



Prince Alfred Park Plan of Management & Master Plan



Adopted 12 December 2005

Resolution of Council

12 DECEMBER 2005

ITEM 8.2

PLAN OF MANAGEMENT AND STRATEGIC MASTER PLAN - PRINCE ALFRED PARK (9170989)

The Environment and Heritage Committee decided that consideration of this matter be deferred to the meeting of Council on 12 December 2005.

At the meeting of Council, it was moved by Councillor Black, seconded by Councillor McInerney -

It is resolved that:

- (A) Council adopt the Prince Alfred Park Plan of Management and Master Plan with amendments as shown at Attachment B to the subject report;
- (B) The following matters be incorporated as appropriate:
 - (i) a shared central cycle path with a minimum width of 4.5m (approximately);
 - (ii) further information to be included on access and changing room facilities available to basketball players and skateboarders;
 - (iii) all fencing, including shared fencing with State Rail, to be high quality, transparent and in compliance with the heritage significance of the park;
 - (iv) development of pathways opposite Pitt Street should include retention and reconstruction of original entry;
 - (v) vehicular access from Chalmers Street opposite Belvoir Street should be controlled through constructed entry with gates to be designed in sympathy with the original heritage park fence.
- (C) Recommendations on bicycle use in the Master Plan to be referred to the Bicycle Study Steering Committee for any further comments or suggestions to be incorporated as appropriate;
- (D) Investigate the possibility of calming traffic in Chalmers Street. This investigation to consider the construction of indent parking in the western edge of the road pavement with the installation of a dedicated bike way, disabled parking for pool users and parking for basketball players. Any associated traffic studies should also investigate the phasing of lights along Cleveland Street to better facilitate pedestrian access to the park from the south;
- (E) Investigate the feasibility for the use of ozone (oxidation) rather than chlorine based chemicals to maintain the water quality of the pool;
- (F) The final design documentation returns to the Environment and Heritage Committee.

Carried unanimously.

PRINCE ALFRED PARK PLAN OF MANAGEMENT



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Issue / Revision	Date	Description	By	Chk	App
1	8.2.2005	PRELIMINARY	JN	AH	
2	22.4.05	PRELIMINARY DRAFT	SC	AH	
3	27.6.05	DRAFT FOR EXHIBITION	SC	AH	AH
4	15.11.05	FINAL PLAN	SC	AH	AH

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1.1 Background

The Prince Alfred Park Draft Plan of Management was commissioned by the City of Sydney in November 2004, and was undertaken by a consultancy team led by Landscape Architectural consultants Environmental Partnership over December 2004 – May 2005. The team included the following specialist inputs:

- Landscape Heritage **Mayne-Wilson Associates**
- Recreation Planning **Recreation Planning Associates**
- Tree Management / Arborist **Urban Forestry Australia**

Prince Alfred Park is Crown Land (State owned) managed on behalf of the State by the City Of Sydney as Reserve Trustee. The park is reserved for the purposes of **public recreation** and the Plan of Management along with any proposed leases and licences for use of the park must be approved by the Minister of Lands.

Prince Alfred Park presently comprises a triangular site of 7.5ha of open space in the heart of Sydney. The park is a significant element of the city's open space network, and forms the southern extent of a north south corridor between the site and the Botanic Gardens. Prince Alfred Park remains the only major park within Sydney generally unaffected by overshadowing from adjoining development.

The park was originally an area of native vegetation containing a small creek flowing into Black Wattle Bay. In 1865 the area was one of the first in the city to be dedicated for public purposes and was known as Cleveland Paddocks Reserve.

Having undergone many phases of development from a site for exhibitions and agricultural shows to a series of public recreation facilities, the park has experienced a range of ad hoc additions over time.

The plan aims to provide a basis for guiding Council's ongoing enhancement and maintenance of this important open space asset and provide a suitable guide for day to day and long term decision making.

Consultation with the community has been an important factor shaping the management and improvement directions for Prince Alfred Park. The draft plan of management has incorporated community consultation through direct mailout of a park user questionnaire flyer to 11000 adjoining residents, a community open day in the park, two community workshops and a proposed 28 day public exhibition period to meet the requirements of the Crown Lands Act.

1.2 Structure of the Plan of Management

The Plan of Management process is presented in two parts:

Part A – Plan of Management

2 Basis for Management

Review of Community land and Crown land management requirements and how this plan satisfies the requirements of the Crown Lands Act.

3 Management Strategies

Identification of an overall planning and management vision for Prince Alfred Park, upon which Detailed Management Policies are provided in practical categorisations relevant to open space management.

4 Concept Masterplan

Identification of planning principles and concept masterplan in response to the identified visions for the park, providing a basis for ongoing development of park improvements.

5 Implementation

Prioritisation of actions required for the implementation of strategies including potential funding / management responsibilities, and possible funding sources.

Part B – Management Strategy Framework

6 Management Strategy Framework

The framework provides the rationale for development of planning and management strategies, along with monitoring and evaluation targets.

Part C – Background

7 Review

Review of the existing physical and cultural character of the site as a basis for identification of values, desired outcomes and issues, and subsequent development of planning and management strategies.

8 Relevant Background Information

Appraisal of literature, reports, and studies relevant to the Plan of Management process, along with an identification of key implications of legislation and guidelines pertaining to the Park.

9 Appendix

Supporting documentation and related information

1.3 Crown and Community Land management requirements

Prince Alfred Park is Crown Land reserved for public recreation in accordance with the Crown Lands Act 1989. This plan of management identifies how the park is to be managed in accordance with its purpose for public recreation and with the principles of Crown land management (refer section 2.2).

The Department of Lands land management philosophy is based on the principles of Crown land management as listed in Section 11 of the Crown lands Act 1989. These principles affect all aspects of the departments activities and specifically, the major elements of land assessment, reservation / dedication of land and preparing plans of management. The principles are outlined in Part C of the Plan of management – Planning Context (section 8.3)

Provision has been made for existing and new facilities to be leased and licensed to commercial operators or special interest groups in accordance with the Crown Lands Act requirements as listed in Crown Lands Policy for Food and Beverage Outlets on Crown Reserves (refer section 3.2.7 Leases and Licenses). The draft plan of management observes appropriate reserve policy applicable to the site along with relevant land management case law.

The Minister of Lands must always give consent before a reserve can be leased or licensed. However, a Trust Manager may grant a temporary license for prescribed purposes, in accordance with the Crown lands regulation 2000, for a maximum period of one year.

The draft plan has been prepared in conjunction with the Department of Lands and will be placed on public exhibition for a minimum period of 28 days. Following the exhibition and consideration of public comments, it is proposed that Council may amend as necessary, and seek formal adoption of the plan by the Minister of Lands.

1.4 Study Area at a Glance

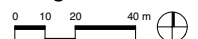
The information following outlines key management details for the park.

PRINCE ALFRED PARK	
Address:	Chalmers Street, Sydney
Key components:	<p>As originally dedicated Prince Alfred Park was proclaimed under Public Parks Act 1912. Dedicated as Park, 22 December 1865. Lots 20, 21 and 22 DP594873 (area 7.2977ha)</p> <p>Current Park Lot 1, DP874757 (area 5.944ha) Parkland (excluding Tennis and Swimming Pool complexes) Lot 24, DP637261 (area 2983m²) Tennis Complex Lots 21 and 22, DP594873 (areas 4592m² and 5725m² respectively) Swimming Pool complex</p> <p>Note Current park is as original dedication, excludes Lot 2 DP874757 (233 m²) – Owner Rail Corp. NSW – Acquired 28 July 1999 (part of Airport Line)</p>
Ownership:	Crown Reserve 500038 Dedicated for Public Recreation 22 December 1865. Administered by the Department of Lands
Care, control, management:	City of Sydney Council appointed to manage the "Prince Alfred Park (D500038) Reserve Trust" on 24 th July 1931
Relative land categorisation (Draft POM 2005) <i>Categorisation not required under Crown Lands Act</i>	Park, and General Community Use
Area:	7.274 Ha
Zoning:	Parks and Community Places Central Sydney LEP 1996
Assets:	50m outdoor swimming pool, tennis courts, basketball courts, Coronation Centre, Council depot building, playground, tennis office/kiosk, male toilets
Condition of buildings:	Swimming pool: fair condition Swimming pool plant and amenities: very poor condition Tennis courts: fair condition Basketball courts: good condition Coronation centre: fair condition Council depot: poor condition Male toilets: poor condition
Existing uses:	Passive recreation: picnics, walking, swimming, dog walking Active recreation: tennis, swimming, basketball, touch football, soccer
Leases / licenses:	Lot 24, DP637261 Tennis Complex – lease/licence Lots 21 and 22, DP594873 Swimming Pool complex – lease/licence Maintenance Depot Building – lease/licence
Caveats / easements: (refer to Figure 1A)	DP553858 Easement for underground cables (3.048m wide & variable width) appropriated by Dept of Railways (at NW & N boundaries of park) DP626433 Easement for Railway Transit (Eastern Suburbs Railway) Lot 25, DP847624 Acquisition of interest in land – lease to State Rail Authority (Airport Line)

1.0 EXECUTIVE SUMMARY



Figure 1
Study Area



1.0 EXECUTIVE SUMMARY

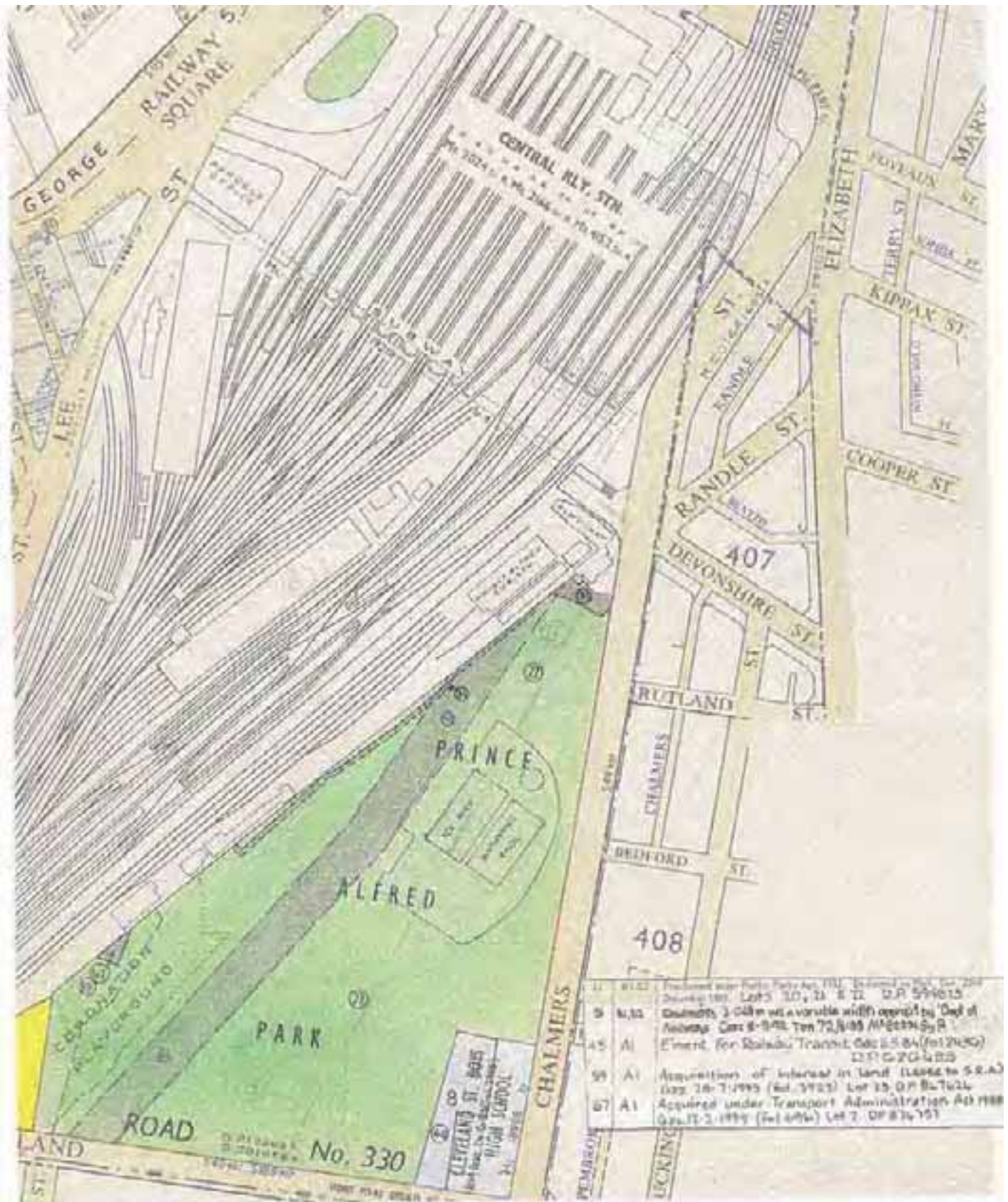


Figure 1A

Easements

1.5 Objectives

Objectives as identified in the Management Strategy Framework (refer 6.1.2) respond to an overall vision for Prince Alfred Park developed through a synthesis of values identified in the community workshops and study team investigations and previous studies of the site:

Prince Alfred Park is to be conserved and improved as a unique and significant place within the public domain providing structured and unstructured recreation opportunities to a variety of users.

Objectives provide a basis for long term decision making in the park along with a framework evaluation for potential planning and management strategies.

Summary Objectives

- **Natural Environment**
Protection and enhancement of the park's natural character and heritage with improved soil conditions and ground surface stability where possible.
- **Heritage**
Identification, interpretation and protection of Aboriginal and European cultural heritage values.
- **Visual**
Views to and from the park conserved and enhanced in conjunction with improved visibility and sight lines through the park.
- **Social / Cultural**
The park's role as a setting for local and metropolitan visitor use is conserved and enhanced along with reactivation of the Coronation Centre for public use.
- **Recreation / park use**
Both passive and active recreation roles of the park are conserved and enhanced with adequate facilities to meet user needs, compatible with other park values and objectives.
- **Education**
Visitor awareness of the site's cultural significance is improved.
- **Intrinsic**
Conservation of the park for the use and enjoyment of future generations along with improved quality, amenity, and safety of access through the park.
- **Management and maintenance**
A sustainable, clean, and well kept park with appropriate leasing of Crown land for community use.

1.6 Strategies and Planning Principles

The Plan of Management has developed strategies in response to the values, objectives and issues identified through the planning process. Strategies are outlined in detail in the Management Strategy Framework (refer 6.1.2). Several key 'planning principles' are derived from these strategies and provide the basics for development of appropriate public domain planning, design, and materials strategies.

- a) Reinforce and upgrade main pedestrian routes through park minimising impact on grassed open spaces.
- b) Reduce extent of pool complex to provide extended grassed open space in the north of the park and visually link south and north park areas.
- c) Consolidate activities zone to railway (west) boundary to conserve informal use of grassed areas and promote access and use through the park (and thus improve security).
- d) Integrate interpretation of site history into park improvements including:
 - creekline through the site
 - native vegetation
 - Exhibition Hall and site use

1.7 Implementation

The Management Strategy and Action Framework identifies priorities for planning and management strategies. The proposals outlined in the Concept Masterplan comprise a range of potential improvements with varying community and environmental priority. The Works Action Plan assigns priority to the proposals based on those, which are of most immediate community and environmental benefit, and are practically implementable.

The Concept Masterplan is the culmination of potentially three phases of park upgrading, itself representing Phase Three – Long Term (refer diagram).



Phase One Masterplan

Phase One Priorities

- Establishment of north south pedestrian link from the George and Pitt Street entries.
- Reduction of pool complex on western side to extend grassed parkland open space.
- Chalmers Street Plaza space adjoining Railway Institute as major entry to park.
- Partial implementation of playspace adjoining pool complex.
- Demolition of pool carpark and potential demolition of existing concrete hardstand (replacement with grass).
- Refurbish Coronation Centre for community use.

Phase Two Priorities (refer Concept Masterplan)

- Demolish Pool building / equipment.
- Develop new pool building complex.
- Implement toddlers / wading pool to pool complex.
- Relocate tennis court management to Coronation Centre.



Phase Three Masterplan

Phase Three Priorities

- Implement Exhibition Square public space:
 - Creekline waterplay / sculpture
 - Seating areas
- Implement fitness equipment and play area adjoining Exhibition Square and relocated basketball courts.

Masterplan Description

The masterplan indicates a range of potential improvements all of which are subject to further design development.

1. Public Square Adjoining Chalmers Street

- Transition area to park
- Shaded seating areas
- Palm plantings interpreting past Washingtonia planting adjoining Exhibition Hall
- Investigate design solutions for transition of cycle access from park to Chalmers Street

2. Grassed Area

- Possible future activity area (eg. skate uses) adjoining northern grassed slopes

3. Northern Grassed Slopes

- Retain open grassed character
- Retain existing palm plantings

4. Chalmers Street Frontage

- Conserve and rehabilitate sandstone hob edge to park
- Upgrade footpath pavement
- Provide avenue tree planting at park edge
- Time restricted parking to be reviewed
- Palisade fence to pool area at lower level below Chalmers Street (refer sections)

5. Multipurpose Hard Surfaced Courts

- Long term relocation of basketball to enable consolidation of tennis courts adjoining the Coronation Centre
- Multipurpose hard surfaced court areas

6. Northern Grassed Recreation Area

- Extended grassed areas with consolidation of pool complex
- Extended capacity for active ball game use on level grassed areas

7. Possible Interpretation of Exhibition Hall

- Exhibition Hall towers interpreted through lighting / public art masts replicating building height / scale
- Flood lighting provided to northern grassed area and pool concourse

8. Pool (indicative arrangement only subject to detailed design)

- Upgrading of pool facilities
- Demolition of existing building and construction of new building with improved relationship to Chalmers Street - building alignment retains a 'parkland' edge to Chalmers Street
- Toddlers / wading pool
- Shade canopies
- Double fronted kiosk and toilets opening onto park for general public use

9. Entry Forecourt

- Widened footpath area
- Interpretation of sandstone hob in paving where removed across forecourt
- Possible public artwork

10. Fitness Equipment and Play Area

- Nodal outdoor gym with exercise stations also located along major path routes
- 8 - 12 years play equipment to supplement toddlers playspace

11. Central Grassed Area

- Grassed area for passive recreational use adjoining fitness / exercise area and seating / picnic area
- Possible future pedestrian space at focus of park:
 - Potential access point to cross railway corridor access
 - Waterplay sculpture channels interpreting Blackwattle Creek
 - Native tree plantings interpreting pre-European site character
 - Shaded grass seating areas and seating walls
 - Art panels terminating space to the west interpreting phases of the site history including the mortuary funeral avenue to the north boundary
 - Display gardens interpreting past displays adjoining Exhibition Hall

12. Grassed Picnic Area

- Native shade trees
- Picnic tables
- Grassed picnic area - access to nearby barbeque

13. Tennis Courts

- Future consolidation of tennis courts adjoining Coronation Centre
- Tennis court operation / management within Coronation Centre
- Retain Ladies Convenience - potential use as park / tennis shelter if tennis management relocated

14. Tennis Practice / Artwork Wall

- Possible public artwork project to hitup wall - history of Coronation Centre as community recreation focus
- Potential incorporation of basketball hoops adjoining community uses

15. Southern Active Sports Area

- Upgrade drainage and turf condition to existing level area to sustain active use

16. Sloping Grassed Sitting Areas

- Retain existing grassed sitting areas adjoining pool

17. Barbeque Facilities

- Electric barbeque facilities for general use distributed through park and pool

18. Toddlers Playspaces

- Major toddlers playspace with proximity to:
 - Chalmers Street access / parking
 - Pool kiosk / toilets
 - Shaded grassed areas
 - School
- Smaller playspaces related to other usage areas of site (eg. Coronation Centre)

19. Coronation Centre

- Refurbishment of building to activate appropriate public use
- Relocation of tennis administration
- Toilet facilities accessible to park
- Tennis hitup wall, basketball hoops
- Small playspace

20. Grassed Terraces

- Low sitting walling to existing grassed slopes to enhance / encourage passive use adjoining recreation centre

21. Shared Access Boulevard

- Shared pedestrian cycle access path
- Signage / markings in accordance with Australian Standards
- Widely spaced boulevard tree planting maintaining visual links to city skyline
- Provides access to activity areas
- Quality lighting for security for all major path links

22. Southern Grassed Slopes

- Existing grassed slopes for sitting / passive recreation with views to city

23. Grassed Area Adjoining School

- Multi-purpose grassed area - provides for school use as appropriate
- Nodal tree planting to building corners to reduce visual impact

24. Cleveland Street Entries

- Formalise existing entries - integrating existing hob wall features
- Upgrade pavement to Cleveland Street footpath

25. Upgrade Lookout

- Enhance safety screen as artwork element
- Provide interpretation of railway and park

26. Access into Park

- Improve access from adjoining streets to park
- Formalise cycle parking areas
- Through cycle access provided to shared use western path

Possible future access to Regent Street



Plan at ground level



Plan from aerial view (indicating tree canopies)

Part A
PLAN OF MANAGEMENT

2.0 BASIS FOR MANAGEMENT

The basis for management describes the approach to determining management strategies for the site. This includes consultation and the identification of values and desired outcomes, based on consultation and the outcomes of Section 7.0 Review.

Supplementary information which forms part of the basis for management including:

- Methodology
- Consultation
- Introduction to community values and desired outcomes

is provided in Appendix A.

The following focuses specifically on future management of the park and the response of the document to the relevant legislative controls.

2.1 Community Land Categorisation

All Council property classified as Community lands are required to be categorised in accordance with the guidelines for categorisation listed in the Local Government (General) Regulation (cl. 9-19). Management of the land must reinforce and reflect the core objectives for community land listed in the Local Government Act (s. 36E-N).

Whilst the Prince Alfred Park is Crown Land and therefore not required to be categorised under the Local Government Act system, Council have elected to identify a relative categorisation for the park to provide consistency in its management with other open space within the City.

As a Crown Reserve (D500038), Prince Alfred Park has been dedicated for the purpose of 'Public Recreation' and is subject to provisions of the Crown Lands Act 1989. Therefore in management decisions regarding the park, provisions of the Crown Lands Act take precedence over Council categorisations, normally associated with Community land under provisions of the Local Government Act.

Refer the table below for a summary of respective guidelines for categorisation and core objectives.

The diagram on the following page identifies the relative community land categorisations and their extent as they relate to the site.

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
Park	<ul style="list-style-type: none"> The land is used or 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 on the land by others 	(a) Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities; (b) Provide for passive recreational activities and pastimes and for the casual playing of games; (c) Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management. (Clause 36G)
General Community Use	<ul style="list-style-type: none"> The land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public; and Is not required to be categorised as a natural area and does not satisfy the guidelines for categorisation as a natural area, sportground, park or an area of cultural significance. 	Promote, encourage and provide for the use of the land, and provide facilities on the land to meet the current and future needs of the local community and the wider public in relation to: a) public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and b) purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public facilities) (Clause 36I)

2.0 BASIS FOR MANAGEMENT



Figure 2
Community Land Categorisation

2.2 How this Plan of Management satisfies the principles of Crown land management (s.11 of *Crown Lands Act*)

The Crown Lands Act also defines management principles for Crown Lands whilst not to the degree of detail as the Community Lands Categorisation System. The following table summarises the key principles and identifies how the plan of management adheres to them.

Principle of Crown land management	How this Plan of Management is consistent with the principles
a. Environmental protection principles be observed in relation to the management and administration of Crown land.	a. The future DA process will enforce principles of sustainability and environmental protection measures such as erosion and sediment control during construction of any improvement works
b. The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible.	b. The plan identifies conservation of the park as open space, along with improvement and enhancement of its inherent natural elements (tree planting, etc.)
c. Public use and enjoyment of appropriate Crown land be encouraged.	c. Recommendations in the plan will enable greater public use and enjoyment of the park through enhanced provision of active and passive recreation space for general public use, improvements to amenity, increased safety measures and enhancement of cultural landscape interpretation
d. Where appropriate, multiple use of Crown land be encouraged.	d. The plan identifies strategies for enhancing the siting and management of the park's diverse range of active and passive community uses in complement to other uses.
e. Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity.	e. The plan seeks to conserve and improve the park for the enjoyment of current and future generations
f. Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.	f. This plan of management contains use and leasing prescriptions that would ensure principal tenants act in the best interest of the State

3.0 MANAGEMENT STRATEGIES

Management visions and policies will provide Council and those involved in management and maintenance of the open space with a framework for decision making and design and implementation of open space improvements.

3.1 Vision

Visions provide a basis for long term decision making in the park along with evaluation of potential planning and management strategies. The overall vision for Prince Alfred Park developed through a synthesis of values as identified in the community workshop and study team investigations and the 2001 draft plan of management.

Overall Vision:

Prince Alfred Park is to be conserved and improved as a unique and significant place within the city's public domain providing structured and unstructured recreation opportunities and access to a variety of users.

3.2 Detailed Management Strategies

The following management policies further detail the strategies as identified in the management strategy framework as specific requirements within the open space management categories into which they will fall for day to day Council decision making, planning and programming.

3.2.1 Heritage

General

Whilst Prince Alfred Park has heritage significance for its long association with recreation use and earlier as an exhibition site, the majority of tangible heritage fabric has been removed during incremental park improvement works at various stages of the sites development.

Detailed Policies

1.1 Aboriginal Cultural Heritage

Limited information is available on Aboriginal cultural heritage specifically relevant to the Prince Alfred Park site. As such it is suggested that oral history and general research is undertaken to develop:

- Specific Aboriginal cultural heritage statement of significance
- Identify potential interpretive themes / stories for integration into park interpretive strategies

The following detailed policies have been summarised from Historical Overview of Prince Alfred Park prepared by Mayne-Wilson & Associates. Refer to the detailed report (Appendix) for the detailed full historical overview, locations of elements and statements of significance.

1.2 Remnant Iron Palisade Fence

Early prefabricated metal fencing (late 19th century) plus small sections of remaining Victorian palisade fences between Railway Institute & Park and also Chalmers & Cleveland Streets

- Should be repaired, conserved and maintained. (Although Cleveland St. section is on School land, it should still be retained.)

1.3 Dwarf sandstone boundary walls

Base/coping stones for former iron palisade fence around Park

- Should be repaired, conserved and maintained.

1.4 Large sandstone gate posts

Originally associated with c.1880 iron palisade fence around the Park

- Should be repaired, conserved and maintained.

1.5 Cleveland Street tree plantings

Fig trees planted c. 1870.

- Should be conserved and maintained by skilled arborist.

1.6 Chalmers Street plantings

Various ages and types, mostly Figs, Brush Box, and Kauri Pines.

- Older specimens near the School are more significant than those further north. All should be well conserved and maintained.

1.7 20th century avenues of trees

Curved rows of Brush Box and Plane Trees planted 1910 - 1925, the former roughly along the alignment of the main entrance pathway designed by Backhouse in 1870.

- Should be conserved and maintained by skilled arborist.
- Consider construction of a pathway through the Brush Box (this was reviewed in masterplan options and was not generally approved by the community due to a perception of poor visibility and security).

1.8 Palm Plantings

6 Phoenix and 2 Washingtonia palms, north of former Exhibition Bldg.

- These should be conserved and maintained. Could be moved or incorporated into future landscaping

1.9 Views to city

Broad visual catchment to city skyline including Central Station clocktower.

- Retain all these important views. Do not insert structures within the Park that would interrupt them.

1.10 Coronation Recreation Centre

Originally a pavilion built in association with a children's playground in 1937. Since added to and modified, obscuring its original architectural integrity.

- Should be conserved and an adaptive re-use for public purposes found for it which would ensure it being well-maintained (eg Tennis court operations and multi-purpose community room).
- Later additions or modifications could be removed, if appropriate.

1.11 Ladies convenience

Constructed in 1939, it has been successfully adapted to a useful contemporary purpose, i.e., tennis court booking office and shop.

- Should be conserved.
- Potential adaption to tennis shelter with relocation of tennis administration to Coronation Centre.

1.12 Sandstone edging stones

Probably installed late 19th century along north-west path

- Should be retained or re-used in a similar location if path alignment is changed.

1.13 Tennis courts

Four or five tennis courts have existed in this location since the late 1920s

- These should be retained in this general location to demonstrate the long continuous use of this facility.

1.14 Swimming Pool Complex

Constructed in association with the Ice Skating Rink in 1958-59 after the Exhibition Building was removed. The rink was demolished in 1993 and the pool complex reconstructed.

- A plain functional structure with no aesthetic or architectural merit and visually disruptive to the Park.
- The pool and its surrounds in its current position interferes with any ability to demonstrate or interpret the original use of that sector for the site for the former Exhibition Building.

1.15 Gentlemen's convenience

Unremarkable functional red brick structure, now closed.

- Should be removed. Incorporate replacement facilities into a larger multi-purpose structure

1.16 Heritage Interpretation

Strategy

- Prepare an integrated wayfinding and interpretive signage strategy for the park to incorporate:
 - i. Local Aboriginal cultural heritage
 - ii. Cleveland Paddocks era (photographs)
 - iii. Exhibition era
 - iv. Post exhibition era (including ice rink)
 - v. Mortuary Avenue (to west boundary)

Native Site Vegetation

- Interpret pre-European native site vegetation through formal shade planting to proposed Exhibition Square oriented on same alignment as past Exhibition Building.

Palm Plantings

- Past plantings of Washingtonia Palms adjoining Exhibition Hall interpreted to entry square adjoining Chalmers Street at Railway Institute building.

Exhibition Building

- Interpretation of tower elements of past exhibition building with artwork masts that double as floodlighting towers to pool concourse and northern grassed area. Height of towers to match exhibition to provide sense of scale of the grand building.

3.2.2 Recreation

General

Policies are outlined for each of the recreational uses to be recognized in the park.

Prince Alfred Park will continue to provide for a range of recreational opportunities including formalized facilities, active ballgames and passive recreation.

Prince Alfred Park is Crown Land reserved for public recreation in accordance with the Crown Lands Act 1989. The park is currently used for a wide range of active and passive recreation pursuits.

Detailed Policies

Swimming pool

(refer 3.2.7 Leases and Licenses)

Tennis courts

(refer 3.2.7 Leases and Licenses)

Basketball Courts

The basketball courts are a well used, popular facility in the park. They provide a positive source of activity that adds to the character and community role (as a meeting place) of the park.

The courts will be retained in their current location near the Coronation Centre in the short to medium term until the surfacing and other equipment is in need of renewal. The courts are proposed to be relocated along the activities corridor to the north side of the Exhibition Square where a more suitable orientation (with regard to afternoon sun) is possible.

Touch football / soccer

- Extend available level areas for ball games with consolidation of the pool area in north of park
- Revise park regulation and signage to permit playing of ball games on flat grassed areas near the centre of the park
- Improve areas for ball games with subsoil drainage and improved topsoil / grass cover
- Review potential for night lighting of field areas (subject to impact assessment) to enable night use and enhance security (through additional park activity at night)

Children's playground

- Provide major new playspace in central location within the park incorporating the following features:
 - combination toddlers, 5-12 years play equipment
 - shade provision
 - related safety measures and access to toilet amenities
 - potential relationship to café facilities
- Possible smaller scale play facility in additional location within park eg:
 - adjoining Coronation Centre
 - adjoining Exhibition Square

Fitness stations

- Review opportunities to provide fitness stations around the park and/or an outdoor gym along the western boundary complementing other adjoining activities

3.0 MANAGEMENT STRATEGIES

Skate activities

- With its good public transport access and close proximity to the CBD, Prince Alfred Park has the potential to accommodate a viable skate facility
- The western boundary of the park is a suitable location for a skate facility
- Incorporation of a skate facility into the park should be subject to an overall skate facility feasibility study that assesses the merits of other locations in the CBD area

Passive recreation

- Conserve and enhance passive recreational character and facilities within the park (including trees in grass, informal park seating)
- Provide for a range of passive recreation settings to cater for relaxation and lunchtime use including mature tree canopy, flexible use open grass spaces, and limited provision of urban use character plaza spaces

Dog use

- Maintain the 'Dog Friendly' status of the park in coordination with COS Companion Animals Act provisions and policies
- Investigate feasibility of 'off leash areas' or time share off leash arrangements
- Support dog use regulations with adequate signage
- Support dog use with dog waste bins

3.2.3 Access

General

Access within the park is a key contributing factor to park character and identity. Access and related activity ensure physical and perceived security through the park via passive surveillance.

Detailed Policies

Entries

- Upgrade all park entries with a consistent and identifiable treatment compatible with heritage fabric
- Incorporate signage and heritage compatible measures required to prevent unauthorised vehicle access (eg. removable bollard)
- Investigate potential for future pedestrian/cycle bridge over railway corridor to provide connection with Chippendale eg. Bridge or land bridge/ development over railway
- Review potential for partial public pedestrian access through railway institute building grounds to provide wider pedestrian connection to / from the park

Paths

- ~~Permit low speed (ie. Excluding commuter) shared pedestrian / cycle access along western boundary path~~
- Cater for disabled suitable access along all path alignments
- Establish simple clear path hierarchy with improved path surfaces and related elements (shade, signage, lighting)
- Avoid kerbing to new path edges so that paths finish flush with adjoining surfaces (eg. grass / other pavements)
- Investigate opportunities for a loop path connection within the park for children / fitness, that does not compromise the open character of grassed areas but enables loop connections without access onto street footpath

Vehicle access and parking

- Prevent unauthorised vehicle access, whilst maintaining controlled access to maintenance and emergency vehicles (refer entries) – heritage compatible treatment
- Consider increasing parking time limit along Chalmers St to 4 hours as the primary strategy for improving parking for visitors to the park/pool
- Disabled parking provided as designated spaces on street or adjacent to pool facilities
- Reinforce potential to access the park by walking or public transport through park signage to bus stop / central station and to the park from adjoining areas
- Consider parking along the church boundary of park (accessed from Cleveland St) in the long term if increased parking is considered necessary for viability of recreation facilities (subject to heritage impact assessment on Church curtilage)

Cycle facilities

- Provide bicycle parking facilities to increase convenience for cyclists accessing park facilities
- ~~Through commuter cycle access to be provided other than on main path access (eg to Chalmers Street or to west park boundary)~~ as shared pedestrian / cycle route to main western path with required signage, line markings etc to meet Australian Standards
- Investigate design solutions for effective transitioning of cycle access from park to Chalmers Street
- Liaise with RTA over potential cycle management / access improvements north of the park (ie. to Chalmers Street) to enhance commuter cycle use
- Investigate with State Rail potential for dedicated cycle access near western boundary to park should lands be redeveloped

3.2.4 Park Facilities

General

The majority of park facilities are in poor condition and are to be upgraded or replaced to provide an appropriate level of service for visitors.

Detailed Policies

- Consider development of a kiosk/café accessible to the general public (ie. Double frontage) as part of the swimming pool complex
- Demolish Mens toilets in north of park, new public toilets, potentially in conjunction with swimming pool improvements (as for kiosk – double frontage)
- Provide picnic tables throughout the park with limited provision of fixed barbeque facilities in limited locations – decentralised from picnic tables – to discourage large groupings
- Provide park seats throughout the park to take advantage of views and varied sun / shade amenity, installed on hard wearing surface (concrete / stabilised granite) to minimise grass wear
- Consider demolition and removal of depot building and return to parkland (trees & grass). Any depot / storage requirements for Council maintenance could be consolidated in redeveloped pool complex
- Provide drinking fountains at strategic locations

3.0 MANAGEMENT STRATEGIES

3.2.5 Street Frontages

General

Prince Alfred Park is at high visual exposure to two of its three frontages to busy Cleveland St and to the residential apartments along Chalmers St. The park is recognised as enhancing the visual and recreational amenity of these adjoining urban areas.

Detailed Policies

- Undertake progressive replacement fig tree plantings along Cleveland Street (refer Vegetation Management)
- Upgrade asphalt surface to Chalmers Street and Cleveland Street frontages to enhance pedestrian amenity
- Conserve and carry out remediation as required to sandstone hobs to street frontages
- Implement coordinated design theme and improvement works to park entry points
- Reinforce access to pool complex on Chalmers Street frontage

3.2.6 Vegetation Management

General

An Arborists assessment by Urban Forestry Australia, identified the overall health and condition of the large trees in the park is good, although there are notable exceptions. Many of the more mature Moreton Bay Figs, and particularly those along Cleveland Street, have exhibited a decline in vigour and subsequently their condition is deteriorating. Removal of these large trees within the next 10-20 years is probably inevitable, however if new plantings can be established between these trees, the visual impacts of their removal can be mitigated for the future.

Other trees of poor condition of health, such as Wattle and Eucalypt behind the tennis courts, and Robinia sp. inside the swimming pool enclosure have little amenity value, do not warrant retention, and should be replaced where functional with more appropriate plantings.

Detailed Policies

The following detailed policies have been summarised from the Tree Management Plan prepared by Urban Forestry Australia. Refer to the Tree Management Plan (Appendix) for a full description of management recommendations prior to implementing any tree management works.

The city's Tree Management Team will consider and incorporate the recommendations in the development of comprehensive tree management plans for the city's major parks including:

Mature Moreton Bay Figs

- Protection of the majority of woody surface roots can be achieved by preventing the use of mowing equipment, and limiting public use within a 5 metre radial offset from the trees.
- The ground within this offset should have grass removed, and a suitable mulch such as Eucalyptus leaf mulch laid to a depth of 50mm.
- To reduce psyllid attack it is recommended that prior to mowing near Moreton Bay Fig Trees, fallen fig leaves must be raked up from lawn areas and placed inside the mulched surrounds of the trees.
- Undertake pruning works to maintain their branch architecture in a safe manner, whilst allowing epicormic shoots to form a canopy that can sustain the trees for the period the trees are retained.
- Undertake immediate plantings of Moreton Bay Figs in between mature trees to establish replacement trees and reduce impact of tree removal in future years

Existing Mature Tree Plantings (other than Fig Trees)

- Use glyphosate herbicide to control grass and weed growth at the base of mature trees.
- Do not use weed trimmers within 0.5 metres of any tree.
- Alternatively, provide all park trees with cleared and mulched areas within a 1 metre radius of the tree.

