



VOLUME TWO **APPENDICES**

FOR

SURRY HILLS PARK

GOULBURN, BRISBANE, HUNT AND CAMPBELL STREETS, SURRY HILLS

PREPARED FOR
THE CITY OF SYDNEY

BY
SPACKMAN AND MOSSOP

WITH
SUTER AND ASSOCIATES RECREATION PLANNERS AND
KADENZ ENVIRONMENTAL CONSULTANCY

ADOPTED - 02 AUGUST 2004



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Arborist's Report



Surry Hills Park
Surry Hills

Prepared for
Spackman and Mossop

February 2004

by
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1. Introduction

This report contains observations and recommendations intended to assist in the management of trees at Surry Hills Park, Surry Hills.

At the request of Spackman and Mossop, Landscape Architects, all trees on the site were inspected in order to provide advice concerning their current health and relative values for retention as part of a proposed masterplan and redevelopment of the site.

The author visited the site in February 2004.

2. Scope of the Report

A copy of the site survey plan provided has been used by the author to number and locate trees for the purposes of this report and is reproduced in Appendix One. The survey plan was not labelled and is therefore not shown to scale.

With the exception of trees not surveyed, and which have been added to the plan by the author, locations of existing trees as per this plan appear to be accurate from the arborist's on-site observations. However, tree locations should be confirmed on site for all trees that are to be retained and which may be affected by any proposed redevelopment impacts.

3. Method of Assessment

The method of assessment applied to trees at the site is a combined assessment of ;

1. Current tree condition and likely future health.

Assessments are based on qualities such as foliage cover, extension growth, flower quality and abundance, fruiting bodies, leaf colour, presence of epicormic shoots, and observed pests and diseases.

2. Species tolerance to root disturbance or likely redevelopment impacts.

Application of guidelines for optimum tree preservation zones are based on trunk diameter and observed site conditions. (Matheny and Clarke in NAAA Seminar Proceedings 1999. British Standard 5837 - Guide for Trees in Relation to Construction 1991).

3. Possible future hazard potential to site users or infrastructure.

Notes from an assessment of physical structure using the VTA technique are given where relevant. (Mattheck and Breloer 1995).

4. General Amenity value - eg screening, shade, windbreak, habitat, streetscape etc.

Notes are provided where the arborist believes they will be of assistance in the planning/ decision-making process.

Assessments of all trees have been made by eye and from ground level.

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4. Summary Table of Trees Assessed

The following notes provide information regarding the terms used in the Summary Table of Trees Assessed.

Definitions include;

4.1 Tree number

Number allocated according to the survey plan at Appendix One .

4.2 Tree Name

Common and scientific names are given. Identification is based on field assessment - confirmation or identification of specific species or cultivars may be undertaken if required.

4.3 Dimensions

- DBH (Diameter at Breast Height).

Trunk diameter measurement at 1.4m from ground level. This measure may be used to assist in determining desirable root area protection zones for retained trees. Where multiple trunks occur, then either the size of the largest trunk(s) is indicated or the description 'Multi-trunked' is given.

- Estimated Height

A field estimate of tree height in metres.

- Canopy Radius

The average spread of the canopy as a radius in metres.

Since few trees are symmetrical canopy radius is either mean radius or radius at the widest point to indicate maximum tree spread. For asymmetrical trees growing near the site boundary the radius towards the center of the site may be adopted since it is the most relevant measurement.

4.4 Tree Health / Condition / Structure

A subjective assessment of tree condition has been made based on biological qualities such as foliage cover, extension growth, flower quality and abundance, fruiting bodies, leaf colour, presence of epicormic shoots, observed pests and diseases, and general appearance. These observations are combined with mechanical qualities such as previous pruning/injury, physical form, and probable internal structure to provide an overall assessment.

Categories used are Good, Fair, and Poor.

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4.5 Indicative Tree Protection Zone (TPZ)

Unless further specific advice is received from the arborist the figures given indicate the optimum distances that are recommended for tree protection areas around each retained tree or group of tree. Distances advised may make some allowance for mature growth habit but are otherwise designed to prevent short or long-term tree decline as a result of root damage. TPZ distances are given as a radius from the midpoint of the trunk and are provided for those trees to be considered for retention as per the following ranking system.

4.6 Ranked Class

A ranking system has been applied to identify those trees that the arborist advises are most suitable and valued for retention within the site.

Comparative values assigned to each tree range from 1 to 5 as follows.

1 = High

Assigned to trees most highly valued for retention. Trees are of excellent condition or natural form, likely to be tolerant of the impacts of redevelopment if retained within an appropriate Tree Protection Zone, and generally are of mature size or located in a position that allows room for future healthy growth to mature size.

It is recommended that, where possible, future redevelopment impacts be moderated for the benefit of these trees.

2 = Medium

Assigned to trees valued for retention. Trees are generally observed to be in good condition and are of good form. Trees are likely to be tolerant of redevelopment impacts if retained within an appropriate Tree Protection Zone. Redevelopment should be designed and implemented with regard to the likely specific impacts on these trees.

3 = Low

These trees are considered worthy of retention if convenient within the context of the redevelopment / landscape design process. They will add value in the short to medium-term, until suitable replacement trees have been established, but are not considered of sufficient significance to warrant extensive efforts for their retention.

If these trees are retained normal protection measures including Tree Protection Zones should be applied in accordance with the arboricultural guidelines provided in this report.

4 = Removal Recommended

The effort required to retain these trees may not be considered justified in the context of the likely redevelopment impacts or future site usage. More suitable, healthier, and longer lived trees, or trees conferring greater amenity can be retained or introduced as part of an integrated landscape plan.

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Despite poor form and structure trees ranked 4 may be retained at the preference of interested parties for features such as site screening or specific amenity. A management plan may need to be provided to allow for future safe retention.

5 = Undesirable Trees

These trees are weed species, immediately hazardous or otherwise unsuitable for retention.

It is advised that these trees should definitely be removed unless specific reasons are given for their retention.

4.7 Notes

Comments / Recommendations have been supplied to assist in an assessment of required future maintenance or where they may be of assistance in identifying relevant features of the surveyed trees.

Pruning recommendations include reference to the guidelines of AS4373 – 1996 The Australian Standard for Pruning Amenity Trees as follows;

Type G = General Pruning. Remove damaged, crossing, or conflicting limbs

Type D = Deadwood. Remove all deadwood to a specified size.

Type C = Crown raise. Remove lower limbs to improve vehicle, pedestrian views etc.

5. Summary Table of Trees Assessed

Tree No.	Name	Dimensions			Health / Condition	Indicative TPZ (radius m)	Ranked Class	Notes Including recommended maintenance
		Height (est.m)	Canopy radius	DBH (cm)				
1	<i>Platanus acerifolia</i> London Plane	11	6	25	Good	3	2	
2	<i>Platanus acerifolia</i> London Plane	8	5	25	Fair	3	3	Remove minor hanger and torn limb. Further assess possible shear crack in trunk if retained.
3	<i>Platanus acerifolia</i> London Plane	8	4	15	Fair	3	3	
4	<i>Platanus acerifolia</i> London Plane	12	4	20	Good	3	1	
5	<i>Platanus acerifolia</i> London Plane	14	6	30	Good	4	1	Crown raise branch tips over road.
6	<i>Platanus acerifolia</i> London Plane	14	6	30	Good	4	1	
7	<i>Platanus orientalis</i> Oriental Plane	15	5	25	Good	4	1	Replace eroded soil and mulch.
8	<i>Platanus orientalis</i> Oriental Plane	16	7	35	Good	4	1	Replace eroded soil and mulch.
9	<i>Jacaranda mimosifolia</i> Jacaranda	15	9	50, 40	Good	4	2	Deadwood. Monitor trunk strength. Reduce branch end-weight over path if required.
10	<i>Glochidion ferdinandi</i> Cheese Tree	10	5	50	Fair	5	1	Remove minor deadwood. Replace eroded soil and mulch.
11	<i>Hakea sp</i> Hakea	6	-	25	Dead	-	5	Remove
12	<i>Platanus orientalis</i> Oriental Plane	11	7	25	Fair	3	1	
13	<i>Platanus acerifolia</i> London Plane	13	5	35	Good	3	1	
14	<i>Platanus acerifolia</i> London Plane	12	5	30	Good	3	1	
15	<i>Platanus acerifolia</i> London Plane	7	4	15	Poor	-	4	Suppressed form. Damage by construction works. Recommend removal.

Tree No.	Name	Dimensions			Health / Condition	Indicative TPZ (radius m)	Ranked Class	Notes Including recommended maintenance
		Height (est.m)	Canopy radius	DBH (cm)				
16	<i>Platanus acerifolia</i> London Plane	14	5	55	Fair	4	2	Root damage by recent construction works. Prune to AS4373- Type G.
17	<i>Platanus acerifolia</i> London Plane	13	6	40	Fair	4	2	Asymmetrical lower trunk.
18	Absent	-	-	-	-	-	-	
19	<i>Platanus acerifolia</i> London Plane	9	5	25	Fair	4	3	Previous lost leader and trunk injury. Vehicle damage. Prune Type G. Monitor structural integrity.
20	<i>Platanus acerifolia</i> London Plane	14	4	35	Fair	3	2	Soil erosion due to car parking on verge.
21	<i>Platanus acerifolia</i> London Plane	14	5	45	Good	5	2	Probable inclusion of main leader – monitor and prune if required.
22	<i>Platanus acerifolia</i> London Plane	14	5	35	Fair	4	2	Prune deadwood
23	<i>Platanus acerifolia</i> London Plane	13	6	35	Fair	4	2	Prune Type G, including torn lower limb.
24	Absent	-	-	-	-	-	-	
25	Absent	-	-	-	-	-	-	
26	<i>Platanus acerifolia</i> London Plane	12	5	40	Good	4	2	Asymmetrical canopy shape due to co-dominant form.
27	<i>Platanus acerifolia</i> London Plane	14	7	40	Fair	4	2	Vehicle / root damage.
28	<i>Eucalyptus scoparia</i> Wallangarra White Gum	4	6	30	Poor	-	4	Failed at root crown – Remove.
29	<i>Eucalyptus scoparia</i> Wallangarra White Gum	6	3	20	Poor	-	4	Young tree. Sparse canopy – Remove.
30	<i>Platanus acerifolia</i> London Plane	16	8	40	Good	4	1	Repair possible trip hazard to path edge. Import soil and mulch.
31	<i>Platanus orientalis</i> Oriental Plane	8	5	25	Fair	3	2	Suppressed by tree 30
32	<i>Platanus orientalis</i> Oriental Plane	14	4	30	Good	3	1	

