ecologically Sustainable Development (ESD).	Design the park in a contemporary manner representative of best practice design.	Short and ongoing	<p>Park design meets quality expectations of local residents, likely to have high standards due to the large number of professionals. Regularly review opportunities when more funds become available for upgrading the park or providing additional facilities within it.</p> <p>The park makes a positive contribution to the overall urban environment and this is expressed in community feedback.</p> <p>Adequate sight lines are provided within the park and to surrounding streets and buildings to increase levels of park surveillance.</p> <p>Lighting levels are adequate to facilitate safe use of the park at night, including walking through the park.</p> <p>Park equipment and facilities are designed, installed, sign-posted and maintained in a way that minimises the risk of injury.</p> <p>Opportunities for incorporation of ESD principles investigated and implemented where possible, practical and feasible.</p>
	Compensate for the relative lack of open space in the area (compared to statistical average per person) by providing a quality park designed (and maintained) to high standards.	Short and ongoing	
	Design the park to maximise public safety and security, in accordance with current best practice.	Short and Ongoing	
	Investigate options to incorporate ESD principles throughout the park, such as solar power lighting, permeable pavements, and the recycling of runoff water where appropriate (and where consistent with remediation requirements).	Short and ongoing	
	Design and maintain the park to minimise the potential for vandalism and injury.	Short and ongoing	

## ***Council Operations, Maintenance, Funding and Partnerships***

### **Objectives:**

- Develop and ensure appropriate levels of ongoing park management and funding.
- Implement and enforce control measures to prevent adverse impacts on the park.
- Encourage a sense of community ownership of the park.
- Consider entering partnerships that would increase the degree of community involvement in park management or would provide additional community services consistent with this Plan of Management.

<b>Strategy</b>	<b>Action</b>	<b>Priority</b>	<b>Performance Indicator</b>
Develop and ensure appropriate levels of ongoing park management	Develop a Park Management Plan as a comprehensive document covering general park issues, as well as specific issues for this site. These would include management and integration of the large number of electrical easements and management of the requirements triggered by the Remedial Action Plan, with regard to the ongoing contamination on the site.	Short	<p>Park Management Plan prepared and adopted by Council.</p> <p>Park Management Plan frequently used as a tool in the day-to-day management and operations of the park.</p> <p>The park is a tidy and well-maintained place for the local community.</p>
Ensure ongoing funding for the further development of the park.	Match design of the park to ensure it is achievable within current budget limitations.	Medium and Ongoing	<p>Funding continues to be made available to further develop the park, following completion of the initial park establishment construction works.</p> <p>Number of objectives reached within the specified time frames (to be assessed at times of PoM review).</p>
	Ensure sufficient funds are available for both initial park development and recurring funding for annual maintenance and further improvements.	Short and ongoing	

Develop a range of site control measures to manage the park and minimise impacts on its values.	Ensure the final design of the park and facilities therein are of a high standard consistent with other parks across the city.	Short and ongoing	Community is aware and understands current funding and subsequent park development limitations.  Funding allocations reviewed annually by Council.  Community confident that appropriate services are being delivered over time and that 'their' part of the city achieves fair attention/ funding compared to other areas.
	Develop and implement a works and maintenance plan for all landscape and built elements. Establish maintenance in line with Council's adopted Service Specification.	Short	A works and maintenance plan is included in the Park Management Plan and includes performance measures for maintenance standards.
	Ensure the park is added to Council's maintenance program and is regularly visited by maintenance personnel to carry out works to ensure a continued high standard of park facilities.	Short and ongoing	Regular maintenance operations carried out in the park and observed by the public. Investments in the park maintained at high standards.
	Manage and minimise the impacts of adjoining lands uses on the park, such as overshadowing by development or inappropriate vehicular access.	Short and ongoing	Development proposals give due consideration of the impact on the amenity of the park, in accordance with the relevant planning instruments.
	Design the park (or review the design if necessary) to minimise opportunities for vandalism, such as by locating facilities in areas where they can be viewed from the street, adjacent buildings or park areas which are frequently used, including the path system.	Short and Ongoing	Enforcement by Council of the relevant clauses in the environmental planning instruments with regard to the protection of open space values.
	Re-zone the park to the 'Parks and Community Places' zone, to remove development pressure and create community confidence by securing the land for ongoing public use. This may be possible through the Draft City of Sydney LEP 2000 finalisation process.	Short	Few incidents of vandalism or park destruction. Repairs carried out promptly.  Whole park zoned 'Parks and Community Places'. No further land/ development speculation.