3.0 MANAGEMENT STRATEGIES

Recently Planted Trees

- Many recently planted trees in lawn areas are suffering mechanical damage to their stems and lower branches from mowing equipment.
- Tractor mowers must not be used near young trees where low branches can be damaged by the cab of the passing vehicle.
- The health of damaged young trees should be monitored to determine if individual specimens may need to be removed and replaced.

Tree Pruning

- Pruning will be required to ensure all deadwood over public footpaths, internal roads and open space areas is carried out to minimize damage to property or injury to people.
- Management of the mature trees within this park is a process relying on initial pruning works to reduce hazards, ongoing routine maintenance and monitoring of their health and condition.

Tree Monitoring

- All mature trees should be inspected by an experienced and competent Arborist at least once each year.
- Trees should be inspected after any major storm event eg. gale force winds, excessive or prolonged rain periods, or significant electrical storms.
- It is recommended that a number of mature trees be aerially inspected to determine the presence of structural defects such as weak branch attachment. The result of these inspections may require further arboricultural assessment and recommendations for ongoing tree management.

New Planting Works

New tree planting is proposed in several locations in the park to support park design objectives and interpretation themes. Understorey planting is to be limited to boundary situations where pedestrian / park user sight lines will not be compromised.

- Provide avenue planting along western and eastern north-south path access at wide intervals to address community concerns about the input of tree planting on security (eg. *Ficus hillii* – Hills Weeping Fig)
- Provide native canopy tree planting to proposed Exhibition Square to provide shade to seating areas and interpret pre-European park vegetation character (eg. *Angophora costata*)
- Provide palm plantings to proposed Chalmers Street Square to interpret past cultural plantings adjoining Exhibition building
- Provide native tree and understorey planting to western boundary
- Provide avenue tree planting to Chalmers Street frontage (eg. London Plane Tree) to integrate with existing streetscape plantings

3.2.7 Leases and Licenses

General

As previously noted Prince Alfred Park is Crown Reserve dedicated for Public Recreation. The Department of Lands Food and Beverage Outlets on Crown Reserves Policy (refer summary section 8.3.3) outlines that where plans of management are to make provision for the leasing or licensing of facilities to commercial operators or special interest groups, they need to address the following issues:

- Sustainable use and management of the reserve
- Size and scale of the proposed area or facility in relation to the size of the reserve
- Relationship of the proposal to development on adjoining land or on other land in the locality
- Landscaping provisions that provide for the preservation of trees and other vegetation including any threatened species habitat and enhancement of the visual experience of the reserve
- Provision of adequate infrastructure, water, electricity and sewerage
- Provision for adequate protection of environmental features / hazards such as landform, stability, drainage and flooding, buffer zones, bushfire hazards, waste control and noise and lighting
- The social and economic effect of the proposal on the reserve and the locality
- The character, location, siting, bulk, scale, shape, size, height, density design or external appearance of the proposal
- Provisions for the protection and maintenance of any heritage buildings, archaeological, aboriginal sites or other items of cultural heritage
- Criteria for the erection of signs for the proposed use that will provide for minimal signage located on the site of the activity or facility
- The amount of traffic, parking, loading, unloading and manoeuvring likely to be generated by the proposal and how it can be provided without compromising other users of the reserve

Current management of the pool and tennis courts is by contract and lease is on a one year plus one year option. These facilities are well utilised by the community and are compatible with the principles of Crown land management. It is proposed to continue existing leases until such time as the park (and leased areas) are redeveloped. After redevelopment, it is proposed to call for Expressions of Interest to manage new facilities and establish new leases with conditions to meet compatible Crown land management lease and licence requirements.

Council currently licenses storage facilities in the south eastern corner of the park to its maintenance (graffiti removal) subcontractors which service the park and the City area.

Council anticipates that these facilities will be re-located in the near future, as part of implementing the Concept Masterplan.

Various railway easements, leases and acquisitions relating to railway use are applicable in the Park, the most recent being lease / acquisition for the airport railway link (refer to Figure 1A).

The Department of Lands administers the Public Reserves Management Fund (PRMF), which is self-funding and does not receive any money from State Treasury. The PRMF is a source of loan and grant funding available to reserve trusts and although limited, it provides for the equitable distribution of funds within the Crown reserve system on a State-wide basis. Funding is distributed directly on a merit to trusts, which make application for loan or grant monies from the PRMF for specific projects.

Subject to a direction given pursuant to Section 106 of the Crown Lands Act 1989, an amount of 15% of the proceeds received from leases and licenses granted by reserve trusts is to be directed to the PRMF.

3.0 MANAGEMENT STRATEGIES

This is in accord with a whole of Government initiative to address inequities between coastal and regional centres and is seen as a step towards addressing the imbalance of opportunities between different centres. It is to be recognised that people from all areas of NSW have an ability and a wish to visit and enjoy Crown reserves throughout the State, irrespective of their place of residence.

The direction only applies to new leases and licenses entered into by reserve trusts, for which the trust (Lessor or Licensor) receives annual payment of \$2,000 or more.

Payment of the contribution is not required until 12 months from the date of commencement of the lease or license. It is considered that this approach will have the least impact upon trusts in terms of budgetary implications and forward planning.

Detailed Policies

Swimming Pool

- The existing swimming pool has been in use since 1959/60 and is valued by the local community as indicated by the results from the park user survey and is to be retained a key park facility
- A key local facility (as opposed to sub-regional facility like Cook and Phillip Park) subject to detailed investigations on feasibility and location. The development may include:
 - outdoor lap pool
 - toddlers pool
 - water play facility (provided at an appropriate location within pool or within park generally)
 - leisure / program pool
- The key design principles to be considered in the future include:
 - reduction in the total area for the enclosed facility area providing an increase in overall park space
 - improved visual relationship between the pool enclosure and adjoining park areas – potential pergola structure integrated with palisade fence to define pool area to provide quality visual image
 - improved pedestrian access through the park
 - additional tree planting and new pool enclosure aimed at improving visual amenity along the Chalmers Street park frontage
 - pool entry via proposed pedestrian space adjoining Chalmers Street
 - minimise building envelope to minimise impact on park views from surrounding areas
 - pool facilities to have regard for the facilities and programme recommendations of the Aquatic Leisure Study
- A kiosk / coffee shop may be included within the pool facility that provides for the needs of pool patrons as well as park users.
- Detailed design of the facility is to resolve provision for:
 - adequate infrastructure, water, electricity and sewerage
 - protection of environmental features
 - protection and maintenance of any heritage buildings, archaeological, aboriginal sites or other items of cultural heritage
- Vehicle parking / standing areas for visitors and deliveries are to be located along Chalmers Street in order to minimise impact on the park. Parking time limit along the street is to be extended to four hours if feasible.
- Investigate liability of heating pool to extend operational period
- Review daily operating hours as part of lease conditions for pool

Tennis Centre

- The existing tennis courts have been in use since 1959/60 and are valued by the local community as indicated by the results from the park user survey
- The courts are to be retained as a key park facility for public use and preferably located within the western boundary zone of Prince Alfred Park
- Review usage / demand of tennis courts to ascertain viability of increasing court provision – if such an increase is compatible with park masterplan and other community uses, or courts are relocated to adjoining lands (eg. over railway) in any future development
- Existing tennis courts, office and shop to remain in situ in the short term
- Potential redevelopment of 4 tennis courts adjoining the Coronation Centre in the long term. Note: basketball courts are to be relocated further north along the western boundary in the long term scenario. Review impacts of existing trees on proposed court locations.
- Improvement works to incorporate boundary planting with local native species along the western boundary
- Possible tennis 'hitup' wall near Coronation Centre for general public use / practice wall. Treatment may interpret historical youth recreation role of Coronation Centre
- Product advertising may only be for sponsorship and needs to be smaller in size than the location or directional signs
- Vehicles for visitors are to be parked along Chalmers Street. Parking time limit along the street is to be extended to four hours subject to further assessment. Potential on site parking along church boundary south west of Coronation Centre may be investigated by Council in the long term subject to further consultation and assessment (refer 3.2.3 Access: Vehicle Access and Parking)
- Delivery vehicles would be permitted to enter the park to access the facilities through controlled access points (eg. Cleveland Street)
- Investigate options to extend operating hours (eg. 5.00am-10.00pm) with the objective of maintaining activity levels within the park to improve user safety.

Railway Institute Building

- At the time of this Plan of Management CoS Council had approved a Development Application to convert the Railway Institute Building into a motel / restaurant / bar type facility
- Should the commercial use of the building development proceed, an application may be received in the future for an area within or adjoining the park related to the building for outdoor restaurant seating
- An application for use of reserve area for outdoor seating use would be subject to further assessment. Factors such as scale and impact of proposed development facilities, the Crown Lands Food and Beverage Policy and pedestrian traffic access flows would need to be considered to ensure park values are protected.

Event Use

Use of the park for community events would be subject to the City's event approval / management policies and may be subject to a Development Application process to assess impacts.

3.2.8 Management and Maintenance

General

Consultation has identified that general park maintenance is a key issue for the community. Quality park finishes and a sustainable level of recurrent maintenance are to be provided.

Detailed Policies

Sustainability

- Park improvements are to have regard for environmentally sustainable design, resource use, and maintenance
- Promote sustainable transport (eg. commuter cycle use)
- Park improvements to promote use of recycled materials where possible for path works and other park elements
- Potential roof water collection from park and adjoining buildings (eg. school and Railway Institute) for irrigation re-use to be investigated
- Solar collection to Coronation Centre roof (subject to heritage impact assessment) to be further investigated
- Energy efficient refurbishment of Coronation Centre and pool complex to be implemented in improvement works

Maintenance

- Design and material finishes to focus on long term durability with the aim of minimising recurrent maintenance
- Undertake grass conditioning works to include (as applicable): aeration, top dressing, enhanced drainage
- Provide dog waste bins and bag dispensers at appropriate locations (park entries)
- Provide co-mingled (recycling and waste) bin stations at appropriate locations (eg. Exhibition Square, Chalmers Street Square, entry space to pool on Chalmers Street)
- Provide sharps disposal points

Personal Safety

- Park improvements to be aimed at increasing general park visitation and reducing occurrence of anti social behaviour due to passive surveillance
- Improve visual continuity between spaces
- Full review and replacement of park lighting – access routes and adjoining areas that will be used at night are to be well lit
- Ensure that spacing of trees along new footpath allows for a community desired level of visual surveillance and security
- Consider increase in police/security patrols and provision of surveillance cameras as used in the CBD to access path routes and adjoining areas

Cleveland St Intensive English High

- The school has a long standing agreement with Council to use the park as a play area at morning recess and lunchtimes - students generally use the area between the school's western edge and the grove of Plane Trees
- Continue agreement with school regarding use of the eastern part of the park as a playspace area

Coronation Centre

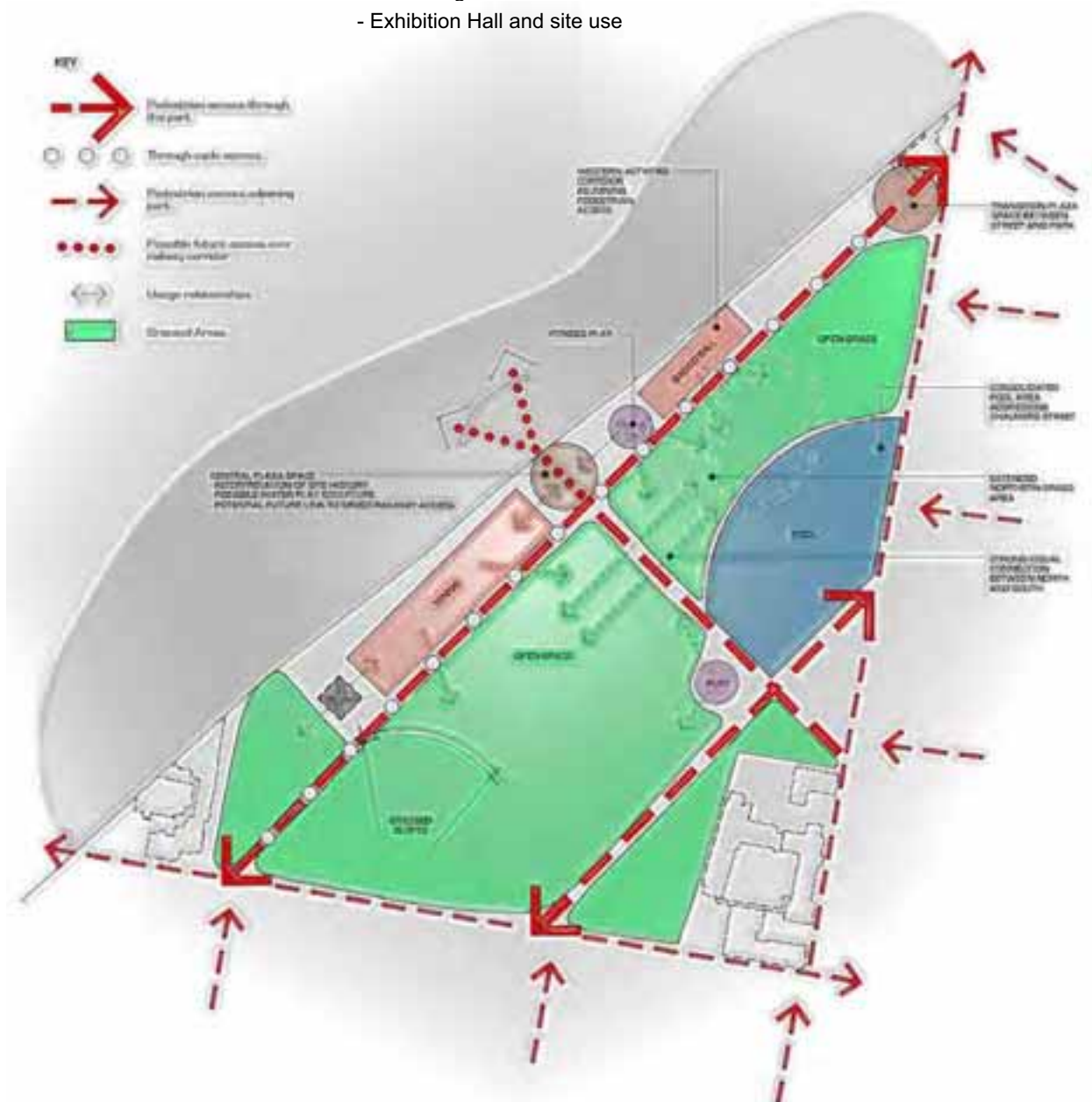
- The Coronation Centre has a long standing association with community use, however it has been closed for the last few years. Investigate potential for appropriate refurbishment and reopening of the building for public use including café/kiosk facilities.

4.1 Planning principles for Prince Alfred Park

Planning principles provide the basis for development of masterplan design solutions for Prince Alfred Park. The principles provide cues to responses for realising the identified Visions and objectives as outlined in the Plan of Management through the development of appropriate public domain design and materials strategies.

The following principles have been identified for the park and are supplemented by the detailed design principles identified in the Management Strategy Framework:

- a) Reinforce and upgrade main pedestrian routes through park minimising impact on grassed open spaces.
- b) Reduce extent of pool complex to provide extended grassed open space in the north of the park and visually link south and north park areas.
- c) Consolidate activities zone to railway (west) boundary to conserve informal use of grassed areas and promote access and use through the park (and thus improve security).
- d) Integrate interpretation of site history into park improvements including:
 - creekline through the site
 - native vegetation
 - Exhibition Hall and site use



4.2 Masterplanning Options

A series of masterplanning options were developed all presented to the community working group at two workshop forums in early 2005 (February and March).

Appendix D includes copies of the masterplan option drawings.

Workshop No. 1

The options presented responded to a variety of themes and design approaches including:

- Maximising path alignments responding to pedestrian desire lines through and across the park.
- Thematic approaches for formal and informal (curvilinear / serpentine) paths.
- Retention of pool in existing location, with alternative of redevelopment of the pool to the western boundary.

Workshop No. 2

Based on the workshop discussions, the draft recommendations of the Sydney City Aquatics Development Strategy the merit of retaining the pool in relatively its current location and reduction of enclosure to the west was the preferred option and was worthy of further detailed feasibility assessment. Visibility and access to the pool facility from Chalmers Street were considered as important considerations in retaining the pool in the current vicinity.

Based on this preferred approach to the location of the pool facility, two path alignment structures were presented to the second workshop. The first (Option One) was a literal representation of the direct pedestrian desire lines from George and Pitt Streets, creating a relatively formal, rectilinear path structure. The second integrated a serpentine path alignment under the existing treed avenues through the centre of the park. The workshop clearly identified option one as the preferred solution to path structure.



Option One and Two as presented to Workshop No. 2

4.3 Concept Masterplan

Figure 4.1 on the following page describes the preferred masterplan direction identified from community review of the masterplanning options plans, and implementation of the detailed planning policies.

The numbered masterplanning proposals as identified on the plan are described in further detail following.

1. Public Square Adjoining Chalmers Street

Establishment of a formalized public square to provide a transition space for entry into the park. Provision of shaded seating areas with grid planting of Washingtonia Palms reflecting the past Palm plantings adjoining the Exhibition Building. Design resolution to consider integration of through cycle access onto Chalmers Street footpath.

2. Grassed Area / Skateboarding

An area designated for potential future activities such as skate uses adjoining western grassed slopes.

3. Western Grassed Slopes

Retention of existing open grassed area and existing palm plantings.

4. Chalmers Street Frontage

Conserve and repair the existing hob wall as necessary to retain definition between street and park frontages. Potential upgrade to footpath pavement with introduction of avenue tree planting to park edge. Parking to be maintained to Chalmers Street with implementation and enforcement of time restrictions. Installation of palisade fencing to pool complex boundary to provide an attractive buffer between activities / uses.

5. Relocated Basketball Courts Multipurpose Hard Surface

Basketball courts to be relocated as multipurpose courts to western activity corridor in long term enabling consolidation of tennis courts adjoining Coronation Centre. New court location provides a more appropriate orientation especially in regard to afternoon sun. Basketball hoops for social / recreation use provided near Coronation Centre to complement community use.

6. Northern Grassed Recreation Area

Grassed areas to be extended in association with the reduction of the pool complex enabling greater available area for active ball games.

7. Interpretation of Exhibition Hall

Heritage interpretation of Exhibition Hall through lighting installations and public art masts reflecting the buildings height. Lighting installations restricted to northern grassed area and pool concourse as original siting of Exhibition building.

8. Olympic Pool

Subject to detailed design investigations the pool is to be retained in existing position with extensive upgrade works including construction of a new pool facility building adjoining the Chalmers Street frontage. Implementation of new toddlers / wading pool with improved waterplay elements and shade canopies. Potential inclusion of a café facility to the new building with a double frontage providing service to both pool patrons and general park users.

9. Entry Forecourt to Pool

Introduction of widened footpath area to pool entry to establish formal entry forecourt. Heritage interpretation of remnant step / fence entry and of sandstone hob wall within pavement treatment.

10. Fitness Equipment and Play Area

Nodal outdoor gym exercise stations to be introduced to western activity corridor adjoining Exhibition Square and also along major path routes. Incorporation of play equipment to facilitate playspace for older children (8-12 years).

11. Exhibition Square refer Phase Three – Long Term

Establishment of central plaza space at termination of path junctions and centre of activity to the western corridor. The plaza space provides opportunity for interpretation of the former Blackwattle Creek alignment through waterplay elements. Native tree planting further reflect the pre-European natural history of the site and provide for shaded seating areas throughout the Square.

Display gardens within the plaza space provide interpretation of past displays adjoining the Exhibition Hall. Inclusion of art panel elements to terminate the plaza space and interpret various phases of the sites history including the mortuary funereal avenue which occurred to the west boundary of the park.

12. Grassed Picnic Area

Native shade tree plantings provide shade amenity to the grassed picnic area adjacent to the Exhibition Square. Provision of picnic tables and proximity to the nearby barbeque facilities provide increased public amenity.

13. Tennis Courts

Long term relocation and consolidation of the tennis courts adjoining the Coronation Centre to provide a more cohesive and practical facility. Tennis court operations / management to be located within Coronation Centre to provide permanent use and activity to the building.

14. Tennis Practice / Artwork

Possible construction of a tennis practice 'hitup' wall adjoining the tennis courts provides opportunity for a public artwork project potentially interpreting the longstanding history of the Coronation Centre as a focus for community recreation.

15. Southern Active Sports Area

Improvement to the drainage and turf condition to the southern grassed area will ensure that the high intensity, active use of the area can be sustained over the long term.

16. Sloping Grassed Sitting Areas

Retention of the existing grassed sloped areas adjoining the pool complex continues provision of shaded, grassed sitting areas for recreation and lunchtime use.

17. Barbeque Facilities

Electric barbeque facilities have been included throughout the park in limited locations to provide for general public use and prevent large groups monopolizing these facilities.

18. Toddlers Playspace

A toddlers playspace has been introduced adjacent to the pool complex to enable access to the pool kiosk and toilet amenities. This play area is also in close proximity to shaded grassed areas and the school.

A smaller play area should also be considered adjoining the Coronation Centre to complement reactivated community use of the building and recognize historical uses in this area of the park.

19. Coronation Centre

Subject to detailed investigations refurbishment of the Coronation Centre will reactivate this building for public use. Potential introduction of the tennis court management into the building will provide a permanent activity in this area and aims to reduce vandalism through increased passive surveillance. The upgrade of the building will also incorporate publicly accessible toilet facilities for park users as well as potential café/kiosk facilities.

20. Grassed Terrace

Introduction of low sitting walls to existing grassed sloped area adjoining recreation area to enhance and encourage passive use of this area.

21. Shared Use Pedestrian Cycle Boulevard

Establishment of a wide pedestrian shared use boulevard adjoining activity corridor to enable access to facilities and provide major thoroughfare through park. Introduction of boulevard planting at wide spacing between plantings to maintain visual links to the city skyline as well as quality pedestrian lighting for improved safety and security.

Signage and line marking to cater for shared access to Australian Standards.

22. Southern Grassed Slopes

Existing grassed slopes to the southern area of the park to be maintained as passive recreation areas with prominent city views.

23. Grassed Area Adjoining School

Grassed area adjoining the school to be retained as a multi-purpose area with use by the school and the general public. Nodal tree plantings to be introduced to the building façade to reduce the visual impact of the building to the rest of the park.

24. Cleveland Street Entries

Existing entrances to be formalized integrating the existing hob wall features in addition to an upgrade to the pavement surface to the Cleveland Street footpath.

25. Upgrade Lookout

Enhance and improve the safety screen to the railway corridor lookout to incorporate an artwork element interpreting both the historical and cultural significance of both the railway and the park.

26. Access into Park

Improve access from adjoining streets to the park including through cycle access provided to Chalmers Street or the western boundary of the park. Cycle parking areas to be formalized to further improve cycle access.

Masterplan Description

The masterplan indicates a range of potential improvements all of which are subject to further design development.

1. Public Square Adjoining Chalmers Street

- Transition area to park
- Shaded seating areas
- Palm plantings interpreting past Washingtonia planting adjoining Exhibition Hall
- Investigate design solutions for transition of cycle access from park to Chalmers Street

2. Grassed Area

- Possible future activity area (eg. skate uses) adjoining northern grassed slopes

3. Northern Grassed Slopes

- Retain open grassed character
- Retain existing palm plantings

4. Chalmers Street Frontage

- Conserve and rehabilitate sandstone hob edge to park
- Upgrade footpath pavement
- Provide avenue tree planting at park edge
- Time restricted parking to be reviewed
- Palisade fence to pool area at lower level below Chalmers Street (refer sections)

5. Multipurpose Hard Surfaced Courts

- Long term relocation of basketball to enable consolidation of tennis courts adjoining the Coronation Centre
- Multipurpose hard surfaced court areas

6. Northern Grassed Recreation Area

- Extended grassed areas with consolidation of pool complex
- Extended capacity for active ball game use on level grassed areas

7. Possible Interpretation of Exhibition Hall

- Exhibition Hall towers interpreted through lighting / public art masts replicating building height / scale
- Flood lighting provided to northern grassed area and pool concourse

8. Pool (indicative arrangement only subject to detailed design)

- Upgrading of pool facilities
- Demolition of existing building and construction of new building with improved relationship to Chalmers Street - building alignment retains a 'parkland' edge to Chalmers Street
- Toddlers / wading pool
- Shade canopies
- Double fronted kiosk and toilets opening onto park for general public use

9. Entry Forecourt

- Widened footpath area
- Interpretation of sandstone hob in paving where removed across forecourt
- Possible public artwork

10. Fitness Equipment and Play Area

- Nodal outdoor gym with exercise stations also located along major path routes
- 8 - 12 years play equipment to supplement toddlers playspace

11. Central Grassed Area

- Grassed area for passive recreational use adjoining fitness / exercise area and seating / picnic area
- Possible future pedestrian space at focus of park:
 - Potential access point to cross railway corridor access
 - Waterplay sculpture channels interpreting Blackwattle Creek
 - Native tree plantings interpreting pre-European site character
 - Shaded grass seating areas and seating walls
 - Art panels terminating space to the west interpreting phases of the site history including the mortuary funeral avenue to the north boundary
 - Display gardens interpreting past displays adjoining Exhibition Hall

12. Grassed Picnic Area

- Native shade trees
- Picnic tables
- Grassed picnic area - access to nearby barbeque

13. Tennis Courts

- Future consolidation of tennis courts adjoining Coronation Centre
- Tennis court operation / management within Coronation Centre
- Retain Ladies Convenience - potential use as park / tennis shelter if tennis management relocated

14. Tennis Practice / Artwork Wall

- Possible public artwork project to hitup wall - history of Coronation Centre as community recreation focus
- Potential incorporation of basketball hoops adjoining community uses

15. Southern Active Sports Area

- Upgrade drainage and turf condition to existing level area to sustain active use

16. Sloping Grassed Sitting Areas

- Retain existing grassed sitting areas adjoining pool

17. Barbeque Facilities

- Electric barbeque facilities for general use distributed through park and pool

18. Toddlers Playspaces

- Major toddlers playspace with proximity to:
 - Chalmers Street access / parking
 - Pool kiosk / toilets
 - Shaded grassed areas
 - School
- Smaller playspaces related to other usage areas of site (eg. Coronation Centre)

19. Coronation Centre

- Refurbishment of building to activate appropriate public use
- Relocation of tennis administration
- Toilet facilities accessible to park
- Tennis hitup wall, basketball hoops
- Small playspace

20. Grassed Terraces

- Low sitting walling to existing grassed slopes to enhance / encourage passive use adjoining recreation centre

21. Shared Access Boulevard

- Shared pedestrian cycle access path
- Signage / markings in accordance with Australian Standards
- Widely spaced boulevard tree planting maintaining visual links to city skyline
- Provides access to activity areas
- Quality lighting for security for all major path links

22. Southern Grassed Slopes

- Existing grassed slopes for sitting / passive recreation with views to city

23. Grassed Area Adjoining School

- Multi-purpose grassed area - provides for school use as appropriate
- Nodal tree planting to building corners to reduce visual impact

24. Cleveland Street Entries

- Formalise existing entries - integrating existing hob wall features
- Upgrade pavement to Cleveland Street footpath

25. Upgrade Lookout

- Enhance safety screen as artwork element
- Provide interpretation of railway and park

26. Access into Park

- Improve access from adjoining streets to park
- Formalise cycle parking areas
- Through cycle access provided to shared use western path



Plan at ground level



Plan from aerial view (indicating tree canopies)

5.1 Staging Strategy

The preliminary proposals as described in the Concept Masterplan comprise a range of potential improvements with varying community and environmental priority. The following works action plan assigns priority to the proposals based on those, which are of most immediate community benefit, with lower priority items to be implemented as budgetary and funding opportunities allow.

Phase One Priorities

- Lighting and pathways
- Furniture and signage
- Removal of redundant elements eg disused toilet block
- Playground facilities

Phase Two Priorities (refer Concept Masterplan)

Facilities renewal:

- Pool
- Tennis courts
- Basketball courts

Phase Three Priorities

- Implement Exhibition Square public space
- Implement fitness equipment and play area adjoining Exhibition Square



Phase One Masterplan



Phase Three Masterplan – Long Term

5.2 Indicative Works Action Plan

The Works Action Plan provides recommended tasks and areas of work, which need to be addressed in order to implement the park enhancement works and management requirements. It is essential that the Works Action Plans involve the active participation of all relevant departments of City of Sydney along with appropriate community groups.

The Works Action Plans are in the form of a schedule that:

- establishes recommended priorities for worked items;
- describes the detailed activities required including pre-construction elements for capital works items;
- describes the nature of actions required (capital works, policy review, management action, liaison action);
- recommends possible sources of funding for the works; and
- notes specific comments relating to the implementation of that item.

No.	Item	Priority	Description	Possible Resources (funding and technical inputs)
1.0 Planning / Investigation				
1.1	Aboriginal Heritage Investigation	High	<ul style="list-style-type: none"> • Prepare brief • Commission Consultant • Scope to include: <ul style="list-style-type: none"> - Oral history - Local history themes - Potential interpretation themes 	Heritage Council Council
1.2	Archaeological Investigation	High	<ul style="list-style-type: none"> • Prepare scope of works • Undertake localised excavation to determine any remains of Exhibition Hall footprint to assist in interpretation 	Council
1.3	Interpretive Strategy	High	<ul style="list-style-type: none"> • Prepare brief • Community consultation • Prepare coordinated interpretation strategy integrating all heritage themes and outlining interpretive elements 	Heritage Council Council
1.4	Park Detailed Design Documentation	High	<ul style="list-style-type: none"> • Prepare brief • Community consultation • Consultancy team to prepare documentation to meet Council implementation requirements 	Council
1.5	Maintenance Storage Relocation	High	<ul style="list-style-type: none"> • Review alternative sites and formalize arrangements 	
1.6	Rainwater collection – adjoining sites	High	<ul style="list-style-type: none"> • Liaise with Church and School • Design pipework and tank • Integrate to irrigation system 	
1.7	Chippendale Linkage Investigation	Med	<ul style="list-style-type: none"> • Integrate review with ongoing design inputs of Council to CUB development site 	Council
2.0 Management Policy				
2.1	Liaison with Church	High	<ul style="list-style-type: none"> • Liaise with Church over potential integrated access at Cleveland Street Frontage 	

3.0 Capital Works

No.	Item	Priority	Description	Possible Resources (funding and technical inputs)
3.1 Phase One				
3.1.1	Establishment / Preliminaries			Council
3.1.2	Path system	High	<ul style="list-style-type: none"> Excavation and removal of existing asphalt pathway to enable path realignment Installation of new asphalt pathway Flush concrete kerb to pathway Pedestrian lighting to pathways 	Council
3.1.3	Playground – Stage One	High	<ul style="list-style-type: none"> Excavation and fill as required Softfall surface Playground equipment Shade canopy structures 	Council
3.1.4	Avenue Tree Planting	High	<ul style="list-style-type: none"> Fig tree avenue planting Plane tree planting to Chalmers Street 	Council
3.1.5	Fitness Equipment – Stage One Satellite Stations	High	<ul style="list-style-type: none"> Stabilised gravel surface New asphalt pavement Outdoor gym equipment 	Council
3.1.6	Coronation Centre Refurbishment	High	<ul style="list-style-type: none"> Demolition and removal of existing playground Removal of existing pavements Refurbishment of existing building including provision of toilet facilities and tennis management / operations office <u>and potential café/ kiosk facilities.</u> New pavements Picnic tables and barbeque facility Sandstone walling and sitting steps to adjoining grassed area 	Council
3.1.7	Chalmers Street / Railway Plaza	High	<ul style="list-style-type: none"> Excavation and removal of existing pavements Construction of new plaza steps New concrete unit pavement Washingtonia palm plantings Lighting including in ground floodlights to trees 	Council
3.1.8	Pool Redevelopment Stage One	High	<ul style="list-style-type: none"> Demolition works to carpark and existing concrete hardstand Turfing New fence / barrier to pool perimeter 	Council
3.1.9	Railway Lookout (Southern)	Med	<ul style="list-style-type: none"> Artwork element to safety screen Pavement upgrade as required Interpretive artwork / signage 	Council
3.1.10	Northern Lookout Stage One	High	<ul style="list-style-type: none"> New turfing and native grass planting New asphalt pavement including flush concrete kerb to pathway Picnic tables and electric barbeque facility Railway lookout structure Boundary planting 	Council
3.1.11	Southern Area Games Area Grassing Upgrade	High	<ul style="list-style-type: none"> Cultivation and soil improvement Subsoil drainage works Turf works 	Council

No.	Item	Priority	Description	Possible Resources (funding and technical inputs)
3.2 Phase Two				
3.2.1	Establishment / Preliminaries			Council
3.2.2	Relocation of Basketball courts	Med	<ul style="list-style-type: none"> Demolition and removal of existing courts New basketball courts including fencing and equipment Asphalt pavement including ramp access adjoining new courts Low sandstone walling Adjoining boundary planting Gravel surface adjoining courts 	Council
3.2.3	Redevelopment / Relocation of Tennis Courts	Med	<ul style="list-style-type: none"> Demolition and removal of existing courts New tennis courts including fencing and equipment Boundary planting surrounding courts Tennis hit up wall construction and artwork Concrete pavement Adjoining new turfing 	Council
3.2.4	Pool Redevelopment Stage Two	High	<ul style="list-style-type: none"> Demolition of pool building and equipment Construction of new building complex including café / kiosk Construction of new toddlers / wading pool New pergola integrated with fence to park edge Garden bed planting Angophora costata tree planting 	Council
3.2.5	Playground Stage Two	High	<ul style="list-style-type: none"> Additional equipment and softfall surface 	Council
3.2.6	Pool Entry Forecourt to Chalmers Street	High	<ul style="list-style-type: none"> Demolition and excavation of existing turfed areas and pavements Installation of new unit pavement 	Council
3.2.7	Chalmers Street Footpath Upgrade	Med	<ul style="list-style-type: none"> Demolition and excavation of existing footpath New asphalt pavement Repair to sandstone hob wall as required 	Council
3.2.8	Northern Lookout – Stage Two	High	<ul style="list-style-type: none"> Excavation of existing turf New asphalt pavement including flush concrete kerb New turfing Native grass planting Additional boundary planting 	Council
3.2.9	Skate Facilities	Med	<ul style="list-style-type: none"> Investigate strategic planning issues to identify preferred skate park location (including potential location in Prince Alfred Park) Implement park development 	Council
3.3 Phase Three				
3.3.1	Establishment / Preliminaries			
3.3.2	Development of Exhibition Square	Low	<ul style="list-style-type: none"> Demolition as required Installation of new unit pavements Waterplay feature Sitting walls Turfing Picnic tables Angophora costata tree planting Adjoining boundary planting Lighting Feature lighting including interpretive panels Artworks 	Council
3.3.3	Fitness Equipment – Stage Two Outdoor Gym	Med	<ul style="list-style-type: none"> Excavation as required Softfall surfacing Asphalt pavement Outdoor gym equipment 	Council
4.0 Maintenance				
4.1	Tree Replacement Programme	High		Council
4.2	Remove maintenance / storage shed	Med		Council

5.3 Implementation funding for improvement works

In addition to funds available from Council's capital works program and maintenance budgets, there are opportunities for grants and corporate sponsorship that could contribute to the completion of development works to the Prince Alfred Park. These include Metropolitan Green Space Group, Heritage 2001, and Public Reserves Management Fund Program.

Part B
MANAGEMENT STRATEGY FRAMEWORK

6.1 Management Strategy Framework

The framework provides the rationale for decision making in the reserves as open space and related improvements evolve over the next 10 - 15 years. The framework also provides the basis for the establishment of principles for the ongoing management of the reserves.

6.1.1 Definitions

The management strategy framework describes the process of developing recommended management responses under the following headings:

Objectives

Values: as identified with the community working group, are the features / qualities of the park that should be protected or enhanced, and for which measurable outcomes should be established.

Desired outcomes: are objectives for the identified park values that provide a basis and direction to decision making.

Pressures and Opportunities

Pressures may include impacts on the land or environment, and potential conflicts between users or usage and other qualities of the site. Opportunities are the qualities of the site which make it suitable for natural value connection / enhancement, for community or recreational uses or activities, and which may not be fully realised at present.

Means

Strategies and actions to achieve the desired outcome.

Priority

Provides outline prioritisation of strategies based on community concerns and environmental and heritage management issues. Includes:

High (H):	target within 2 years
Medium (M):	target within 2-5 years
Low (L):	target within 2-8 years

Planning Principles

Provide a basis for achieving the identified strategies through the development of appropriate public domain design and materials solutions on the site.

Assessment

Performance criteria: are physical / measurable effects of the desired outcomes usually driving monitoring programs.

Monitoring technique: How the performance criteria are monitored.

Framework Categories

The framework presents the above as a series of site specific categories aimed to provide commentary across Council's site specific open space planning strategies (based upon Succeeding with Plans of Management – DLWC and Manidis Roberts):

- **Natural Environment**
Physical and environmental factors relating to site quality and usage.
- **Heritage**
Conservation significance of the historical fabric.
- **Visual**
Relationship of the park to surrounding areas in terms of internal views and views into and out of the site area.
- **Social / Cultural**
Factors relating to the role of the site as an amenity for social interaction and use.
- **Recreation / park use**
Usage of the site for passive and active pursuits.
- **Education**
Role of the site as a community educational resource.
- **Intrinsic**
Specific factors contributing to site identity and character.
- **Management and maintenance**
Factors relating to open space management and maintenance.

Relationship to Past Studies

Where appropriate strategies as identified in previous planning strategies for the park are:

- Review potential for interpretation of feature in the park that were present in the 19th Century, in particular the swale of the original watercourse for purpose of historical interpretation and improved drainage.