Tree No.	Name	Dimensions			Health / Condition	Indicative TPZ (radius m)	Ranked Class	Notes Including recommended maintenance
		Height (est.m)	Canopy radius	DBH (cm)				
33	<i>Platanus orientalis</i> Oriental Plane	13	5	30	Good	3	1	
34	<i>Platanus acerifolia</i> London Plane	10	4	20	Fair	3	3	
35	<i>Lophostemon confertus</i> Brush Box	9	5	40	Fair	4	3	Prune minor deadwood if retained.
36	<i>Lophostemon confertus</i> Brush Box	8	5	20, 15, 15	Fair	4	2	Prune minor deadwood if retained.
37	<i>Lophostemon confertus</i> Brush Box	6	5	15, 15, 10	Poor	3	3	
38	<i>Lophostemon confertus</i> Brush Box	5	3	20	Poor	3	3	Remove basal sucker and central leader if retained.
39	<i>Lophostemon confertus</i> Brush Box	9	3	25, 20, 15	Good	3	3	Reduce secondary stems to improve form and structure if retained.
40	<i>Lophostemon confertus</i> Brush Box	8	3	40	Fair	3	3	Canopy sparse due to competition with previously removed tree.
41	Absent	-	-	-	-	-	-	
42	<i>Lophostemon confertus</i> Brush Box	6	3	20	Poor	3	3	
43	<i>Lophostemon confertus</i> Brush Box	5	3	20	Good	3	2	If retained implement Site Tree Management Plan to ensure damage due to removal of adjacent kerbing is minimised.
44	<i>Lophostemon confertus</i> Brush Box	5	2	15	Poor	-	4	
45	<i>Lophostemon confertus</i> Brush Box	6	3	20	Good	3	2	If retained implement Site Tree Management Plan to ensure damage due to removal of adjacent kerbing is minimised.
46	<i>Lophostemon confertus</i> Brush Box	6	3	20	Poor	3	3	
47	<i>Lophostemon confertus</i> Brush Box	6	3	20	Fair	3	3	

Tree No.	Name	Dimensions			Health / Condition	Indicative TPZ (radius m)	Ranked Class	Notes Including recommended maintenance
		Height (est.m)	Canopy radius	DBH (cm)				
48	<i>Lophostemon confertus</i> Brush Box	5	3	20	Fair	3	2	If retained implement Site Tree Management Plan to ensure damage due to removal of adjacent kerbing is minimised.
49-66	Absent	-	-	-	-	-	-	
67	<i>Eucalyptus saligna</i> Sydney Blue Gum	7	6	20	Fair	3	3	
68	<i>Eucalyptus saligna</i> Sydney Blue Gum	8	6	20	Fair	3	3	
69	<i>Eucalyptus saligna</i> Sydney Blue Gum	8	5	20	Fair	-	4	Roots cut during previous site works.
70	<i>Eucalyptus saligna</i> Sydney Blue Gum	10	5	25	Fair	-	4	Roots cut during previous site works. Imminent risk of tree failure.
71-76	Absent	-	-	-	-	-	-	
77	<i>Platanus orientalis</i> Oriental Plane	8	4	20	Good	4	2	
78	<i>Platanus orientalis</i> Oriental Plane	7	4	25	Good	4	2	Path maintenance may be required due to lifting by roots.
79	<i>Platanus acerifolia</i> London Plane	4	1	5	Poor	3	3	Poorly located close to adjacent park trees. Do not replace in case of later tree removal.
80	<i>Platanus acerifolia</i> London Plane	6	2	15	Poor	3	3	Poorly located close to adjacent park trees. Do not replace in case of later tree removal.
81	<i>Platanus acerifolia</i> London Plane	6	2	10	Poor	2	3	Prevent further mowing damage to trunk. Mulch.
82	<i>Platanus acerifolia</i> London Plane	7	3	20	Fair	3	2	Prevent further mowing damage to trunk. Mulch.
83	<i>Eucalyptus robusta</i> Swamp Mahogany	6	5	20	Poor	-	4	Terminal decline.
84	<i>Platanus acerifolia</i> London Plane	9	5	25	Good	4	1	Prevent further mowing damage to trunk. Mulch.
85	<i>Platanus acerifolia</i> London Plane	6	3	15	Fair	3	2	Prevent further mowing damage to trunk. Mulch.

Tree No.	Name	Dimensions			Health / Condition	Indicative TPZ (radius m)	Ranked Class	Notes Including recommended maintenance
		Height (est.m)	Canopy radius	DBH (cm)				
86	<i>Platanus acerifolia</i> London Plane	6	3	15	Fair	3	2	Prevent further mowing damage to trunk. Mulch.
87	<i>Platanus acerifolia</i> London Plane	6	3	15	Fair	3	2	Prevent further mowing damage to trunk. Mulch.
88	<i>Platanus acerifolia</i> London Plane	4	-	10	Dead	-	5	Dead Tree
89	<i>Celtis australis</i> Hackberry	8	4	50	Good	4	1	Monitor potential branch inclusions and basal injury.
90	<i>Gleditsia Triacanthos</i> Honey-Locust Tree	7	5	20, 20	Good	4	3	Poor, "flush cut" limbs. Type G pruning.
91	<i>Celtis australis</i> Hackberry	8	7	30	Good	4	2	Asymmetrical over road. Crown raise over path.
92	<i>Celtis australis</i> Hackberry	9	7	45	Good	4	1	Excellent shade tree for bus stop.
93	<i>Lagunaria patersonia</i> Norfolk Island Hibiscus	7	3	20	Good	3	3	Multiple trunk injury and suppressed by 92.
94	<i>Platanus acerifolia</i> London Plane	9	4	25	Poor	3	2	Correctly prune torn lower limbs.
95+96	Absent	-	-	-	-	-	-	
97	<i>Platanus acerifolia</i> London Plane	9	5	25	Good	4	1	Crown raise over footpath.
98	<i>Platanus acerifolia</i> London Plane	7	4	20	Good	3	3	
99	<i>Platanus acerifolia</i> London Plane	7	3	20	Good	3	3	Crown raise over footpath.
100	Absent	-	-	-	-	-	-	
101	Absent	-	-	-	-	-	-	
102	<i>Platanus acerifolia</i> London Plane	10	6	35	Good	5	1	Crown raise over footpath. Correctly prune lower branch stubs.
103	<i>Platanus acerifolia</i> London Plane	9	5	30	Good	5	1	Crown raise over footpath.

Tree No.	Name	Dimensions			Health / Condition	Indicative TPZ (radius m)	Ranked Class	Notes Including recommended maintenance
		Height (est.m)	Canopy radius	DBH (cm)				
104-110	Absent	-	-	-	-	-	-	
111	<i>Platanus acerifolia</i> London Plane	11	6	35	Good	4	1	Prune torn limb adjacent to construction site.

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6. Discussion

The author has been made aware of two site constraints that will affect trees that might otherwise be retained as part of a landscape redevelopment plan.

6.1 Bulk earthworks

The first of these is a bulk earth works proposal in the centre of the site that will require a cut of approximately one metre. The approximate area of this cut is shown as a dashed red square on the site diagram at appendix one. Many of the surveyed trees have already been removed as a result of current and ongoing site works. Additional trees that will require removal for the excavation to proceed will be trees 67, 68, 69, and 70. None of these trees are valued for retention since they have each already been damaged or can be easily replaced with newly planted specimens.

6.2 Soil remediation

The second possible constraint to tree retention is an area which may require soil remediation as noted in the NSW Remedial Action Plan (Aug 2001). The portion of the site affected is indicated by a purple line on a copy of the site survey plan in appendix one.

As can be noted from the plan a high proportion of the trees most valued for retention are located within the area designated for remediation.

Remediation can take two forms; removal and replacement of soil, or capping with an impermeable surface. Either treatment has the potential to kill the valuable street trees if not implemented with appropriate care or under arboricultural supervision.

Depending on the precise extent of soil to be remediated, and an analysis of existing surface features and proposed site use a combination of soil replacement and capping will be appropriate to safely retain trees.

Soil may be lifted by manual or air-excavation from areas that can be returned to grass or preferably a mulched / garden surface. Such excavation would need to be carried out under strict arboricultural supervision and may need to be staged so that only a portion of each tree's root area is treated at one time. Consideration should be given to carrying out such works during the winter (deciduous) period when trees' water requirements are naturally reduced.

Areas to be capped are likely to include existing paved areas or areas where new access paths are to be constructed. Capping could take many forms and detailed consideration of capping design should be carried out prior to commencement of works to enable impacts on trees to be addressed

Appendix two illustrates a proposed method of treating tree surrounds from the City of Sydney Street Tree Policy. This design has a permeable terrabond layer and ring of granite setts around each tree and is recommended as a suitable form of capping near each tree's trunk and basal area.

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7. Recommendations

- Remove trees 15, 28, 29, 44, 67, 68, 69, 70, 83, and 88.
- Give a high priority to retention of trees 4, 5, 6, 7, 8, 10, 30, 32, 33, 84, 89, 92, 97, and 103.
- Retain all other trees where possible.
- Implement tree maintenance and tree protection works as advised in section 5 page 5 of this report.
- Make detailed study of tree requirements relative to soil remediation works, particularly in areas of high tree value and specific (streetscape) amenity.

8. Other Protective Measures to be Considered

The following notes are advice regarding general tree protection measures and may be used as guidelines for the likely requirements for tree protection that will allow the safe and healthy retention of desirable trees.

- Implementation of a Tree Management Plan

Preparation and implementation of a site specific Tree Management Plan would allow all arboricultural considerations to be easily understood and monitored. Appointment of a Site Arborist to supervise works that impact trees allows ongoing expert advice to ensure timely and effective action as required. An additional benefit of a professional approach to tree care will be reduction in the cost / liability arising due to future tree hazards caused by poor construction or management practices.

- Establish Tree Protection Zones

Protection of trees within the site will be assisted by strong fencing and bold signage. A tree protection or exclusion zone should be established at the maximum possible distance from the trunk of each retained tree or group of trees. Where a tree protection distance has not been otherwise specifically designated, a protection zone should be created that encloses at least the dripline (canopy area) of each retained tree or group of trees.

Soil surface areas within protection zones are protected from compaction by prohibiting vehicles, pedestrians, material stockpiles, site sheds etc within these areas. Site workers need to be made aware of the protection measures in place and the reasons these measures are required. Practices such as washing out cement or chemicals near the root zone are to be prohibited.

- Minimise general disturbance to root zones

Landscape design and any subsequent planting works must be sympathetic to existing trees. Changes in soil level, addition of turfed or paved areas, or general cultivation of the soil should be avoided, unless designed and constructed with regard to specific impacts on any trees retained at the site.

Demolition of structures or hard surfaces with tree protection zones is best carried out manually. If heavy machinery is used extensive root damage may occur.

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Consideration must be given to the location of underground services so that, unless detailed alternative arrangements are made in the form of a Tree Management Plan, any proposed services are located outside Tree Protection Zone(s).

- Avoid changes in drainage / soil moisture patterns

Imposition of a new drainage and moisture regime on the root system of trees may cause significant stress. This stress may be reduced during a transition phase by installation of a temporary watering system. The length of the transition phase is likely to be at least equal to the full period of construction and the landscape maintenance period.

Generally watering should occur on a weekly cycle of deep soaking followed by a period of allowing the soil profile to drain. An experienced Arborist should monitor soil moisture and the watering regime be adjusted according to their recommendations throughout the construction period or as part of site reporting conditions.