Build a sense of community ownership for the park by fostering community involvement in park management.	Regularly inform the community on events, progress of improvement works and decisions affecting the park, including on the reasons behind those decisions.	Short and ongoing	Regular consultation of the community to determine needs. Invite the community to contribute to future PoM reviews. Ongoing partnerships established based on community interest in the park. Additional funds generated to assist community events, park improvements or future needs. Opportunities exist for the community to be involved in the park's management, either through the planning/ PoM review process or through the staging of events with a park focus.
	Continue to involve the community in park planning and design, in accordance with Council's corporate objectives.	Short and ongoing	
	Establish partnerships with community groups or local businesses in raising funds and contributing to specific projects or events in the park. This may include funding or sponsorship for sporadic activities such as celebratory events and special community days in the park.	Ongoing	
Develop and enter into partnerships that would further the objectives of this Plan and assist in providing additional amenity and/ or services to park users.	Invite tenders from suitable local business operators to provide services in the park. These would include a small (temporary) kiosk or café on the lookout terrace, or operators of life style classes to be held on lawn areas such as Tai Chi, Yoga, meditation or similar activities with a limited impact on the site and its neighbours.	Short and Ongoing	Tenders called and lease/ licence applications assessed consistent with Council's general approval processes as well as with the provisions of this Plan. Leases or licences issued to suitable business operators in accordance with the requirements of the Local Government Act and Regulation. Services operating in the park.
	Favour short-term leases or licences over long-term leases, due to the transient nature of the population and the need to regularly re-assess whether the service/ use is still appropriate. Simplify the lease/ licence renewal process where this is the case.	Short and Ongoing	Leases and licences reviewed/ renewed at regular intervals. In addition to the requirements set out in the Local Government Act and Regulation, this should include a review of local demographics and an analysis of community feedback to assess the ongoing demand for the service, or
	Ensure that leases or licences do not result in restrictions to general park uses (e.g. the ability of the general public to enjoy a picnic, access the park or certain sections of the park, and the like).	Short and Ongoing	

	<p>In lease/licence negotiations, consider giving preferences to businesses that demonstrate a genuine interest in the park and would be willing to contribute to the fulfilment of the objectives of this Plan, for example through sponsoring of special community events.</p>	<p>Ongoing</p>	<p>highlight potential conflicts with the objectives of this Plan, the amenity of the park or other park users and surrounding areas or populations.</p> <p>Appropriate services/ businesses continue to operate in the park without limiting or unduly restricting the enjoyment of the park by the general public.</p>
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## LANDSCAPE MASTERPLAN

### ***A Masterplan for Surry Hills Park***

The concept developed in the Masterplan for Surry Hills Park provides a new park as a local open space and recreation resource in this densely populated inner city area which:

- provides a peaceful green island in the heart of Surry Hills where people can come to escape the bustle of busy inner city life;
- represents a significant addition to local open green space and make a positive contribution to the surrounding urban environment and streetscape;
- incorporates the principles of Ecologically Sustainable Development (ESD), consistent with the City of Sydney's Corporate Plan;
- fulfils the needs of the population in terms of access to greenery and sunshine by building on the physical attributes of the site;
- forms a place for social gathering and meeting to strengthen the local community spirit;
- caters for the pursuit of passive as well as informal active recreation by providing suitable areas for these activities to take place;
- builds on the close links with the Energy Australia substation and recognises the positive contribution it makes to the parkland;
- embraces the surrounding urban fabric and can be readily accessed from adjacent areas;
- accommodates special access needs as much as practicable to foster enjoyment of the park by all members of the community;
- provides safe and efficient pedestrian linkages through the park to connect neighbouring residential areas with business and commercial centres;
- acknowledges and works with the limitations placed on the site by archaeological, remediation and electricity easement requirements; and
- will be implemented over time as local user needs become clearer and/or change and additional funds become available.

## REFERENCES

- Casey & Lowe and Associates, 2001, *Archaeological Testing, Campbell Street Substation Surry Hills*, For Enerserve Energy Australia
- City of Sydney, 1996, *Central Sydney Local Environmental Plan 1996*
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- Energy Australia Environmental Services Unit, 2003, *NSW Police service Property at 151-241 Goulburn Street, Surry Hills. Remedial Action Plan*, for Energy Australia



LANDSCAPE MASTERPLAN - LEGEND

- 1 Existing Plane trees retained at Goulburn Street entrance and complemented with additional trees
- 2 Major park entrance with views through existing trees
- 3 Small paved plaza along Goulburn Street frontage under retained trees (subject to remediation)
- 4 Lower lawn, semi-shaded by surrounding buildings in winter
- 5 Shared pedestrian path and Energy Australia access driveway
- 6 Existing trees in Sydney Police Centre property
- 7 Retaining wall separates path from access driveway to substation
- 8 Groves of trees placed along contours to create view corridors between different park areas
- 9 Shade trees and associated seating to visually integrate building into the park setting and increase pedestrian amenity
- 10 Main pedestrian through link and disabled access route
- 11 Main lawn area for passive and informal recreation activities
- 12 Hunt and Brisbane Streets pedestrian link
- 13 Avenue planting of shade trees and associated seating
- 14 Minor park access and link to pedestrian crossing opportunity in Hunt Street
- 15 Existing trees retained with additional tree planting to park perimeter
- 16 Existing perimeter path retained
- 17 Main entry point with park signage and disabled access
- 18 Low retaining and seating wall frame main lawn and provide view over park from lawn terrace
- 19 Gathering area on lawn terrace at park highpoint. Deciduous feature tree provides summer shade and amenity
- 20 Wide and grassed terraced entrance steps create amphitheatre with views over park
- 21 Primary park entrance with signage. Removable bollards provide maintenance and emergency vehicle access to substation
- 22 Paved area under tree grove provides for maintenance and emergency vehicle access to substation
- 23 Existing Plane trees retained and complemented with new perimeter tree planting and groundcover around amphitheatre
- 24 Pedestrian threshold and planted blisters to facilitate easier and safer road crossing by reducing carriageway width
- 25 Small feature tree planting to create visual link and increase amenity to small reserve
- 26 Existing pedestrian crossing/ link to James Hilder Reserve and playground
- 27 Energy Australia substation (site boundary shown dashed red)