1993 Prince Alfred Park Plan of Management

6.1.2 Framework

	Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Design Principles	Assessment	
	Values	Desired Outcome						Performance criteria	Monitoring technique
1	NATURAL ENVIRONMENT								
1.1	Established park character	Protection enhancement of established trees and park character	Overall tree health is good however some Fig trees along Cleveland St are nearing the end off their lifespan. The eventual loss of these trees will dramatically alter the landscape, heritage context, and provision of shade and shelter in the park ^a In areas of tree shade on slopes and of poor quality soil, erosion and bare areas have developed ^a The natural characteristics of the park – grass, open space, size and trees are major attractions to the park The area now occupied by Prince Alfred Park was thought to have contained a mixture of native vegetation types and a small creek which flowed into Black Wattle Bay. None of the original vegetation or the creek remain Community desire for local native vegetation to be incorporated to improve local flora/fauna biodiversity	1.1.1 1.1.2 1.1.3	Undertake additional tree plantings / interplantings to replace existing trees for the future Review potential to improve ground surface conditions under trees (eg. mulch) to problem areas Grassed open space with related shade tree planting to be conserved / enhanced as major park elements Review potential for interpretation of features in the park that were present in the 19 th Century, in particular local native vegetation	H H H	N/A N/A Park improvement masterplan retains existing character of trees and open grass areas	Successful planting and establishment of trees Minimise long term impact of tree senescence Reduction in bare grassed areas Retention of existing park character	Visual assessment / photographs Visual assessment / photographs Review of existing park character and proposed improvements plan
1.2	Natural park environment	Effective interpretation of the park's natural heritage		1.2.1		M	N/A	Effective interpretation of 19 th Century park features	Plans for park improvement works, implementation of works
1.3	Natural soil profile	Improved soil conditions and ground surface stability where possible	The artificial soil profile created through filling leads to problems in some areas of the park poor drainage, poor plant growth and structural issues ^a The existing drainage and soil conditions are unable to withstand intensive use. The extent of areas of poor drainage reduces the overall area of useable space ^a Poor moisture penetration created by layers of fill which cover almost the entire are of the park is a serious inhibitor of tree growth ^a	1.3.1 1.3.2 1.3.3 1.3.4	Consider localised removal of poor fill and replacement with clean suitable fill material and improved drainage aimed at improving structural and plant growth potential in coordination with broad scale site improvement works Identify preferred areas for more intensive recreational uses based on relationships with other uses and physical conditions. Provide improved drainage / soil conditions to nominated high use areas Provide enhanced soil preparation to any new tree plantings Avoid construction to unstable areas without adequate mitigation measures	H H H H	N/A N/A N/A N/A	Replacement of areas of site soil with minimum disturbance to adjoining areas and park amenity Refer above Successful planting and establishment of trees Assessment of soil condition undertaken and necessary improvements implemented	Noticeable improvement in drainage issues and grass cover Refer above Visual assessment, photographs Project notes / correspondence, improvement works successfully implemented

Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Design Principles	Assessment
Values	Desired Outcome						
HERITAGE							Monitoring technique
2							
2.1	Aboriginal heritage	Identification and interpretation of Aboriginal cultural heritage values	2.1.1	Undertake consultation and investigations to develop a programme of themes relevant for interpretation of Aboriginal heritage of the area	H	Integrate interpretation and themes into design development and interpretational elements	Visual assessment, community/visitor comments
2.2	European heritage	Protection and interpretation of appropriate aspects of European cultural heritage	2.2.1	Interpret the park/site history in development of planning and management strategies to assist users in understanding heritage	M	Highlight the former exhibition buildings location and scale within the park	Visual assessment, community/visitor comments
		The significance of former park elements such as the rotunda/bandstand (now removed) to the community	2.2.2	Review potential for incorporation with interpretive signage/information	M	N/A	As above
		The park provides curtilage to Cleveland House, however the design of the park (pool location) does not address this relationship	2.2.3	Review opportunities to restore a positive relationship of Cleveland House to the park	M	Provide a better address to Cleveland House through provision of a more sympathetic parks design along the Chalmers St frontage	Plans for improvement works, visual assessment before and after works
3							
3.1	VISUAL	Views to the city skyline and surrounding areas from the park conserved and enhanced	3.1.1	City views to be protected in park enhancement/management	H	N/A	Visual assessment
			3.1.2	Council to consider impact on CBD views from the park from any future development proposals over Central Railway or adjoining sites	H	N/A	Visual assessment, photo montage of proposals
3.2	Views within the site	Visibility and sight lines through the park improved	3.2.1	Establish sight lines along access routes that reinforce legibility and enhance safety	H	N/A	Proposed improvement works, visual assessment, community comments
		Minimal understory (shrub) planting provides generally clear views under established trees	3.2.2	Planning and management to avoid understory planting works	H	N/A	As above
		The pool enclosure and men's toilet partially screen some areas within the park and disrupt visual continuity of spaces	3.2.3	Review opportunities to enhance visual links between park spaces	H	Provide visual links between internal park spaces to improve safety and visual amenity	As above
3.3	Views to the site	Established park character as accessible to views from surrounding areas conserved	3.3.1	Conserve open space character to Cleveland and Chalmers Street frontages	H	Any pool site planning revision to maintain landscape / open space edge to park	Park improvement plans, visual assessment improvement works
			3.3.2	Enhance open space character to Chalmers St	H	Park improvement works along Chalmers St to improve visual amenity of general park edge	As above
				Refer 2.2.3		Refer 2.2.3	Refer 2.2.3
				Review opportunities to restore a positive relationship of Cleveland House to the park			

Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Design Principles	Performance criteria	Assessment
Values	Desired Outcome							
4	SOCIAL / CULTURAL							
4.1	Community use	The park is used by local residents and visitors from other suburbs who work/study in adjoining areas	4.1.1	Maintain passive recreation areas as a key use and setting objective for the park	H	N/A	Passive recreation areas maintained and improved	Visual assessment, survey of park users
			4.1.2	Maintain active recreational facilities with improved siting relationships (to other uses and site characteristics) and amenity	H	Review long term location of pool facilities, tennis courts and basketball to enhance visual and functional relationships	Quality of facilities and compatibility of activities with adjoining park uses	As above
		Drug users and homeless people conflict with other park users*	4.1.3	Discourage anti-social behaviour through increased park visitation and use and quality facilities provision	H	N/A	Level of anti-social behaviour	Community comments, police reports
		Lack of consideration for youth facilities*	4.1.4	Enhance facilities suitable for youth (teen) usage including teen play space, basketball courts, tennis courts, fitness areas, and swimming pool	H	N/A	Increase in youth facilities/usage	Visual assessment, survey of park users
			4.1.5	Review potential for skate facilities in area and possible incorporation in park	M	Review potential locations recognising likely impacts of noise etc	Skate facilities provided in local area	Level of skate impacts / damage in Prince Alfred Park
4.2	Coronation centre	The Coronation Centre has a long standing association with community use, however it has been closed to use for a number of years	4.2.1	Investigate potential for renovation and reopening the building for public use including potential cafe/ kiosk facilities.	H	Review long term arrangement of tennis courts and basketball courts to have strongly aligned tennis courts to Coronation Centre Enhance quality of spaces adjoining Coronation Centre for passive recreational use	Facility is re-opened and used by the community. Improvement works are compatible with heritage objectives for the building	Community comments
5	RECREATION / PARK USE							
5.1	Active recreation	The park supports a wide range of active recreation uses which contribute to high levels of activity and a general perception of park safety	5.1.1	Continue use of Prince Alfred Park for a range of active recreation pursuits as listed following	H	N/A	The park is available to the public for recreation	Park user survey/counts, community comments
	Swimming pool	Pool facilities require upgrade: <ul style="list-style-type: none"> 1950s era pool Pool water turnover rates substandard due to old filtration/reticulation system New plant room / filtration system required Ancillary facilities such as showers and change rooms are primitive and require replacement Structural life expectancy pool base structure is 10-15 years – may be more economical to replace Poor condition of pool concourse Children's pool in poor condition and not in operation 	5.1.2	Upgrade pool as a low key local facility (as opposed to sub-regional focus like Cook and Phillip Park) subject to further assessment / design. Potential facilities may include: <ul style="list-style-type: none"> outdoor lap pool toddlers pool / waterplay water play facility leisure/program pool 	H	Minimise impact of pool location/footprint on adjoining parkland / open space. Pool boundary to be fenced with improved treatment (eg. palisade fence) that better integrates with adjoining landscapes / streetscapes Review potential for publicly accessible waterplay sculpture within park (potentially interpreting former creekline	Improvement in relationship between pool and adjoining park space.	Park user survey, visual assessment

	Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Design Principles	Assessment	
	Values	Desired Outcome						Performance criteria	Monitoring technique
			The pool location impacts park amenity: <ul style="list-style-type: none">divides the park into several separate zonesrestricts pedestrian circulation and through site linksvisual impact of fence enclosurereduction of visibility through the park – passive surveillance /personal safety	5.1.4	Review opportunities to mitigate impacts of pool on park spaces and use: Option One – Relocate pool to adjoining western boundary Option Two – Modify pool complex to reduce impact, improve relationships to other spaces, and visual connections	H	Undertake further design feasibility investigations of Option 2 as determined by Plan of Management consultation	Refer 5.1.2	Refer 5.1.2
Tennis courts			Well used community facility	5.1.5	Retain and improve facilities within Prince Alfred Park	H	Long term consolidation adjoining Coronation Centre	Park facilities are well maintained and there is an overall improvement in general condition	User comments, user survey, records of maintenance and improvement works
			Quality of amenity / facilities	5.1.6	Investigate feasibility of relocation of management to Coronation Centre to provide active presence / use in building			Activity in location to reduce vandalism without compromising public use of building	
Basketball			Popular facility with local youth	5.1.7	Retain and improve facilities within Prince Alfred Park	H	Potential long term relocation to facilitate tennis court consolidation adjoining Coronation Centre	As above	As above
Touch football / soccer			The park is often used for informal (not part of an organised competition) touch football / soccer games which are currently not permitted by park signage	5.1.8	Revise park rules to permit playing of ball games on flat grassed areas near the centre of the park	H	N/A	Rules permit playing of informal ball games in designated areas	Park rules revised, park signs updated
				5.1.9	Additional multi-purpose / level ground area facilitated through reduction of extent of pool complex				
			The southern level grassed area used for informal ball games is also subject to drainage problems and poor grass cover from over use	5.1.10	Improve areas for ball games with subsoil drainage and improved topsoil / grass cover	H	N/A	The playing surface for informal ball games is improved to enable frequent use with minimal impact on the grass surface	Improvement works carried out, condition of grass surface
Children's playground			The children's playground is limited in scale and quality.	5.1.11	Park planning to review potential location for new playground / playgrounds and implement proposal as a priority including: <ul style="list-style-type: none">toddlers, youth play equipmentshaderelated safety and amenities	H	Playground to suit a range of ages to be constructed in central accessible park location and compliant with relevant Australian Standards	Location, age groups, safety standards	Implementation of proposed improvement work, certification of works to be AS compliant
Fitness station			A fitness station was located adjoining the Coronation Centre and was well used before its recent removal	5.1.12	Review opportunities to provide various fitness stations around the park and/or an outdoor gym along the western boundary integrated within other facilities	H	Locate fitness equipment in groups of elements adjoining pathways and western boundary/edges	Position away from passive grass areas, safety standards	Implementation of proposed improvement work, certification of works to be AS compliant
Long term planning options	Opportunities to maximise open space area of park are optimised	Possible long term opportunities for intensive facilities such as pool / courts to be integrated into developments over railway	5.1.13	Monitor opportunities and maintain liaison with State Rail to pursue opportunities	H	Pool / courts relocated out of at grade park area to enable conversion to parkland open space	Open space park area maximised	Opportunities pursued and investigated	

Objectives		Pressures and Opportunities		No	Means (Strategies)	Priority	Design Principles	Assessment	
Values	Desired Outcome								
Skateboard		Skateboarding is a popular sport amongst youth however there are no skateboarding facilities in the CBD	5.1.14	City of Sydney to investigate potential for a skate area within the CBD, including the possible role of Prince Alfred Park	H	N/A	Community consultation undertaken, proposed site and location has minimal conflict with adjoining residents	Monitoring techniques Meeting minutes, implementation of CBD skate area	
		A skateboard facility located within the park would be easily accessed by local and regional visitors General community concern regarding construction of a skatepark in Prince Alfred Park due to perceived potential impacts: <ul style="list-style-type: none">noisedifficult to control usage hoursperceived as threatening to some park users	5.1.15	POM to identify potential location for skate facility subject to Council's strategic review of skating provision			Appropriate location identified to optimise relationship with other uses		
5.2	Passive recreation	Increasing importance as a recreation area due to forecasted residential population growth in surrounding areas (especially Redfern), and as a lunch time venue for works from adjoining areas	5.2.1	Conserve and enhance passive recreational character and facilities	H	Upgraded siting and quality of park furniture and targeted additional planting	Park character and facilities are well maintained and there is an overall improvement in general condition	User comments, user survey, records of maintenance and improvement works	
			5.2.2	Potential for high use / plaza space in proximity to central station	M	Plaza space to provide a formal entry to the park and a 'transition' space between park and adjoining streetscape	Hard paved area with seating provides a suitable transition between park and streetscape	Detailed park design, implementation of improvement works	
5.3	Intensive English School	The school has a long standing agreement with Council to use the south eastern section of the park as a play area at morning recess and lunch – they generally use the area between the school's western edge and the grove of trees	5.3.1	Continue arrangement with school regarding use of the park as a playspace Improved relationship to park	H	N/A	Extent of playspace maintained	Continued use of the park by the school, school/community comments	
5.4	Park facilities	Majority of park facilities are run down and in poor condition	5.4.1	Upgrade existing facilities or construct new ones as outlined elsewhere to provide an appropriate level of provision for users	H	N/A	Park facilities are well maintained and there is an overall improvement in general condition	User comments, user survey, records of maintenance and improvement works	
	Kiosk/café	General community desire for a kiosk/café located within the park	5.4.2	Consider a public frontage of a kiosk/café located within the pool complex and/or Coronation Centre.	M	Pool kiosk/café to operate on internal (pool) and external (park) frontage Potential setup of play facilities to complement café use for young families	Kiosk/café facilities are accessible to a range of park users	Implementation of pool and kiosk improvements, user comments	
	Toilets	Female toilets have been renovated for the tennis centre office and the Mens toilets have been closed for several years due to safety concerns Requirement for toilet facilities	5.4.3	Demolish mens toilets and construct new public toilets, potentially in conjunction with swimming pool improvements / Coronation Centre	M	Toilet design to facilitate safe public use with potential restriction on operation limited to daylight hours	User safety, ease of use, maintenance	Implementation of works, user comments	
		General community concern regarding management of toilet facilities							
	Picnic/bbq	Existing picnic table provision is minimal and falls short of general community expectations for picnic/bbq facilities	5.4.4	Provide picnic tables throughout the park with bbqs to limited locations	M	Position picnic/bbq facilities in several accessible locations around the park	Equitable access, low visual impact	Implementation of works, user comments	
Seats/sitting areas		Community demand for seats / sitting areas	5.4.5	Provide seats throughout the park installed on hard wearing surface (concrete/deco. granite)	M	Position seats in a range of accessible locations around the park	As above	As above	

Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Design Principles		Assessment	
Values	Desired Outcome							Performance criteria	Monitoring technique
5.5 Works depot	Impact of works depot	The existing works depot is no longer used for Prince Alfred Park maintenance	5.5.1	to minimise grass wear Investigate options to demolish and remove depot building and return to parkland (trees & grass) adjoining school	M	N/A		Seamless integration between new work and existing park areas	Detailed design drawings, implementation of works, visual assessment, park user comments
5.6 Dog use	Dog access managed in accordance with Companion Animals Act	Popular dog walking area for local residents	5.6.1	Maintain the 'Dog Friendly' status of the park in relation to COS Companion Animals Act provision – investigate potential for off leash / time share arrangements	H	N/A		Continued dog use, minimisation of conflicts with other park users	Park user comments
5.7 Cycle Access	Cycle access effectively managed in context of other park users	Intensive cycle use and speeds are difficult to accommodate without major interventions (eg. Fences)	5.6.2	Support on leash use with dog bins etc.	H	N/A		As above	As above
6 EDUCATION			5.7.1	Park-path-network-to-cater-for-low-speed shared-use (ie-Children). Commuter-use encouraged-to-on-road-designated-cycle-routes	H				
6.1 Natural and Cultural heritage	Visitor awareness of site cultural significance improved	There are a range of natural and cultural heritage features within the reserves that many visitors would not be aware of		Refer 1.2.1 Review potential for interpretation of features in the park that were present in the 19 th Century, in particular the swale of the original watercourse for the purpose of historical interpretation and improved drainage^	H			Refer 1.2.1	Refer 1.2.1
7 INTRINSIC			6.1.1	Integrate multi lingual elements into wayfinding and interpretive signage	H	N/A		Signs can be understood by all visitors to the park	User comments
7.1 Access within the site	Improved internal and through site access	Conflicts between vehicle, bicycle, scooter and walking access^	7.1.1	Permit shared pedestrian / cycle access along western boundary path.	H	N/A		Path use limited to pedestrians, cyclists and service/emergency vehicles	Park user survey, community comments
			7.1.2	Prevent unauthorised vehicle access with effective barrier system at driveway entries					
		Limited amenity for pedestrians using the current dirt paths / desire lines.* Existing path condition and alignment does not adequately cater to user requirements	7.1.3	Establish clear path hierarchy with improved path surfaces and related elements (shade, signage, lighting)	H			Simple, logical path layout	Detailed design drawings, implementation of proposed works, community comments
7.2 Access with adjoining areas	Improved access to/from adjoining areas	The park is isolated from Chippendale by the Rail corridor	7.2.1	Investigate potential for pedestrian/cycle bridge over railway lines to connect park with Chippendale	L			Path connection to provide safe and equitable access	Detailed design, implementation, user survey
		The railway institute building is located to the north of the park and restricts potential for a direct connection between the park, Devonshire St tunnel and adjoining streets	7.2.2	Investigate potential for pedestrian access adjoining railway institute building grounds to provide better pedestrian access to/from the park	M			Refer 5.2.2	Refer 5.2.2
			7.2.3	Improve access to adjoining footpath and upgrade entry points				Park entries effectively identified and used	

Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Design Principles	Assessment	
Values	Desired Outcome					Performance criteria	Monitoring technique	
7.3 Car parking / vehicle access	Appropriate availability of carparking for staff and visitors of park and recreation facilities	Parking is limited in the mornings and evenings (peak usage lines) due to the clearways on Chalmers Street removing all options for parking adjacent to the park*. Limited car parking availability (restricted to on street parking) restricts the number of visitors that can use the recreation facilities*	7.3.1	Investigate feasibility of increasing parking time limit along Chalmers St	H	N/A	Increase in parking time limit to 2 hours	Change in posted parking time limit to two hours
			7.3.2	Possible parking permits for pool / tennis staff	H			
			7.3.3	Subject to further feasibility assessment and consultation consider parking along the church boundary of park (accessed from Cleveland St) in the long term if increased parking is considered necessary for viability of recreation facilities	L	N/A	Community support for proposed parking. Designed for low visual impact on surrounding park/church areas. Should only be considered if recreation development along the western boundary requires additional carparking for viability of facility	Results of community consultation, detailed carpark design, implementation of works, community comments
			7.3.4	Reinforce potential to access the park by walking or public transport through park signage to bus stop / central station and to the park from adjoining areas	H	N/A	Increase in visitor awareness about public transport options	Increase in park visitation, community comments
7.4 Adjoining property	Impact of adjoining land uses does unreasonably impact on park use and amenity	Unauthorised vehicle access spoils the park serenity for other users and is a potential hazard	7.3.5	Upgrade park entries and signage to prevent unauthorised vehicle access. Authorised vehicles include police/emergency and maintenance use	H		Clear identifiable entries to the park. Prevention of unauthorised vehicles	Detailed design plans for park improvements, implementation of works, community comments, visual assessment
			7.4.1	Recognise the context of the park within the urban setting and related impacts as being fundamentally part of park character	M	N/A	Accept constraints related to noise as being an intrinsic part of the parks character	Community comments
		Continuity and containment provided by predominantly low-level heritage buildings along Cleveland and Chalmers Streets^	7.4.2	Reinforce a variety of spaces that could offer some refuge from noise impacts and potential for low visual impact noise attenuation measures	M	N/A	Potential for areas within the park with less noise than surrounding areas	Community comments
			7.4.3	Conserve planning/built form characteristics in surrounding areas	H	N/A	CoS planning documents to recognise heritage value of various buildings and benefits of consistent low rise character	CoS planning documents, Council meeting minutes
		Good views over the railway lines are available from several locations within the park	7.4.4	Retain open views over railway line from several points within the park (from the lookout above the airport line portal and from viewing points along the western boundary)	H		Recognise viewing points in park planning	Visual assessment
		The park remains the only major park within Sydney unaffected by overshadowing from adjoining development	7.4.5	Council to consider impact of overshadowing of the park from any future development proposals over Central Railway or adjoining sites	H	N/A	CoS planning documents to recognise value of parkland without overshadowing	CoS planning documents, Council meeting minutes
			7.5.6	Council to investigate potential to purchase City Rail land to north of the park (where workshops are located) for potential addition to the park	M	N/A	Potential incorporation as park	Correspondence with State Rail

Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Design Principles	Assessment	
Values	Desired Outcome						Performance criteria	Monitoring technique
7.5 Personal safety	Appropriate level of personal safety are afforded / perceived by park users	Antisocial behaviour by some park users*	7.5.1	Park improvements to increase general park visitation and activity and assist through passive surveillance in reducing occurrence of anti social behaviour	H	N/A	Increase in general park usage, decrease in anti-social behaviour	Implementation of improvement works, community comments, police reports
		Needles are found in and around the park*	7.5.2	Subject to further consultation with Area Health Service provide sharps disposal points in public toilets	H	N/A	OHS approved bin	Bin provided
		Lack of sight lines, access points and regular structured uses pose higher risks particularly at night*	7.5.3	Improve visual continuity between spaces Improve sight lines along access ways Improve lighting to access routes and adjoining areas that will be used at night Ensure that spacing of trees along new footpath caters to desired levels of visual surveillance	H	Improved visual links though the park through pool reworking and vegetation management and to/from external spaces aimed at increasing visual amenity and user safety	High level of visibility throughout park	Detailed design plans, implemented works, community comments, police reports
		Bag and wallet snatching in the park is common*	7.5.4	As for 7.5.1 Consider increase in police/security patrols and provision of surveillance cameras as used in the CBD	H	N/A	Improved surveillance resulting in visitor safety	Assessment of potential security improvements, community comments, police reports
		Inadequate and outdated lighting design with inappropriately positioned* poles impacting on passive / active recreational amenity	7.5.5	Full review and replacement of park lighting focusing along main access routes with selected floodlighting of open spaces	H	N/A	Improved lighting provision along pathways and park focal points. Reduction in extent of pole provision in open grassed areas	Lighting design plans, implementation of lighting improvements, community comments
7.6 Parkland in the City	Parkland conserved and improved for current and future generations	Prince Alfred Park forms the southern extent of a north south corridor between the park and the Botanic Gardens Open space in the city centre is rare and a non-renewable resource ^a		Refer generally – all strategies	H	N/A	Protection of open space areas	Council planning documents, Council meeting minutes, presence of the park

	Objectives		Pressures and Opportunities	No	Means (Strategies)	Priority	Design Principles	Assessment	
	Values	Desired Outcome						Performance criteria	Monitoring technique
8	MANAGEMENT / MAINTENANCE								
8.1	Leases and licences to enhance public usability	Appropriate leasing of Crown Land for community use	Current management of the pool and tennis courts is by contract and lease is one year plus one year option* Leased areas are well utilised by the community and are believed to be compatible with the principles of Crown Land Management	8.1.1	Continue lease arrangement until such time as the park (and leased areas) are redeveloped	H	N/A	Community benefit from leased areas	Park user survey
				8.1.2	Future lease / license arrangements to be compatible with the principles of Crown Land management	M	N/A	As above	As above
			Lot description / boundaries relate to existing tennis court and pool facilities	8.1.3	Council to review potential adjustment of lot boundaries to reflect future revision of tennis court and pool area footprints	M		Lot boundaries allow assist logical effective lease / licence management	Review of status
8.2	Maintenance	A clean and well kept park	Lack of litter and dog bins*	8.2.1	Provide dog waste bag dispenser/disposal devices in suitable positions throughout the park	H	N/A	Provision of dog bins for visitor convenience	Bins have been installed, park visitor survey
			Recycling desirable from an environmental perspective	8.2.2	Provide co-mingled (recycling and waste collection) bin stations at appropriate locations	H			
8.3	Funding	Staged implementation programme addresses community and environmental priorities	Funding for improvement works needs to be confirmed / established Potential for external funding through State Government programmes (eg. Metropolitan Greenspace, Heritage Commission, etc)	8.3.1	Masterplan and staged action plan to provide basis for seeking of external funding	H	N/A	Suitability of plans in conveying proposed improvement works and assisting funding approval	Awarding of various funding grants

Q1The following notations indicate that issues/strategies as listed have been adopted from a previous study

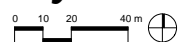
* = 2001 Prince Alfred Park Plan of Management

^ = 1993 Prince Alfred Park Plan of Management

Part C
BACKGROUND



Figure 7.1
Study Area



This section provides a review of the existing and past physical and cultural character as a means of understanding its key values to the community and major issues for management.



7.1 Site context

Prince Alfred Park presently comprises a triangular site of 7.5ha of open space in the heart of Sydney. The park previously formed part of the southern municipal boundary City of Sydney Council along Cleveland Street, before amalgamation with South Sydney Council in 2004. The park is a significant element of the city's open space network and forms the southern extent of a north south corridor between the site and the Botanic Gardens. Prince Alfred Park remains the only major park within Sydney generally unaffected by overshadowing from adjoining development.

Prince Alfred Park is bounded by Chalmers Street to the east, Cleveland Street to the south, State Rail Authority railway lines and workshops to the north west, St Andrews Greek Orthodox Church in the south west corner, and the Intensive English Centre in the southern corner. Additional focal points located near the park include Australia Post Head Quarters on Cleveland Street opposite the Intensive English Centre, Cleveland House on Chalmers Street opposite the pool and the entrance to the Devonshire Tunnel to the north of the Railway Institute Building.



Exhibition building

7.2 Heritage

In pre-European times the park site was an area of native vegetation containing a small creek flowing into Black Wattle Bay.

Previous studies of the sites Aboriginal heritage have noted that the park may contain Aboriginal archaeological sites that have survived below structures and landscaped surfaces. These sites could indicate Aboriginal occupation and use of the land, however detection of these sites will only be likely to occur during subsurface investigations.

In 1865 the area was one of the first in the city to be dedicated for public purpose and was titled Cleveland Paddocks Reserve.

The Reserve became the location of Sydney's first exhibition building in 1868. Since this time the Reserve was renamed Prince Alfred Park, was dedicated for public recreation, and hosted several Royal Agricultural Society exhibitions. In 1954 the exhibition building was demolished and a series of public recreation facilities commenced, and continued to be, constructed. Prince Alfred Park is a significant example of a Victorian era park. It has, however, experienced ad hoc additions of facilities over the years to provide for the changing needs of the local population.

A full history of the park is presented separately in the report prepared by Mayne-Wilson and Associates (refer Appendix).

Summary Statement of Heritage Significance

Prince Alfred Park has a high degree of heritage significance as an early public reserve and first public open space in Australia laid out for holding large Exhibitions in the English style. Its naming reflects the first visit to Australia of a member of the Royal family, indicating acknowledgement of Australia's growing importance within the Empire. The current form of the park reflects many adaptations to meet the changing fashions and requirements of the local, city-wide and State communities. The core area of the park has successively hosted agricultural shows, intercolonial exhibitions, public celebrations, concerts and fairs, circuses, military uses and war museum storage. Facilities established in the park have included children's playgrounds, roller and ice skating rinks, and public swimming pools.



Extract from a map of the city 1854



1869 photograph looking through the former agricultural grounds from Cleveland St



1870 plan for Prince Alfred Park by Benjamin Backhouse



Looking north through Prince Alfred Park toward the Exhibition Building c.1879-84

Historical Timeline

- Pre 1788 The area now known as Prince Alfred Park was an area of native vegetation containing a small creek that flowed into Black Wattle Bay. Geologically it contains the Wianamata Shales and Quarternary Sand deposits
- 1788 Arrival of Europeans and progressive occupation by them of Aboriginal lands. The area became Government paddocks
- 1789 Charles Smith's grant 'known by the name of Cleveland Gardens' later known as Cleveland Paddocks
- c.1811 Cleveland House built
- 1847 Construction of St Paul's Anglican Church in the south west corner of park commenced
- 1855 Building of first railway yards on the western portion of the paddocks
- 1856 Cleveland Street School opened
- 1865 22 December – remaining portion dedicated as a reserve for public purposes to be known as Cleveland Paddocks Reserve. At this time the park was an open field on two hills with a small creek running east to west. A small handrail bridge crossed it. A timber fence ran along the south boundary along the line of the present Cleveland Street boundary. The area of the park covered 18.75 acres (7.6ha)
- 1868 Cleveland Paddocks Reserve renamed Prince Alfred Park after Prince Alfred, Duke of Edinburgh, 2nd son of Queen Victoria
- 1869 New South Wales Agricultural Society held an exhibition in the Cleveland Street Paddocks (opened by the Governor Lord Belmore) called The Metropolitan Intercolonial Exhibition
- 1870 On 9 March the Mayor, Walter Renny, laid the foundation stone of the new Exhibition Building designed by the City Corporation engineer, Edward Bell. The park was landscaped, and filled to lay out paths, lawns, terraces and shrubberies designed by Benjamin Backhouse, architect. On 30th August (proclaimed a Public Holiday) the New South Wales Agricultural Society held its second Intercolonial Exhibition - with a more industrial flavour - to celebrate the centenary of Captain Cook's discovery of eastern Australia. Exhibitions were then held yearly up to and including 1881, when the NSW Agricultural Society moved to Moore Park
- 1870s Railway buildings erected along park boundary
- 1881 Visit by Prince Albert Victor and Prince George (later King George V). Banquet for 2000 people held in the exhibition building
- 1880s Timber fencing replaced by iron palisade fence. The park was returfed, Backhouse's paths were resurfaced, some path re-alignments took place and numerous gas lamps were installed throughout the park
- 1896 Northern tip of the park resumed for additions to the railway institute
- 1890 Railway Institute opened to cater for education of the railway workers
- 1890s-1910 Excavations for Central Station. Earth from the excavations used to fill in the depression marking the course of the creek through Prince Alfred Park
- 1904 A new bandstand was erected in the park to replace the one associated with the Intercolonial Exhibitions (which was relocated).
- 1906 A zone in the south west corner of the park was set aside for a children's playground
- 1910-1925 Improvements to the Park by Deputy Town Clerk, Mr W. G. Layton. Colourful flowerbeds and 'miniature gardens' were laid out. Palisade fencing around the park was removed. Avenues of Brush Box (*Lophostemon confertus*), Planes (*Platanus x hybrida*) and Oaks (*Quercus rober*) planted at the southern end of the site. A formalized diagonal path running from the south west corner to north east (Railway Institute) was laid out and was bordered by avenue of Golden Poplars
- 1924/5 Public recreation facilities built including five tennis courts and a tennis pavilion



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Figure 7.2.1
Park Development (1 of 2)





Oblique aerial over Prince Alfred Park c.1948

- 1931 Prince Alfred Park proclaimed under the Public Park Act of 1912. Dedicated for the purposes of 'public recreation, convenience, health and enjoyment'. Municipal Council of the City of Sydney appointed Trustees
- 1935 Further improvements made to the park, including top-dressing certain areas and returfing. Drainage improved in areas around the former creek. Retaining wall erected along the railway embankment
- 1936 Children's play area demolished
- 1938 Coronation playground opened to commemorate the coronation of King George VI. This included a pavilion, pre-school area and courts for various ball sports
- 1938 Women's toilet (conveniences) built next to the Tennis Courts
- 1953 Sydney Municipal Council decides to demolish decayed Exhibition Building (it had fallen into disrepair throughout the 1930s and 1940s). Actors and Announcers Equity Association propose use as a National Theatre and Opera House – the scheme failed
- 1954 Exhibition Building demolished. Foundations removed by May 1955
- 1950s/70s Railway occupies south west part of park for tunneling for the Bondi Junction to Illawarra CityRail line
- 1958/9 Swimming pool and ice skating rink opened on the site of the former Exhibition Building. The Ice Skating Rink was originally open-air but melting of the ice in summer caused it to be covered by a lightweight roof in 1975
- 1982 Tennis courts upgraded. Women's conveniences converted into Tennis hut and office
- 1993 November – Ice skating rink demolished. Swimming pool facilities upgraded



Chalmers St boundary



Avenue of Brush Box and Plane trees



Moreton Bay figs along Cleveland St boundary



Canary Island Date Palms in the northern section of Prince Alfred Park

7.3 Vegetation

Prince Alfred Park is characterised by its mature vegetation and open grassed areas with relatively few garden beds and formal gardens. The planting structure of the park broadly comprises boundary, avenue grove and specimen planting with a strong component of exotic deciduous species.

Pre 1788 the area would have supported native vegetation, and a small creek which flowed into Black Wattle Bay. According to Benson and Howell (1990: 66), the area would have been typified by a Turpentine-Ironbark forest prior to clearance on the shale slopes with the Eastern Suburbs Banksia Scrub on the sandy areas and sedgeland in poorly drained depressions. None of the original vegetation has survived, and was probably cleared before 1840.

The planting layout of the park dates back to 1870, and the construction of the Exhibition Building. Substantial changes to the planting layout have occurred in the early 1900s, 1954 and 1986-89.

A tree assessment was undertaken in November 2004 by Catriona Mackenzie of Urban Forestry Australia (UFA). This investigation was aimed at identifying the general condition of existing tree canopy and confirming preferred management and maintenance strategies.

The detailed aims of the Tree Management Plan were:

- to assess the health and condition of the existing trees in the reserve;
- to give each tree an estimated Safe Useful Life Expectancy (SULE) rating;
- to give recommendations for the retention or removal of trees; and
- to provide recommendations for the ongoing maintenance and management of the existing trees.

UFA's study found that the overall health and condition of the mature trees in the park is good, with the exception of a few of the mature Moreton Bay figs located along the Cleveland St boundary which are showing a decline in vigour. UFA recommend replacement plantings be undertaken along Cleveland Street in between the existing figs to reduce the impact of their removal at the end of their safe useful life expectancy (10-20 years time). Creation of a mulch zone around significant trees is also recommended to reduce maintenance impacts on tree trunks and to help alleviate psyllid infestations.

Refer to the Tree Management Plan attached (Appendix) and 3.3 Detailed Management Strategies for detailed information on tree health, condition and management recommendations.

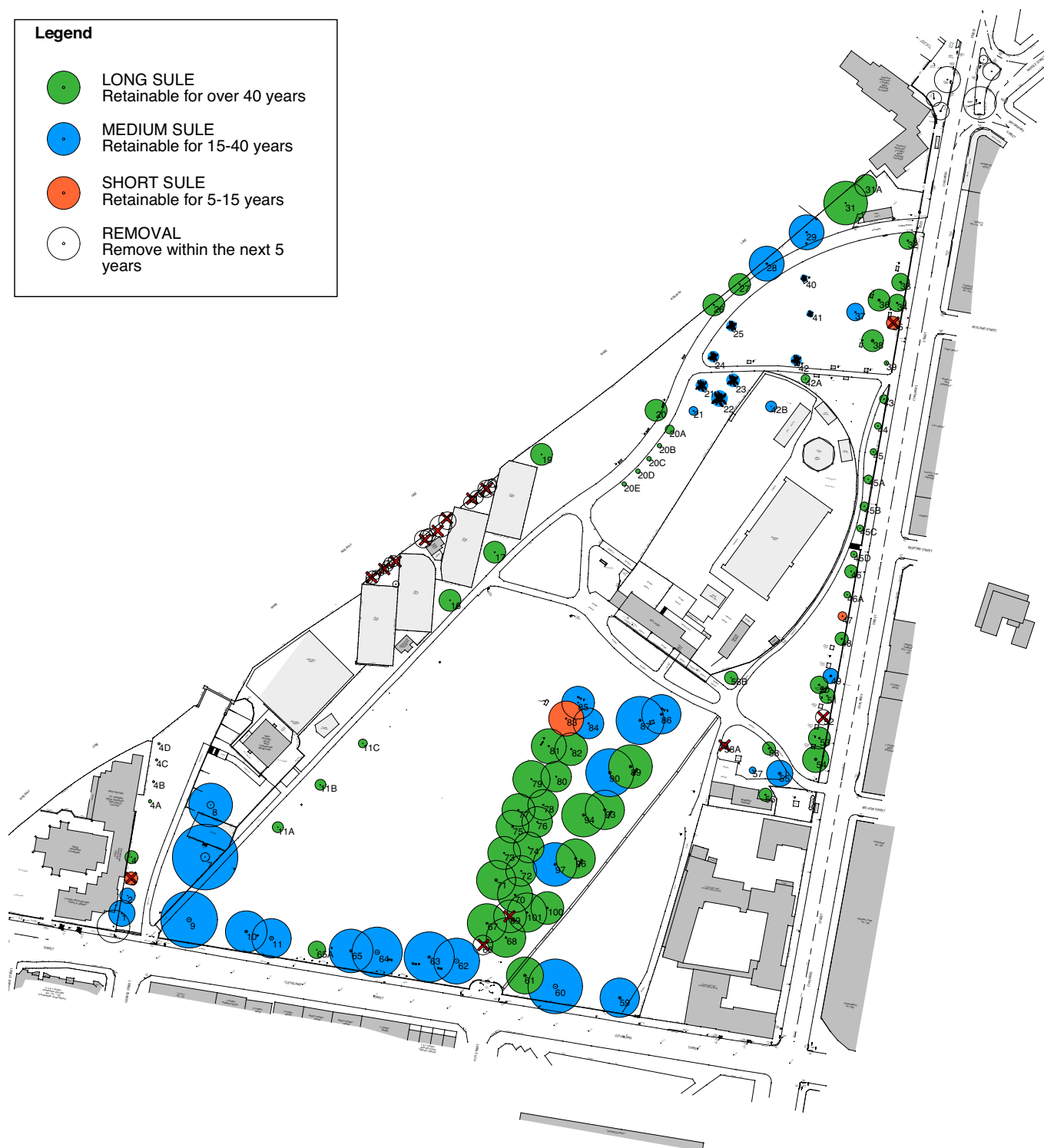
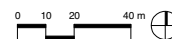


Figure 7.3.1
Tree SULE (safe useful life expectancy)



7.0 REVIEW

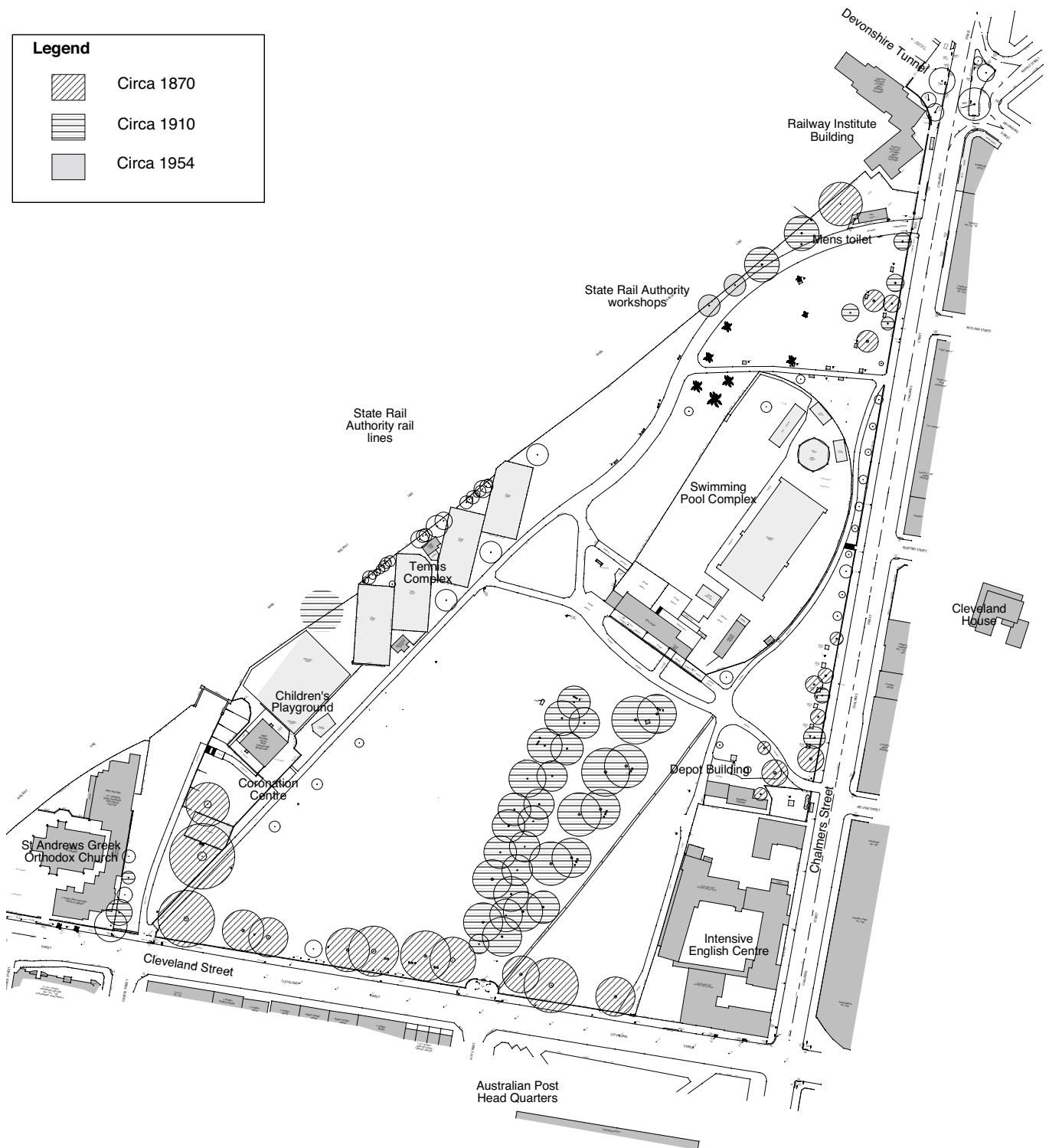
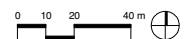


Figure 7.3.2
Vegetation Chronology

Source: Sydney City Council, Prince Alfred Park POM 1993



7.4 Landform, soils and drainage

The 1993 Plan of Management for Prince Alfred Park contained detailed information on the sites physical geography, geology, and landscape history, which have been summarised below.