- Application of mulch

A 75 - 100 mm layer of composted leaf mulch applied within tree protection zones will assist in stabilising soil moisture and surface temperature conditions. Appropriate application of leaf mulch is also favourable to trees in the longer term. Among other advantages it provides enhanced conditions for beneficial soil organisms, reduces compaction of surface soil layers and acts as a slow release source of nutrients. Where possible, long-term retention of trees should be within mulched or garden bed areas.

- Pruning / Removal of trees

Where pruning work is required, all work is to be carried out by a qualified arborist working to the Australian Standard for Pruning Amenity Trees AS 4373 – 1996.

Removal of foliage from retained trees should be kept to a minimum. Where pruning of any trees (other than those approved for removal) is desired, separate details of the work required should be included in a Tree Preservation Order approval from Council.

If any part of this report is not clear to the reader, or if further information is required, please contact the arborist at the office of TLC Tree Solutions on (02) 98635301.

Yours faithfully,

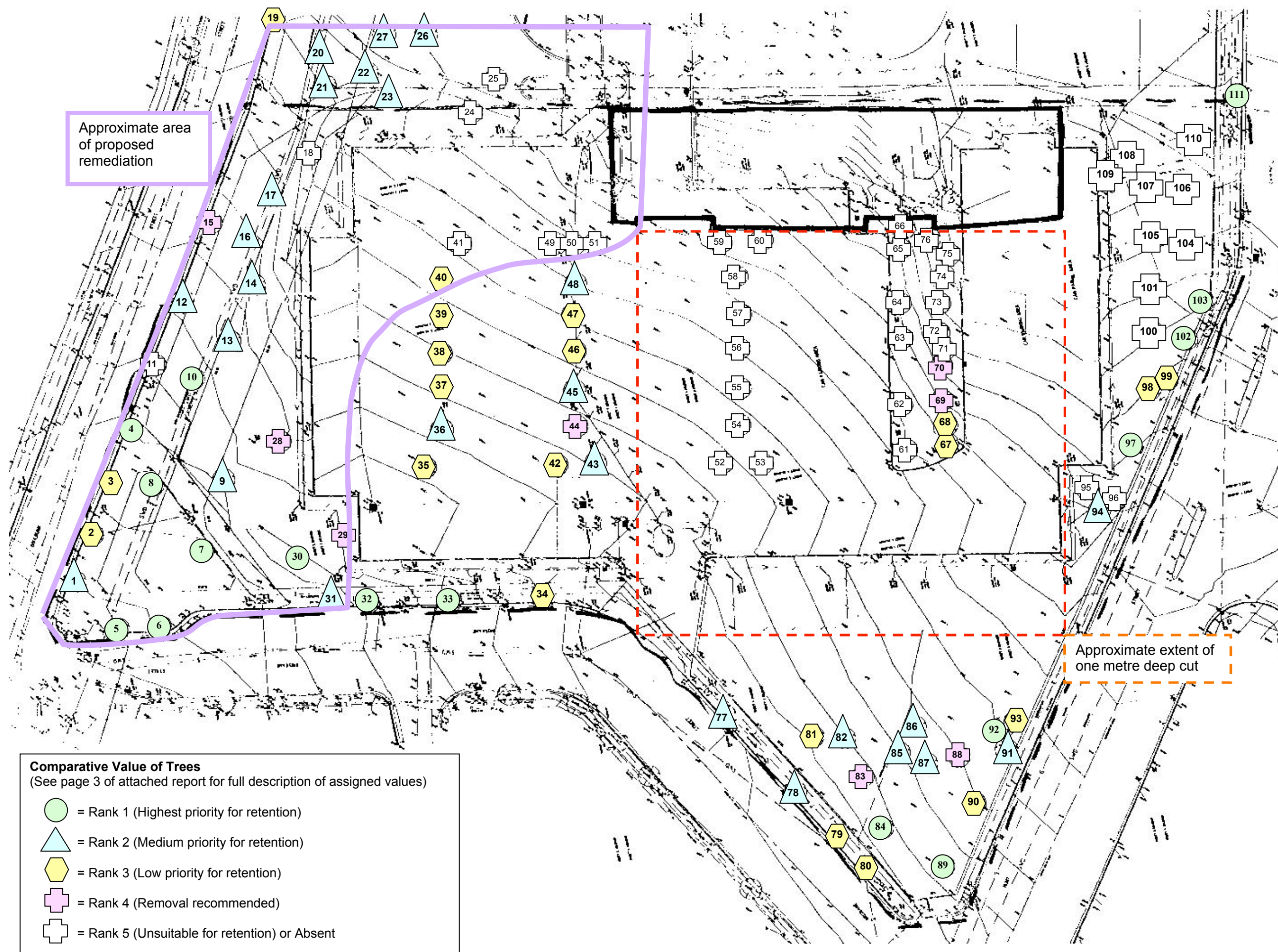
Tony Lydon BSc (Hons)

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Member National Arborists Association Australia
Member International Society of Arboriculture Australian Chapter

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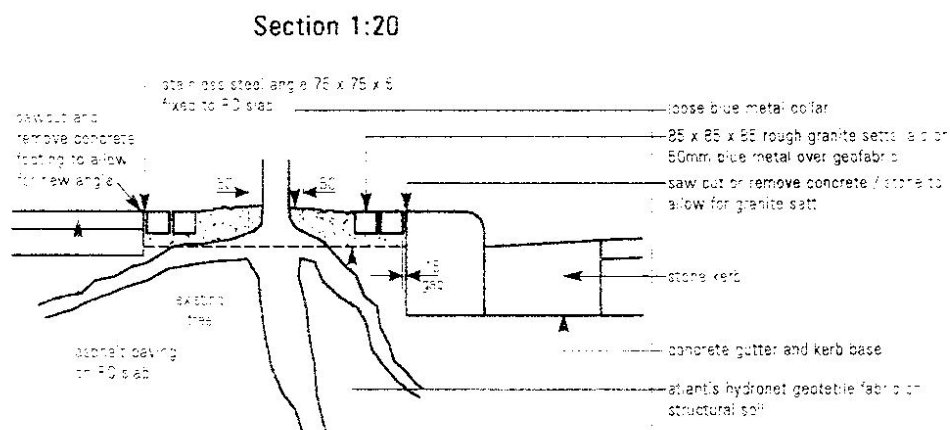
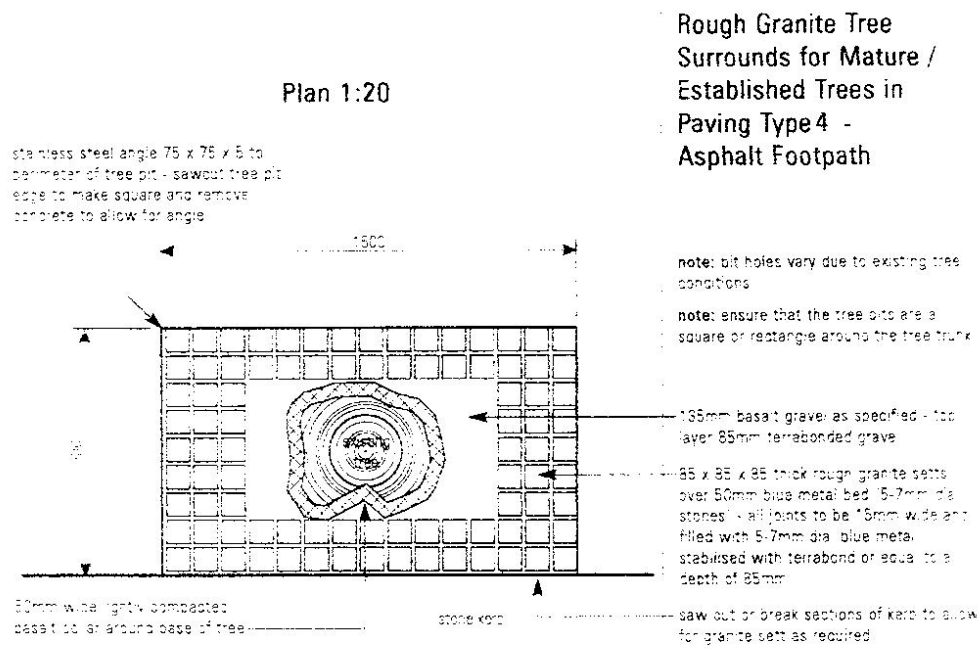
Appendix One - Site Plan indicating tree locations and assessments.

Appendix One - Surry Hills Park – Tree Location and Assessments



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Appendix Two – Proposed method of treating tree surrounds in remediation areas



Appendix B
Demographic Analysis & Recreation Planning Input

Surry Hills Park Planning

Analysis of Demographics

Suter and Associates Leisure and Tourism Planners

February 2004

Background

The following analysis of demographics for the Surry Hills Park Area is based on Australian Bureau of Statistics Census Data using CData 2001.

The analysis draws together the following 11 Collection Districts defined by Sydney City Council which cover an area around Surry Hills and Darlinghurst as shown on the map on page 2.

Collection Districts Comprising Surry Hills Park Area

1401101	1401216
1401102	1402004
1401115	1402007
1401201	1402015
1401202	1402014
1401213	

The Surry Hills Park area population includes residents from the City of Sydney and the City of South Sydney. The area is bounded by Wentworth Street to the north west, Oxford Street to the north, Flinders Street to the east, Albion Street to the south and Elizabeth street to the west.

The demographic analysis considers:

- Age and Gender
- Family Type
- Cultural Diversity
- Income
- Employment and Occupation
- Housing Type
- Access to the Internet
- Motor Vehicle Ownership

The analysis outlines the demographic characteristics for each item and compares the data with the Sydney Statistical Division (metropolitan Sydney area, referred to as SSD) and New South Wales. It also considers the possible implications of the demographic characteristics for the Surry Hills Park.

Whilst the focus of the analysis is on demand, consideration is given to supply in discussing some needs.

The demographic analysis can only provide a broad understanding of potential community needs and is relatively subjective. Demographics are generally used to confirm and strengthen the findings of community consultations and should not be relied on fully to determine directions.

For the purpose of this analysis, recreation refers to informal recreation (e.g. walking, exercise), sport and culture (e.g. arts, events).

It should be noted that the 'non response' rate to a number of census questions is quite high for the Surry Hills Park area and this means that the data is not fully reflective of the population. The particular questions of concern are noted in the analysis. The high non response rate could suggest language difficulties by a large proportion of people in the community and if so these people could be difficult to communicate with on the Park.

DARLINGHURST

SURRY HILLS

PARK SITE

CITY OF SYDNEY BOUNDARY

CATCHMENT FOR ABS DATA AND SUGGESTED QUESTIONNAIRE DISTRIBUTION

Page 2

Population Size

The total population in the Surry Hills park area as at June 2001 was 5,975, including 545 overseas visitors.