Poorly draining area



Area where bed rock is close to the soil surface

The park lies between two spurs descending from a high ridge that runs roughly north-south half a kilometre to the east. One spur passes through the northern end of the park opposite the Presbyterian Church, the other spur lies at the southern end crossing Cleveland Street at the intersection with George Street.

Between these higher areas the hollow originally contained a small unnamed creek. This flowed WNW from the school grounds in the southeast corner of the Park, across the present railway yards, turned westwards and then headed north in to Blackwattle Bay. The small area north of the swimming pool drains into Darling Harbour.

The underlying bedrock of the park is the Ashfield Shale, a member of the Triassic Wianamatta group of sedimentary rocks. Covering this is a layer of windblown sand in the southern half of the park.

The surface features of the park have been altered on a number of occasions, beginning in 1870 with cutting and filling to create a level site for the exhibition building. After 1880, it is thought that the park may have become partly derelict and part of it was used as a tip. Low lying areas were prone to flooding, and fill was dumped into the hollow from construction of Central Railway around 1900. More filling was thought to have occurred during the construction of the railway tunnels, when there was a works office located in the southwest corner of the park. Later filling is associated with demolition of the exhibition building and construction of the swimming pool and construction of a retaining wall along the boundary with the railway.

The result of filling is a largely artificial and inconsistent soil profile. The 1993 Plan identifies that the surface soil (sandy to loamy top dressing) covers a patchwork array of other fills. The presence of an impermeable layer under topsoil is usually the main reason for poor drainage.

Replacement of ageing trees, or new tree planting in the future may be a problem where subsoil conditions are unfavourable. Establishment in the surface top dressing should not be difficult, but the underlying fill is often unsuitable for root growth. If garden beds are being considered the nature of the subsoil is less important as Annuals have only a limited rooting range. Most shrubs are also unlikely to be affected seriously by the poor physical properties of the underlying fill.

Construction of additional pathways and/or buildings and related structural integrity is an issue to be considered. A future concern as underlined by the collapse in part of one tennis court under weight of a heavy truck in early 1989. In this incident the ground under the southern end of one court collapsed, revealing a dome shaped underground cavity. Subsidence of the fill, caused possibly by water movement, or rotting of buried trees at depth had created the cavity, which was roofed by only a thin layer of overburden that could not support the weight of the truck.

If new pathways are to be used by heavy vehicles then there needs to be attention paid to the nature of the subsurface material and engineering preparatory works. The area most likely at risk is the flat area south and west of the swimming pool. Bedrock lies at relatively shallow depths under the pool, and the area to the north, and the ridge along Cleveland Street is also less likely to be subsidence-prone.

Source: Sydney City Council, Prince Alfred Park POM 1993.



Northern park entry



Main through park pathway along western side of Prince Alfred Park



Main through park pathway east of the swimming pool enclosure



Pedestrian desire line between Intensive English School and the avenue of Plane trees

7.5 Access

Prince Alfred Park is easily accessed by public transport, with Central Station located a short distance to the north and with bus stops are located along Cleveland and Chalmers Street

Pedestrian Access

There are many points of pedestrian access to and through the park. All formal paths are constructed with asphalt, while desire lines have created dirt tracks in places. The majority of paths require refurbishment due to age, and high usage. They include:

- South west entrance diagonally crossing the park from Cleveland Street to the closest entrance to the railway tunnel. This is a well used path despite being highly exposed to sun and rain conditions.
- Lower east side entrance serving as a driveway to these buildings as well as a path that leads to a junction with four other paths and the south east corner of the swimming pool complex. This entrance currently enables public vehicles into the Park. Future planning should restrict access.
- Upper east side entrance denoted on one side by a large sandstone gate post. This is the north east entrance to the main path that runs north west across the park.
- A worn dirt track desire line runs from Cleveland Street entrance to the path from the north entrance. The desire line represents through site access from the Pitt Street intersection and may be favoured over the south west route due to the higher levels of passive surveillance from Chalmers Street.

Prince Alfred Park is commonly used by residents south of the park, who walk through on their way to the CBD or Central Station. The pool complex enclosure located in the north eastern section of the park impacts on pedestrian access and visibility. The location of the pool strongly dictates access such as the worn desire line and also creates a perception of less secure access and west of the pool particularly at night.

The existing path system does not provide a strong visual reinforcement of key access routes due to its run down nature and smaller scale.

The location of facilities such as the tennis courts adjoining the railway in the west of the site whilst effective for spatial planning does not appear to create issues for night-time access.

Vehicular Access

Park regulations currently restrict vehicle access to police, service and emergency vehicles, however this rule is frequently violated with public vehicles entering the site frequently via a Chalmers Street entrance and parking within the school grounds, outside the maintenance depot, swimming pool and tennis courts.

Community responses to the park user questionnaire indicate that many people find vehicles within the park intrusive and in conflict with passive recreation values. Better management of vehicles within the park should be resolved through park improvement works.

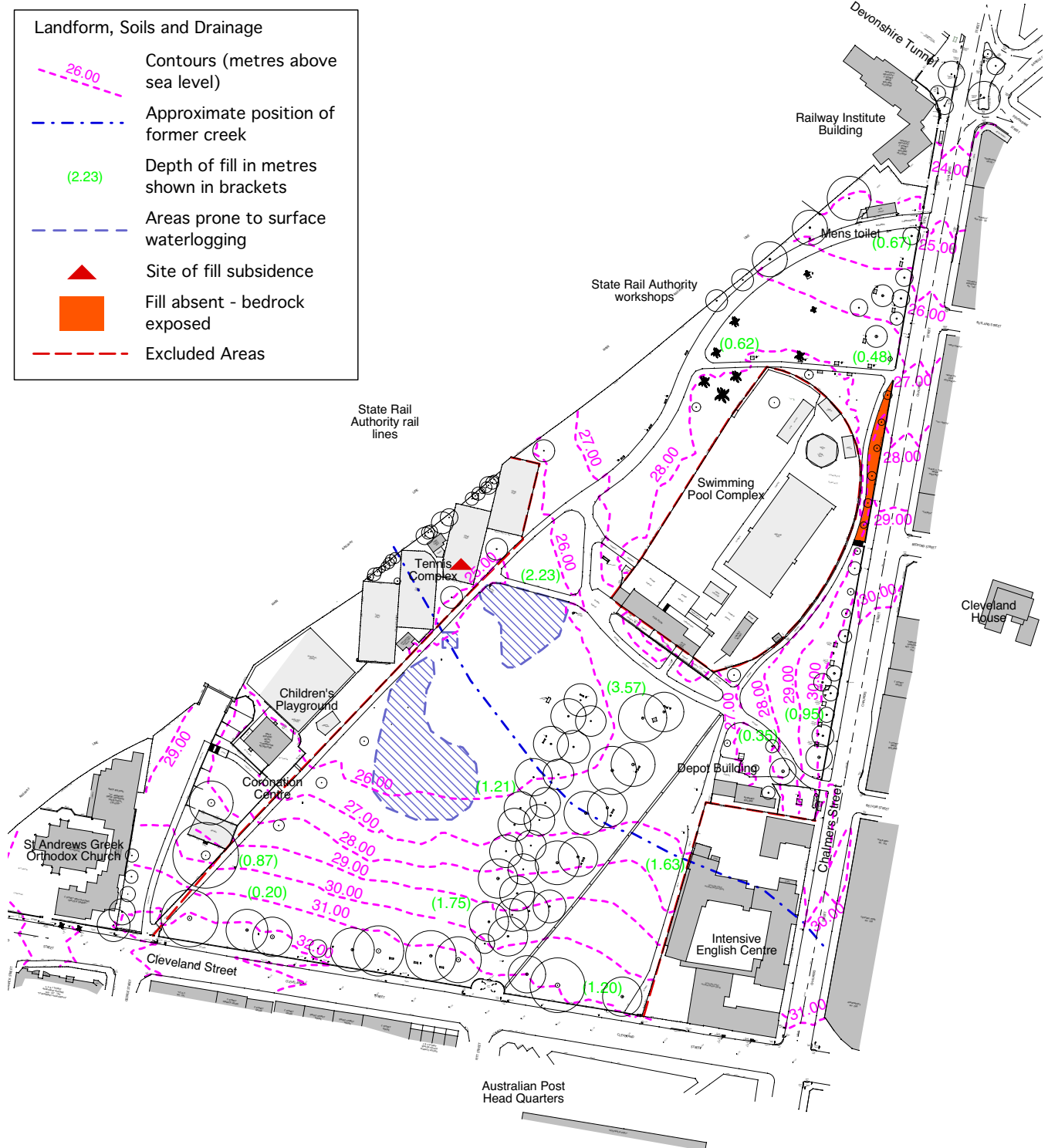


Figure 7.4
Landform, Soils & Drainage



Source: Sydney City Council, Prince Alfred Park POM 1993

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7.0 REVIEW

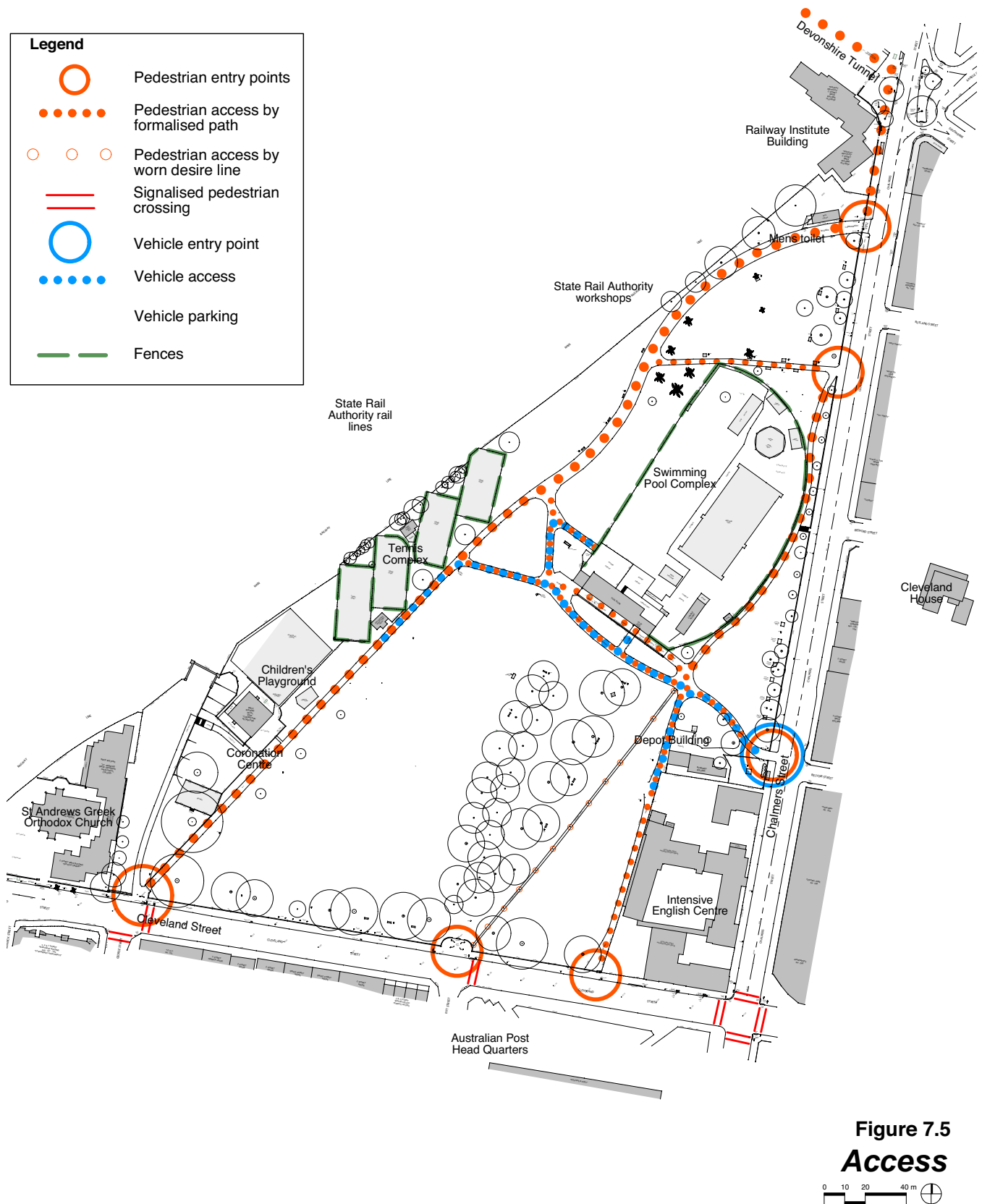




Figure 7.6
Landscape & Visual Character



7.6 Landscape and visual character

The park landscape is dominated by grassed open spaces with mature trees planted in avenues and groves. The park can be expressed as four main areas or zones:

- The northern zone with the Chambers Street Entry, which has a cultural heritage character incorporating some formal park elements and mature palm trees
- The swimming pool zone which incorporates a major built form constructed on a level pad, 1950s character and separate from the remainder of the park by a mesh fence
- The utilitarian zone on the western border, which has a varied character related to the buildings, fences and enclosures for tennis and basketball courts
- The southern formal park zone, which has formal park elements and is dominated by large trees with some historical character



Formal zone



Utilitarian zone



Northern zone

A range of built forms within and adjoining the park influence its character. The low rise and heritage structures on Cleveland and Chalmers Streets provide a sense of containment along the eastern and southern sides of the park. The Intensive English School, St Andrews Greek Orthodox Church and the Railway Institute Building have frontages adjoining the park edges.

The tennis courts along the western boundary provide a source of activity in the western area of the park albeit in a "municipal" character. The swimming pool located in the northern section of the park, significantly influences the spatial character of the park whilst the architecture and run down nature of the structure influence overall park amenity. Its location and footprint divides the park into several zones, and restricts pedestrian circulation and views through the site.

The SRA workshops and railway yards along the western boundary have no frontage onto the park are set down in level and therefore have minimal effect on the parks character. Potential future aerial development of these sites could impact Prince Alfred Park. Of particular importance is the potential impact of overshadowing or impact on views to the city.

Views into the park are available along two of the boundaries, those being on Chalmers Street and Cleveland Street. The Cleveland Street frontage is particularly attractive as part of the streetscape experience for traffic on this major corridor. Internal views through the park are available north south along the pathway that extends past the tennis courts, and east west in various locations. The pool enclosure and men's toilets block provide partial screening to views from adjoining areas and visual linking of the northern and southern zones. Significant views to external areas, notably the city skyline are available from the southern boundary (Cleveland Street) looking north.

7.7 Park use and recreation

To assist in the development of the most appropriate planning and management strategies for the park considering its past, current and future community role, a park use and recreation review was undertaken involving the input of Recreation Planning Associates.

The study reviewed the demographic characteristics (and assumed needs) of the park catchment population, and analysed the outcomes from a survey of current and potential park users which was undertaken as a core component of the study.

Conclusions on catchment population

The catchment population has a very high proportion of young adults - many of whom live alone - but it still has significant numbers of children, youth and older people. It also has higher proportions of single parents and unemployed than the LGA as a whole, and lower than average individual and household incomes. Other relevant characteristics include low levels of car ownership, a relatively high CALD population, high levels of educational achievement and high mobility (with more than 70% of residents living in the area for less than five years).

These issues need to be considered in any initiatives to enhance or redevelop the Park, change or add to its uses and/or promote those uses and other Park values.

Overall, the demographic analysis indicates that a wide range of target population groups could be expected to benefit from use of the Park. These target groups or market segments are listed in Table 1 - along with existing and potential recreation activities and recreation benefits.

Potential market segments for Prince Alfred Park

<i>Population target groups</i>		<i>Recreation activities</i>	<i>Recreation benefits</i>
<i>Age group</i>	<i>Socio-economic status and life stage</i>		
Pre-school children	Young city professionals	Casual visiting/passing by	Achievement, skill development
Primary students	New residents	Educational/school programs	Challenge, excitement, risk-taking
Secondary students and teenagers	Lone house-holders	Events (formal, social, community)	Being a leader, teacher, sharer of skills
Young adults (people in their 20s and 30s)	People with CALD back-grounds	Informal outdoor activities	Use of specialist equipment
Older adults (people in their 40s, 50s & 60s), and	People with disabilities (living at home and in institutions)	Health and well-being	Family togetherness
Seniors	Families with young children	Play	Being with other people
	Teenagers, youth	Picnics and barbeques	Meeting and observing others
	Single parents	Skills development (eg: tai chi, boules)	Learning and discovery
	Retirees	Casual social opportunities	Reflecting on personal values
		Social events, activities for target age groups	Being creative
		Walking and other programs which use the Park as a base,	Exercising, improving and testing physical fitness
		Youth activities (eg skate facilities, half-court basketball).	Physical rest
			Escaping personal, family and/or social pressures
			Feelings of security

Summary and conclusions on the survey

The community survey was undertaken to identify issues and needs in regard to the use, accessibility and quality of Prince Alfred Park. The response rate to the survey was low - necessitating caution in the interpretation of outcomes.

The key findings include the following:

- The Park is highly valued by local resident users - particularly for its swimming and other sports opportunities, its trees and its open grassland areas
- Locals mainly access the Park on foot and engage in a range of 'pass through' and 'destination' type activities (with the more popular activities including swimming in the pool, 'walking through' the park, walking for exercise and walking the dog and informal sport)
- The majority of respondents (86%) visit the Park on at least a weekly basis (with 23% visiting daily)
- The most popular activities – swimming, passing through and walking - are short stay (less than an hour)
- Visits to the Park are both *solitary* (for 62% of respondents at least some of the time) and *sociable* (with 62% of respondents visiting with family and/or friends at least some of the time)
- Notwithstanding the value of existing activities, many users perceive the need for one or more Park improvements - in particular, a swimming pool upgrade, tree planting, more landscaping and improved security (lighting and/or patrols)

The survey has found that Prince Alfred Park is highly valued by a significant number of local residents - both for its environmental (green space) values *and* for the opportunities it affords for a range of recreation activities.

In particular, the Park's trees and spatial attributes are perceived as of high importance within an intensively developed residential and commercial precinct.

The Park attracts a mix of 'passing through', short stay and longer stay use. The use is substantial – estimated at 500,000 visits a year (from 133,000 visitors) in 1989.

The Park meets many of the criteria for being a well used and much loved urban open space. It is central to well-populated residential and commercial precincts and provides swimming and sporting opportunities, places to sit in comfort, areas for socializing and places for children's play. It also provides contact with green space and spaciousness (essential in a highly built-up area) and provides a pleasant environment and experience for people just 'passing through'.

However, as demonstrated in the current and previous visitor surveys, the Park is under-performing with respect to the *basic* visitor requirements at any park - quality visitor facilities (in this case, the provision of more modern swimming opportunities and improved pathways), adequate cleanliness and maintenance and high levels of safety/security. There is also a sense that the Park could be made a more attractive place through landscaping improvements and other design initiatives.

Aquatics Development Strategy

With regard to the pool use specifically, a report was undertaken on swimming pool facilities in the City of Sydney.

Key recommendations in relation to Prince Alfred Park include:

- Reduction of the pool complex footprint in order to return land to the park
- Replacement of the physical assets enabling the opportunity to alter the mix, configuration and location of pool facilities

Refer also to 8.2.1 for further detail on outcomes of Aquatics Development Strategy

7.8 Structures

The park contains a number of buildings outlined in the table below.

Structure/building	Description and condition
Swimming pool complex	<ul style="list-style-type: none"> 50m outdoor pool leased temporarily to an external contractor (Leisure Co.) and closed during winter Circular children's pool presently unused Public amenity office Changing rooms in very poor condition <p>Refer to 7.7 Park Use and Recreation for outline of 2004 investigation of pool structure</p>
Tennis complex	<ul style="list-style-type: none"> 4 tennis courts leased to an external contractor (Jensen's Tennis Centre) 1 kiosk/office adapted from ladies toilets built in 1936 2 multi-purpose courts utilised for informal basketball
Coronation centre	<ul style="list-style-type: none"> Brick building built in 1937, extended around 1950s to include toilets and shower rooms Presently empty and unused
Mens toilets	<ul style="list-style-type: none"> Built during the 1960s, this building has been closed for 13 years due to risks to public safety
Children's play area	<ul style="list-style-type: none"> Constructed in the 1980s Poor condition has resulted in low patronage
Depot buildings	<ul style="list-style-type: none"> Brick and corrugated metal buildings serve as maintenance office and equipment storage

There are a number of other elements found in the park including:

- Large Victorian sandstone gateposts at a number of locations around the park, being remnant of the original iron palisade that bounded the park
- A number of sandstone edging stones are in place along the north west path
- Original Victorian sandstone coping stones exist almost all the way around the perimeter of the park
- Evidence of brick drains mainly along the 1920s paths
- 1970s pole mounted park lighting located along pathways and though open grassed areas
- A single concrete support from the former ice skating rink catenary roof standing to the north of the site of the former rink

7.9 Existing leases

Details of Leases & Licenses

Lessor /Licensor: Prince Alfred Park (D50038) Reserve Trust

Facility leased/licensed	Form of agreement	Lessee/Licensee	Annual payment to Trust
Swimming Pool	License One plus one year option	Leisure Co	\$ TBA
Tennis Courts	License One plus one year option	Jensen's Tennis Centre	\$TBA
Sub-contractor Maintenance Depot	License	Techiclean	\$TBA

Note

It is the Policy of the Department of Lands that a levy of 15% applies to new leases/licenses, where the trust receives over \$2,000 pa. Refer Section 3.2.7 Lease and Licenses for details.

7.10 Management and maintenance

Prince Alfred Park is managed by City of Sydney and maintenance is undertaken by Council's maintenance contractor in accordance with agreed service level specifications.

8.0 RELEVANT BACKGROUND INFORMATION

8.1 Previous studies

Prince Alfred Park POM 2001

City of Sydney Council commissioned Manidis Roberts Consultants to prepare this plan to guide future directions and planning for the park. In preparation of the plan a number of stakeholders were consulted including: DLWC, Council, Jensen's Tennis Centre, Intensive English Centre, St Andrew's Greek Orthodox Church, local residents and businesses, park users, staff working in the park, and other interested parties. A summary of recommendations from the plan are listed below:

Goal

Prince Alfred Park must continue to be managed and presented as a unique and significant place within the local government area providing structured and unstructured recreational opportunities to a variety of users.

Values

- Recreation mix
- Relaxed and safe atmosphere
- Landscape
- Living heritage

Objectives

- Optimise the recreational mix provided within the park and provide quality experiences to suit its targeted users
- Become an attractive, accessible and safe parkland providing a balance between structured recreation and a place to relax
- Conserve, reflect and interpret its natural and cultural heritage
- Continue being a place held with great pride by the community that meets the locals' expectations
- Link the open space corridor within the City
- Be managed sustainably to ensure the park is for the community's benefit now and in the future

Key Strategies

- Provide high quality, appropriate facilities to meet visitor needs. Council will endeavour to upgrade existing facilities to meet the visitor needs for structured and unstructured recreation
- Enhance areas throughout the Park. Walking, jogging, cycling and emergency access to be provided for all users in the Park.
- Involve the community in park developments. Council will involve community in designing the upgrade of the Park's facilities.

Prince Alfred Park POM 1993

This plan of management was prepared by the City of Sydney Parks Department with input from various Council departments, and Lester Tropman and Associates (Heritage), Manidis Roberts (User Survey).

The POM recognises the parks significance as:

- an invaluable open space resource surrounded by many historic buildings
- a park unaffected by overshadowing
- a central part of the southern part of the city

Aims from the POM include:

- protection of cultural heritage elements
- reinforce the parks Victorian landscape design
- plan for development compatible with cultural significance
- conserve the park as an invaluable open space dominated by natural elements with significant vistas into Central Sydney
- protect the park from overshadowing and the combined effects of adjacent development
- reinforce the parks relationship with to the culturally significant buildings which dominate the setting of the park

Prince Alfred Park Recreation Feasibility Study 1992

This study prepared by Manidis Roberts examined the range and use of community facilities and services within the park, and is complementary to a visitor use study prepared in 1989 (also by Manidis Roberts).

The study identified present and future recreational needs, and highlighted the potential for a multi-purpose indoor Recreation and Cultural Centre within the park for local and regional visitation.

Prince Alfred Park Assessment of Heritage Significance 2001

This report by Design 5 Architects was commissioned by Manidis Roberts Consultants to review and update a previous assessment of heritage significance (by Lester Tropman) for input in the 2001 plan of management.

Prince Alfred Park Statement of Significance Historical Analysis 1992

Prepared by Lester Tropman & Associates, this report details the heritage significance of the park and includes a historical analysis. It summarises the significance of the park under the following two main sections:

Location and context

- The area of Prince Alfred Park has been an open paddock since the boundaries of the city of Sydney were declared in August 1833
- The Cleveland Paddocks, from which the park was part, was the location of the first railway in the Australian colonies
- The park is surrounded by and includes many buildings of heritage significance, the oldest being Cleveland House, c1811.
- The areas surrounding the park maintain a mostly nineteenth century scale enhancing the park in its setting.

Function

- Prince Alfred Park was the first park to be laid out in connection with a major Australian Exhibition, predating the Exhibition Gardens in Carlton, Melbourne by 10 years.
- The name of the park commemorates the first royal visit to Australia.
- The park was the site of the first intercolonial exhibition in New South Wales and therefore an important link in the chain of events leading to Federation of the Australian Colonies in 1901.
- The original laying out of the park was undertaken by a notable Victorian Architect, Benjamin Backhouse.
- The original park layout reflects the prevailing international trends in Exhibition Garden design, particularly as expressed by the landscaping of the 1867 Paris Exhibition
- Trees and elements of the layout from the original 1870 plan of the park still exist on the site today.

8.0 RELEVANT BACKGROUND INFORMATION

Sports Centre Feasibility Study 1996

Prepared by Peter Willett Architects in 1996, this study proposed a number of options for the construction of a sports and recreation centre and general park improvements with consideration of potential medium rise residential development on adjoining properties. A variety of options were considered including:

- removal of pool and replacement with improved park space, new tennis courts along western boundary and small sports centre south west of new tennis courts
- retention of existing pool with construction of new sports centre enclosing the pool
- removal of pool construction of new sports centre, internal courts, external tennis court and external basketball court

The study resolved that the recreation centre should be constructed along the western boundary and integrated with a medium rise residential development within city rail land in place of the existing workshops. A staged masterplan for the park included the following improvements:

- Recreation centre including: café/restaurant with indoor and outdoor seating, gym (circuit training, weights, aerobics, yoga), indoor basketball/volleyball/tennis courts, indoor rock climbing wall,
- Retain existing outdoor tennis courts, and construct one new court and construct new tennis kiosk/office
- Outdoor basketball court, volleyball courts and beach volleyball court
- Viewing platform over top of southern railway tunnel
- Natural amphitheatre and performance space with tensile cover or formal structure
- Improved entry points
- 800m jogging track with station exercise equipment
- Petanque courts
- Children's playground
- Improved park seating and planting beds
- Improved park curtilage to Cleveland House including formalisation of historic paved square creating a land axis with the house site
- Underground carpark
- Additional tree planting

8.2 Current projects

8.2.1 Aquatics Development Strategy

In light of the recent amalgamation of the City of Sydney and South Sydney City Council to create a greater City of Sydney local government area, and high population growth forecast of the next 10-15 years, Council has commissioned a study with the following objectives:

- Assess the following features at Council's existing aquatic facilities:
 - Overall condition
 - Estimated economic life
 - Compliance to relative standards/codes
 - Asset Life cycle assessment of plant, equipment and building infrastructure to ascertain future capital expenditure required over next 20 years
- Assess the condition of Prince Alfred Park swimming pool and develop option for facilities improvements
- Investigate potential for Aquatic Centre development in the southern part of the LGA.

Key outcomes are listed following:

- The most effective focus of the pool would be to continue its low key role as a primarily local venue
- Continued use of the pool facility would be of a generally low intensity at low to no cost
- Major structural upgrade works will need to be carried out to enable the pool to meet NSW Guidelines

Preliminary proposals include the following:

- Location of a new entry building adjacent to Chalmers Street to provide a street address
- Potential inclusion of a café facility with a visual focus on the aquatic facility and views of the park
- Provision of waterplay activities both within and outside the pool complex
- Extensive provision of modern waterplay equipment could be provided at Prince Alfred Park if desired

8.0 RELEVANT BACKGROUND INFORMATION

8.3 Planning context

8.3.1 Commonwealth Legislation

Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth legislation provides a national framework for environment protection through a focus on protecting matters of national environmental significance and on the conservation of Australia's biodiversity.

Where possible open space should reflect environmental protection and enhancement philosophies although it is noted no existing features of environmental significance are present in Prince Alfred Park.

Native Title Act 1993

The expression *native title* or *native title rights and interests* means the communal, group or individual rights and interests of Aboriginal peoples or Torres Strait Islanders in relation to land or waters, where:

- (a) the rights and interests are possessed under the traditional laws acknowledged, and the traditional customs observed, by the Aboriginal peoples or Torres Strait Islanders; and
- (b) the Aboriginal peoples or Torres Strait Islanders, by those laws and customs, have a connection with the land or waters; and
- (c) the rights and interests are recognised by the common law of Australia.

The main objectives of the Act are:

- (a) to provide for the recognition and protection of native title; and
- (b) to establish ways in which future dealings affecting native title may proceed and to set standards for those dealings; and
- (c) to establish a mechanism for determining claims to native title; and
- (d) to provide for, or permit, the validation of past acts, and intermediate period acts, invalidated because of the existence of native title.

The Act recognises and protects native title. It provides that native title cannot be extinguished contrary to the Act. The Act covers the following key areas:

- (a) acts affecting native title;
- (b) determining whether native title exists and compensation for acts affecting native title.

Should a Native Title claim be lodged on an open space reserve this will be assessed under the provisions of the Act and a ruling be made regarding ongoing use and management.

8.3.2 State Government Legislation

Crown Lands Act 1989

Succeeding with Plans of Management - A guide to the Local Government Act and Crown Lands Act, 1996) identifies that a Plan of Management may be prepared for Crown land dedicated or reserved for public purposes.

The Department of Lands land management philosophy directly relates to the principles of Crown land management, which are listed in section 11 of the Crown Lands Act 1989. These principles affect all aspects of the departments activities and, specifically, the major elements of land assessment, reservation / dedication of land and preparing plans of management.

The principles are that:

- Environmental protection principles be observed in relation to the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land be encouraged.
- Where appropriate, multiple use of Crown land be encouraged.
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity.
- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

Additional requirements under the Crown Lands Act relating to plans of management are:

- that the Minister administering the Crown Lands Act or Minister assisting the Minister for Natural Resources (Lands), gives consent for the preparation of a plan of management and consent for a draft plan going on public exhibition;
- that the plan of management observe appropriate reserve policy applicable to the site along with relevant land management case law; and
- that the draft Plan of Management shall be placed on public display for not less than 28 days to allow for submissions to be made on the Plan of Management.

Local Government Act 1993

Although Prince Alfred Park is Crown Land and subject to the Crown Lands Act, various aspects of community land management policy as arise for the Local Government Act can be of assistance in management of Prince Alfred Park.

The Local Government Act provides the legislative framework for a council's day to day operation. The Act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for management. Of particular relevance is the requirement for all council property classified as Community lands to be categorised in accordance with the guidelines for the categorisation listed in the Local Government (General) Regulation (cl.6B-6JA). For lands categorised as Natural Area, specific planning and management strategies are to be provided. Strategies must reinforce and reflect the core objectives for community land listed in the Local Government Act (s. 36E-N).

In order to provide relativity of management strategies between open space areas, the POM will identify community land categorisations for Prince Alfred Park.

8.3.3 State Government Policies

Food and Beverage Outlets on Crown Reserves, Policy Position (version 3 – 20/12/2004)

This policy prepared by the Department of Lands outlines considerations related to kiosk and restaurant use on Crown reserves.

The policy notes that the gazettal of land as a Crown reserve for a specific purpose does not necessarily allow it to be used for all the possible uses that the purpose implies. The land uses within the reserve must also comply with:

- uses that are permissible under the relevant environment planning instruments (EPIs) made under the Environmental Planning and Assessment Act, 1979; and
- identification of the uses indicated for the reserve in a plan of management under the Crown Lands Act, 1989.

8.0 RELEVANT BACKGROUND INFORMATION

In some cases restaurants are acceptable uses within most public purposes but are not always identified as permissible uses in open space zones under Council's local environment plans (LEPs).

The following extracts are taken from the policy:

Policy Position

The establishment of food and beverage outlets would generally not be appropriate for reserves with the nominated public purpose of "environmental protection"; "rural services"; "travelling stock"; and "water".

Food and beverage outlets are generally considered to be acceptable uses on the reserves for public purposes. However, the facilities need to cater to the public generally rather than an exclusive group.

Leases and Licences

Any lease or licence for food and beverage outlets that comply with the public purpose of the reserve must sufficiently protect the public in their right to use the land for the public purpose of the reserve. Food and beverage outlets may not be established for special interest groups or used for functions. Expressions of interest should be called for the leasing or licensing of new food and beverage outlets on Crown reserves.

Signage

Facility signage on reserves should be kept to a minimum.

Plans of Management

Any proposal for the establishment of a food and beverage outlet on a public purpose reserve should be contained in a plan of management made under the Crown Lands Act, 1989, to ensure that it is evaluated by the community and stakeholders and its scope defined by the Plan.

**A Basis for Management
Supplementary Information**

1.0 Methodology

In accordance with the guidelines established in "Succeeding with Plans of Management" (DLWC / Manidis Roberts 1996), the Prince Alfred Park Plan of Management has been prepared based on a "values based approach". Using values as the foundation of the Plan of Management process ensures the plan will remain valid for longer.

Alternatively an issues based approach (as often followed in plan preparation in the past) whilst dealing effectively with the issues of the day has no flexibility to deal with new issues that arise over time, and may quickly become out of date. This is "based on the assumption that community values change at a much slower rate than issues" (DLWC / Manidis Roberts 1996).

The identification of values for Prince Alfred Park (refer 4.3) has provided a foundation for decision making which enables each step in plan preparation to relate and cross reference back to the established values.