Of the total population 4,792 people were 'enumerated in a private dwelling' and 1,180 were 'enumerated elsewhere', e.g. 'non private dwellings', 'migratory and off-shore'. These figures include the overseas visitors. Examples of a private dwelling are an apartment, flat, terrace, townhouse or separate house that is owned or rented and a non private dwelling could be a hotel, hostel, hospital or other commercial or public building in which people reside.

In addition the area supports a large number of workers, with around 300 people working in the nearby Police Centre alone. (check other information)

Possible Implications

- 5,975 people is a relatively large number to be supported by a park of 0.7ha (the size of Surry Hills Park), particularly as the area also supports workers. The minimum 'standard' often used in new open space planning is 2.83ha per 1,000 people, which would be 24 times the size of Surry Hills Park for the residential population size. Whilst it is recognised that an inner city area can not possibly allocate this level of open space and the population has other nearby large parks and gardens to rely on, the comparison does highlight that the park has the potential to be quite busy due to the population size.
- The high 'enumerated elsewhere' figure suggests there could be a relatively large number of visitors staying in hotels and other accommodation in the area, i.e. visitors from overseas and from within Australia. Whilst people on holiday will have more time to visit a park, they will more likely visit key nearby attractions such as the Botanic Gardens and Hyde Park rather than a smaller park. However, the Surry Hills Park can add value to the visitor experience by providing an appealing and easily accessible place to relax between visiting key attractions and by enhancing the visual appeal of the site and the area.
- The park has the potential to provide a focus for workers as well as residents and visitors. This could include a shady place to sit and eat lunch, part of a walk around the area during a break or a place for exercise groups linked to the work place. It may be feasible to also consider a small café with an outdoor eating area linked to a civic space to cater for workers, residents and visitors in the area. This would need to be subject to a demand and feasibility assessment.

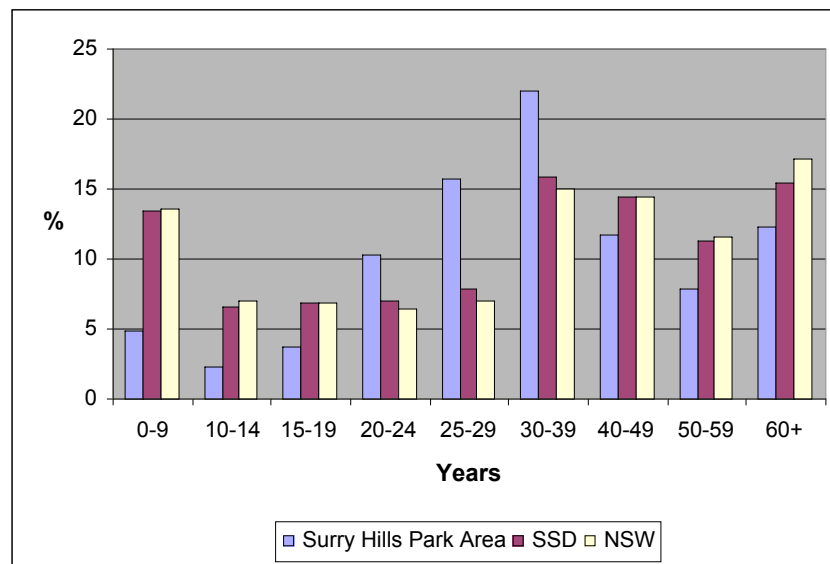
Age and Gender

The median age in the defined Surry Hills Park area is 33 years which is comparable to the SSD at 34 years and NSW at 35 years.

However, the age profile of the Surry Hills Park area is quite different to the SSD and NSW. The Surry Hills Park area has a very small proportion of children and young people, a slightly smaller proportion of older people and a very large proportion of young adults aged from 20 through to 39. The profile of the population is shown in the graph below.

Age Profile Compared to SSD and NSW

Source: ABS CData, 2001



A larger proportion of the population is male, with 3,634 males compared to 2,337 females, including overseas visitors.

Possible Implications

- There is a risk that children and young people will not be catered for due to the quite small proportion of children in the area. However, there are more than 400 children aged between 0-14 years in the area and local facilities will be required for these children to compensate for reduced 'back yard space'. Whilst a playground is located opposite the proposed park in James Hilder Reserve, other activity opportunities could be considered for children such as art work structures and/or a water feature that could provide an alternative play space for children with their parents.

Age and Gender (cont)

Possible Implications

- ABS Participation data shows that young adults are often more active than older people and young males are even more active. For example, in 1999/2000 in New South Wales, 70.6% of 18-24 year olds and 63.3% of 25-34 year olds participated in sport and physical activity compared to 44.0% 45-54 year olds, 43.5% 55-64 year olds and 34.0% 65+ year olds. In relation to young males, 77.3% of 18-24 year olds and 64.6% of 25-34 year olds participated in sport and physical activity. The larger proportion of young people and males in the area therefore implies that the community in the Surry Hills Park area could be quite active. Whilst other larger parks such as Centennial Park and Moore Park have the potential to cater for sport and Hyde Park and the Botanic Gardens are likely to provide ideal places for walking, the Surry Hills Park has the potential to provide local activity space such as a place that is suitable to undertake exercise for fitness.
- More than 10% (10.5%) of the population are aged 65 years and over and this group will require safe and appealing places to sit, relax, exercise, walk and socialise.

Family Type and Relationships

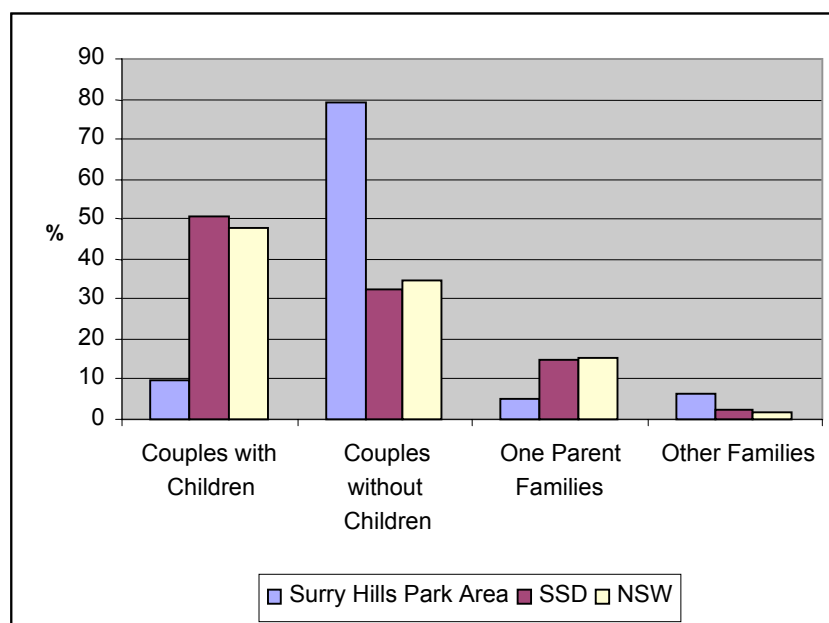
The ABS Family Type data only relates to Persons in Occupied Private Dwellings and does not include visitors, group household members, lone persons or unrelated individuals. This omits a large number of people with 901 lone persons and 1,180 people living in 'non private dwellings'. In addition, the non response rate relating to both Family Type and Relationship in the Household was high, with around 1,430 people not responding to these questions in the 2001 ABS Census survey.

Only 653 families and 1,417 people are reflected in the Family Type data and 3,362 people are reflected in the Relationship in the Household data. Whilst it is important to consider Family Type the omission of so many people highlights that the data is not fully reflective of the character of the population.

Of those reflected in the data, the majority of families (79.0%) were families without children. 9.6% of families were couple families with children, 5.1% were one parent families and 6.3% were other families. The comparison with SSD and NSW data reinforces that the area is dominated with couple families without children and relatively few families with children live in the area.

Family Type Compared to SSD and NSW

Source: ABS CData, 2001



The data for Relationship in the Household highlights the mix of relationships in the area is diverse. A large proportion of people are living alone (901 people, 26.8% of those who responded) or a 'group household member' (669 people, 19.9% of those who responded), 418 people (12.4%) recorded that they were husband and wife in a registered marriage and 728 people (21.7%) stated there were a partner in a de facto marriage. The different relationships are presented on the following page.

Relationships in the Household

Relationship (Persons)	Number of People	% of Total
Lone person	901	26.8%
Partner in de facto marriage	728	21.7%
Group household member	669	19.9%
Husband or wife (registered marriage)	418	12.5%
Child under 15	98	2.9%
Other related individual	89	2.7%
Non-dependent child	51	1.5%
Lone parent	48	1.4%
Unrelated individual in household	45	1.3%
Dependent student (15-24)	18	0.5%
Visitor within Australia	114	3.4%
Overseas visitor	183	5.4%
Total	3,362	100.0%

Source: ABS CData, 2001 (CB14)
Relates to people living in a private dwelling
Includes same sex couples

Possible Implications

As the data does not fully reflect the character of families in the area, it is difficult to suggest implications. However, it could be considered that:

- The large proportion of 'families without children' will reduce the demand for sportsgrounds for junior sport and playgrounds for play activity. For those that have this focus, Centennial Parklands can cater for sport and the playground in James Hilder Reserve, although relatively modest, can cater for traditional play by younger children.
- The large number of people living alone suggests that people will seek a park where they feel safe on their own and they could also seek opportunities for social interaction with others. Some people will enjoy solitude while others will seek interaction and ideally a park would provide both opportunities.
- The data on relationships highlights that the community in the Surry Hills Park area is highly diverse and people are likely to have different connections and interests. There is likely to be a mix of interests in the community suggesting the need for a flexible park space.

Cultural Diversity

The Surry Hills Park area has a relatively small number of Aboriginal and Torres Strait Islander people, with 44 Aboriginal and 3 'Both Aboriginal and Torres Strait Islander' people, representing 0.7% and 0.1% of the population respectively. This compares with a slightly larger total of 1.0% for the SSD and a larger 1.9% for NSW.

Only 33.8% of people in the Surry Hills Park area were born in Australia. This compares to 69.9% in the SSD and 61.4% in NSW. However, 1,630 people did not state their place of birth. As such the proportion of Australian born and/or the proportion of people born overseas will be higher than indicated.

Other larger cultural groups for those who responded are:

Country of Birth	Proportion of Population
United Kingdom	5.2%
New Zealand	3.9%
China	2.1%

Source: ABS CData, 2001 (CB 06)

Small numbers of people were born in a range of other predominantly non English speaking countries. Consideration of place of birth by region shows a larger proportion of people from European countries and Asian countries as follows:

Region of Birth *	Proportion of Population
Oceania & Antarctica	38.2%
European	10.5%
North East Asia	5.4%
South East Asia	4.8%
Southern and Central Asia	1.6%

Source: ABS CData, 2001 (CB 07)

* Note - 1,630 people not stated and 545 overseas visitors

Other language spoken at home shows that 5.4% speak Chinese and small numbers speak a range of other languages.

The relatively large proportion of overseas visitors adds to the cultural diversity of the area.

Possible Implications

- The population has a mix of people from different cultural backgrounds, including a range of overseas visitors. Whilst the dominating groups are Australian born, European background and Asian background, a range of other groups create a highly diverse community. This cultural diversity could be reflected in the park through different design and activity features. Some examples could be:
 - Surface areas that support cultural activities such as tai chi, martial arts, bocce
 - Shady areas for group gatherings
 - Spaces for cultural events
 - Art work that reflects and celebrates the cultural diversity of the area
- Although the number of Aboriginal and Torres Strait Islander people is relatively small, the Indigenous heritage of the site and area could be reflected in the park as part of broader conservation and heritage objectives, e.g. through art work, interpretation and landscaping.
- The relatively large proportion of Chinese born and speaking people suggests it may be necessary to promote the Park and activities in Chinese as well as English.

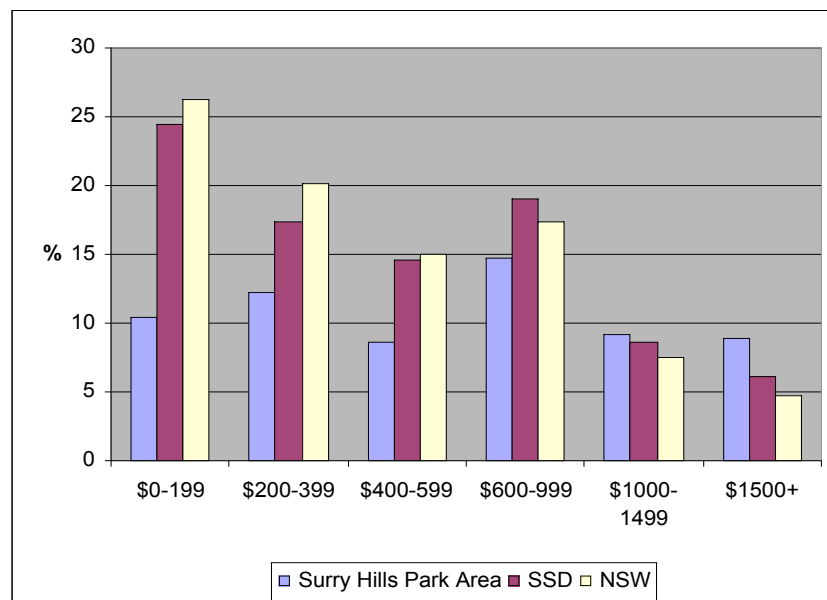
Income

The income level of individuals aged 15 years and over is varied as shown in the graph below although a larger proportion of people are middle to higher income earners. Only 10.4% are earning \$199 per week or less compared to 24.4% for the SSD and 26.3% for NSW. 18.0% are earning \$1,000 per week or more compared to 14.7% for the SSD and 12.2% for NSW.

27.3% of people did not state their income compared to 8.6% for the SSD and 8.1% for NSW and this reduces the value of the data to a degree.

Weekly Income of Individuals

Source: ABS CData, 2001 (CB 13)



Possible Implications

- The data suggests that a relatively large proportion of people in the Surry Hills Park area should have the resources to pay for recreation, sport and cultural activities and services. However, this would need to be confirmed through a survey to people, particularly given the large non response rates. People who do have the resources to fund activities are likely to seek other forms of nearby recreation and leisure such as eating in cafés, shopping, cinema and theatre and generally experiencing the city environment. This has been identified in previous City of Sydney surveys as a key reason for people living in inner city locations. Whilst this could reduce the demand for activity opportunities in a local park (due to competing activities elsewhere) people also seek parks for relaxation and the Surry Hills Park could be valuable in balancing an active lifestyle.
- More than 20% of the population are earning quite low incomes and this highlights the need for affordable recreation opportunities such as public parks and low cost activities to support these people.

Employment and Occupation

A relatively large proportion of the Surry Hills Park area population is employed. Although the unemployment rate is 7.4%, a relatively high 72.62% of the population is in the labour force. This compares to a labour force of 64.8% for the SSD and 62.2% for NSW. The unemployment rate for the SSD is 6.1% and for NSW 7.2%.

69.7% of the Total Labour Force is employed full time and 20.4% is employed part time. These figures compare to 63.5% and 27.5% for the SSD and 61.0% and 29.0% for NSW.

A large proportion of the population is employed in management and professional fields. The main areas of employment and the comparison with the SSD and NSW are shown in the chart below.

Occupation	Surry Hills Park Area	SSD	NSW
Managers & Administrators	12.4%	9.0%	9.4%
Professionals	32.3%	21.2%	19.1%
Associate Professionals	15.4%	11.8%	11.6%
Tradepersons and Related	4.3%	11.1%	11.9%
Advanced Clerical & Services	3.7%	4.5%	4.2%
Int Clerical, Sales & Service	17.6%	17.2%	16.5%
Element Clerical, Sales & Service	6.9%	9.1%	9.3%
Int Production & Transport	1.7%	7.4%	7.9%
Labourers & Related	4.0%	6.6%	8.0%

Source: ABS CData, 2001 (CB 27)

Possible Implications

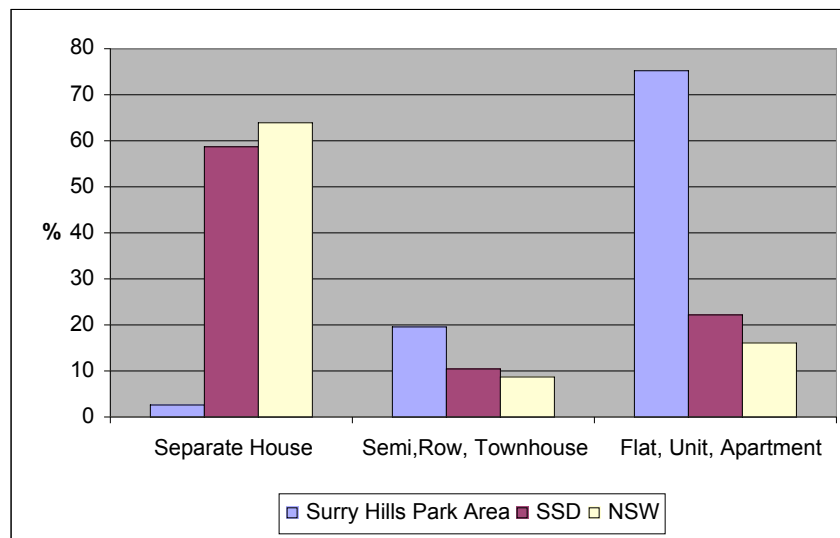
- The higher level of employment and full time employment suggests that people may have less time for recreation due to a commitment to work. This can increase the value of a local park that is easily accessible at convenient times and provides a place for relaxation.
- The larger proportion of people working in professional and management fields should increase the population's earning capacity (these are often higher paid employment areas). This means that people could pursue various leisure activities as discussed under Income. However, it could also mean that people may work longer hours and seek a nearby park that supports short visits and activities. In addition, there may be a need to support 'after sunset' access to the park through open and safe landscaping, plenty of lighting and an open civic space that links to the surrounding environment (to support people using the park after work or travelling through the park to access their homes).

Housing Type

The housing type in the Surry Hills Park area is dominated by flats, units and apartments. Only 2.3% of dwellings are separate houses. As shown in the graph below, the area is higher to medium density compared to the SSD and NSW.

Comparison of Dwelling Types – Surry Hills Park Area vs SSD and NSW

Source: ABS CData, 2001 (CB 18)



A relatively large proportion of dwellings are rented, i.e. 45.5% 'rented other' and 2.8% 'rented SH Authority'. This suggests that the population could be relatively transient. This is reinforced by data on 'address change' where 1,611 people had a different address one year ago and 2,930 people had a different address five years ago (ABS, CData 2001, CB 22) compared to 2,127 people having the same address one year ago and only 768 having the same address 5 years ago.

Possible Implications

- The large proportion of flats, units and apartments could mean that a large proportion of people will have limited outdoor private space and people are more likely to rely on public open space. Whilst balconies are generally provided in apartments, they generally only support limited physical activity. Parks and streets are therefore required for people to obtain physical activity such as going for a walk, exercising or playing (for children).
- The lack of 'back yards' and related trees is likely to increase the demand for a green and treed environment that adds to the visual appeal of the area, i.e. apartments looking onto the park and people enjoying the treed setting as they walk by.
- New people moving into the area could seek opportunities to participate in local activities and meet local neighbours. The Surry Hills Park could provide an activity and social focus that meets this need.

Access to the Internet

Compared to the SSD and NSW, computer and internet use is not particularly high in the Surry Hills Park area. 33.0% indicated they use a computer compared to 43.7% for the SSD and 41.2% for NSW and only 23.5% of people indicated that they use the internet at home compared to 50.2% for the SSD and 51.9% for NSW.

Possible Implications

- The internet could be one way to promote activities in the park if they are held, but it should not be relied on totally given 76.5% do not use the internet at home. Other methods of promotion would need to be considered.

Motor Vehicle Ownership

A large proportion of households in the Surry Hills Park area do not have a motor vehicle, i.e. 36.8% compared to 13.1% for the SSD and 12.0% for NSW. A further 24.2% only have one motor vehicle compared to 38.6% and 39.8% in the SSD and NSW respectively.

A large proportion of households (34.0%) did not record the number of vehicles compared to 8.2% for SSD and 7.3% for NSW. Whilst this makes it difficult to analyse the data, it is possible that a number of these households do not have a motor vehicle due to the higher density nature of the area.

Possible Implications

- A large majority of people are likely to use public transport and focus on the local area for day to day living. This further reinforces the value of a local park with people needing public spaces that they can easily walk to.
- The possibility of more people walking around the area highlights the need for appealing streetscapes that link to open space, leisure and cultural facilities and safe and accessible pedestrian linkages to Surry Hills Park.

Characteristics of Closest Collection Districts

Four ABS collection districts that surround or include the Surry Hills Park site have been considered individually to give an understanding of the character of the population that lives closest to the park.

These collections districts are shown on the map below and are:

1402015
1402014
1401201
1402007

Particularly relevant characteristics for these Collection Districts and the broad implications for the Surry Hills Park are outlined on the following pages.