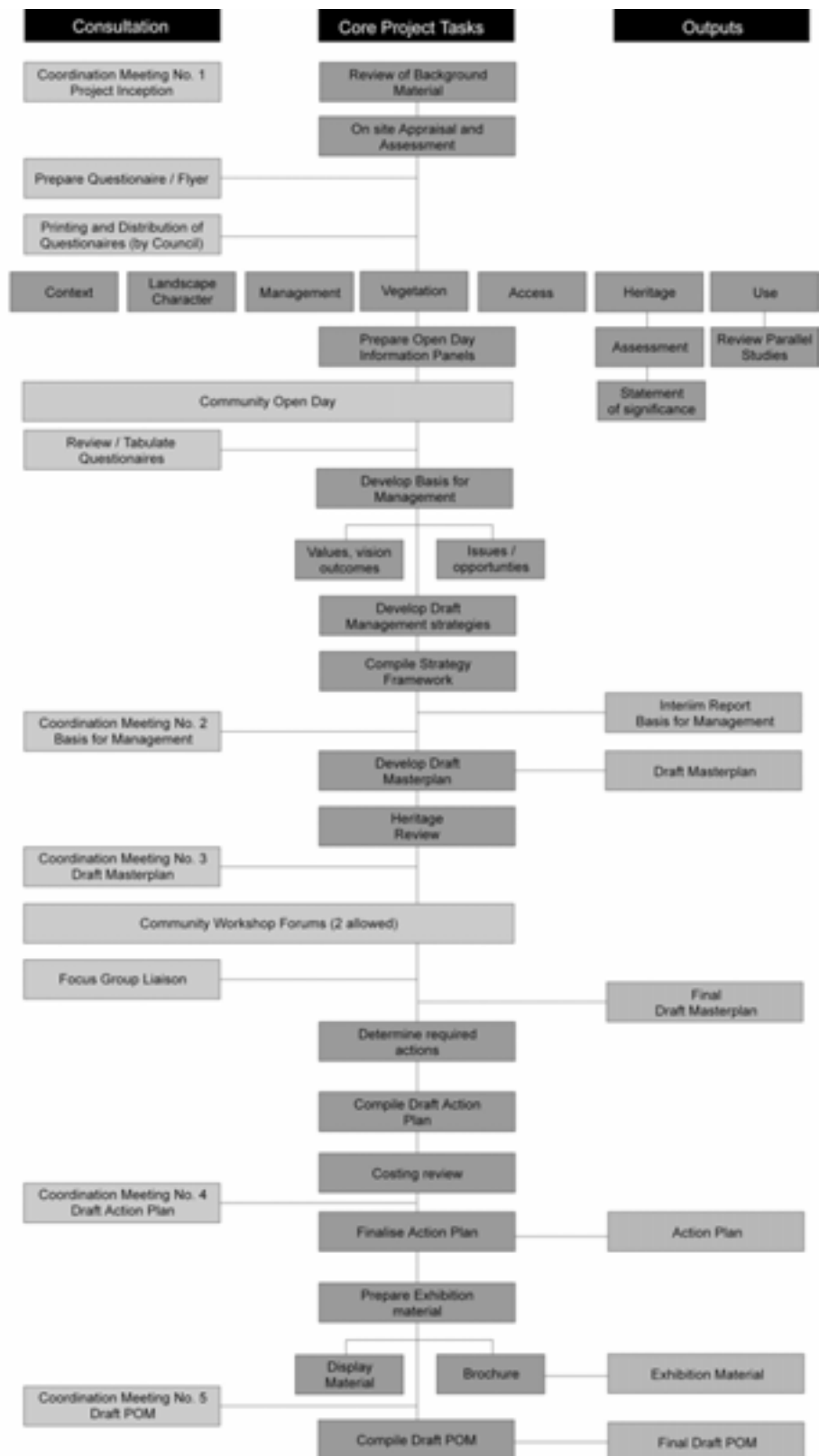
Through a synthesis of the findings of the preceding review and assessment phase with the outcomes of the Community Working Group, a basis for management has been resolved that identifies:

- values and roles of Prince Alfred Park;
- issues and opportunities to be addressed in developing, planning and management strategies; and
- desired outcomes for the Masterplan and Plan of Management.

The diagram below outlines the key steps in preparing the Plan of Management.



The diagram below outlines the study process for the Prince Alfred Park Plan of Management including the integration of consultation with the key study phases.



2.0 Consultation

The Plan of Management has incorporated several consultation streams to assist in the sourcing of information, develop planning and management strategies, and to inform relevant stakeholders and the local community of the study outcomes as they have developed.

Publicity

Flyers containing information about the Plan of Management, community information day and community workshops was distributed by a letterbox drop to local residents from adjoining suburbs (Surry Hills, Redfern, Darlington and Chippendale). These flyers also contained a questionnaire (see Community Questionnaire below).

The community has been informed on the progress of the study through Council's website, email, and by direct mailout.



*Community Open Day
11th December 2004*

Community Information Day

A Community Information Day was held at the park on Saturday 11th December 2004 from 10.30-12.30pm. Community information panels outlining general information regarding the Plan of Management process, History of the Prince Alfred Park site and preliminary landscape issues were displayed.

Copies of the Community Questionnaire were available and members of the Design Team and representatives of City of Sydney Council including the Mayor and several Councillors were on hand to answer queries on the day. Copies of the Community Information Display Panels and Park User Questionnaire Flyers are included in the Appendix.

A community survey was undertaken to assist in the identification of issues (pressures and opportunities) in regard to the use, accessibility and quality of Prince Alfred Park.

The survey comprised the distribution of 11,000 self-complete questionnaires - primarily via letterbox drop to residences in the Prince Alfred Park catchment area but also directly to those who attended the Community Open Day on 11th December 2004. The questionnaire was included on the reverse side of an information flyer that also explained the purposes and processes of the study. Specific questions were asked in regard to the use of Prince Alfred Park, ideas for improving the area, participation in leisure/recreation activities and positive and negative attributes of the Park.

A total of 523 responses were received – a low response rate of 4.7%. It is noted that the results of the survey provide supplementary information only, and are to be used to compliment the other forms of assessment rather than as a free standing basis for decision making.

The key outcomes of these surveys include the following:

- A majority of respondents walk from home/work to the park several times a week alone and/or with family and friends;
- Popular activities undertaken in the park include passing through, walking, play on grass and swimming;
- Valued elements within the existing park include open space, grass areas, mature shade trees, and the swimming pool; and
- Suggested park improvements included pool improvements with heating to allow extended operating season/hours, tree planting and landscape beautification, improved lighting, and pathway surfaces and alignment.

Refer to the appendix for a full tabulation of questionnaire responses.

Community Working Group



Community workshops were held on February 22 and March 8 2005. At these workshops a series of preliminary masterplan options for the park were assessed and debated by attendees.

Outcomes of the workshops provided assistance in the resolution of preferred planning directions for the Masterplan and Plan of Management.

Community Workshop Notes are included in the Appendix, which summarise the full discussions and outcomes of the forum.



3.0 Community values and desired outcomes

Values

Values, as identified in conjunction with the community working group, are the features / qualities of the park that should be protected or enhanced. Desired outcomes (also known as goals and aims) are objectives for the park that provide a basis for decision making.

The values and desired outcomes as listed in the Management Strategy Framework were developed by the study team through a synthesis of the community workshop outcomes and study team investigations as outlined in Section 7.0 Review.

Values are listed in the Framework under key topics (as established in Succeeding with Plans of Management, DLWC and Manidis Roberts) ranging down from higher priority to lower with each topic.

B Park User Questionnaire

No stamp required
if posted in Australia

Delivery Address:
GPO Box 1591
SYDNEY NSW 2001

Prince Alfred Park, Surry Hills
City of Sydney
City Development
Reply Paid 1591
SYDNEY NSW 2001

plan of management plan of management plan of management plan of management

How to be involved

Your involvement will help to ensure that community needs and concerns are addressed in the Draft Plan. You are invited to contribute in one or more of the following ways:

Complete the Questionnaire

On the reverse side of this brochure and return to the City of Sydney.

Community Open Day

Saturday 11th December from 10.30-12.30pm

Meet in the Park for a bbq to discuss your interests and concerns with the study team and representatives from City of Sydney. Questionnaires can also be completed and submitted on the day.

Community Workshops

Two community workshops will be held in February 2005. The first workshop will discuss preliminary concepts for the future enhancement and management of the Park. The second workshop will discuss preliminary masterplan proposals.

Further advertising and notification will occur when dates and times are confirmed for these workshops.

Public Exhibition

Following the community workshops, the City of Sydney proposes to place the Draft Plan of Management and Concept Masterplan on public exhibition.

Contact the study team

John Newman or Adam Hunter

Environmental Partnership

2 River Street Birchgrove NSW 2041

ph: 02 9555 1033 fax: 02 9818 5292

email: john.n@epnsw.com.au

Laurie Johnson

City of Sydney

Town Hall House, 456 Kent Street,

Sydney NSW 2001

ph: 02 9265 9333 fax: 02 9265 9660

email: ljohnson@cityofsydney.nsw.gov.au



The City of Sydney is preparing a Draft Plan of Management and Concept Masterplan for Prince Alfred Park. These plans will provide a future basis for the coordinated management and improvement of the park.

**Survey and Invitation to
Community Open Day
11th December 2004**



PRINCE ALFRED PARK draft plan of management

How do you use Prince Alfred Park?

1. How often do you visit the Park?

Every day ☐

Several times a week ☐

About once a week ☐

About once a fortnight ☐

About once a month ☐

About 2-6 times a year ☐

About once a year ☐

Less than once a year ☐

First visit ☐

Not sure/don't know/irregular ☐

2. When do you visit the Park?

Weekdays ☐

Weekends ☐

Public holidays ☐

Special events ☐

3. How long do you usually stay in the Park?

Less than 15 mins ☐

16-30 mins (half hour) ☐

31-60 mins (hour) ☐

61-90 mins ☐

91-120 mins (2 hrs) ☐

120-150 mins (2.5 hrs) ☐

Longer than 2.5 hrs ☐

4. What is the main form of transport you use to get to the Park?

Walk ☐

Car ☐

Bicycle ☐

Bus ☐

Train ☐

Motor bike ☐

Other ☐

5. Where do you usually come from to go to the Park?

Work ☐

Home ☐

School ☐

Hotel/motel/hostel ☐

University/TAFE ☐

Local destination ☐

Other ☐



6. Who do you go to the park with?

Alone ☐

With family and/or friends ☐

Part of a commercial tour ☐

Part of a club or organisation ☐

Part of a school group ☐

Other ☐

7. What activities do you & your family usually do in the Park?

Passing through ☐

Walking ☐

Walking the dog ☐

Jogging ☐

Lunch/picnic/bbq ☐

Playground ☐

Play on grass ☐

Swimming ☐

Tennis ☐

Other (Specify):

8. How important are the following items for the Park?

(Circle one H=High, M=Medium, L=Low)

Information about the Park H M L

Grassed areas H M L

Shade trees H M L

Swimming pool H M L

Tennis courts H M L

Children's playground H M L

Shelter (from rain/shade) H M L

Toilets H M L

Picnic tables H M L

Seating H M L

Walking paths H M L

Path links to adjoining areas H M L

Proximity to public transport H M L

Events put on in the Park H M L

Cleanliness/lack of litter H M L



9. What do you like about the park currently?

Specify:

10. How can the Park be improved?

Specify:

11. Where do you live?

Postcode (NSW)

Interstate ☐

Overseas ☐

12. How many people in your family/household who use the park fall into the following age groups?

0-8 years

9-14 years

15-21 years

22-35 years

36-64 years

65+ years

Please include your details below if you would like to receive further information during the course of the project.

Name:

Address:

Email:

Please tick the appropriate box. If you have any further comments you would like to make, please feel free to attach a separate sheet.

1. How often do you visit the park?

Every day	121
Several times a week	225
About once a week	100
About once a fortnight	26
About once a month	25
About 2-6 times a year	38
About once a year	4
Less than once a year	8
First visit	0
Not sure/don't know	2

2. When do you visit the park?

Weekdays	402
Weekends	396
Public holidays	111
Special events	96

3. Roughly how long do you usually stay in the park?

Less than 15 mins	88
Half hour	140
Hour	188
2 hours	113
3 hours or more	45

4. What is the main form of transport you use to get to the park?

Walk	461
Car	45
Bicycle	50
Bus	19
Train	13
Motor bike	1
Other	2

5. Where do you usually come from to go to the park?

Work	148
Home	408
School	6
Hotel/motel/hostel	1
University/TAFE	7
Local destination	29
Other	7

6. Who do you go to the park with?

Alone	326
With family and/or friends	328
Part of a commercial tour	0
Part of a club or organisation	32
Part of a school group	2
Other	21

7. Which of the following do you do in the park?

Passing through	255
Walking	277
Walking the dog	95
Jogging	78
Lunch/picnic/barbecue	78
Playground	60
Play on grass	239
Swimming	319
Tennis	96
Touch football	16
Basketball	4
Sit on grass	10
Soccer	5
Tai Chi	1
Other	35

8. How important are the following items for the park? (following page)

Information about the park

(high)	138
(med)	114
(low)	177

Grassed areas

(high)	388
(med)	49
(low)	13

Shade trees

(high)	429
(med)	53
(low)	7

Swimming pool

(high)	401
(med)	71
(low)	36

Tennis courts

(high)	192
(med)	145
(low)	146

Children's playground

(high)	204
(med)	127
(low)	143

Shelter (from rain/shade)

(high)	200
(med)	154
(low)	114

Toilets

(high)	161
(med)	156
(low)	105

Picnic tables

(high)	165
(med)	169
(low)	147

Seating

(high)	202
(med)	194
(low)	84

Walking paths

(high)	291
(med)	131
(low)	60

Path links to adjoining areas

(high)	239
(med)	147
(low)	86

Proximity to public transport

(high)	196
(med)	96
(low)	169

Events put on in the park

(high)	103
(med)	152
(low)	216

Cleanliness/lack of litter

(high)	449
(med)	39
(low)	8

9. What do you like about the park currently?

Physical / character

Open space / grass areas	244
Large size	46
Mature trees / shade	146
Parkland / green space in the city	82
Place to relax (peaceful / tranquil / oasis)	33
Informal / relaxed character	25
Heritage building surrounds	2
Heritage of the park	11
Pathways	13
Quiet	9
Children's play / good for children	11
Lack of overshadowing	6
Uncrowded	6
Everything	4
Not much	5

Activities / Use

Pool	222
Tennis courts	55
Basketball courts	16
Sports facilities	27
Walking	15
Dog walking	16
Events	5
Picnics	2

Safety

Lighting at night (well lite)	3
Good visibility / safe	6
Police presence	1
Clean	17

Location

Proximity to home	73
Views from the park	21
Community use (high level)	19
Proximity to station	2
Views to the park from adjoining areas	2

Not permitted

Absence of cafe	4
Absence of cars	4
Lack of organised activities	1

10. How can the park be improved?

Physical / character

Retain current form / character	31
Tree planting	105
Flower beds	31
Turf improvements / potholes	35
Landscaping / beautification	60
Indigenous flora	23
Maintenance / clean park	32
Modernise character	8
Iconic architecture / landscape architecture design	12
Similar to Victoria Park (near Uni of Sydney)	11
Reduce noise from adjoining areas (road/rail)	8
Environmentally friendly	3
Water feature	6
Integration with surrounding areas	2

Facilities / Use

Pool improve (outdoors)	154
Pool heated	41
Pool hydrotherapy	6
Pool cover	4
Pool children's	17
Pool removal	2
Pool operating hours extension	33
Pool relocate within park	2
Pool Gym	12
Pool change rooms	14
Cricket nets	1
Exercise station	17
Basketball courts improve	13
Basketball remove	1
Tennis courts improvements	22
Skateboard Ramp	2
Playing field	12
Golf driving range	1
Community events / festivals	9
Art centre /sculpture garden	1
Coronation centre upgrade	12
Kiosk/cafe/outdoor seating	38
General facilities upgrade	15
Shelter from rain	10
Playground	45
Toilets (clean)	51
Carparking	7
Bbq	26
Bubbler / drinking water	8
Picnic tables	29
Seats / sitting areas	33
Dog waste bag dispenser / bin	16
Bins/recycling	12
Pathways	60
Running / walking track	10
Bicycle paths (separate)	9
Pedestrian link to over railway to Chippendale	5
Information on park heritage	1
Bike racks (lockable)	3
Band stand / concert stage	6
Markets	1

Safety

Lighting	56
Police/security patrols	17
Security cameras	7
Visibility improvements / line of sight	14
Fencing	6

Park rules / regulations

Prevent cars	24
Legalise informal active recreation use (eg. touch football, soccer, etc) in designated areas	1
Ban dogs	2
Keep homeless out	3
Park regulation signage (improved location / visibility)	2
Dogs on leashes	4
Rangers to enforce park rules	5
Prevent informal/formal active recreation use (eg. touch football, soccer, etc)	6

12. How many people in your family/household who use the park fall into the following age groups?

0-8 years	142
9-14 years	60
15-21 years	134
22-35 years	388
36-64 years	532
65+ years	44

C Community Information Display Panels

Community Open Day

What is the purpose of today?

The City of Sydney is preparing a Draft Plan of Management and Concept Masterplan for Prince Alfred Park. These plans will provide a basis for the coordinated management and improvement of the park. This open day and ongoing consultation gives the community the opportunity to be involved and have a say in what happens in the park in the future.



How to get involved?

Complete the Questionnaire

It is easy! Feel free to view the information on display and please take the opportunity to complete a questionnaire with your comments and place it in the box when you have finished.

Community Workshops

Two community workshops will be held in February 2005. The first workshop will discuss preliminary objectives and concepts for the future enhancement and management of the Park. The second workshop will discuss preliminary masterplan proposals.

Further advertising and notification will occur when dates and times are confirmed for these workshops.

Public Exhibition

Following the Community Workshops, the City of Sydney proposes to place the Draft Plan of Management and Concept Masterplan on public exhibition at a range of venues.

Mailing List

If you would like to receive further information during the course of the plan of management please fill in the attendance list and tick the appropriate box.

Plan of Management

What is the Plan of Management?

Prince Alfred Park is Crown Land (State owned) managed on behalf of the State by the City Of Sydney as Reserve Trustee. The park is reserved for the purposes of **public recreation** and the Plan of Management along with any proposed leases and licences for use of the park must be approved by the State Government.

The Plan of Management will identify the important values of Prince Alfred Park and provide the City Of Sydney with a series of actions to protect and improve those values which will be summarised on a Concept Masterplan.

Factors for assessing the implementation of these actions over time will be identified to enable ongoing monitoring and review.

Key Steps of the Plan of Management



Heritage

Park Development

Source: Prince Alfred Park Plan of Management, 2001, by Manidis Robert Consultants. Original: Illustrated Sydney News, 6th July 1870.



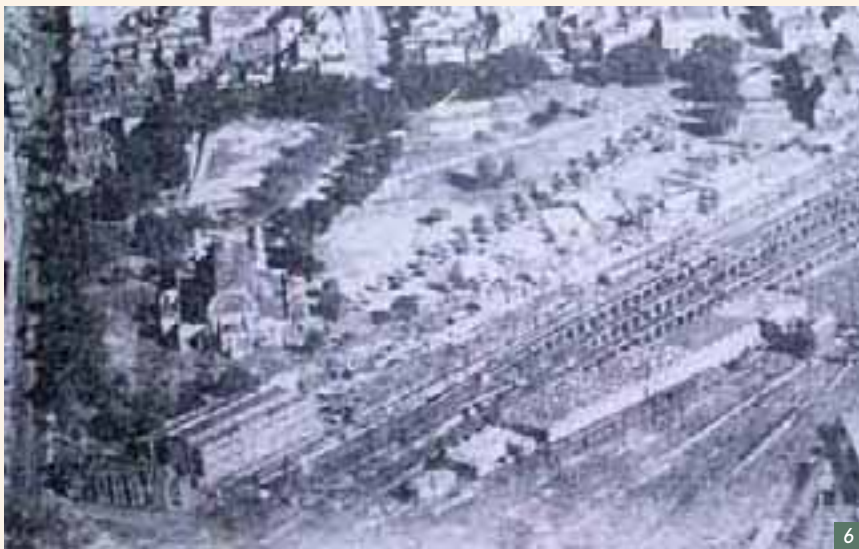
This plan prepared by Benjamin Backhouse (above) was published in the Illustrated Sydney News just prior to the opening of the Intercolonial Exhibition of 1870. The plan shows the proposed layout of the grounds for that year's exhibition. It would appear that a substantial portion of this plan was put into effect. Note the serpentine paths, favoured in public park design in England during the 19th century.

The diagrams on the right show the parks evolution over the years.



Heritage

Historical Photographs



Timeline

- Pre 1788** The area now known as Prince Alfred Park was an area of native vegetation containing a small creek that flowed into Black Wattle Bay. Geologically it contains the Wianamata Shales and Quaternary Sand deposits
- 1788** Arrival of Europeans and progressive occupation by them of Aboriginal lands. The area became Government paddocks
- 1789** Charles Smith's grant 'known by the name of Cleveland Gardens' later known as Cleveland Paddocks
- c.1811** Cleveland House built
- 1847** Construction of St Paul's Anglican Church in the south west corner of park commenced
- 1855** Building of first railway yards on the western portion of the paddocks
- 1856** Cleveland Street School opened
- 1865** 22 December – remaining portion dedicated as a reserve for public purposes to be known as Cleveland Paddocks Reserve. At this time the park was an open field on two hills with a small creek running east to west. A small handrail bridge crossed it. A timber fence ran along the south boundary along the line of the present Cleveland Street boundary. The area of the park covered 18.75 acres (7.6ha)
- 1868** Cleveland Paddocks Reserve renamed Prince Alfred Park after Prince Alfred, Duke of Edinburgh, 2nd son of Queen Victoria
- 1869** New South Wales Agricultural Society held an exhibition in the Cleveland Street Paddocks (opened by the Governor Lord Belmore) called The Metropolitan Intercolonial Exhibition
- 1870** On 9 March the Mayor, Walter Renny, laid the foundation stone of the new Exhibition Building designed by the City Corporation engineer, Edward Bell. The park was landscaped, and filled to lay out paths, lawns, terraces and shrubberies designed by Benjamin Backhouse, architect. On 30th August (proclaimed a Public Holiday) the New South Wales Agricultural Society held its second Intercolonial Exhibition - with a more industrial flavour - to celebrate the centenary of Captain Cook's discovery of eastern Australia. Exhibitions were then held yearly up to and including 1881, when the NSW Agricultural Society moved to Moore Park.
- 1870s** Railway buildings erected along park boundary
- 1881** Visit by Prince Albert Victor and Prince George (later King George V). Banquet for 2000 people held in the exhibition building
- 1880s** Timber fencing replaced by iron palisade fence. The park was returfed, Backhouse's paths were resurfaced, some path re-alignments took place and numerous gas lamps were installed throughout the park
- 1896** Northern tip of the park resumed for additions to the railway institute
- 1890** Railway Institute opened to cater for education of the railway workers
- 1890s-1910** Excavations for Central Station. Earth from the excavations used to fill in the depression marking the course of the creek through Prince Alfred Park
- 1904** A new bandstand was erected in the park to replace the one associated with the Intercolonial Exhibitions (which was relocated).
- 1906** A zone in the south west corner of the park was set aside for a children's playground
- 1910-1925** Improvements to the Park by Deputy Town Clerk, Mr W. G. Layton. Colourful flowerbeds and 'miniature gardens' were laid out. Palisade fencing around the park was removed. Avenues of Brush Box (*Lophostemon confertus*), Planes (*Platanus x hybrida*) and Oaks (*Quercus rober*) planted at the southern end of the site. A formalized diagonal path running from the south west corner to north east (Railway Institute) was laid out and was bordered by avenue of Golden Poplars
- 1924/5** Public recreation facilities built including five tennis courts and a tennis pavilion
- 1931** Prince Alfred Park proclaimed under the Public Park Act of 1912. Dedicated for the purposes of 'public recreation, convenience, health and enjoyment'. Municipal Council of the City of Sydney appointed Trustees
- 1935** Further improvements made to the park, including top-dressing certain areas and returfing. Drainage improved in areas around the former creek. Retaining wall erected along the railway embankment
- 1936** Children's play area demolished
- 1938** Coronation playground opened to commemorate the coronation of King George VI. This included a pavilion, pre-school area and courts for various ball sports
- 1938** Women's toilet (conveniences) built next to the Tennis Courts
- 1953** Sydney Municipal Council decides to demolish decayed Exhibition Building (it had fallen into disrepair throughout the 1930s and 1940s). Actors and Announcers Equity Association propose use as a National Theatre and Opera House – the scheme failed
- 1954** Exhibition Building demolished. Foundations removed by May 1955
- Railway occupies south west part of park for tunneling for the Bondi Junction to Illawarra CityRail line
- 1958/9** Swimming pool and ice skating rink opened on the site of the former Exhibition Building. The Ice Skating Rink was originally open-air but melting of the ice in summer caused it to be covered by a lightweight roof in 1975
- 1982** Tennis courts upgraded. Women's conveniences converted into Tennis hut and office
- 1993** November – Ice skating rink demolished. Swimming pool facilities upgraded

1 Section of Woolcott and Clarke's Map of the City of Sydney with the environs of Balmain and Glebe, Chippendale, Redfern, Paddington, etc. 1854. Note that by this date the first terminus for the Sydney to Parramatta railway had been built adjoining the western edge of the Cleveland Paddocks. Also note the alignment of the creek which formerly extended through the site. Original: Mitchell Library.

2 1869 photograph looking north through the former agricultural grounds from Cleveland Street, showing early tent pavilions set up for the first Intercolonial Exhibition. The exhibition building was not built for this first exhibition. It was constructed to the west (left) of the church at centre background. Source: Mitchell Library, GPO 1-05764.

3 1870 view of the southern and eastern façades of the Exhibition Building. Source: Mitchell Library, GPO 1-05240.

4 Looking north through Prince Alfred Park toward the Exhibition Building c.1879-84. This photograph is likely to have been taken after 1881, when the yearly Intercolonial Exhibitions were moved to Moore Park. All the pavilion and shed structures appear to have been removed from the site and manicured lawns instated. Note the absence of trees. Photo by Tronier. Source: Mitchell Library, PXA411.

5 Sketch of the 1870 Intercolonial Exhibition indicating that the showground appears to have been laid out much as planned under the Backhouse scheme. Source: Heritage Study - Prince Alfred Park by Anne Cooke for the Master of Letters, Public History, 1997.

6 Oblique aerial over Prince Alfred Park, c.1948. Source: State Rail Archives (Reference: 845/24A).

Community Facilities

What facilities in Prince Alfred Park need improving?



Swimming Pool – potential for upgrade or replacement of pool facilities and/or relocation within the park



Tennis Courts – potential improvement of facilities and relationship with adjoining park areas



Basketball Courts

Playground

Netball Courts

Potential improvement of facilities in existing or improved location



Toilets – potential demolition and construction of new toilets in association with other park recreation facilities



Coronation Centre – potential refurbishment and improved relationship with recreation facilities (courts, playground, etc)

Landscape

How does the landscape effect your visit to the park?



Pathways – the path system is inconsistent (pavement materials and width) and the current path alignments do not accurately reflect user requirements



Lighting – important for public safety; although current light pole provision impacts usability of grass areas and visual amenity



Trees – mature trees contribute to an established park character, in contrast to surrounding urban areas



Grass Areas – popular for passive recreation and ball games; condition effected by overuse and drought conditions



Park Furniture – potential updating with consistent style throughout the park



Visibility – absense of shrub plantings permits a high level of visibility through the park; structures located within the park can reduce visibility from adjoining areas

Adjoining Areas

How do adjoining areas influence the character of Prince Alfred Park?



Central Railway – absence of tall built structures over railway permits good views of the city skyline from the park and prevents over shadowing of park areas; noise impacts



St Andrews – heritage character



Adjoining Streets – high level of passive surveillance provided by views into the park; however with the downside of noise impacts



Intensive English High – passive surveillance; imposing character of concrete classrooms



Railway Institute Building – heritage character; siting constrains pedestrian access between the park and adjoining areas to the north



Views – of the city skyline and adjoining low rise and/or heritage buildings

D Community Workshop Forum

An aerial photograph of Prince Alfred Park in Sydney, Australia. The park is outlined in red and contains a large green field, a blue rectangular pool, and some smaller structures. To the left of the park are railway tracks and industrial buildings. To the right is a residential area with houses and streets.

PRINCE ALFRED PARK

draft plan of management + masterplan

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Option 1a

Legend

1. George Street to central park link
2. Pitt Street to central park link
3. Public square / paved areas
4. Playground
5. Sitting areas
6. Grassed terraces
7. Extended public grassed areas
8. Pool complex
9. Tennis courts
10. Basketball court
11. Coronation centre
12. Public toilets
13. Carparking
14. Pond (water storage/feature)

PRINCE ALFRED PARK

draft plan of management + masterplan



Option 1b

Legend

1. George Street to central park link
2. Pitt Street to central park link
3. Public square / paved areas
4. Playground
5. Sitting areas
6. Grassed terraces
7. Extended public grassed areas
8. Pool complex
9. Tennis courts
10. Basketball court
11. Coronation centre
12. Public toilets
13. Carparking
14. Pond (water storage/feature)

PRINCE ALFRED PARK
draft plan of management + masterplan



Option 1c

Legend

1. George Street to central park link
2. Pitt Street to central park link
3. Public square / paved areas
4. Playground
5. Sitting areas
6. Grassed terraces
7. Extended public grassed areas
8. Pool complex
9. Tennis courts
10. Basketball court
11. Coronation centre
12. Public toilets
13. Carparking
14. Pond (water storage/feature)

PRINCE ALFRED PARK
draft plan of management + masterplan



Option 1d

Legend

1. George Street to central park link
2. Pitt Street to central park link
3. Public square / paved areas
4. Playground
5. Sitting areas
6. Grassed terraces
7. Extended public grassed areas
8. Pool complex
9. Tennis courts
10. Basketball court
11. Coronation centre
12. Public toilets
13. Carparking
14. Pond (water storage/feature)

PRINCE ALFRED PARK
draft plan of management + masterplan



Option 2a

Legend

1. George Street to central park link
2. Pitt Street to central park link
3. Public square / paved areas
4. Playground
5. Sitting areas
6. Grassed terraces
7. Extended public grassed areas
8. Pool complex
9. Tennis courts
10. Basketball court
11. Coronation centre
12. Public toilets
13. Carparking
14. Pond (water storage/feature)

PRINCE ALFRED PARK
draft plan of management + masterplan



Option 2b

Legend

1. George Street to central park link
2. Pitt Street to central park link
3. Public square / paved areas
4. Playground
5. Sitting areas
6. Grassed terraces
7. Extended public grassed areas
8. Pool complex
9. Tennis courts
10. Basketball court
11. Coronation centre
12. Public toilets
13. Carparking
14. Pond (water storage/feature)

PRINCE ALFRED PARK
draft plan of management + masterplan



Option 2c

Legend

1. George Street to central park link
2. Pitt Street to central park link
3. Public square / paved areas
4. Playground
5. Sitting areas
6. Grassed terraces
7. Extended public grassed areas
8. Pool complex
9. Tennis courts
10. Basketball court
11. Coronation centre
12. Public toilets
13. Carparking
14. Pond (water storage/feature)

PRINCE ALFRED PARK
draft plan of management + masterplan



Option 2d

Legend

1. George Street to central park link
2. Pitt Street to central park link
3. Public square / paved areas
4. Playground
5. Sitting areas
6. Grassed terraces
7. Extended public grassed areas
8. Pool complex
9. Tennis courts
10. Basketball court
11. Coronation centre
12. Public toilets
13. Carparking
14. Pond (water storage/feature)

PRINCE ALFRED PARK
draft plan of management + masterplan



Community Workshop 1

6.30-8.30pm, Tuesday February 22, 2005, Redfern Town Hall

Attendees:

56 Community Members, Cr Clover Moore (Lord Mayor), Cr John McInerney (Deputy Lord Mayor), Cr Chris Harris, 3 Council Staff, 2 Study Team

Apologies:

N/A

No.	Item
1.0	INTRODUCTION
1.1	Laurie Johnson (LJ) from City of Sydney (CoS) welcomed all present.
1.2	Lord Mayor Clover Moore (CM) from CoS gave provided an introduction to the project.
2.0	STUDY TEAM PRESENTATION
2.1	Adam Hunter (AH) from Environmental Partnership gave a presentation which covered the following areas: <ul style="list-style-type: none">• Objectives of the Workshop• Objectives of the Plan of Management (POM)• Key Steps of the Plan of Management• Comparison of 1989 and 2005 community user surveys• Community user survey 2005 – key findings• Draft Aquatic leisure study 2004/05 – key findings to date• Review of physical characteristics of park site• Masterplan concept options prepared for discussion
2.2	Objectives of the Workshop <ul style="list-style-type: none">• Update the community on the progress of the study• Provide a brief summary of background information• Present preliminary park planning options• Facilitate discussion about the preliminary options and positive elements to be further developed• Next workshop will review the refinement of preferred masterplan concepts for the park
2.3	Objectives of the Plan of Management <p>To provide a coordinated framework for the management of the Park in accordance with the principles of Crown Land Management:</p> <ul style="list-style-type: none">• Review relevant background information related to the Park• Identify the important values of Prince Alfred Park• Provide the City Of Sydney with a series of actions to protect and improve park values• Prepare a Concept Masterplan to reflect required improvement works.• Format the POM to enable implementation and assessment of these actions over time
2.4	Key Steps of the Plan of Management <ul style="list-style-type: none">• Identify Values – Important qualities of the park that we want to protect• Identify Outcomes – Our objectives for the park• Identify Issues – Problems / opportunities that may effect values• Identify Strategies – Ways of achieving our objectives for the park• Masterplan – Concept landscape design for the park• Action Plan – Specific tasks required to implement strategies

No.	Item																												
2.5	<p>Comparison of 1989 and 2005 surveys</p> <table><tr><th></th><th colspan="2">1989 Visitor Surveys</th><th>2004 Resident Survey</th></tr><tr><th></th><th>Visitor survey</th><th>N'hood survey</th><th></th></tr><tr><td>Frequency of use</td><td>84% monthly</td><td>94% monthly</td><td>95% monthly</td></tr><tr><td>Popular activities</td><td>71% walk through 63% walking 11% playing sport 7% sitting 5% jogging 4% casual play</td><td>39% relax 35% eat lunch</td><td>61% swimming 49% walk through 53% walking 18% walking dog 23% playing sport 15% jogging 15% eat lunch 7% sitting 46% casual play</td></tr><tr><td>Length of use</td><td>92% 1 hr or less</td><td></td><td>73% 1 hr or less</td></tr><tr><td>Most liked features</td><td>37% grass areas 34% trees 31% size/space 22% relaxing atmosphere</td><td>38% grass areas 27% trees 13% relaxing atmosphere</td><td>47% grass areas/open space 42% swimming pool 28% trees 16% green space 14% proximity 11% relaxing atmosphere</td></tr><tr><td>Suggested improvements</td><td>16% tree planting 15% more seating 11% none needed</td><td>33% more seating 23% tree planting 30% control of undesirables</td><td>29% improve pool 20% tree planting 12% landscaping 12% more pathways 11% safety lighting 10% cleaner toilets</td></tr></table>		1989 Visitor Surveys		2004 Resident Survey		Visitor survey	N'hood survey		Frequency of use	84% monthly	94% monthly	95% monthly	Popular activities	71% walk through 63% walking 11% playing sport 7% sitting 5% jogging 4% casual play	39% relax 35% eat lunch	61% swimming 49% walk through 53% walking 18% walking dog 23% playing sport 15% jogging 15% eat lunch 7% sitting 46% casual play	Length of use	92% 1 hr or less		73% 1 hr or less	Most liked features	37% grass areas 34% trees 31% size/space 22% relaxing atmosphere	38% grass areas 27% trees 13% relaxing atmosphere	47% grass areas/open space 42% swimming pool 28% trees 16% green space 14% proximity 11% relaxing atmosphere	Suggested improvements	16% tree planting 15% more seating 11% none needed	33% more seating 23% tree planting 30% control of undesirables	29% improve pool 20% tree planting 12% landscaping 12% more pathways 11% safety lighting 10% cleaner toilets
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2.6	<p>Park survey 2005 – key findings</p> <ul style="list-style-type: none">• The Park is highly valued by local resident users - particularly for its swimming and other sports opportunities, its trees, and its open grassland areas• Local visitors mainly access the Park on foot• The majority of respondents (86%) visit the Park on at least a weekly basis (with 23% visiting daily)• The most popular activities – swimming, passing through, and walking - are short stay (less than an hour)• Visits to the Park are both solitary (for 62% of respondents at least some of the time) and sociable (with 62% of respondents visiting with family and/or friends at least some of the time)• Many users perceive the need for one or more Park improvements - in particular, a swimming pool upgrade, tree planting, more landscaping and improved security (lighting and/or patrols)																												
2.7	<p>Aquatic leisure study 2004/05</p> <p><i>Preliminary technical engineering report findings:</i></p> <ul style="list-style-type: none">• 1950s era pool• Pool water turnover rates substandard due to old filtration/reticulation system• New plant room / filtration system required• Ancillary facilities such as showers and change rooms are primitive and require replacement• Structural life expectancy pool base structure is 10-15 years – may be more economical to replace <p><i>Preliminary Aquatic Strategy Direction</i></p> <ul style="list-style-type: none">• Value of Prince Alfred Park aquatic facility as a low key “ local “ facility as opposed to facilities such as Cook and Phillip Park which have a municipal / sub-regional focus• Provide outdoor pool• Potential for water play facility, leisure/program pool facilities																												