(include map)

ABS Collection Districts Adjoining Park Site

Characteristic	CD 1402015	CD 1402014	CD 1401201	CD 1402007
Population size and movement	<ul style="list-style-type: none"> 525 people (only 17 overseas visitors). All people live in a private dwelling (apartments opposite the park site). Only 178 people were at same address one year ago (transient population). 	<ul style="list-style-type: none"> 679 people (includes 145 overseas visitors) 170 people lived in a non private dwelling, e.g. hotel Only 134 people were at same address one year ago (transient population). 	<ul style="list-style-type: none"> 754 people (including 151 overseas visitors). 181 people lived in a non private dwelling, e.g. hotel Only 220 people were at same address one year ago (transient population). 	<ul style="list-style-type: none"> 817 people (including 84 overseas visitors). 309 people lived in a non private dwelling, e.g. hotel, hostel Only 218 people were at same address one year ago (transient population).
Age and gender	<ul style="list-style-type: none"> Small numbers and proportions of children: <ul style="list-style-type: none"> 18 0-4 years (3.4%) 6 5-9 years (1.1%) 24 10-14 years (4.5%) Large proportions of young to middle aged people: <ul style="list-style-type: none"> 10.7% 20-24 years 19.5% 25-29 years 14.0% 30-34 years 10.1% 35-39 years 8.4% 40-44 years 63.4% of total population are male. 75.0% of 0-14 year olds are male. 	<ul style="list-style-type: none"> Small numbers and proportions of young children: <ul style="list-style-type: none"> 24 0-4 years (3.5%) 25 5-9 years (3.7%) 16 10-14 years (2.4%) Larger proportions of young to middle aged people (although not significantly high): <ul style="list-style-type: none"> 7.1% 20-24 years 11.9% 25-29 years 10.9% 30-34 years 8.2% 35-39 years 5.0% 40-44 years 57.1% of total population are male 	<ul style="list-style-type: none"> Small numbers and proportions of children: <ul style="list-style-type: none"> 26 0-4 years (3.4%) 25 5-9 years (3.3%) 21 10-14 years (2.8%) Larger proportions of young to middle aged people: <ul style="list-style-type: none"> 8.5% 20-24 years 12.2% 25-29 years 11.1% 30-34 years 8.2% 35-39 years 5.7% 40-44 years 53.5% of total population are male. 	<ul style="list-style-type: none"> Small numbers and proportions of children: <ul style="list-style-type: none"> 26 0-4 years (3.2%) 9 5-9 years (1.1%) 23 10-14 years (2.8%) Larger proportions of young to middle aged people: <ul style="list-style-type: none"> 11.5% 20-24 years 11.4% 25-29 years 9.9% 30-34 years 8.0% 35-39 years 5.9% 40-44 years 64.1% of total population are male

ABS Collection Districts Adjoining Park Site (cont)

Characteristic	CD 1402015	CD 1402014	CD 1401201	CD 1402007
Family type and relationship (large proportion did not respond and this reduces the value of the data)	<ul style="list-style-type: none"> 75.1% of families are couple families without children. 8.7% of families are couple families with children. 6.4% are one parent families. Of the 349 persons who responded, the main relationship groups are: <ul style="list-style-type: none"> 108 'lone persons' (31.0%) 100 'partner in de facto marriage' (28.7%) 38 'husband or wife in registered marriage' (10.9%) 	<ul style="list-style-type: none"> 83.2% of families are couple families without children. 8.8% of families are couple families with children. 2.7% are one parent families. Of the 216 persons who responded, the main relationship groups are: <ul style="list-style-type: none"> 63 'partner in de facto marriage' (29.2%) 55 'lone persons' (25.5%) 44 'husband or wife in registered marriage' (20.4%) 	<ul style="list-style-type: none"> 79.1% of families are couple families without children. 16.4% of families are couple families with children. 2.2% are one parent families. Of the 343 persons who responded, the main relationship groups are: <ul style="list-style-type: none"> 92 'lone persons' (26.8%) 71 'partner in de facto marriage' (20.7%) 69 'group household members' (20.1%) 56 'husband or wife in registered marriage' (16.3%) 	<ul style="list-style-type: none"> 74.4% of families are couple families without children. 17.1% of families are couple families with children. 2.3% are one parent families. Of the 234 persons who responded, the main relationship groups are: <ul style="list-style-type: none"> 64 'partner in de facto marriage' (27.4%) 55 'lone persons' (23.5%) 53 'group household members' (22.7%) 37 'husband or wife in registered marriage' (15.8%)
Cultural diversity (large proportion did not respond and this reduces the value of the data)	<ul style="list-style-type: none"> 27.1% were born in Australia. The next main groups are: <ul style="list-style-type: none"> United Kingdom (5.5%) New Zealand (3.0%) Indonesia (2.5%) Malaysia (2.3%) 32.8% did not respond 	<ul style="list-style-type: none"> 18.4% were born in Australia. The next main groups are: <ul style="list-style-type: none"> United Kingdom (3.8%) New Zealand (2.5%) 46.9% did not respond 	<ul style="list-style-type: none"> 26.3% were born in Australia. The next main groups are: <ul style="list-style-type: none"> New Zealand (3.9%) United Kingdom (3.7%) 34.4% did not respond 	<ul style="list-style-type: none"> 27.6% were born in Australia. The next main groups are: <ul style="list-style-type: none"> New Zealand (4.3%) United Kingdom (3.8%) China (3.8%) 36.4% did not respond

ABS Collection Districts Adjoining Park Site (cont)

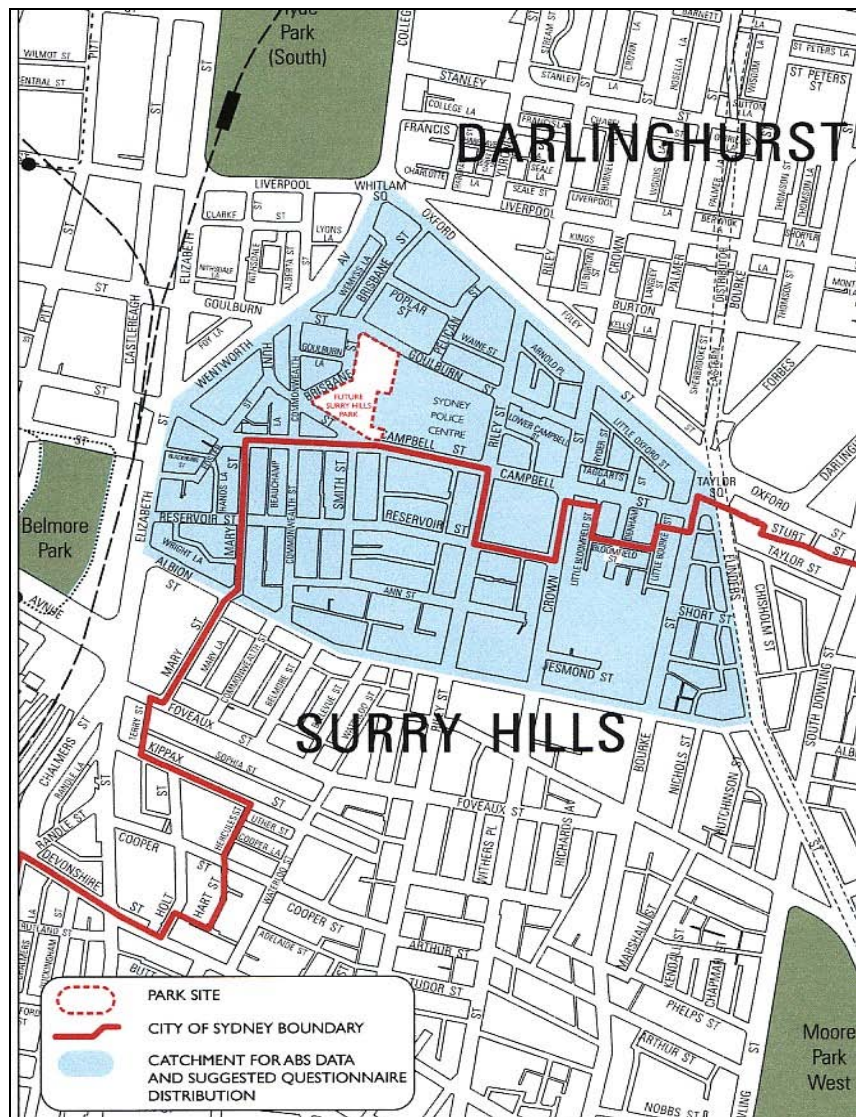
Characteristic	CD 1402015	CD 1402014	CD 1401201	CD 1402007
Income (large proportion did not respond and this reduces the value of the data)	<ul style="list-style-type: none"> Higher income area with: <ul style="list-style-type: none"> 11.3% earning \$800-\$999 12.6% earning \$1,000 - \$1,499 11.5% earning \$1,500 or more (weekly income by individuals aged 15 years +) 27.3% did not respond 	<ul style="list-style-type: none"> Middle to higher income with: <ul style="list-style-type: none"> 5.9% earning \$600-\$799 2.3% earning \$800-\$999 8.4% earning \$1,000 - \$1,499 9.9% earning \$1,500 or more (weekly income by individuals aged 15 years +) 43.3% did not respond 	<ul style="list-style-type: none"> Mixed income with: <ul style="list-style-type: none"> 7.8% earning \$200-\$399 5.8% earning \$400-\$599 7.4% earning \$600-\$799 5.5% earning \$800-\$999 10.3% earning \$1,000 - \$1,499 9.8% earning \$1,500 or more (weekly income by individuals aged 15 years +) 31.4% did not respond 	<ul style="list-style-type: none"> Middle to lower income area with: <ul style="list-style-type: none"> 13.6% earning \$200-\$399 6.5% earning \$400-\$599 6.5% earning \$600-\$799 4.3% earning \$800-\$999 7.0% earning \$1,000 - \$1,499 5.7% earning \$1,500 or more (weekly income by individuals aged 15 years +) 33.7% did not respond
Housing type	<ul style="list-style-type: none"> 95.9% of dwellings were recorded as a 'flat, unit, apartment' (4.1% did not state) <p>Note the housing in this CD is all apartments.</p>	<ul style="list-style-type: none"> 100% of those who lived in a private dwelling (501 people) recorded a 'flat, unit, apartment' 	<ul style="list-style-type: none"> 61.7% of dwellings are 'flat, unit, apartment' 18.6% of dwellings are separate house 18.4% of dwellings are 'semi-detached, row or terrace, townhouse' 	<ul style="list-style-type: none"> 89.5% of dwellings are 'flat, unit, apartment' 9.9% of dwellings are 'semi-detached, row or terrace, townhouse'
Access to a motor vehicle (large proportion did not respond and this reduces the value of the data)	<ul style="list-style-type: none"> 36.8% of dwellings have no motor vehicle 27.4% of dwellings have one motor vehicle 34.0% did not respond 	<ul style="list-style-type: none"> 24.2% of dwellings have no motor vehicle 15.9% of dwellings have one motor vehicle 58.0% did not respond 	<ul style="list-style-type: none"> 24.2% of dwellings have no motor vehicle 26.9% of dwellings have one motor vehicle 44.4% did not respond 	<ul style="list-style-type: none"> 36.6% of dwellings have no motor vehicle 24.3% of dwellings have one motor vehicle 39.1% did not respond

Possible Implications of the Data

Considerations	CD 1402015	CD 1402014	CD 1401201	CD 1402007
Population differences (compared to whole park planning area and other adjoining Collection Districts)	<p>The greatest differences with this population are:</p> <ul style="list-style-type: none"> The larger proportion of residents as opposed to visitors. The very large proportions of young adults, and particularly males. The particularly large proportion of people living alone. The fact that all people live in an apartment. The high income nature of the area. The low reliance on a motor vehicle. 	<p>The greatest differences with this population are:</p> <ul style="list-style-type: none"> The slightly larger proportions of young children. The particularly high proportion of visitors. The small proportion of people who stated they were Australian born. The fact that all people who lived in a private dwelling were in an apartment. <p>Note that the non response rate for this area was very high.</p>	<p>The greatest differences with this population are:</p> <ul style="list-style-type: none"> The particularly high proportion of visitors. The mixed income, with some lower and some higher. The mix of housing types with a greater proportion of separate dwellings and 'semi detached, row or terrace, townhouse'. The larger proportion of dwellings with a motor vehicle. 	<p>The greatest differences with this population are:</p> <ul style="list-style-type: none"> The very large proportion of people who live in a non private dwelling. The larger proportion of young people (20-24 year olds). The larger proportion of males. The larger proportion of families with children. The larger proportion of people born in China. The larger proportion of people earning a lower income.
<p>Possible implications (for Surry Hills Park)</p> <p>It is important to note that considered implications can only be subjective and ideally would be substantiated by a survey of the residents.</p>	<p>The main <u>possible</u> implications of the above differences could be:</p> <ul style="list-style-type: none"> A greater need to meet others (due to being residents and for those who live alone). Increased need for outdoor space for physical activity (due to limited personal outdoor space and young nature of population). Likely high pedestrian movement and need for pedestrian links. Could be active in pursuing other leisure opportunities (due to income availability). The park could be more a place to relax and appreciate visually. 	<p>The main <u>possible</u> implications of the above differences could be:</p> <ul style="list-style-type: none"> A need for play areas for children. The need for a park that supports cultural diversity (assuming a larger proportion who did not respond could be born in a non English speaking country). Increased need for outdoor space for physical activity. Increased need for trees and a 'green' space to increase the appeal of the area to visitors. 	<p>The main <u>possible</u> implications of the above differences could be:</p> <ul style="list-style-type: none"> Increased need for trees and a 'green' space to increase the appeal of the area to visitors. Possible less reliance on a local park for activity with more 'personal space' and greater access to a motor vehicle. 	<p>The main <u>possible</u> implications of the above differences could be:</p> <ul style="list-style-type: none"> People could be less attached to the park as a social and activity focus (if they are moving in and out of the area). A greater need for outdoor space for physical activity (to support younger active people). The need for a space that supports family use. The need for a park that supports cultural diversity. Greater need for affordable nearby activity opportunities (due to less income to pursue other activities).

Surry Hills Park Planning

Recreation Planning Input



Map Source: City of Sydney

Suter and Associates Leisure and Tourism Planners

February 2004

Background

The recreation planning input has been based on available information at the time of the study including:

- Demographic data for 2001, using ABS Census CData
- Available reports that consider recreation needs
- A visit to the proposed Surry Hills Park site and surrounds

Unfortunately a recent City of South Sydney recreation and open space study was not available at the time of this study. Once the South Sydney study report is available, it could be used to confirm needs and directions in the detailed design stage of planning.

The focus of the recreation planning input has been on 'demand' assessment, with 'supply' being considered by Spackman and Mossop. However, a broad consideration of supply is reflected in the recreation planning input.

Ideally the analysis would have included a survey to residents to confirm needs and opportunities. However, the required timeframe of the study did not allow this component of planning.

Key Findings of Demographics

A relatively detailed analysis of the demographics of the area surrounding the Surry Hills Park site has been undertaken and this report is provided as Attachment 1.

The main findings of the analysis in relation to recreation needs are as follows:

Key Findings	Possible Implications
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 structures such as art work could be included around seating that children can play on.</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'.
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>

Demographic Findings (cont)

Key Findings	Possible Implications
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.

Key Findings of Other Studies

Other available studies have been broadly considered. Unfortunately a recent study undertaken for the City of South Sydney was not available at the time of this study. The key findings relating to recreation and open space are outlined below.

Living City, City Living, Recreation and Community Services Strategic Blueprint for 2000 and Beyond, City of Sydney

Core business areas identified as being most important to the community are:

- Sport and fitness
- Community life and leisure
- Community and support services
- Centre management

Relevant community views are outlined below.

Sport and Fitness

- Increasing demand for sport, fitness and active recreation activities that reflect age and circumstances, abilities and special needs of diverse groups (residents and workers).
- Sport, fitness and recreation activities should take advantage of the city's wider urban domain, especially parks, open spaces, harbour foreshore and walking and cycle tracks.
- There is a strong interest in pursuing healthy lifestyles and active recreation activities, especially for adults aged 20-55 years and active older people.
- People want practical and easy options to pursue healthy lifestyles.
- Many people want to participate casually, without organised structures and long term commitments.

Community Life and Leisure

- Residents have a diverse range of leisure interests and many services only appeal to small groups of people.
- Residents see the rich diversity of the city community as one of its main attractions (unique cultural and social mix creating unique urban villages).
- Residents who have moved into the city in the past five years are interested in enhancing the 'street life' of the city by encouraging more cafes, night time activities and improved street lighting.
- Many recently arrived residents are isolated from the support of the local community because of language and lifestyle barriers (e.g. overseas students living in high rise apartments).

Sydney City Council Community and Recreation Needs Study 1992

It should be noted that the relevance of this study is limited as the majority of residents in the Surry Hills Park area did not live in the area more than 5 years ago. Also, the survey includes only 172 residents from the whole of the City of Sydney. However, some key findings that could be relevant are provided below.

Most popular activities are:

- Attending concerts, theatres, movies (82% residents, 60% other)
- Attending exhibitions, commercial shows, festivals (82% residents, 42% other)
- Visiting the museum, art gallery (79% residents, 41% other)
- Walking, walking the dog (72% residents, other not stated)
- Library activity (61% residents, 22% other)

Most popular facilities are:

- Darling Harbour (92% residents, 74% other)
- Hyde Park (84% residents, 49% other)
- Circular Quay (83% residents, 47% other)
- Martin Place (81% residents, 47% other)
- Wynyard Park (44% residents, 11% other)

Priorities for spending are:

- Open space and parks
- Year round heated swimming pool
- Multi-purpose walk/bicycle tracks

'Other' refers to workers and visitors.

South Sydney Open Space Study, 1997

The relevance of this study is limited as the majority of residents in the Surry Hills Park area did not live in the area more than 5 years ago. Also, the information relates to the whole of the City of South Sydney. However, some key findings that could be relevant are provided below.

- Open spaces are valued when they offer safety, relief from urban development, diversity and quality spaces, communal and social opportunities and are easily accessible.
- Ways in which people use open spaces are:
 - Informal activities, including walking, picnics, a place to sit and relax, tennis.
 - Use of open space that is close to home or work more often.
 - Large parks such as Centennial Parklands is more favoured by adults, followed by pools, the harbour foreshore and small parks.
 - Better security and planting of trees would encourage residents to use open spaces more.
 - Workers use open spaces for sitting, walking, jogging.
- Key issues (based on 1995 Household Survey) include:
 - Safety and security (22%)
 - More greenery in open space (11%)
 - Development and loss of open space (9%)
 - Anti-social behaviour (8%)
 - Dogs in open spaces (8%)

Site Visit Findings

A visit to the Surry Hills park site with Council staff identified the following:

- The area is likely to support a relatively large number of workers, including at the Sydney Police Centre. The area includes office buildings in addition to apartment buildings and other housing. This suggests that the park could be valuable as an appealing place for workers to walk through, sit and each lunch and relax in breaks.
- A number of large hotels are located around the area which would provide accommodation for visitors. The development of the park is likely to enhance the appeal of the area for visitors.
- There are a number of building sites around the park site that could have the potential for apartment and other accommodation development in the future, particularly along Brisbane Street. This suggests that the population size could increase in the future and the demand for a visually attractive area and a place for activity should increase.
- An Adelaide Mission accommodation centre is located opposite the Surry Hills Park site in Hunt Street. This centre is likely to support older people and socially disadvantaged people who would benefit from an affordable and appealing place to sit, walk and relax. The existence of older people reinforces the need to develop an accessible and safe park with seating, pathways and easy access points (which is a disability access requirement anyway).
- Whilst there are a number of small cafes in Goulburn Street and there will be a range of restaurants and cafes in the area, none appear to have an appealing outdoor park setting. There could be potential to establish an outdoor café (possibly even relocating an existing operation) in Surry Hills Park that could support workers and residents and add to the vibrancy of the park.
- James Hilder Park, a small park located opposite the Surry Hills Park site in Hunt Street, includes a small playground for young children. The play equipment is relatively basic and beginning to age and ideally there would be more shade around the play area. However, the playground is likely to meet a need in the area and it would not be appropriate to establish a second playground in Surry Hills Park. Instead the playground in James Hilder Park could be upgraded and a pedestrian link could be made to Surry Hills Park to provide access to the larger park space for other activities, e.g. a place to run around (James Hilder Park is too small for many other activities beyond use of the playground).
- A number of larger parks and gardens are located nearby including Hyde Park, Botanic Gardens and Centennial Parklands. These key areas of open space provide appealing places for walking, cycling, exercise and picnics and also provide a link to other city and inner city attractions. The Surry Hills Park will provide a different type of open space and recreation experience to the major parks and gardens. In particular it can provide a local activity space as well as a refuge from the surrounding development rather than a place of significance.
- Centennial Park and Moore Park are relatively close by and able to cater for organised sport and recreation activities including golf and equestrian activities.
- The streetscape along Goulburn Street is well established and the potential connection to the Surry Hills Park site is good. However, the streetscapes and connections along and across Hunt Street, Brisbane Street and Campbell Street are quite poor and would ideally be strengthened.

Note that any further assessment of supply, including for Belmore Park is to be undertaken by Spackman and Mossop.

Ideas and Rationale

Some ideas for the development of Surry Hills Park based on the findings of the recreation demand analysis and broad consideration of supply are provided below, together with a rationale.

Overall the park could provide:

- A visually attractive space for surrounding residents and visitors that softens the 'urban form' and contributes to the quality and appeal of the area.
- A focus for casual physical activity and socialising by individuals, groups of people and families with children. Some organised activities could also be supported in the park such as an exercise class, tai chi, martial arts or bocce.

Some specific ideas are outlined on the following page for consideration.