No.	Item
2.8	Review of physical characteristics <ul style="list-style-type: none"> Heritage Park development Landform, soils and drainage Landscape and visual character Vegetation Access
2.9	Masterplan Concepts AH explained that a number of options have been explored for park improvement works, which could be grouped under two main themes: <ol style="list-style-type: none"> new aquatic centre in the vicinity of the existing pool grounds new aquatic centre elsewhere in the park <ul style="list-style-type: none"> Additional opportunities explained in the design options: <ul style="list-style-type: none"> replacement and additional tree planting improve usability of grassed open space areas improve path alignment and surfacing general facilities upgrades
3.0	WORKSHOP DISCUSSIONS The community group divided into smaller groups to discuss the options and record comments. The group then reformed and a member from each presented the outcomes of discussions.
3.1	Key questions for the workshop groups to review It was suggested that the groups review the following questions: <ul style="list-style-type: none"> Additional issues (pressures and opportunities) to be addressed Positive/negative aspects of the preliminary site planning options Do you have a preference for the current options Any other opportunities that should be considered
3.2	General issues <ul style="list-style-type: none"> <i>Some community members queried whether any level of off street parking was required</i> AH explained that the study team had assumed that at least some level of parking would be desirable for disabled visitors and employees of the pool / tennis courts. Unauthorised vehicle access into the park is common, and potential formalisation of a car park located along the park periphery may prevent vehicles encroaching further into the park.
3.3	Group 1 – presentation of group discussion <ul style="list-style-type: none"> <i>Indicated a preference for Option 1B, but suggested that pool could be moved further to the northern end of the park where it would be closer to central station and offices to increase patronage.</i> <i>Support relocation of the pool for the benefits to surrounding park areas</i> <i>Believe that moving the pool to the south west may reduce patronage.</i> <i>Prefer tennis courts be located along Chalmers St edge next to pool complex (ie. Option 2B but flipped over to east side of park)</i> <i>Need for public parking to improve visitor safety.</i> <i>Fitness area should be re-introduced</i> <i>Potential for bike track (circular) and cushioned jogging track around perimeter of park for 24 hour use</i> <i>Proposed planting against school edge could be dangerous (visibility)</i> <i>Suggest two mini soccer fields outside tennis courts</i> <i>Require more consideration of potential interface with adjoining railway land</i> <i>Potential activation of frontage with railway land through viewing points over railway.</i> <i>Potential cross rail pedestrian/cycle bridge from Meagher St Chippendale</i> <i>Could pool area be partly on stilts over railway embankment (like Boy Charlton)?</i>

No.	Item
	<p>Group 1 (continued)</p> <ul style="list-style-type: none"> • <i>A police kiosk on axis off Pitt St could be installed as a permanent or temporary structure – high point with commanding views across parkland and toilet location – crime deterrent (even when empty)</i> • <i>Potential for water harvesting from the former stream and/or adjoining suburban storm water – flood mitigation against 1in25 year floods across Broadway at Buckland</i> • <i>Parking against Greek Orthodox Church takes away a memorable corner of the park. If a carpark is really necessary could it be located against the school off Chalmers St. Views from the top of the airport rail tunnel portal (of city and rail operations) are valuable and well utilised.</i> • <i>Parking located off “Busy Raceway Cleveland” may be difficult/dangerous to access</i> • <i>If the existing pool is retained, relocating facilities and pool surrounds against Chalmers is positive. Some facilities (plant, change rooms) could be underground. But park joggers (who jog the park boundary) would miss existing lower path between pool fence and Chalmers</i> • <i>Investigate unused “heritage” railway signed box behind (but at same level as) tennis courts for possible park related use (eg. Tennis office, café...?)</i> • <i>Note: Railways, may have used part of park for airport rail link.</i> • <i>Is there potential for movable pool fence?...expanded grass surrounds for pool in peak periods-reduces area at other times.</i> • <i>Allow for active (but “informal”) sports....like casual soccer and touch football games.</i> • <i>Careful plantings so distant vistas not lost as trees grow. Overall sense of space important.</i> • <i>Absolute minimum of parking-best located hard against school edge.</i> • <i>Important that pool site (existing or relocated) kept minimal and not consume excessive areanot a fancy “aquatic center”</i> • <i>Would BBQ’s be desirable – compliment other activities</i> • <i>Potential floodlighting of school buildings as backdrop feature.</i> <p>Group 2 – presentation of group discussion</p> <ul style="list-style-type: none"> • <i>Against moving the pool – appreciated for as a simple/local destination</i> • <i>Restore outside pool with a seamless integration with the landscape</i> • <i>Concern that expensive improvement works could drive up entry fees – primary objective should be to maintain all facilities ie.pool, tennis, etc for the community at the current entry prices so that the people from the local area can still afford to go.</i> • <i>Concern about closure / restricted access during construction of a new pool</i> • <i>Prefer pool improvements to be as little “built up” as possible</i> • <i>Improvements to the toddlers pool required</i> • <i>Pool should be heated</i> • <i>Support a kiosk that can be used on two frontages (pool/park)</i> • <i>Believe that existing water quality is excellent</i> • <i>Challenge consultants assessment that the pool structure lifespan is limited to 10-15 years</i> • <i>Favour on street parking along Chalmers St (extend time limit from 1 to 2 hours) instead of potential carpark constructed within the park boundaries</i> • <i>Prefer use of landscaping in place of fencing</i> • <i>Safety may be improved if pool relocated to the SW corner (as per Option 2A)</i> • <i>Dislike Option 1A – no toilet in front of Coronation Centre (inside is ok)</i> • <i>Don’t put a playground on/in Coronation Centre</i> • <i>All activities in the park are active (not passive)</i> • <i>Retain opportunities for non-organised ie. non-club active uses: soccer, cricket, tai chi, board riders, jogging, stretching, etc.</i> • <i>Say no to any build up of Prince Alfred Park</i> • <i>Night time security an issue</i> • <i>Locals are against parking in the park</i>

No.	Item
3.5	<p>Group 3 – presentation of group discussion</p> <ul style="list-style-type: none"> • <i>Prefer Option 2D – could be improved by extending path number 2 through the park</i> • <i>Need a train viewing spot for children and adults – potentially incorporated with playground</i> • <i>Playground could have a Train/Railway theme</i> • <i>The open paddock/field is important</i> • <i>The sense of space is important</i> • <i>Pool should be open all year round and a hydrotherapy pool is desirable</i> • <i>Children's playground improvements should incorporate a fenced play area that is dog free – adults could also use the grass to exercise on</i> • <i>Park should cater for use by all ages</i> • <i>Proximity to public transport is a benefit, and locals generally walk to the park</i> • <i>Group undecided about pool location – 50/50 split over retaining current location and moving to western side. The existing location has benefits as it is located closer to the bus stop, larger footprint and is visible from Chalmers St. The baby pool was wonderful when it was functioning</i> • <i>General feeling in the group was that most hadn't considered moving the pool and that it may take a while to decide how they feel about this issue</i> • <i>Retain existing trees, plant more large native trees but minimise shrubs for safety</i> • <i>Parking – best kept to a minimum with provision for staff, disabled and a drop off area for community buses</i> • <i>Re-open the community centre – played an important role in uniting all age groups and all income levels</i> • <i>The park is important for walking, exercise, sitting, picnics and informal picnic use</i> • <i>Provide paths where people walk (eg. the worn track)</i> • <i>Provide no dead space beside the school – potential dog walking / passive play / sitting area</i> • <i>Maintain the flat area for soccer / touch football use</i> • <i>Facilities for youth</i> • <i>Minimise extent of paving</i> • <i>Relocation of the swimming pool needs more community consultation – many interested people have not had a say</i> • <i>Current paths alignments are satisfactory</i> • <i>Improvements that should be made immediately:</i> <ul style="list-style-type: none"> – <i>Add classes to the pool</i> – <i>Re-open the Coronation Centre for youth</i> – <i>Put in play equipment for younger children</i> – <i>Replace the baby pool (funded by a reduction in the fireworks budget)</i>
3.6	<p>Group 4 – presentation of group discussion</p> <ul style="list-style-type: none"> • <i>Generally in favour of a design that incorporates facilities along the western edge (Option 2)</i> • <i>Preferred Option 2C but with paths from 2A, but are concerned that the pool looks small. Potentially move tennis courts north and reduce playground size.</i> • <i>Parking if required should be on the western side near the church and accessed from Cleveland St</i> • <i>Prefer to keep paved areas to a minimum, except at the north east entry point</i> • <i>Water feature 2c and 2a</i> • <i>4 plus tennis courts desirable</i> • <i>Exercise station</i> • <i>Pool should be heated for longer use period</i> • <i>Support affordability aspect of pool</i>

No.	Item
	<p>Group 5 – presentation of group discussion</p> <ul style="list-style-type: none"> • <i>Concerned about:</i> <ul style="list-style-type: none"> – <i>Presence of car parks within park</i> – <i>Problems with entrances to park</i> – <i>Environmental problems such as car emissions and encouraging car use</i> – <i>Traffic moving through park</i> – <i>Some are very concerned that any land should be given to car parking.</i> • <i>The simplicity of the park is very important. Cluttering the central area with playgrounds/.cafes would reduce the parks appeal.</i> • <i>Trees to shade western edge/rail side is a good idea.</i> • <i>Location of facilities next to rail line is a good idea.</i> • <i>If pool remains on Chalmers St. side then having it open to the street is a good idea.</i> • <i>The simplicity of the pool is a nice feature-It's Spartan nature</i> • <i>Maintain or increase basket ball courts and make lighting effective.</i> • <i>Far northern end design should be in sympathy with the railway institute.</i> • <i>Kids playground should be maintained properly, the exercise area should be returned and maintained.</i> • <i>Concerned planning approach has not applied E.S.D. legal obligations.</i> • <i>Some plans have too many paths. Fragment the park and reduce relaxed atmosphere.</i> • <i>Maintain some grass and natural shade in pool area.</i> • <i>Baby's paddle pool is important. Currently dry but should be returned.</i> • <i>Sandstone edge with iron bollards should be retained.</i> • <i>Avoid the problems of Hyde Park. Use interim paths while paths are being developed.</i> • <i>Shifting "pool print" to open park centre excellent–but some grass and shade must be maintained.</i> • <i>Pool must be 50m.</i> • <i>Ozonation better form of water sanitation than chlorine.</i> • <i>Don't make pool "fancy". Keep costs low.</i> • <i>Plans seem to widen paths at points where parks most used for ball games. Thus needs to be mostly open and green, eg option 2A/2C/1B.</i> • <i>North end of path (option 1D) won't hold pedestrians. They will leave for the straight line.</i> • <i>Signage on path to indicate "shared pathway" pedestrian /bike (do it ASAP).</i> • <i>Basic pool facility will require less money in turnover, no car parks needed.</i> • <i>Remove storage shed / old toilet.</i> • <i>Skate board facilities.</i> <p>Group 6 – presentation of group discussion</p> <ul style="list-style-type: none"> • <i>Currently Sydney CBD provides facilities for the majority of sports excluding skateboarding and other alternative sports.</i> • <i>In 2003 the AIS released statistics state that 31% of 8-15 year olds skateboard as after school activities.</i> • <i>A common issue for the skateboarders in the CBD area is harassment. In the form of pedestrian abuse, security guards, and police fines.</i> • <i>A skateboard facility in Prince Alfred Park could potentially be used by most of the Sydney skateboard community.</i> • <i>80% of skateboarders ride skates and associated obstacles. A large majority of these skaters converge on the Sydney CBD to gather socially and enjoy the lifestyle aspects.</i>

No.	Item
	<p>Group 6 (continued)</p> <ul style="list-style-type: none"> • <i>Potential positives of having a skateboard facility within the Sydney CBD</i> <ul style="list-style-type: none"> – <i>Safe haven for skateboarders</i> – <i>Provide the types of obstacles that skaters prefer to ride based on city architecture.</i> – <i>A facility would reduce the amount of skateboarding related traffic in the city.</i> – <i>Provide a training ground for skaters of all levels to progress their skills.</i> – <i>A skate park would/could be used for contests and demonstrations that would raise the public opinion of skateboarders.</i> • <i>A world class facility would attract international visitors.</i> <p>Group 7 – presentation of group discussion</p> <ul style="list-style-type: none"> • <i>Cycling dangerous for pedestrians, separate areas for usage may be desirable.</i> • <i>Barbecue/picnic facilities desirable</i> • <i>Location of pool- to western side. Need to address noise issues from railway lines. Study structures/measures to alleviate.</i> • <i>Exercise/training area re-established.</i> • <i>Security issues with screening paths with trees/shrubs.</i> • <i>Maintain high level of lighting at night, but make the lights unobtrusive.</i> • <i>Dogs access?</i> • <i>Car parking–small number near St Andrews smaller than 20 spaces-available for operations of tennis etc/pool and some public sports.</i> • <i>Need to access Cleveland Street. High physical relation to park appearance/screening.</i>
4.0	<p>WHERE TO FROM HERE?</p> <ul style="list-style-type: none"> • Study team and Council review options / explore further options as required • Develop preferred masterplan concepts • Community Workshop No. 2 – Tuesday March 8 (same time and venue)

Workshop Ended 10.00pm

PRINCE ALFRED PARK

draft plan of management + masterplan

Community Workshop 2

Scenario I

Legend

1. George Street to Central Station Link
2. Pitt Street to Central Station Link
3. Public Square / Paved Areas
4. Playground
5. Sitting Areas
6. General Grassed Areas
7. Active Ball Sports Grassed Areas
8. Pool Complex
9. Existing Tennis Courts
10. Existing Basketball Courts
11. Coronation Centre
12. Public Toilets
13. Possible carparking provision for park (long term)
14. All Ages Skate Park Area
15. Outdoor Gym
16. Water Feature

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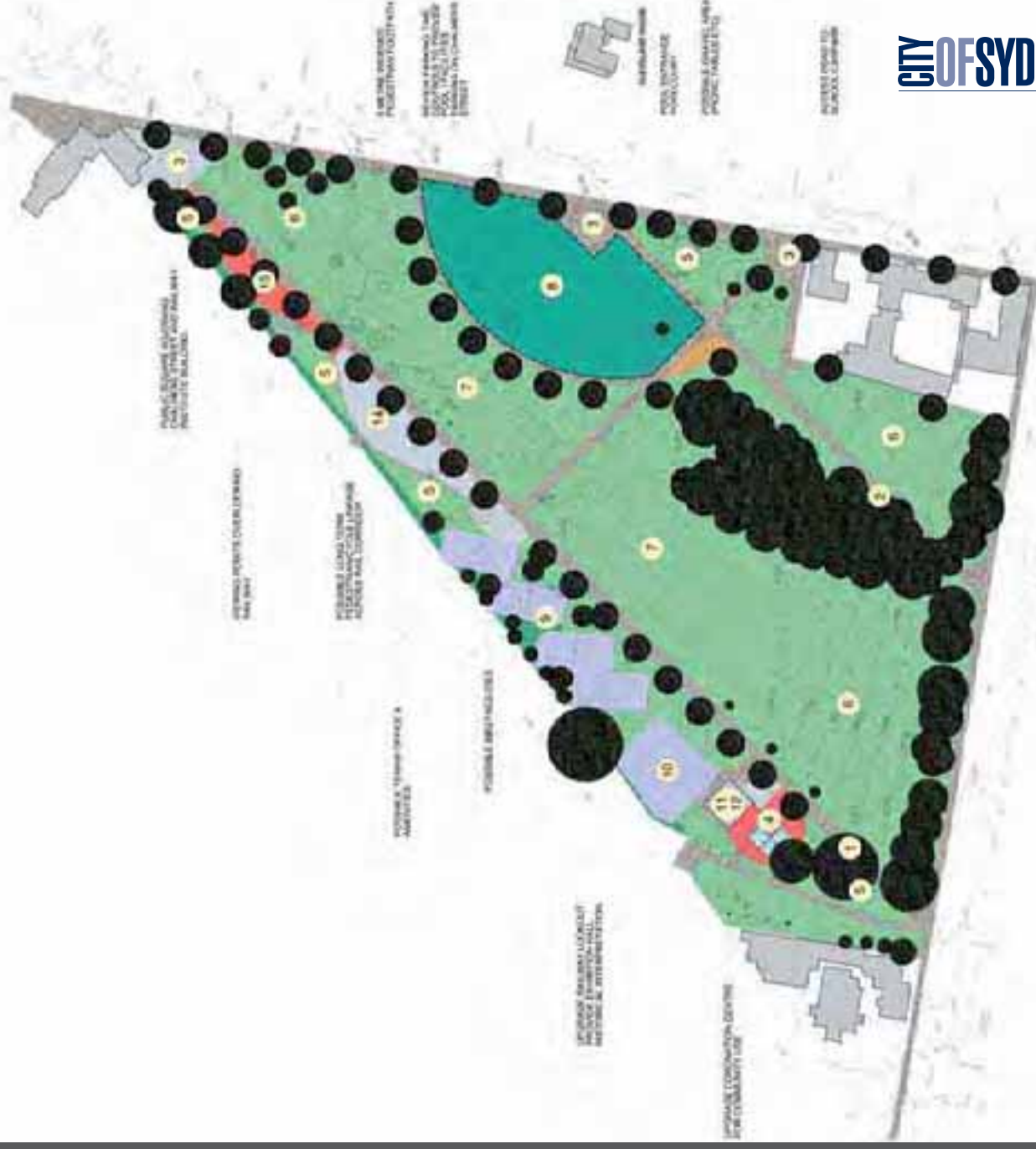
Scenario I

Legend

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16. Water Feature

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Scenario 2a

Legend

1. George Street to Central Station Link
2. Pitt Street to Central Station Link
3. Public Square / Paved Areas
4. Playground
5. Sitting Areas
6. General Grassed Areas
7. Active Ball Sports Grassed Areas
8. Pool Complex
9. New Tennis Courts
10. New Basketball Courts
11. Coronation Centre
12. Public Toilets
13. Potential carparking (long term)
14. All Ages Skate Park Area
15. Outdoor Gym
16. Water Feature

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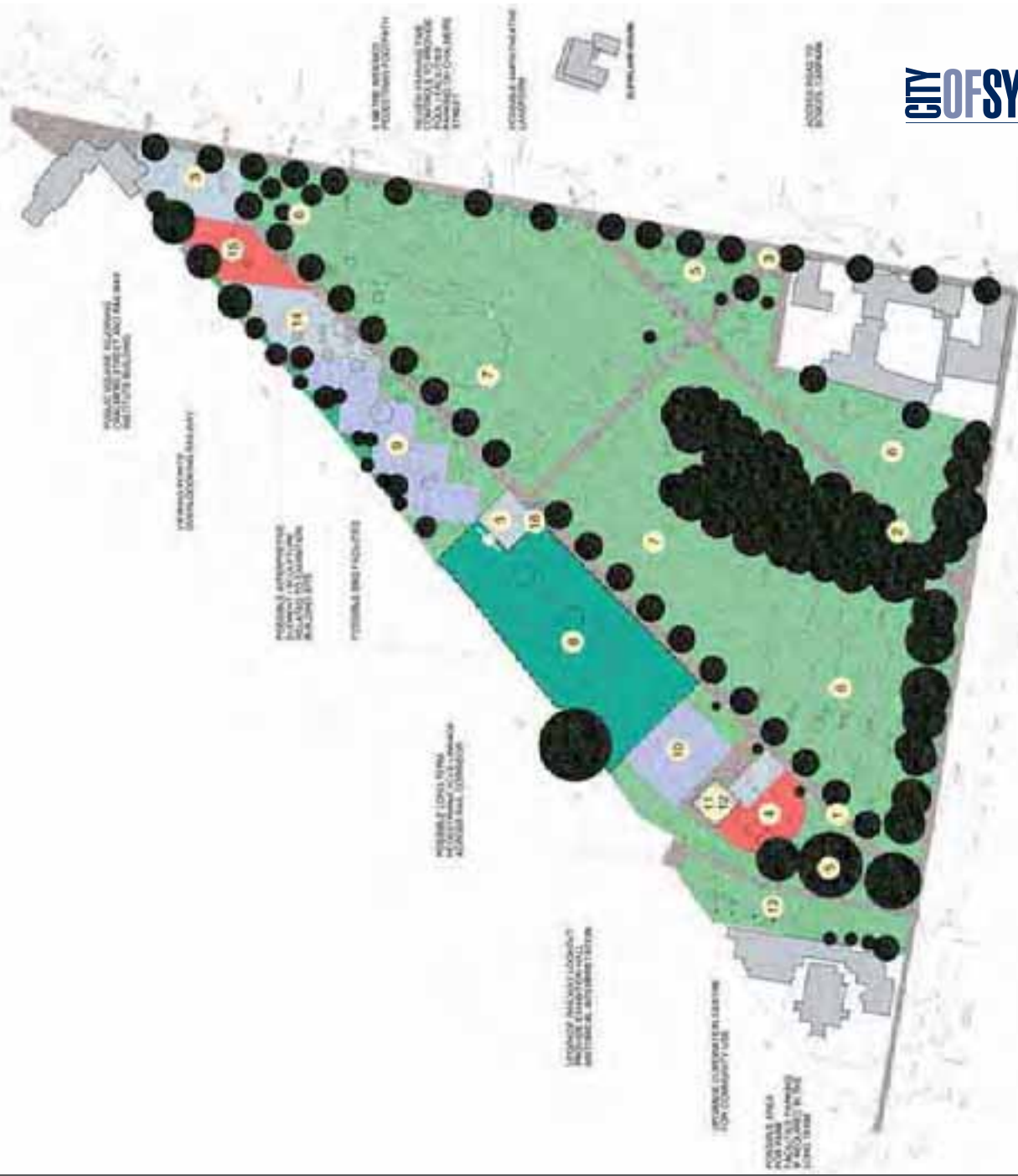


Scenario 2a

Legend

1. George Street to Central Station Link
2. Pitt Street to Central Station Link
3. Public Square / Paved Areas
4. Playground
5. Sitting Areas
6. General Grassed Areas
7. Active Ball Sports Grassed Areas
8. Pool Complex
9. New Tennis Courts
10. New Basketball Courts
11. Coronation Centre
12. Public Toilets
13. Potential carparking (long term)
14. All Ages Skate Park Area
15. Outdoor Gym
16. Water Feature

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Scenario 2b

Legend

1. George Street to Central Park Link
2. Pitt Street to Central Park Link
3. Public Square / Paved Areas
4. Playground
5. Sitting Areas
6. General Grassed Areas
7. Active Ball Sports Grassed Areas
8. Pool Complex
9. New Tennis Courts
10. New Basketball Courts
11. Coronation Centre
12. Public Toilets
13. Potential carparking (long term)
14. All Ages Skate Park Area
15. Outdoor Gym
16. Water Feature

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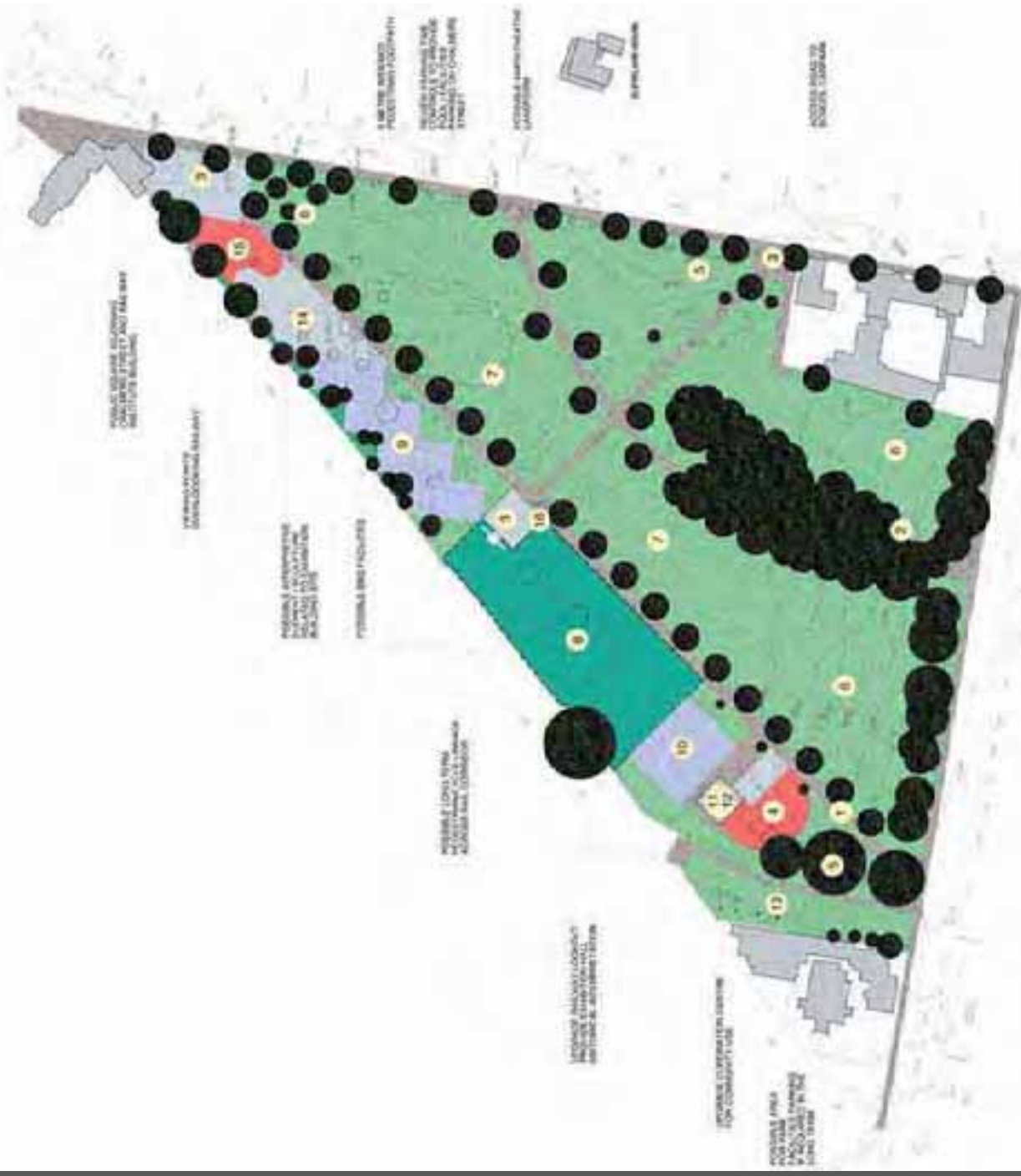
Scenario 2b

Legend

1. George Street to Central Park Link
2. Pitt Street to Central Park Link
3. Public Square / Paved Areas
4. Playground
5. Sitting Areas
6. General Grassed Areas
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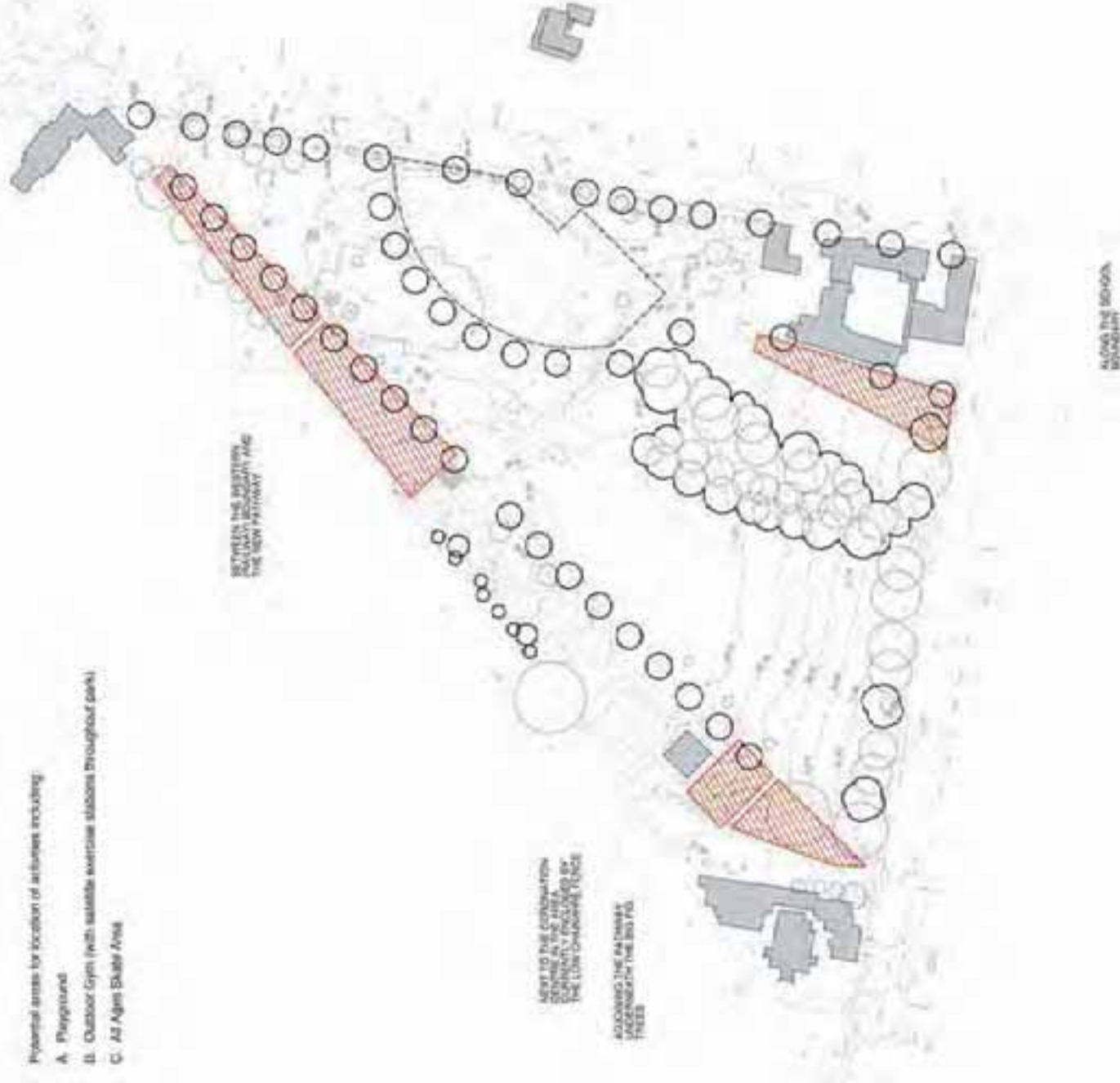


Activities Options

Potential areas for location of activities including:

- A. Playground
- B. Outdoor Gym
(with satellite exercise stations throughout the park)
- C. All Ages Skate Area

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Public square



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Pathways



Water play



Ball sports



Community Workshop 2

6.30-8.30pm, Tuesday March 8, 2005, Redfern Town Hall

Attendees:

40 Community Members, Cr Phillip Black, 3 Council Staff, 2 Study Team

Apologies:

Cr Clover Moore (Lord Mayor)

No.	Item
1.0	INTRODUCTION
1.1	Laurie Johnson (LJ) from City of Sydney (CoS) welcomed all present.
1.2	Cr Phillip Black (PB) from CoS gave provided an introduction to the project.
2.0	STUDY TEAM PRESENTATION
2.1	Adam Hunter (AH) from Environmental Partnership gave a presentation which covered the following areas: <ul style="list-style-type: none">• Objectives of the Workshop• Some key issues addressed in ongoing plan development• Revised masterplan scenarios
2.2	Objectives of the Workshop <ol style="list-style-type: none">1. Present further development of concept options for the two potential scenarios:<ol style="list-style-type: none">i. Upgrade pool in current locationii. Relocate pool within Prince Alfred Park2. Review and discuss options and further issues to be addressed.
2.3	Some key issues addressed in ongoing plan development <ul style="list-style-type: none">• Simple, uncluttered park structure• Simple, direct path layout• Activities focus along western boundary to enhance public safety/access• Potential for staged approach
2.4	Revised masterplan scenarios <ul style="list-style-type: none">• AH explained the study team had refined the masterplan options presented at the previous workshop into two distinct scenarios based on community responses to the previous plans:<ol style="list-style-type: none">1. new aquatic centre in the vicinity of the existing pool grounds2. new aquatic located along the western boundary of the park (2 options)
3.0	WORKSHOP DISCUSSIONS <p>The community group divided into smaller groups to discuss the options and record comments. The group then reformed and a member from each presented the outcomes of discussions.</p>
3.1	Key questions for the workshop groups to review <p>It was suggested that the groups review the following questions:</p> <ul style="list-style-type: none">• Positive/negative aspects of the preliminary site planning options• Do you have a preference for the current options• Any other opportunities that should be considered• Additional issues (pressures and opportunities) to be addressed
3.2	General issues <p>Several queries were raised by individual community members before and after the group presentations and have been summarised below:</p> <ul style="list-style-type: none">• <i>Query whether it was appropriate to have a skate facility in the park at all</i> <p>AH explained that each group should discuss their perspective as to whether the park can sustain a skate facility use and if so where it was best located</p>

No.	Item
3.2 cont.	<p>General issues (continued)</p> <ul style="list-style-type: none"> • <i>Query about the works depot – is it to be removed?</i> <p>AH noted that the depot was currently used for CoS's graffiti removal team and that Council had agreed that this service might be relocated if there was a positive benefit to the park</p> <ul style="list-style-type: none"> • <i>Query that carparking was not shown to the same extent as in the previous workshop</i> <p>AH noted that the parking approach for the two scenarios was different to the previous options and outlined the new proposals:</p> <ul style="list-style-type: none"> – Pool same location – use parking along Chalmers St with increased time limit – Pool relocated to parks western boundary – potential creation of parking within the park along the boundary with the church in the long term <ul style="list-style-type: none"> • <i>Query regarding the expected lifespan of the existing trees within the park</i> <p>AH explained that an Arborists report was included in the POM and that tree health is generally good. The figs along Cleveland St are among the oldest trees in the park, with an expected lifespan of 15-20 years. The group of Brush Box and Plane trees that make up the grove in the middle of the park can be expected to survive 40+ years.</p> <ul style="list-style-type: none"> • <i>Query that the proposed playground and/or pool may potentially impact on the existing mature trees within the park</i> <p>AH noted that the playground and/or pool would be able to be constructed without impacting the three major fig trees in that vicinity, however that the pool construction exercise would need to assess the impact on two more recent fig plantings</p> <ul style="list-style-type: none"> • <i>Query regarding which document had more influence over where the pool improvements took place (current position or western boundary) – the POM or the Aquatic Study</i> <p>AH noted that both documents were important, however each has a different focus. The Aquatic Study was predominantly concerned with the mechanical, operational and feasibility aspects of the pool, whilst the POM considered the relationship of pool as an integral aspect of the park as a whole.</p> <ul style="list-style-type: none"> • <i>Query regarding the proposed pathway along the western boundary</i> <p>AH noted that there was significant pedestrian and cycle traffic along the route at the moment, and that Council was currently working on a bicycle planning strategy for the area that would influence the POM's position on the matter. He added that there were two main approaches that would be considered:</p> <ol style="list-style-type: none"> 1. 5m wide shared path without separated uses (shown on the current plans) – commuter cyclists have the option of using either Chalmers St and Cleveland St 2. separate paths for pedestrians and cyclists <ul style="list-style-type: none"> • <i>Query about potential future uses for the Coronation Centre</i> <p>AH explained that each group may be interested in discussing the preferred use for the building and present these back to the groups</p> <ul style="list-style-type: none"> • <i>One community member noted that the Coronation Centre members used to have access to the tennis courts and swimming pool facilities</i> • <i>Another noted that adult art classes were held in the Centre during the 1980s</i> • <i>One community member noted that any proposed planting in the park should ideally respond to ecological principals</i> • <i>The Principal of the Cleveland St Intensive English School explained how the school used the park and their general concerns:</i> <ul style="list-style-type: none"> – <i>during the week it is used as a primary school for new arrivals who study an intensive course prior to attending regular schools</i> – <i>on Saturday's there was a special class for Chinese children and on Sunday a special class for Thai children</i> – <i>four nights a week the school holds courses in association with the Sydney Community College</i> – <i>concerned that the entry plaza adjoining the school might be used by drug dealers</i> – <i>concerned about the management problems associated with providing a public toilet within the park</i> – <i>noted that the schools only requirement for vehicle access is for maintenance and that visitors parking near the school during the weekends should not necessarily be catered for</i>

No.	Item
3.2	General issues (continued)
cont.	<ul style="list-style-type: none"> – <i>the school has a long standing agreement with Council to use the park as a play area during morning recess and lunch breaks – they generally use the area between the school and the tree grove and are concerned about the possible conflict with the proposed formal pathway over the top of the existing worn track – may be preferable that the track went through the trees and could help mark the boundary of their play area</i> • <i>In response to the schools comments one community member noted that the worn path had been in use for up to 10 years, and had come about due to safety concerns related to walking through the trees. He added that as a regular park user he was often asked about toilet provision in the park by visitors, and suggested that keeping facilities in the park open was a priority to encourage patronage and would in turn make the park safer</i> <p>LJ noted that the existing toilet block had been closed for several years and that the design of the structure is no longer considered safe/suitable for use as a toilet. New toilets are generally designed to be self cleaning, and incorporate improved safety features</p> <ul style="list-style-type: none"> • <i>One community member said that a rotunda / band stand used to be located in between the school and the plane trees and that there was potential that one be reconstructed in that location</i> • <i>One community member noted that whilst a skateboard facility was desired within the City area, that Prince Alfred Park might not be the best location</i> <p>AH noted that Council will need to assess the provision of a Skate Facility as part of a strategic approach across the city area</p>
3.3	Group 1 – presentation of group discussion <ul style="list-style-type: none"> • <i>Preferred masterplan scenarios: Op1 – 4 votes, Op2a – 1 vote, Op2b – 1 vote</i> • <i>Is Coronation Centre really viable as a community (youth) centre? Maybe better suited as a café with public toilets</i> • <i>Reduce footprint of pool and potentially have moveable fence for when pool closed</i> • <i>Skate facility would be best located on a park boundary</i> • <i>Support provision of both a serpentine path (potentially tiled / ornate) and a direct path between Pitt and Chalmers St</i> • <i>Support community preference for a pool, not an “aquatic centre” but are concerned that consolidation of pool, tennis, courts etc. along one strip will create a unified “centre” rather than maintaining current diverse feel of park</i> • <i>Potentially swap location of tennis with basketball courts and use the Coronation Centre as café / tennis centre office</i> • <i>Agree that trees along pathways are desirable providing that security at night is not compromised</i> • <i>Parking – 2-3 disabled spaces on the site of the work depot would be acceptable</i> • <i>Bike racks desirable</i>
3.4	Group 2 – presentation of group discussion <ul style="list-style-type: none"> • <i>Major concern for moving pool – the scale of the intervention requires a greater consideration of masterplanning issues – especially greater than as indicated in process so far</i> • <i>Pool should be heated for year round use and could include a hydrotherapy pool</i> • <i>Parking only for service vehicle access</i> • <i>There is already an existing skateboard ramp on the corner of Elizabeth & McEvoy Streets. Could this be upgraded to service the needs of the local skaters?</i> • <i>Prefer option 1</i> • <i>All facilities to be kept simple – object to use of the word “complex” in reference to the pool facilities.</i> • <i>A public domain lighting strategy for the whole park is important and needs to be addressed in ongoing stages</i> • <i>Toilets need to be accessible, safe and open for the public use during daylight hours</i> • <i>The western side of the park lends itself to having a BBQ area possibly close to the children’s playground and railway viewing area, fitness station and existing tennis, basketball courts</i> • <i>Coronation Centre must be renovated and put to good community use</i> • <i>Whilst providing shade, trees should not obscure views of city</i>