Ideas for Consideration

Ideas	Rationale
Large shady trees and grassed areas, with seating and tables.	Visual appeal for residents and visitors (for accommodation with a view of the park, people walking and driving past and people using the park).
Small civic and activity space for people to sit, meet and participate in activities such as tai chi, exercise, chess (linked to a flatter grassed activity space).	Past studies have indicated people's desire for public spaces to provide more activity opportunities.
Could also consider a small café linked to an 'outdoor eating' space as part of the civic space (subject to demand and feasibility assessment).	Physical activity and social interaction should be encouraged to contribute to the health of the community. A vibrant park that supports a range of activities is less likely to have issues with vandalism and safety. The perceived safety of the park will be greater and this will increase other activities and the overall value of the park. A café could provide a unique outdoor eating space for workers and residents.
Unique features that create a distinct park environment, such as some art work structures and possibly a water feature/ fountain.	Unique features will help define the character and appeal of the park and broaden activity opportunities.
Design of the park to be family and group friendly including accessible civic space and structures for children to play around and climb on.	Although there are not large numbers of children in the area, those people who have children are likely to seek outdoor spaces for the children to 'run off energy'. The absence of 'backyards' increases the importance of a park.
Pathways through the park to draw people into the park from the street and provide a thoroughfare.	The area is likely to attract large numbers of pedestrians with workers, residents and visitors being less reliant on motor vehicles.
Connections to streetscapes and other activity spaces around and beyond the park, including with James Hilder Reserve.	The surrounds should be designed to support pedestrians and draw people towards the park.
Lighting of paths, the park area and the streetscapes to create a safe and open place before sunrise and after sun set.	Workers and residents are likely to be walking around the area outside of daylight hours and appropriately located lighting should contribute to the perceived and real safety of the park and the area.

Appendix C

Excerpts from City of Sydney Environmental Planning Instruments

Central Sydney Local Environmental Plan 1996

11 The aims of this Plan

The aims of the Plan are:

- (a) to protect and enhance the diversity, special qualities and world standing of Central Sydney,
- (b) to establish Central Sydney as the best place to live in, work in and visit,
- (c) to foster environmental, economic, social and physical well-being so that Central Sydney continues to develop as an integrated, balanced, sustainable and prosperous living city of world standing, and
- (d) to encourage the orderly development of land and resources within Central Sydney.

12 The objectives of this Plan

The objectives for Central Sydney of this Plan are:

- (a) the development of Central Sydney as a vibrant, culturally diverse, multi-use city centre,
- (b) the protection and enhancement of the quality and amenity of the public areas of Central Sydney—the parks, places, streets and lanes,
- (c) the protection of Special Areas of Central Sydney,
- (d) the protection of the intricate urban fabric of Central Sydney,
- (e) the achievement of a high quality of urban form and design in buildings and in the relationship of buildings with neighbouring development and the public domain,
- (f) the development of Central Sydney with regard to the principles of ecologically sustainable development,
- (g) the protection and enhancement of the natural environment, including Central Sydney's parks and Sydney Harbour,
- (h) the maximisation of use of public transport, walking and cycling for trips to, from and within Central Sydney,
- (i) the provision of a high quality pedestrian environment,

- (j) the conservation of heritage items and areas,
- (k) the efficient and orderly management of all phases of the development process, including the construction phase.

13 The principles of this LEP

The principles that the consent authority will follow in the achievement of the aims of this Plan are:

- (a) the recognition of the responsibilities of this generation to future generations in relation to environmental quality and resource usage by respecting the limits of natural and physical resources,
- (b) the acknowledgment of the diversity of Sydney's cultural heritage from pre-European occupation to the current time,
- (c) the involvement of the community in the planning process by ensuring openness, accountability and transparency in the decision-making process,
- (d) the consistent application of the provisions of this Plan so that the aims and objectives of this Plan can be achieved in practice, and provide certainty for applicants for development consents, investors, residents and the public,
- (e) a consistent and proper regard for the aims, objectives and principles of this Plan, in particular, when considering development applications.

13A Exempt development

Development is exempt development if it is:

- (a) of minor environmental impact,
- (b) does not require consent or assessment under Part 5 of the Environmental Planning and Assessment Act 1979, so long as the appropriate pre-determined requirements specified in the development control plan referred to in paragraph (c) are satisfied by the applicants, and
- (c) listed in the Central Sydney Development Control Plan 1996 Amendment No 10, adopted by Council on 20 December 1999,

despite any other provision of this plan.

13C Exempt and complying development—general

- (1) Development is exempt development or complying development only if it complies with the development standards and other requirements applied to the development by the Central Sydney Development Control Plan 1996 Amendment No 10, adopted by Council on 20 December 1999.
- (2) A complying development certificate issued for any complying development is to be subject to the conditions for the

development specified in the Central Sydney Development Control Plan 1996 Amendment No 10, adopted by Council on 20 December 1999.

- (3) Exempt and complying development standards, as specified in the Central Sydney Development Control Plan 1996 Amendment No 10, adopted by Council on 20 December 1999, are not development standards and may not be varied by objection under State Environmental Planning Policy No 1—Development Standards.

20 Objectives of the City Edge zone

The objectives of the City Edge zone are:

- (a) 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,
- (b) 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,
- (c) 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,
- (d) to enhance the amenity of parks and community places by protection of sun access,
- (e) to ensure wind levels are consistent with pedestrian comfort and the amenity of the public domain,
- (f) to ensure adequate levels of daylight to streets,
- (g) to recognise and enhance the character of Special Areas,
- (h) to facilitate the conservation of items and areas of heritage significance,
- (i) 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.

21 Development within the City Edge zone

- (1) Consent is not required for development which is listed as Exempt Development in the Central Sydney Development Control Plan 1996 Amendment No 10, adopted by Council on 20 December 1999.
- (2) Within the City Edge zone, development (including use of land for the purpose of advertisements, advertising structures and temporary uses) may be carried out, but only with development consent.

- (3) Development for the purpose of amusement centres is prohibited on land in the Oxford Street area shown shaded in Schedule 3.
- (4) Development for the purpose of brothels is prohibited in the City Edge zone.

26 Objectives of the Parks and Community Places zone

The objectives of the Parks and Community Places zone are:

- (a) 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,
- (b) to identify existing publicly and privately owned elements of importance for community use, including significant buildings and their parkland or freestanding settings,
- (c) to facilitate the conservation of items and areas of heritage significance,
- (d) 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,
- (e) to better integrate roads with surrounding or adjoining parks and community places,
- (f) to facilitate continued public access to land and buildings within this zone.

27 Development within the Park and Community Places Zone

- (1) Consent is not required for development which is listed as Exempt Development in the Central Sydney Development Control Plan 1996 Amendment No 10, adopted by Council on 20 December 1999.
- (2) Within the 'Parks and Community Places' zone, development (other than development in accordance with a plan of management) for the purpose of the following may be carried out, but only with development consent:
 - buildings used for cultural activities, landscaping and gardening, or recreational facilities,
 - car parking,
 - kiosks,
 - refreshment rooms,
 - roads, which are consistent with a plan of management (if any),
 - shops and commercial premises associated with underground railway stations,

- signs incidental or ancillary to another permitted use,
 - temporary uses for any purpose,
 - underground public utility undertakings, located under the surface of a road or public thoroughfare, or adjacent to or bordering a road or public thoroughfare, but only if the undertakings are not inconsistent with a plan of management (if any),
 - other land uses which the consent authority is satisfied are incidental or ancillary to the land uses which may be lawfully carried out within the zone.
- (3) Within the curtilage of the building within the part of the Parks and Community Places zone outlined in red and annotated (iii) on the Zoning Map, development for the purpose of the following may also be carried out, but only with development consent:
- coach and bus parking or layover and associated facilities, including shops, information facilities, refreshment rooms and ancillary uses.
- (4) Within the Parks and Community Places zone, below the plaza ground surface as at the commencement of this Plan, on Lot 2, DP 225060, (being part of the land bounded by George Street, Curtin Place, Pitt Street and Bond Street, Sydney, and known as Australia Square), any development (including development for the purpose of advertisements, advertising structures and temporary uses for any purpose) may be carried out, but only with development consent.
- (4A) On land within the Parks and Community Places zone adjacent to Macquarie Street and including the site of the Conservatorium of Music, being the land shown edged heavy black on the map titled "Land Affected by Conservatorium Redevelopment", identified by Catalogue No 53305 and lodged in the Head Office of the Department of Public Works and Services at Sydney, development for the purpose of the following may be carried out, but only with development consent:
- educational establishments,
 - libraries and bookshops,
 - machines used for selling food and drinks or for automatic banking.
- (5) Any other development is prohibited.
- (6) The consent authority, in considering a development application for land within the Parks and Community Places zone owned or controlled by the Council or another public authority, must have regard to each of the following:
- (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.

Appendix D

Cross-References to NSW Legislation

Section <i>NSW Local Government -</i>		Requirement	Relevant PoM Chapters
<i>-Act 1993</i>	<i>-(General) Regulation 1999</i>		
36 (3) (a) - (d)		A plan of management for community land must identify	
Preparation of draft plans of management for community land	12	(a) the category of the land	<ul style="list-style-type: none"> – Land Categorisation – Surry Hills Park
		(b) the objectives and performance targets of the plan with respect to the land	<ul style="list-style-type: none"> – Management Objectives – Purpose and Permitted Uses of Surry Hills Park – Management Action Plan
		(c) the means by which the council proposes to achieve the plan's objectives and performance targets	– Management Action Plan
		(d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets	– Management Action Plan
36 (3A) (a) (i) – (ii)		A plan of management that applies to just one area of community land must include a description of	
Individual plans of management		(i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management.	<ul style="list-style-type: none"> – Site History – Physical Attributes of the Site
		(ii) the use of the land and any such buildings or improvements as at that date.	
36 (3A) (b) (i) – (iii)		A plan of management that applies to just one area of community land must	
Individual plans of management		(i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used.	<ul style="list-style-type: none"> – Management Objectives – Purpose and Permitted Uses of Surry Hills Park
		(ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	<ul style="list-style-type: none"> – Leases, Licences or other Agreement

		(iii) describe the scale and intensity of any such permitted use or development.	<ul style="list-style-type: none"> – Easements – Management Action Plan
36 (4) Categorisation of community land	12, 14 (b)	For the purposes of this section, land is to be categorised as one or more of the following: a 'natural area', a 'sportsground', a 'park', an 'area of cultural significance', or 'general community use'.	<ul style="list-style-type: none"> – Land Categorisation – Surry Hills Park (Lot 3)
36 G Core objectives		Core Objectives for management of community land categorised as a 'park'	<ul style="list-style-type: none"> – Management Objectives – Core Objectives – Specific Management Objectives for Surry Hills Park
37 (a) – (d) Requirements of plans of management for community land that is not owned by the council		A plan of management for community land that is not owned by the council:	
		(a) must identify the owner of the land, and	<ul style="list-style-type: none"> – Land Ownership – Site History – Energy Australia Substation Perimeter Land (Lot 2)
		(b) must state whether the land is subject to any trust, estate, (interest, dedication, condition, restriction or covenant, and	<ul style="list-style-type: none"> – Site Purchase Agreement – Archaeological Remnants
		(c) must state whether the use or management of the land is subject to any condition or restriction imposed by the owner, and	<ul style="list-style-type: none"> – Soil Contamination – Easements
		(d) must not contain any provisions inconsistent with anything required to be stated by paragraph (a), (b) or (c).	
46, 46A, 47, 47A Leases, licences and other estates	24, 25	Leases, licences and other estates, including granting of leases, licences and other estates and permitted uses and events	<ul style="list-style-type: none"> – Purpose and Permitted Uses of Surry Hills Park – Leases, Licences or other Agreements

Appendix E

Deposited Plans

[To be inserted once finalised]