No.	Item
3.5	<p>Group 3 – presentation of group discussion</p> <ul style="list-style-type: none"> • <i>If everything is located to the west side – the path will turn into a road</i> • <i>Operators of pool and tennis court should be community minded</i> • <i>Heritage interpretation desirable – plaques telling the story of who is Prince Alfred, history of the park, Exhibition building and Coronation Centre</i> • <i>The grassed area beside the school to the line of trees should be left as is – it has been the recognised playground for the school since the 1880s – the pathway would be better at the line of trees so that people walking do not clash with children playing games</i> • <i>Scenario 1 is preferred</i> • <i>Maintain walking path on Chalmers Street side of pool – exercise track around park (informal)</i> • <i>Reinstate a band stand / rotunda</i> • <i>Leave the pool where it is but install solar heating for year round use, a baby pool, and hydro therapy pool</i> • <i>No paved areas other than footpaths – it's a Park – we need grass</i> • <i>Maintain the open vista of the sky over the pathway line</i> • <i>Support provision of viewing area's along the parks western boundary (No.'s 14 & 15 on 2A)</i> • <i>No carpark at Belvoir and Chalmers – its an entrance to the path for locals on foot and people from the bus stop</i> • <i>Tennis courts are great where they are, with a pricing structure that encourage students / youth and local community centres</i> • <i>Native vegetation – no more Plane trees</i> • <i>A skateboard rink – but how noisy are they? Will it really cater for all ability levels. There is a big one at Waterloo – suggest Sydney park as a better location</i> • <i>Basketball courts (No.10) are good where they are – located by tree in the park</i> • <i>The Figs trees along Cleveland St, are in much better condition now than some years ago due to treatment by South Sydney Council</i> • <i>Perhaps the Coronation centre could over see the general use of the park by youth / teenagers</i> • <i>No café – health (expense, loss weight) – divides people on whether or not they have cash in their pocket – lots of nearby cafes</i>
3.6	<p>Group 4 – presentation of group discussion</p> <ul style="list-style-type: none"> • <i>Prefer Scenario 1 (pool retained in current location) – retain 50m pool “simple” and heat in winter – prefer minimal improvements if it means keeping fee's low</i> • <i>Believe that the grass areas would be too small if the pool was located to the western boundary</i> • <i>Location of facilities (esp skate park):</i> <ul style="list-style-type: none"> – <i>general support to concentrate activities on western boundary</i> – <i>gym at SW corner next to St Andrews Church</i> – <i>believe that skate boarding is not an obvious activity for this park – strong opposition</i> • <i>Coronation Centre – connect with Childcare and youth centre and kiosk (like Rushcutters Bay Park)</i> • <i>Path routes– prefer scenario 1 and include “goat track”</i> • <i>Facilities to include blank wall for tennis practice etc.</i> • <i>Ecological plantings desirable</i> • <i>Investigate transfer of rail land to park</i>
3.7	<p>Group 5 – presentation of group discussion</p> <ul style="list-style-type: none"> • <i>Concern that gates / fences of pool may rise quite high if extended to the edge of Chalmers St – visual impact</i> • <i>Preference for pool moved to western edge of park:</i> <ul style="list-style-type: none"> – <i>open more grassed area</i> – <i>allow pool length to be “corrected” (current 55 yds – should be 50m)</i> – <i>Prefer scenario 2A – more grassed / open area</i>

No.	Item
3.7	Group 5 – presentation of group discussion (continued)
cont.	<ul style="list-style-type: none"> – consolidated activities zone – support outdoor gym idea • Curved / serpentine path is less desirable – doesn't reflect peoples use patterns and disrupts open areas • Pool simplicity / cost
3.8	Group 6 – presentation of group discussion
	<ul style="list-style-type: none"> • Preferred Scenario 1 – leave Pool where it is, but should be heated • Children's playground should be located away from unsafe areas such as near the pool (as per draft option 1A) • Support café – 2 options: <ul style="list-style-type: none"> – in the Coronation Centre – as part of the pool complex – double sided for inside and outside of pool frontage (preferred) • Public toilet required – prefer use in conjunction with pool building • BBQ facilities, seats and shade should be provided throughout park • Maintain park as a dog friendly place – install dog bins / bag dispensers • Water bubblers throughout with a lower catchment bowl for dogs • Carparking – metered and limited to 10 spaces near the church and extend existing parking along Chalmers St to 2 hours • How do you keep cars out of the park? • Skateboard – prefer only at Devonshire end of Park if size kept relatively small • Consideration to be given to Jensen Tennis Centre that their business not suffer unduly from any proposals • Concerned about tree planting along paths from a safety point of view – not opposed to planting elsewhere • 6 would like a pond as part of landscaping, 2 prefer not
4.0	WHERE TO FROM HERE?
	<ul style="list-style-type: none"> • Study team and Council finalise concept options • Study team and Council finalise Draft Plan of Management and Masterplan • Public Exhibition May-June 2005

Workshop Ended 9.45pm

E Historical Overview of Prince Alfred Park

1.0 Introduction

In 2004 Sydney City Council decided to commission a new Landscape Master Plan and Plan of Management for Prince Alfred Park, Sydney. As part of the project, it was decided to review the previous heritage studies in the light of the new requirements, and in particular to determine whether the statements of heritage significance prepared in 1989 and 2001 warranted being updated or further refined. The head consultants, Environmental Partnership Pty Ltd. engaged Mayne-Wilson and Associates, Conservation Landscape Architects, to undertake this task.

1.1 Aims

The purpose of this report is to review and if necessary update the heritage studies and statements of significance for Prince Alfred Park and to provide advice to Sydney City Council, through Environmental Partnership, on the precise heritage significance of all historic elements remaining within the Park. This information was then to be used to advise on appropriate measures to conserve them and to incorporate them into future landscape and management plans for the Park.

1.2 The Study Area

The Park is bounded by Chalmers Street in the east, the Railway Institute on the north, the complex of railway lines leading to Central Station in the west, and Cleveland Street in the south. It is therefore located at the southern entrance to the CBD of the City of Sydney.

Figure 1 – Location map

1.3 Report Structure and Methodology

This report commences with an overview of the history and context of the Park, based on information provided by Council, Sydney City Archives, and other sources such as the Mitchell Library and Department of Lands. It also draws substantially from:

The Heritage Study of Prince Alfred Park by Anne Cooke - 1997
Historical Overview of Prince Alfred Park by John Redfern – January 1999
Prince Alfred Park - Statement of Significance & Historical Analysis, and Conservation Policy, two documents by Lester Tropman & Associates – 1989
Prince Alfred Park, Sydney – Assessment of Heritage Significance, prepared by Design 5 Architects, 2001

This is followed by a photographic survey of items or elements that have been identified, both in previous studies and by the present consultant, as having heritage significance. These contributory items have been tabulated and ranked according to their assessed degree of significance. The heritage significance of the Park as a whole was then reassessed according to the seven criteria outlined in the manuals prepared by the NSW Heritage Office. These various values were then summed up in a summary Statement of Heritage Significance, together with advice for protecting and conserving the heritage items or elements within the Park.

1.4 Authorship

This report has been prepared by Warwick Mayne-Wilson, Director of MWA, with assistance from Ari Anderson of his office, who undertook much of the research and drafting of the historical overview.

1.5 Limitations

Although the present consultants obtained a fair amount of documentation from the archives of Sydney City Council, they did not undertake as extensive research of primary documents as Lester Tropman undertook in his 1989 study. Given the depth of detail contained in that latter study, and the professional competence with which his report was prepared, the present consultants did not consider it necessary to retrace those steps, and have relied to a substantial degree on that earlier research. Some reliance was also placed on the two academic studies, and on the Design 5 Assessment of Heritage Significance.

1.6 Acknowledgements

The author wishes to thank Renato ?? and For their assistance in providing background documentary material for this report.

2.0 Historical Overview

Extracts from and additions to:

The Heritage Study of Prince Alfred Park by Anne Cooke - 1997
Historical Overview of Prince Alfred Park by John Redfern – January 1999
Prince Alfred Park Statement of Significance / Historical Analysis by Lester Tropman & Associates -1989

Prince Alfred Park is a remnant of the Government or Cleveland Paddocks which were part of land granted to Charles Smith in 1789, the grant being known as 'Cleveland Gardens'. Over the following century, the area of the Paddocks was reduced by three major developments. Almost half of the area was resumed to provide the terminus for central railway station, which was developed from 1850 on (see Figure H1). The Board of National Education acquired a piece of land, c.1851, on the south-east corner of the existing park site, for the construction of a school, which opened in 1856 and which had about 200 pupils by 1867. The sandstone buildings which remain part of the school were built in 1868. The south-western corner of the Paddocks provided

the site for St. Paul's Anglican Church, designed by Edmund Blackett, on which construction commenced in 1847. This later became the centre of the Greek Orthodox Archdiocese of Australia and the church has been renamed.

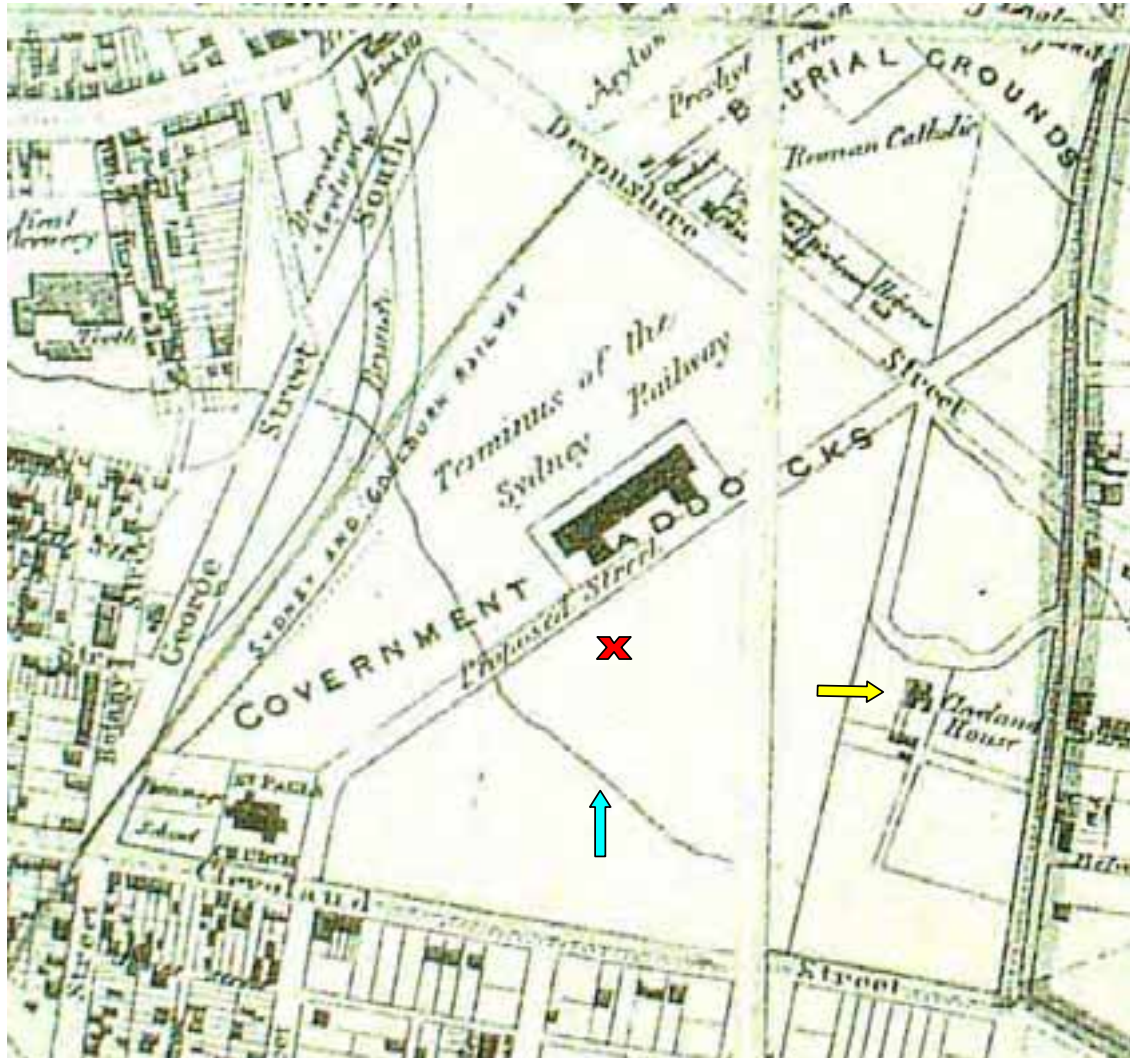


Figure H1 – Section of Woolcott and Clarke's 'Map of the City of Sydney' with the environs of Balmain and Glebe, Chippendale, Redfern, Paddington, etc. 1854'. Note that by this date the first terminus for the Sydney to Parramatta railway had been built adjoining the western edge of the Cleveland Paddocks (marked with red cross). Also note the alignment of the creek (arrowed blue) which formerly extended through the site and ultimately joined Black Wattle Creek. *Cleveland House*, after which the Paddocks were named, is marked with the yellow arrow. Original: Mitchell Library.

The remaining area of the Cleveland Paddocks measured 18 acres 3 roods (approx 7.6 hectares) and was gazetted as a public reserve on 22nd December 1865. The area had originally contained stands of tall trees, but by 1840, all natural vegetation had disappeared (see the John Rae painting from 1850 at [Figure H2](#)). A small tributary of Black Wattle Creek ran from east to west across the centre of the site. An unmade path crossed the site diagonally from the railway terminus to Cleveland Street with a small handrail bridge across the creek.



Figure H2 – “Turning the First Turf of the First Railway in the Australasian Colonies at Redfern, Sydney, New South Wales. 3rd July 1850”. Painting by John Rae showing the Cleveland Paddocks. This image was painted from the south of Cleveland Street looking north towards the city in the distance. Cleveland House, built c.1811, (which remains standing to the east of the park) can be seen (arrowed) at far right of the image in the middle-distance. The structures in the right foreground would have stood on the site where Cleveland Street School is located. Source: Mitchell Library, ML244.

By 1860 the park was at the centre of an increasingly urbanized area. During the 1860s, the park is likely to have been used as a general public recreation reserve (see [Figure H3](#)) and playing fields for children from nearby schools. It was not until the late 1860s that the park site was given its first designed use.



Figure H3 – St. Paul's Church of England (at left) in 1860, at the south-west corner of the park, and the first building of the Cleveland St. School at the right (closer than it actually was, in practice.) Note that the site was still used for grazing at this time. Source: F.C. Terry - Mitchell Library, Ref:ZML442)

The Agricultural Society of NSW held shows at Parramatta from 1823 until 1836, when it disbanded. The Cumberland Agricultural Society, formed in 1857, was renamed the Agricultural Society of NSW in 1859 and continued holding shows at Parramatta from 1860. By the mid to late 1860s, the Society recognised the need to move their yearly show to a more central location. The Domain, the police paddocks at Haymarket and the Cleveland Paddocks were all alternative locations. Permission was given for the use of the Cleveland Paddocks site, owing to its close proximity to the rail-line from Parramatta and nearness to Darling Harbour. Formal approval was received in August 1868, after which the first show on this site was held in May 1869. The show was called The Metropolitan Intercolonial Exhibition and was a great success. The Cleveland Street School was even used for the display of manufactured goods and fine arts. Temporary sheds were set up for livestock and perishable exhibits. Some of the manufacturing exhibits reputedly demonstrated not only the products but also the processes involved. Almost 40,000 people visited the exhibition in three days.

A map showing the layout of the exhibits for the 1869 exhibition can be seen at [Figure H4](#). The main accessway through the site was a curving pedestrian footway which ran from the end of Pitt Street, Redfern toward the northern tip of the park. Included in the exhibition grounds was a rustic shed for plants from the Dobroyde Nursery. Rare flowers and plant species, including many conifers, were displayed.



Figure H4 - The original plan for the 1869 Intercolonial Exhibition on the Prince Alfred Park site.
Source: *Heritage Study - Prince Alfred Park* by Anne Cooke for the Master of Letters, Public History, 1997. Original: Royal Agricultural Society Archives.

The Illustrated Sydney News had suggested in 1868 that 1870 would be the occasion to celebrate, with an industrial exhibition, one hundred years since Captain Cook's landing. The success of the 1869 show encouraged the Society to follow this suggestion. A permanent exhibition building was required for this scale of show which was agreed to by the City Corporation. Various historical records show differing construction amounts for the building's development, some suggesting a figure of £12,000, others suggesting over £17,000. The building was to be tenanted by the Agricultural Society for two months a year over 10 years. As a result of these grand works proposed for the site, the Municipal Council of Sydney became trustee of Prince Alfred Park on 12th October 1869. Subsequently, in November of that year, the Prince Alfred Park Enclosure Act was passed. Once these changes in legislation were enacted, the park was enclosed with a timber paling fence and sandstone gate posts were added on Cleveland Street.

The Exhibition Building (see **Figure H5**) was designed by the City Engineer Mr Bell and was a direct derivation, at a smaller scale, of English exhibition buildings, such as the Crystal Palace of 1851 and the London Exhibition Building of 1862. The foundation stone for the building was laid on 9th March 1870 by the Mayor of Sydney, on a distinct terrace created for the building. It was built of stone, brick and iron and measured 198 feet by 130 feet and had ten entrances. An organ was situated at the northern end of the building. It is likely to have been the third earliest major building constructed by Sydney City Council.



Figure H5 – 1870 view of the southern and eastern façades of the Exhibition Building. Whilst it has been suggested in earlier studies of the park that the site had timber paling fences around it until the 1880s and even though this image shows timber fencing, it would appear that most of the timber fencing was removed by 1869. Sydney City Council archive records (CRS108), a parks register, says that 'the dwarf wall and iron railings around the park were erected by the Council in 1869, when Walter Rennie was Mayor'. Evidence of new tree planting appears in the foreground. Source: Mitchell Library, GPO1-05240.

John Young, the builder of the Exhibition Building, also undertook the contract for the landscaping of the park, which had been described by secretary of the Agricultural Society as a 'quagmire with a filthy drain running across it – a plague spot'. The works were carried out in accordance with a site plan – see [Figure H6](#) - prepared by Benjamin Backhouse, Architect of the NSW Agricultural Society. Whilst the Backhouse plan for the 1870 exhibition placed structures in different locations to the ones installed in 1869, the conceptual basis for access through the site drew inspiration from the basic pattern established in 1869. The *Illustrated Sydney News* from February 1870 refers to the construction of what were envisaged to be the “finest recreation grounds connected with the city”.

Significant filling and leveling was carried out, and roads, plantations and paths were made. Historical images suggest that all planting works carried out at that time were only around the edges of the park, even though there appears to have been an intention to plant throughout the whole park. A raised avenue was built from the Cleveland Street entrance and included a viaduct over the creek. The creek was partially filled and converted into ornamental ponds. Raised terraces were built around the Exhibition Building and a carriage way constructed for access from Chambers Street. The Agricultural Society had approximately 80 small timber and iron pavilions erected in the park at one time, to the designs of Benjamin Backhouse, who also prepared a comprehensive layout plan for the site in 1870. Refreshment stands and a bandstand also stood in front (to the south) of the Exhibition Building – these were also to his design. It would appear that at the time of completion of the Exhibition Building, it was surrounded by flower beds which extended to the south towards the agricultural enclosures.

In 1870, the *Sydney Morning Herald* recorded that access to the park was via three curious gates which were self closing and which recorded the number of times they were opened, thus estimating the number of patrons entering the park in a day. Whilst a deliberate vehicular gate was built for access to the Exhibition Building from Chalmers Street (then Castlereagh Street), the main 'drive' through the park commenced from Cleveland Street.

The description of the site contained in the *Illustrated Sydney News* of the 6th July 1870 suggests that the broad drive from Cleveland Street deliberately divided the then agricultural grounds into two segments (see [Figure H7](#)). The eastern half of the southern end of the park was to be used for the display or 'circus' of horses, for refreshments and included the bandstand (see [Figure H8](#)). The western half of the southern end of the park was to include a circus for cattle and sheds and pens for other animals including sheep, dogs and poultry. Agricultural machinery was also to be housed in this western sector. It is not clear if there was a design rationale for the siting of elements and animals within the agricultural grounds, or an engineering requirement which determined the location and alignment of the main drive from Cleveland Street. It would appear that path access from the eastern to western sides of the park, across the site's low point, was via flights of stairs on either side of the main drive (which was elevated through the park's central section) or a tunnel beneath it. All works to the park in this rapid development were completed by the 29th August 1870.

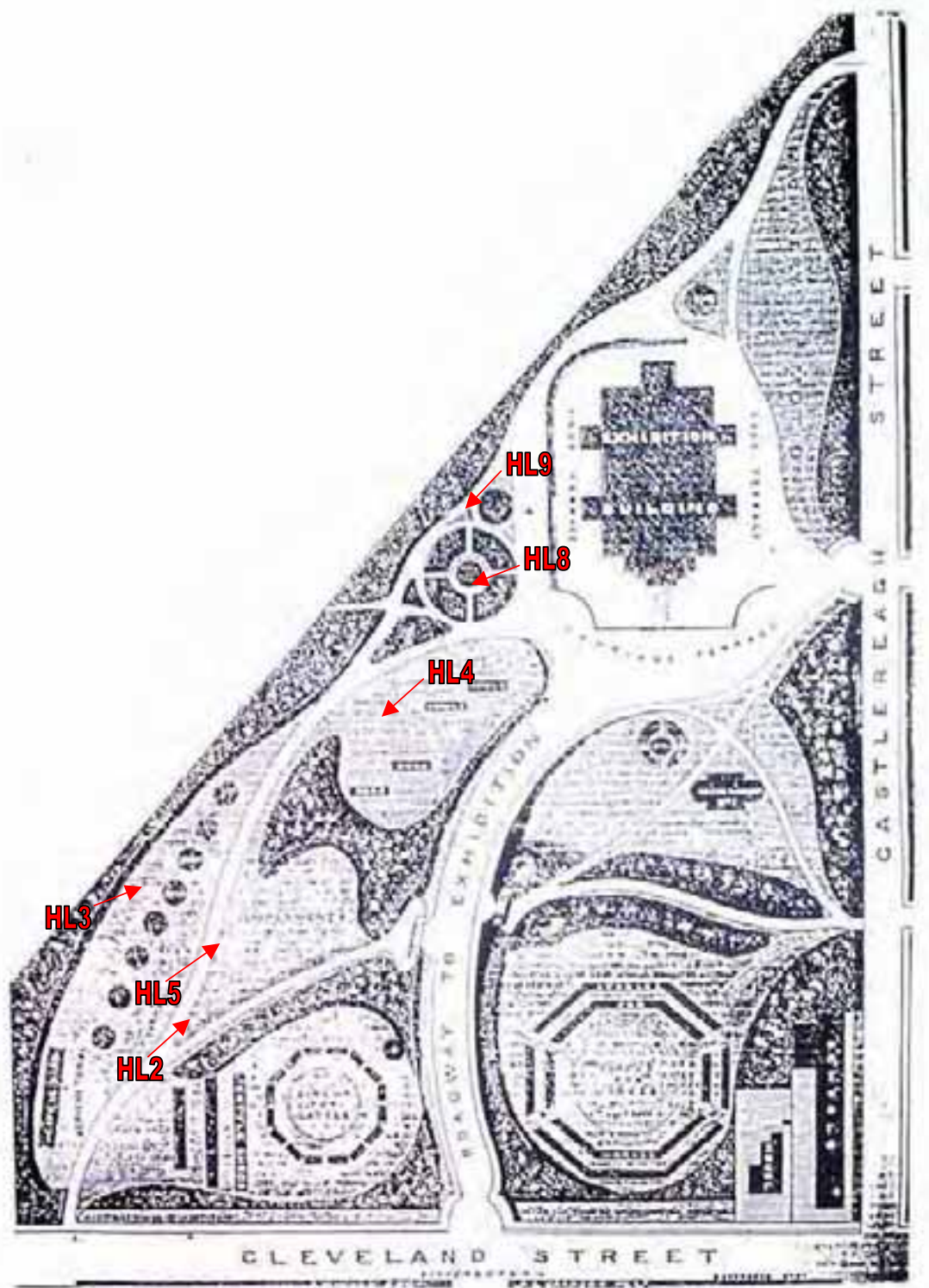


Figure H6 – A plan prepared by Benjamin Backhouse published in the *Illustrated Sydney News* just prior to the opening of the Intercolonial Exhibition of 1870, showing the proposed layout of the grounds for that year's exhibition. It would appear that a substantial portion of this plan was put into effect. Note the serpentine paths, favoured in public park design in England during the 19th century. The red numbers and arrows correspond to the figure numbers of the historical photos in this report (not every photo location is recorded on this plan). Original: *Illustrated Sydney News*, 6th July 1870.

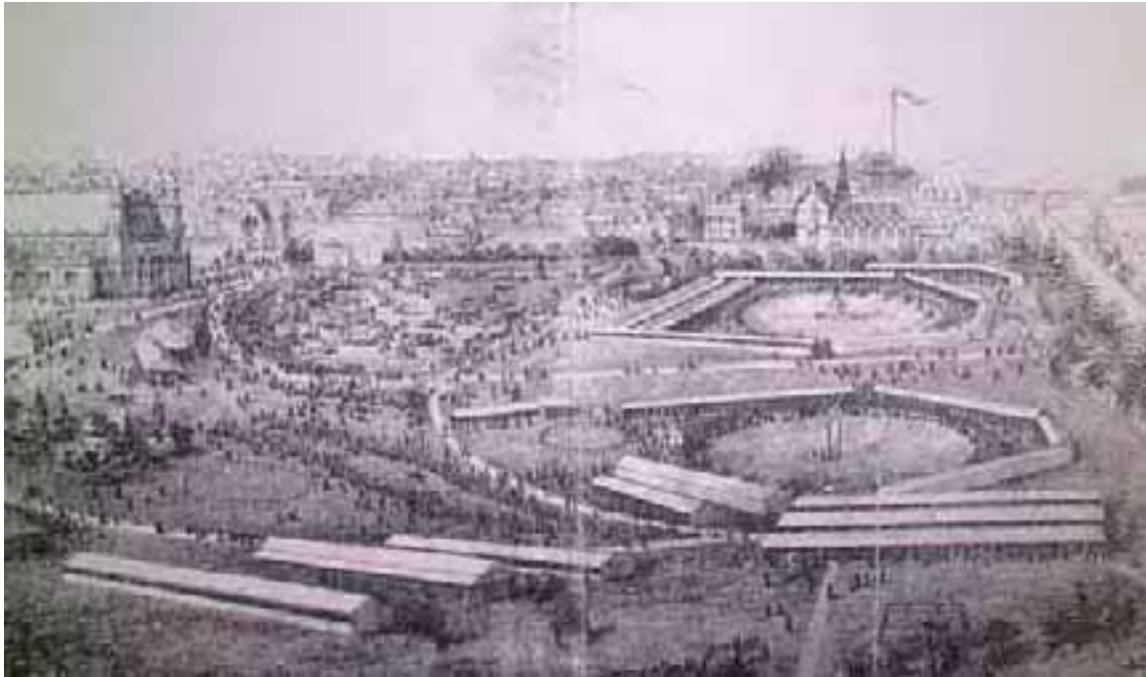


Figure H7 – Sketch of the 1870 Intercolonial Exhibition indicating that the showground appears to have been laid out much as planned under the Backhouse scheme. Source: *Heritage Study - Prince Alfred Park* by Anne Cooke for the Master of Letters, Public History, 1997.

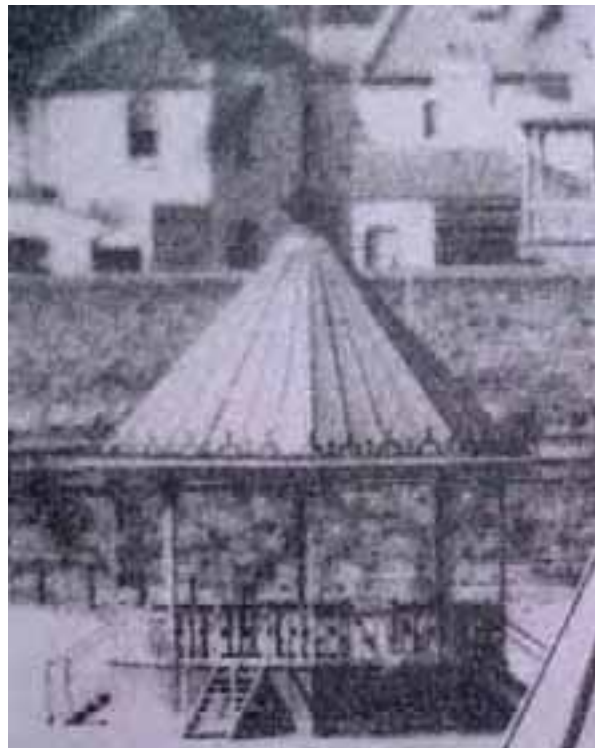


Figure H8 – The original bandstand (seen here in 1870) built for the Intercolonial Exhibitions. Source: Government Printing Office (Still 05765).

Accordingly to the Lester Tropman & Associates study of the park in 1989, the western perimeter of the site during the late 1800s and early 1900s was defined by two timber paling fences about five metres apart. This corridor was planted with a formal avenue of Stone Pines, to act as a funerary avenue between St. Paul's Church and the burial grounds. The plan in Figure H1 showing a proposed road to the burial grounds just north of Devonshire St indicates this, as does the *View of the Prince Alfred Park c. 1880s*, shown in Fig. H10. The Pines were removed in the early 1910s to allow for a railway cutting on the western edge of the Park.

The Agricultural Society held twelve shows at the Prince Alfred Park site. After the industrial flavour of the 1870 exhibition, the show reverted to a predominantly agricultural one in subsequent years. The last show held on this site occurred on 19th April 1881, after which the Agricultural Society took up a lease at Moore Park. Once Prince Alfred Park was no longer in use as a showground, its importance declined. Whilst enthusiasm for public parks was booming in the 1880s, it would appear that Prince Alfred Park was largely neglected. However, during the 1880s, numerous gas lamps were installed in the park and it would seem that the whole site was re-turfed and the first of many pathway realignments was undertaken (see **Figures H9 and H10**). By the late 1890s, the park had become partly derelict and was damaged by fill dumped for the Central Railway constructions. The park did, however, continue as a favoured place for circuses and large public gatherings until the late 1950s.

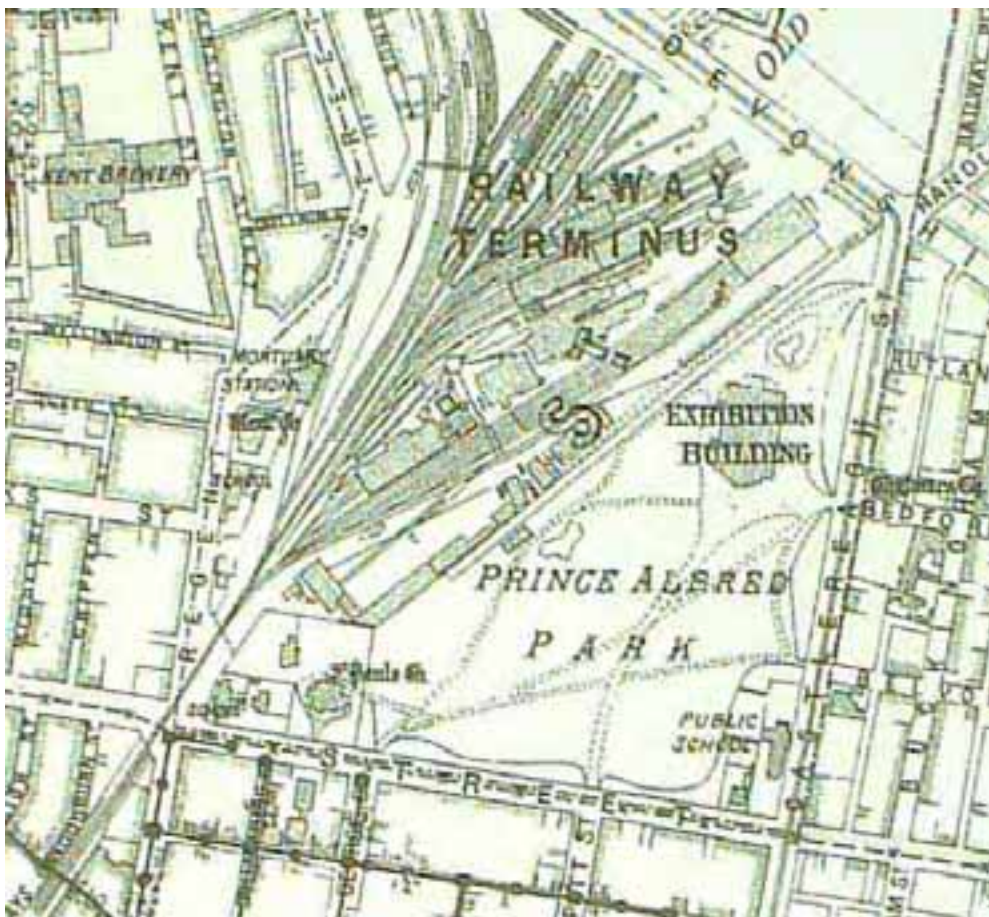


Figure H9 – Portion of the Water Board's 'Map of the City of Sydney 1888'. The pathways through Prince Alfred Park on this plan (inspired by Backhouse plan) appear to be the first modifications of access in the site, undertaken following the last Intercolonial Exhibition held on the site in 1881. Source: State Records, AO plan no. 2125.



Figure H10 – View of Prince Alfred Park, c.1880s. Note the distant avenue of Stone Pines (arrowed), and Norfolk Is. Pines and Figs along Chalmers St. Source: NSW State Archives Office (COD 121 No.401).

As part of the ‘City Beautifying Scheme’ of the Sydney City Council in the second decade of the 20th century, avenues of shade trees were planted along the main access ways. Most of these works appear to have been carried out between 1910 and 1925. Meanwhile, in 1904 Council erected a new bandstand, made of timber and brick from which concerts were provided over the ensuing few years (see [Figure H11](#)). The Exhibition building still hosted large gatherings, including the first performance in oratorio by Dame Nellie Melba. With the completion of the construction of Town Hall in 1888 the popularity of the Exhibition Building as a concert and fair venue declined.



Figure H11 – The 1904 bandstand in Prince Alfred Park, seen here in 1910. It seems that the original 1870 bandstand was removed from the site when the shows were moved to Moore Park after 1881. Source: City of Sydney Archives, Vade Mecum, 1910.

The *Sunday Times* on 25th December 1910 ran an extensive article about the state of the park and proposed improvements. It referred to the low-lying situation of the park, it having been used for many years as a tip and that it incurred regular flooding. The article confirms that embellishment works had begun by that date (see [Figure H12](#)) and were to include the installation of ‘miniature gardens’ and resurfacing and edging of paths and roads. One Western Australian gum tree reputedly stood in the park at that time, near the ‘lower gates’. By 1925, the park was reputedly planted with “rows of shade trees and plantations of shrubs and flowering plants”. The Brush Box and Plane tree avenues at the south of the park were planted during this period. Additionally, an avenue of Golden Poplars was planted along a straight path which extended from the south-west corner of the park to the Railway Institute on Chalmers Street.



Figure H12 – Looking south towards Cleveland Street along the park’s main north-south pathway, c.1913.
Note the shrubberies planted along the paths and the fenced-in new tree plantings.
Source: City of Sydney Archives, Vade Mecum, 1913.

Around 1900, submissions were received for the conversion of the Exhibition Building into a public baths, with gymnasium, library and public halls. All such schemes were shelved for predominantly financial reasons. Between 1900 and 1902 the building was rented as a homeless men’s shelter and a wool store. In 1907, the floor of the building was asphalted for skating, a craze which lasted until WW1. The building was then leased for military purposes. In August 1925, the building was leased by the Australian War Memorial Museum and it was not until 1936 that the Museum vacated it, when the War Memorial in Canberra was completed.

In July 1931 Prince Alfred Park was proclaimed under the Public Park Act of 1912, and was dedicated for the purposes of “public recreation, convenience, health and enjoyment”. This represented a clear advance from the stately, elaborately laid out and furnished Victorian style of parks of the previous century. The Municipal Council of the City of Sydney was appointed as Trustees of the Park.

Small portions of the park were leased and resumed from Cleveland Street School from the 1930s until the 1960s. In 1906 a portion of the park was set aside for a children’s playground and by the 1920s there were separate boys and girls play areas near Cleveland Street. Play facilities including swings and slippery slides were in the park prior to 1917. During the 1920s the tennis courts were added to the park, with five courts being built in 1924 as part of a plan to build seventeen in various city locations. A tennis pavilion was erected in 1925.

In 1936 the old playground was demolished and the following year a Coronation Playground was approved. This was completed in October 1938 (see Figures H13 and H14) almost concurrently with the construction of the women’s toilets adjoining the tennis courts. Several portions of the park were re-turfed around the same period and the retaining wall to the railway line was reconstructed in 1935.



Figure H13 - View of the recently completed Coronation Playground in 1939.
Source: City of Sydney Archives.

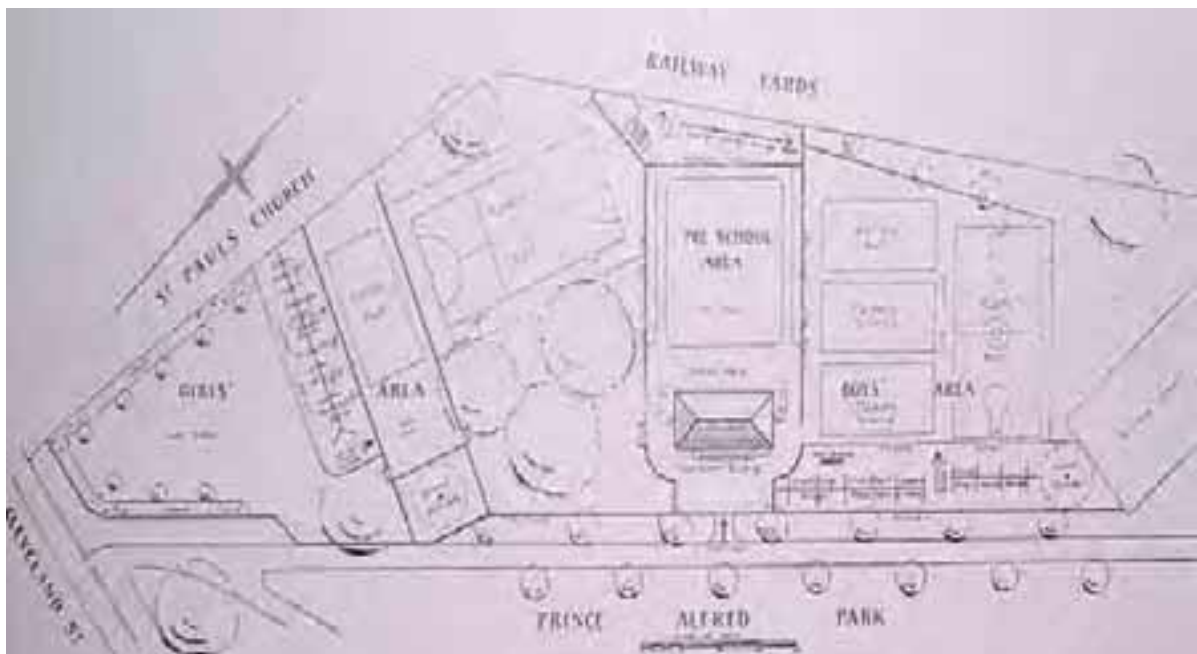


Figure H14 - Plan of the Coronation Playground completed in late 1938, showing the layout of the extensive facility. Source: City of Sydney Archives.

In 1942 the Exhibition Building was again taken over for military purposes. Following leasing problems and the huge cost of remediation works to the building, Council accepted a quotation for the removal to ground level of the structure in August 1953. The foundations were removed by May 1955. It was widely recorded that Council seemed unwilling at that time to fully investigate various building retention options which had been tabled.

Sydney City Council records indicate that in the early 1960s, the parks and recreation department was considering the installation of a sports oval in Prince Alfred Park. Under this scheme 40 out of the recorded 52 trees in the park were to be transplanted. It is not clear why this proposal was not put into place, but it may have been due to spatial restrictions caused by the development of a swimming pool and ice-rink or the shortage of funds arising from that.



Figure H15 – The ice-rink and swimming pool in Prince Alfred Park, c.1959.
Source: "The Echo". Magazine of Cleveland Street High School, 1959, p.17.

Following the removal of the building, a swimming pool and ice rink (see [Figure H15](#)) were constructed over part of the original Exhibition Building footprint, largely ignoring the park as a whole, and its old entrances and treed avenues. Due to difficulties with the ice rink, it was not opened until 1959. Following years of difficulties with ice melting, a roof was installed over the rink in 1975. The rink was demolished in 1993 and the area it occupied was returned to open lawns. The present swimming pool was installed near the site of the rink, with no effort to integrate it into the Park.

The historical identification plan on the following page shows the date of appearance of various park elements.

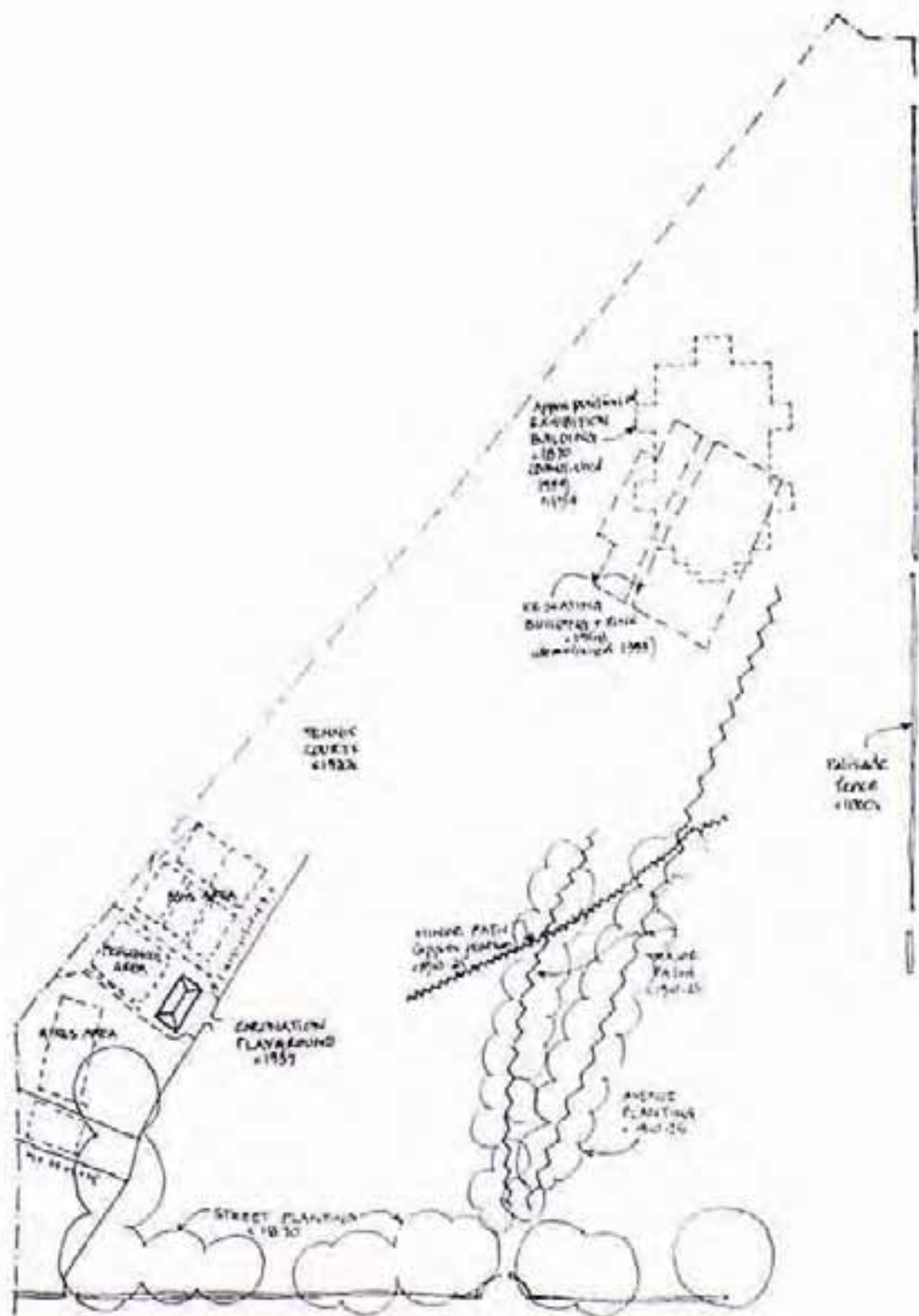


Figure H16 – Historic development plan of Prince Alfred Park, prepared by Design 5 Architects in 2001.

3.0 Photographic Inventory of Significant Park Elements



Fig.LH1. The tall sandstone gate pillar and a remnant section of Victorian iron palisade fencing along the section of the Chamlers St. boundary linking the northern end of the Park with the Railway Institute.



Fig. LH2 The section of 19th century pre-fabricated iron palisade fencing along the boundary with the Railway Institute.



Fig. LH3 An old Fig, possibly late 19th century, at the northern end of the Park, close to the Railway Institute.



Fig. LH4 The group of street tree plantings, c. 1920s, along the northern sector of the Chamlers St. boundary (at left). The western boundary is at the right.



Fig. LH5 Close-up view of the dwarf sandstone wall with coping stone and squared driveway entrance block, Chamlers St. boundary



LH 6 The visually intrusive red brick men's toilet block, which has been closed for some years.



Fig. LH 7 View looking east toward Chalmers St. from the western boundary, with old Fig trees at left, along the northern boundary.



Fig. LH 8 Two c. 1870s Washingtonia and six 20th century Phoenix Palms in the north-western sector. The Phoenix Palms were transplanted from the section of the Botanic Gardens excised for the Cahill Expressway.



Fig. LH 9 A row of 3 Plane trees (at right) along the northern sector of the western boundary with the railways.



Fig. LH 10 View showing how the swimming pool complex with its shade-cloth fencing sprawls over the central core of the Park.



Fig. LH 11 The second vehicular entrance to the Park moving south along Chalmers St., with dwarf sandstone walls and squared blocks that once supported gate pillars. The swimming pool complex closes the view into the Park from here. This was probably an important northern entrance to the Exhibition Building (removed in 1953-4).



Fig. LH 12 View southward toward the swimming pool complex, showing only young Brush Box trees in this sector, including along the Chalmers St. boundary. Older mature trees in the central sector were removed during the construction of the skating rink and swimming pool complexes.



Fig. LH 13 *Cleveland House*, the property after which the Cleveland Paddocks were named, seen from Chalmers St. These paddocks subsequently became Prince Alfred Park.



LH 14 Steps leading down from Chalmers St. (top) into the central sector of the Park. *Cleveland House* is visible in the distant background.



Fig. LH 15 View of the central steps and the ?? Church beyond, overpowered by the brutalist concrete building behind it.



Fig. LH 16 The group of c. 1870s plantings in the south-east sector of the Park, close to the Cleveland St. School.



Fig. LH 17 The group of historic trees at the south-east corner of the Park, adjacent to the School. Those visible are Moreton bay Fig (left), Brush Box (centre) and Port Jackson Fig. (right). The maintenance depot buildings are at right background.



Fig. LH 18 Southern vehicular entrance to the Park with mature Figs (*Ficus macrophylla*, *F. rubiginosa* and *F. virens*) at center and 2 Kauri Pines (*Agathis robusta*) at left. The oldest of these plantings date from 1869-70.



Fig. LH 19 Tall sandstone pillar marking the south-eastern boundary of the Park along Chalmers St. with dwarf sandstone wall leading to entrance roadway.



Fig. LH20 The 1920s avenue of Plane Trees leading down from Cleveland St. toward the entrance to the swimming pool complex.



Fig. LH 21 The curving avenue of Brush Box leading down from the semi-circular pedestrian entrance on Cleveland St., roughly along the alignment of the 1870 Backhouse plan for the Intercolonial Exhibition.



Fig. Lh 22 The former Ladies Convenience, now tennis court booking office and shop, adjacent to the courts and the western boundary.



Fig. LH 23 Three of the tennis courts along the mid-section of the western boundary.



Fig. LH 24 The new basketball court (centre), with the Coronation pavilion at far left. The court occupies a section of the former children's playground.



Fig. LH 25 The 1938 Coronation pavilion, as subsequently added to and altered, in the south-west sector of the park.



Fig. LH 26 Two of the 1870s Moreton Bay Figs in the south-west corner of the park.



Fig. LH 27 Two of the 1870 Fig Tree plantings along the Cleveland St. boundary. The 19th century buildings behind them are now being modernized, to the detriment of the historic setting of the Park



Fig. LH 28 Tall sandstone pillar marking the boundary with former St Paul's Church, in the south-west corner of the Park along Cleveland St.



Fig. LH 29 The 1870s Fig Tree plantings along Cleveland St., showing their age. Norfolk Is. Pines, interplanted with them, have since been removed.



Fig. LH 30 View to the city skyline from the upper slopes of the Park near Cleveland St. The swimming complex is at far right.



Fig. LH 31 The semi-circular entrance to the Park, midway along the Cleveland St. boundary. This originally formed the main entrance to the Park for the 1870 Intercolonial Exhibition and subsequently. Note the large 1870s Fig trees in this sector.



Fig. LH 32 The tall sandstone pillar marking the south-eastern boundary of the Park with the Cleveland St. School. Note the remnant section of Victorian palisade fence leading from it toward the right of the image, along the School boundary.



Fig. LH 33 View north toward the city, with 1870 fig Tree at far right (within School boundary) and Plane Tree avenue at left.



Fig. LH 34 View north to the city down the side of the School building. The swimming pool complex lies in the middle distance at left.



Fig. LH 35 View to the city from the pathway to the left of the School. The Central Station clocktower (arrowed) is still visible from this location.

4.0 Heritage Significance

4.1 Recognition of the Park as a Heritage Place

The preamble to the Burra Charter summarises the value of heritage places to the community, as follows:

“places of cultural significance enrich people’s lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. . . . They tell us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious . . . and must be conserved for present and future generations.”

4.2 Purpose and scope of a Statement of Significance

In the *Burra Charter*, cultural significance is defined as follows:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

Understanding significance is crucial to the care of a place of cultural significance. It provides the basis for the development of policy for managing the place, and is reliant upon a thorough understanding of the place itself and what contributes to its significance.

A statement of significance is a formal method used to describe the qualities that make a place important to the community as a whole. The preparation of statement of significance is an accepted method, used by professionals and organisations involved with heritage, to convey the importance of a place¹. A secondary role is to communicate to people unfamiliar with the place’s importance and to promote clear thinking and a framework for action among those responsible for its conservation.

4.3 Statement of Significance

The significance of the Park is discussed in relation to the criteria adopted by the NSW Heritage Office and set out in its guidelines document *Assessing Heritage Significance* 2001. These have been used in the following assessment, and its criteria are set out below:²

4.3.1 NSW Heritage Office criteria for assessment of significance

- Criterion (a):** importance in the course, or pattern, of NSW's or the local area’s cultural or natural history;
- Criterion (b):** strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW or the local area;
- Criterion (c):** importance in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area;
- Criterion (d):** strong or special association with a particular community or cultural group in NSW or the local area for social, cultural or spiritual reasons;
- Criterion (e):** potential to yield information that will contribute to an understanding of NSW's or the local area’s cultural or natural history;

¹ The method for assessing significance is described in detail in *Assessing Heritage Significance*, NSW Heritage Office 2001. Whilst the wording of criteria is arranged differently from the Burra Charter, the overall intent is to encompass all aspects of significance.

² NSW Heritage Assessment Criteria, as adopted from April 1999

Criterion (f): possession of uncommon, rare or endangered aspects of the cultural or natural history of NSW or the local area;

Criterion (g): importance in demonstrating the principal characteristics of a class of NSW's or the local area's cultural or natural places or environments.

To be assessed as having heritage significance, an item or place must:

- meet at least one or more of the nature of significance criteria [criteria a, b, c, and d]; and
- retain the integrity of its key attributes.

An item or place may also be ranked according to their heritage significance as having:

- Local Significance
- State Significance

4.3.2 Assessment according to each SHI criterion

Criterion (a): importance in the course, or pattern, of NSW's or the local area's cultural or natural history

Prince Alfred Park, gazetted as a public reserve on 22nd December 1865, has historical importance as an early example in Sydney of the English Victorian tradition of reserving land around expanding cities as places for the urban population to have wholesome recreation in the fresh air away from their slums.

It also has historical significance as the first public space in Australia to be laid out (in 1868-70) for the purposes of holding Exhibitions in the English style by the Royal Agricultural Society.

The Park has been adapted to meet the changing fashions and requirements of the local, city-wide and State communities, its core area having successively hosted agricultural shows, intercolonial exhibitions, public celebrations, concerts and fairs, circuses, military uses, war museum storage, children's playgrounds, roller and ice skating rinks, and public swimming pools.

Criterion (b): strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW or the local area; [associational value]

Prince Alfred Park has high historical significance for commemorating the visit in 1868 of Prince Alfred, second son of Queen Victoria, the first member of the Royal family to visit Australia. The visit signified acknowledgement of Australia's growing importance within the Empire.

The Park once had a strong association with the Royal Agricultural Society, which held 12 exhibitions there between 1868 and 1881 before its subsequent move to Moore Park.

Criterion (c): importance in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area; [aesthetic value]

Because only remnants of the original specially-designed Exhibition landscape remain, Prince Alfred Park has little ability to demonstrate aesthetic or creative achievements.

The Park retains long clear views from the upper southern slopes northward to the City of Sydney, which are of aesthetic value and should be retained. Moderate scaled buildings to the east and south, some from the 19th century, contribute to its setting and sense of enclosure.

Criterion (d): strong or special association with a particular community or cultural group in NSW or the local area for social, cultural or spiritual reasons; [social value]

Prince Alfred Park has a strong association with residents of the local community as a public recreation space offering an open air swimming pool, tennis courts, children's playground, basketball courts, shade trees, and grassed areas for informal ball sports. It is also enjoyed by city workers at lunchtime.

While the Park may have potential to yield Aboriginal cultural material if excavations were made beneath the layers of fill, this remains to be demonstrated. As far as is known, present day Aboriginal associations with the place remain to be articulated.

Criterion (e): potential to yield information that will contribute to an understanding of NSW's or the local area's cultural or natural history;[scientific value]

Prince Alfred Park and its component elements have been greatly altered since its gazetting as a public reserve in 1865. Some changes have covered earlier layers, while other elements have been totally removed. Depending on the exact location of any future excavations, the precise layout of the 1870 Benjamin Backhouse design, the northern end of the Exhibition pavilion, and possible Aboriginal cultural material might be uncovered, although the site has been so 'worked over' that the potential is rated as low to moderate rather than high.

Criterion (f): possession of uncommon, rare or endangered aspects of the cultural or natural history of NSW or the local area;[rarity value]
Prince Alfred Park is neither uncommon nor rare; nor does it possess elements or aspects which are endangered.

Criterion (g): importance in demonstrating the principal characteristics of a class of NSW's or the local area's cultural or natural places or environments.[representative value]

Prince Alfred Park demonstrates the principal characteristics of parks established for the enjoyment, use and recreation of the public in the City of Sydney.

Level of Significance: Overall, Prince Alfred Park has a high level of significance at the local level.

4.3.3 Summary Statement of Heritage Significance

Prince Alfred Park has a high degree of heritage significance as an early public reserve and first public open space in Australia laid out for holding large Exhibitions in the English style. Its naming reflects the first visit to Australia of a member of the Royal family, indicating acknowledgement of Australia's growing importance within the Empire. It reflects many adaptations to meet the changing fashions and requirements of the local, city-wide and State communities, its core area having successively hosted agricultural shows, intercolonial exhibitions, public celebrations, concerts and fairs, circuses, military uses, war museum storage, children's playgrounds, roller and ice skating rinks, and public swimming pools.

4.3.4 Heritage Listings

Prince Alfred Park is listed on the City of Sydney Local Environmental Plan CSH LEP 3 of 7 April 2000 (data base number 245 1292) and on the National Trust (NSW) Register on 23 November 1993.

Sydney City Council had a heritage and landscape plan for the Park prepared in 2001.

4.4 Rating of Items of Heritage Significance

See table on the following page

Table 1 Rating of items of Heritage Significance

No.	Item / Description of Historic Elements	Location	Heritage Rating	Comment and/or heritage recommendations
1.	Coronation Recreation Centre Originally a pavilion built in association with a children's playground in 1937. Since added to and modified, obscuring its original architectural integrity.	South-west sector	Moderate	Should be conserved but an adaptive re-use found for it which would ensure it being well-maintained. Later additions or modifications could be removed.
2.	Ladies convenience/ Constructed in 1939. Successfully adapted to a useful contemporary purpose, i.e., tennis court booking office and shop.	Midway along western boundary	Moderate	Should be conserved.
3.	Swimming Pool complex Constructed in association with the Ice Skating Rink in 1958-59 after Exhibition Building removed. The rink was demolished in 1993 and the pool complex reconstructed.	Central sector	Little (and intrusive)	A plain functional structure with no aesthetic or architectural merit and visually disruptive to the Park. Its surrounds further disfigure the Park.
4.	Remnant iron palisade fencing Early prefabricated metal fencing (late 19 th century) plus small sections of remaining Victorian palisade fences.	Between Railway Instit. & Park; also Chalmers & Cleveland Sts.	High	Should be repaired, conserved and maintained. (Although Cleveland St. section is on School land, it should still be retained.)
5.	Dwarf sandstone boundary walls Base/coping stones for former iron palisade fence around Park	Around whole perimeter of Park	High	Should be repaired, conserved and maintained.
6.	Large sandstone gate posts Originally associated with c. 1880 iron palisade fence around the Park	Various locations, especially on Park corners	High	Should be repaired, conserved and maintained.
7.	Cleveland Street tree plantings Fig trees planted c. 1870.	Along Cleveland St.	High	Should be conserved and maintained by skilled arborist.
8.	Chalmers Street plantings Various ages and types, mostly Figs, Brush Box, and Kauri Pines.	Along Chalmers St. & just around northern fence	Moderate and high	Older specimens near the School are more significant than those further north. All should be well conserved and maintained.
9.	20th century avenues of trees Curved rows of Brush Box and Plane Trees planted 1910 - 1925, the former roughly along the alignment of the main entrance pathway designed by Backhouse in 1870.	Central southern sector	Moderate	Should be conserved and maintained by skilled arborist. A 2m wide pathway through the Brush Box avenue almost begs to be instated.
10.	Remnant Palm Plantings 6 Phoenix and 2 Washingtonia palms, north of former Exhibition Bldg.	North-central sector, west of pool complex	A little	These should be conserved and maintained. Could be moved or incorporated into future landscaping
11.	Views to city Broad visual catchment to city skyline, including Central Station clocktower.	From upper southern slopes	Moderate	Retain all these important views. Do not insert structures within the Park that would interrupt them.
12.	Sandstone edging stones Probably installed late 19 th century.	Along north-west path	A little	Should be retained or re-used in a similar location if path alignment is changed.
13.	Tennis courts Four or five tennis courts have existed in this location since the late 1920s.	Central western sector	A little	These should be retained in this general location to demonstrate the long continuous use of this facility.
14.	Gentlemen's convenience Unremarkable functional red brick structure, now closed.	Northern sector	Intrusive	Should be removed. Incorporate any replacement into a larger, multi-purpose structure.

Amplification of recommendations

From the foregoing table, it is evident that most of the identified heritage items or elements should be retained, and provision made for their inclusion within the proposed Landscape Master Plan and subsequent Plan of Management.

- i. Given their ‘high’ heritage rating, it is particularly important to retain those remaining 19th century elements such as the tall sandstone boundary marker and gate pillars, the dwarf sandstone coping walls (for the original palisade fence), the two remnant sections of iron palisade fencing along the boundary at the northern end (Railway Institute and Chalmers St.) and southern end (Cleveland Street Intensive Language School) of the Park, and the remaining Fig Trees and Kauri Pines along Cleveland and Chalmers Streets and the northern edge of the Park.
- ii. It is also desirable to retain the Coronation Recreation Centre building, for which an adaptive reuse should be found that enables it to be re-opened and become once again part of the functioning life of the Park today. Later accretions and alterations to it could be removed if desired, to display the high quality of its original internal design and fitting
- iii. It is important to retain the impressive views northward to the city of Sydney from the upper slopes of the southern sector of the Park, and to refrain from inserting structures within that visual catchment that would interrupt those views.
- iv. It is also desirable to retain the tennis courts generally in their present location, because they have long existed there, meet a valued recreational need, and do not block views out to the city.
- v. The present swimming pool complex, while present in one form or another since 1959, is presently a visually disruptive and crudely fenced element within the core of the Park and needs to be completely redesigned. (It is understood that studies are concurrently underway in that regard.) It totally interferes with any ability to demonstrate or interpret the original use of that sector of the site for the former Exhibition Building. (This consultant does not share the view of earlier consultants that its changing room facilities and related structures have heritage value and should be retained.)
- vi. According to the Tropman report³, the Palms at the northern section of the Park have diverse origins. The two remaining *Washington robusta* palms originally grew in the niches along the walls of the Exhibition Buildings but were transplanted to the northern section in 1954 prior to the demolition of that building. Other Palms including *Phoenix canariensis*, *Howea fosteriana* and *Strelizia alba* were transplanted following the construction of the Cahill Expressway. They therefore have no special historical association with the Park and while it is desirable they should remain, they could be moved to other positions within the northern sector of the Park

³ Lester Tropman & Associates, 1989. “Prince Alfred Park – Conservation Policy”

F Tree Assessment



TREE MANAGEMENT CONSULTING ARBORICULTURISTS

TREE MANAGEMENT PLAN

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SITE ADDRESS

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1 INTRODUCTION

- 1.1 This Tree Management Plan was commissioned by John Newman of Environmental Partnership (NSW) Pty Ltd.
- 1.2 The subject site is Prince Alfred Park located at the corner of Chalmers and Cleveland Streets, Surry Hills, New South Wales.
The local governing authority is City of Sydney Council.

Figure 1 – PRINCE ALFRED PARK LOCATION PLAN

Location of Prince Alfred Park Surry Hills, New South Wales.
The red star indicates the location of the subject site.
Map not to scale.



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Map ref: 66 Grid ref: H6

- 1.3 The purpose of this Tree Management Plan is:
- to assess the health and condition of the existing trees in the park;
 - to give each tree an estimated Safe Useful Life Expectancy (SULE) rating;
 - to give recommendations for the retention or removal of trees; and
 - to provide recommendations for the ongoing maintenance and management of the existing trees.
- 1.4 Information contained in this Tree Management Plan covers only the trees that were examined and reflects the condition of the trees at the time of inspection. Care has been taken to obtain all information from reliable sources. All data has been verified as far as possible; however, I can neither guarantee nor be responsible for the accuracy of information provided by others.
- 1.5 This Tree Management Plan is not intended as an assessment of any impacts on trees by any proposed future development of the site.

2 METHODOLOGY

- 2.1** In preparation for this report an on-site meeting with John Newman of Environmental Partnership (NSW), and myself took place on Wednesday 10 November, 2004.
A ground level visual tree assessment (Mattheck 1994) was undertaken by the author of this Tree Management Plan on Wednesday 17 and Friday 19 November, 2004.
Field measurements, notes, observations and photographs were recorded during both inspections.
- 2.2** The inspection of trees was limited to visual examination of the subject trees without dissection, excavation, probing or coring.
No aerial (climbing) inspections, woody tissue testing or tree root investigation was undertaken as part of this tree assessment.
- 2.3** Tree heights and canopy spreads of the subject trees were provided on a site survey plan marked as 'Base plan' and supplied by Environmental Partnership Pty Ltd.
These tree dimensions were used in the Schedule of Surveyed Trees – Attachment A.
Where trees were not indicated on the base plan, the author has estimated their location on the marked up plan. The height, canopy spread and DBH of these trees was estimated and provided in the Schedule of Surveyed Trees.
Trunk diameter was estimated at approximately 1.4 metres above ground level (*DBH*).
- 2.4** Tree numbering in the Schedule of Surveyed Trees is the same as those used in the 'Major Tree Survey', dated March 2001, prepared by Tim Workman (City of Sydney Council), and Peter Devine (Manidis Roberts Consultants).
- 2.5** Where trees have been removed since the survey of 2001, this is so noted in the Schedule of Surveyed Trees.

3 DISCUSSION

3.1 Health and Condition of Existing Trees

- 3.1.1 The overall health and condition of the mature trees in the park appears to be good. The exception to this are a few of the mature Moreton Bay figs located along the Cleveland Street boundary of the park. It appears that the generally thin canopies of these trees are the result of a decline in vigour and required the removal of large primary branches. As I am not informed of the past pruning history I would assume that pruning activities have been confined to general removal of dead wood or structurally defective branches to reduce hazard potential.
- 3.1.2 This remedial type of pruning has created a proliferation of epicormic shoots along the remaining primary branches i.e. canopy removal increases light levels along the inner branch structure and stimulates epicormic production. At this time these epicormic shoots are generally small and not a significant risk to the public, however these epicormic growths must be managed by pruning to reduce any risks associated with weak branch attachments.
- 3.1.3 Given that these trees are likely to be in excess of 120 – 130 years old and growing in an environment which does not replicate the conditions of their natural habitat a decline in health or condition is not surprising.
Note: Further comments on tree health and condition can be found in the comments column of the Schedule of Surveyed Trees – Appendix C, attached to this report.
- 3.1.4 The majority of the Moreton Bay Figs have varying degrees of psyllid infestation, although none appeared to be severely affected at the time of my inspection. Chemical control of the pest is generally not advised as constraints on chemical use (e.g. physical, environmental, timing, etc), outweighs the effectiveness of the treatment.
Reducing stress (e.g. minimising pedestrian use under trees,) and encouraging natural predators and parasites by retaining fallen leaves around the base of the trees is probably the most effective means of reducing psyllid numbers.

Other control options are currently being investigated by the Plant Disease Diagnostic Unit of the Royal Botanic Gardens Sydney.

3.2 Comments on Individual Trees or Tree Groups

3.2.1 Tree group 1 – 4, 4A-D

Trees 1, 2 and 4 are in good health and condition. Yearly routine monitoring and maintenance pruning is required.

Tree 3 is of poor structural form and should be considered for removal and replacement.

North of this group are four (4) immature Golden Rain Trees, 4A-D which have sustained significant mechanical wounding to their stems. Presumably this is due to trimmer damage to the stem bases, and impact damage from mowing equipment at a higher point on the stems.

3.2.2 **Trees 5 and 6**

These trees have been removed

3.2.3 **Tree group 7 -11**

With the exception of Tree 7, the exposed surface roots of these Moreton Bay Figs are regularly damaged by mowing equipment. These trees are growing in lawn areas which require constant maintenance. Tree seven has a mulched groundcover which has reduced the need for high levels of maintenance including weeding within its root zone.

3.2.4 **Tree group 11A – 11C**

Three semi-mature Brush Boxes of good health. 11A has a poorly formed branch arrangement at a co-dominant union.

3.2.5 **Trees 12 - 15**

These trees have been removed.

3.2.6 **Trees 16 – 19**

Three Hill's Figs (one has been removed) of generally good health and condition. No significant problems were noted.

3.2.7 **Trees 20 – 20E**

Comprises 2 x Brush Boxes and 4 x deciduous species, possibly *Zelkova serrata*, although this has not been confirmed at the time of preparing this report.

All trees have a long Safe Useful Life Expectancy (SULE), although Tree 20A, requires pruning to remove a young competing leader.

3.2.8 **Tree group 21 – 25**

A scattered group of *Phoenix* palms. The 2001 Major Tree Survey notes these specimens were probably planted in the year 1910.

3.2.9 **Tree group 26 – 31A**

A significant row of trees along the northwest boundary of the park.

This group is comprised of mature Plane Trees, Hills Weeping Figs, a Moreton Bay Fig and a European Hackberry.

A few minor problems exist and are noted in the comments included in the Schedule of Surveyed Trees – Appendix C.

3.2.10 **Tree group 32 – 39**

A group of Brush Boxes and Moreton Bay Figs along the northeast side of the park. This tree group has high landscape significance.

Tree 35 is in poor health, suppressed and should be considered for removal.

3.2.11 Tree group 43 – 47

These ten (10) trees are relatively recent plantings comprising mostly immature and semi-mature Moreton Bay Figs and Brush Boxes. Generally there is a marked lack of vigour in these trees, typified by retarded growth and yellowing foliage. Several of these trees are growing on a bank bound by the footpath along Chalmers Street, and the internal path between the pool and Chalmers Street. Compacted soils, soil erosion and poor water infiltration are most likely contributing to their poor performance.

Poor planting stock (e.g. the trees may have had poorly developed or restricted root systems at the time of planting) could also be a contributing factor for poor growth.

Tree 47 is a more mature Brush Box with a pronounced stem inclusion extending to the base of the two stems. This tree should be considered for removal and replacement as this defect is likely to become more hazardous as the tree matures.

3.2.12 Tree group 48 – 54

Most trees in this group are in good health with the exception of Tree 52, which is in poor health and condition. Removal in the short term should be considered.

3.2.13 Tree group 55 – 58B

Generally trees in this group are in good health and fair to good condition. The Moreton Bay Figs in this group require further arboricultural assessment and management of epicormic shoots.

A Weeping Fig (*Ficus benjamina*) is located very close to an internal road and is likely to cause damage to the kerb and road surface in the future. This tree has little future in this location.

3.2.14 Tree group 59 – 65A

Moreton Bay Figs of fair to good health and fair condition. All have epicormic shoots to the primary scaffold branches, probably as a result of pruning.

These shoots will require managing to reduce potential for branch failures.

3.2.15 Tree group 66 – 101

A large group, mainly comprising two avenue plantings of Brush Box and Plane Trees.

Two Holly Oaks within the group should be removed as they are suppressed by larger trees, and appear incongruous in this avenue.

Tree 85 is a Brush Box of poor health, and appears to be declining. This specimen is at the north end of the avenue. If its health and condition does not improve over the short term (3–5 years) it should be removed.

Some cavities and decayed areas were noted in at least five (5) trees. These trees require further assessment, and possibly Resistograph® testing to determine structural integrity.

3.2.16 West side of tennis courts.

There are three group plantings of trees behind the tennis courts. Trees have not been individually assessed or numbered. Approximate locations are shown on Tree Plan B (Attachment 2).

The southernmost group comprises approximately nine (9) semi-mature Eucalypts of the same species (species undetermined due to lack of access). Heights range between 6 – 12 metres. Canopy spreads between 0.5 – 1 metre. The DBH's were estimated to be between 80 – 280mm. Limited inspection did reveal obvious storm damage (branch failures), death of main stems, high levels of suppression, poor structural form and poor stem taper. These trees have been planted too closely and are also suppressed by adjacent plantings in the railways depot area. The subject trees are considered to be of only short term value. These trees should be considered for removal and replaced with species appropriate for the limited space in this location.

The middle group consists of at least five mature to over-mature (5) Acacias. The majority of these are declining, damaged or of poor structural condition. These trees should also be removed and replaced.

The northernmost group of approximately seven (7) Acacias appear to be mature, and still in good health. These trees would be expected to decline as they become over-mature. Short term retention is feasible, however replacement at the same time as the other two groups would allow for consistency of plant establishment, growth and amenity.

3.2.17 Swimming pool enclosure.

Trees have not been individually assessed or numbered. Within the southwest corner of the swimming pool enclosure is a mixed group of 12 semi-mature *Platanus x hybrida* and *P. racemosa*, and 1 specimen which is probably *Acer pseudoplatanus*. All specimens range from approximately 8 – 10 metres tall, and 2 – 4 metres spread. DBH's range from 130 – 200mm. All specimens are in good health, and generally good condition. Some minor suppression of individuals is occurring due to the close spacings between trees. Some minor tip dieback was noted to a couple of Californian Plane Trees.

A group of 4 x *Robinia pseudoacacia* 'Frisia', 1 x *Robinia pseudoacacia* (Black Locust) and 1 x *Melaleuca quinquenervia* (Broad-leaved Paperbark) is located along the east side fence of the enclosure. Heights are approximately 6 metres by 6 metres spread. DBH's are approximately 150 – 200mm.

With the exception of the *Melaleuca* the remaining trees are not in good condition and replacement should be considered. Significant stem inclusions (the northernmost has a co-dominant stem which has failed and is resting on the fence). Dieback and suckering is also noted to the trees.

Near the east corner of the amenities/office building is a group of 4 x *Ulmus parvifolia* (Chinese Elms) in good health and condition. The trees are

approximately 6 – 9 metres, with canopy spreads of 4 – 8 metres. DBH's are 150 – 200mm.

The trees are growing in two small garden beds approximately 2 x 1.5 metres in area, and surrounded by concrete paving. The paved areas are being lifted by tree roots.

Whilst there are no special problems, there are some rubbing, crossing branches which need removal. The group provides a pleasant area of shade and visual amenity.

Closer to the building are two *Callistemon* species. approximately 4 metres tall by 4 metres wide, with DBH's of 130 – 200mm. There are no special problems with these two trees, although they provide little in the way of shade or visual amenity.

3.3 Tree Management and Amenity Issues

- 3.3.1 As a busy inner city park the demand for shade and amenity is high. Many city workers like to relax and sit, or lie down in the shade offered by the mature trees, particularly the figs along Cleveland Street.
The requirement for a 'tidy' and controlled environment, e.g. mown lawns under shade trees and removal of leaf litter, is contributing to the problems affecting these large trees.
- 3.3.2 Providing these trees with large mulched surrounds and keeping the fallen leaves within this area will limit the area the general public can use for shade, but encourage predators and parasites of psyllids to remain close to the trees.
- 3.3.3 The spacings between the Figs along Cleveland Street are wide enough to enable new plantings of Moreton Bay Figs between existing trees. As the decline of the older, existing trees is managed by remedial pruning and pruning to reduce hazards, the new trees would eventually develop the typically broad canopy of Figs.
The eventual removal of the original Figs would have less dramatic visual impact if young trees are planted several years before removal is required. The canopy development of the young trees can be
- 3.3.4 A young Port Jackson Fig (T65A) has been planted between Trees 11 and 65, which may not quite meet the proportions or visual majesty of the Moreton Bay Figs. The tree could be readily transplanted although care would need to be taken to avoid damage or compaction of roots belonging to the mature Figs either side.

4 CONCLUSIONS

- 4.1** The overall health and condition of the large trees in the park is good, although there are notable exceptions to this.
Many of the more mature Moreton Bay Figs, and particularly those along Cleveland Street, exhibit a decline in vigour and subsequently their condition is deteriorating.
The protection of surface roots from mowing equipment and the general public could be improved by providing large mulched areas around the trees. Whilst this is not usually visually appealing or inviting to the general public it is in the best interest of tree health. Allowing fallen leaves to be raked up from lawn areas and placed within the mulch areas would help to alleviate psyllid infestations of the Moreton Bay Figs.
Management of these trees requires pruning works to maintain their branch architecture in a safe manner, whilst allowing epicormic shoots to form a canopy which can sustain the trees for the period the trees are retained. Removal of these large trees within the next 10-20 years is probably inevitable, however if new plantings could establish between these trees, the visual impacts of their removal could be softened.
- Other trees of poor condition of health, such as the Wattles and Eucalypts behind the tennis courts, and the *Robinias* inside the swimming pool enclosure have little amenity value and do not warrant retention.
- 4.2** Many recently planted trees in lawn areas are suffering mechanical damage to their stems and lower branches. This problem is totally avoidable, and these young trees can be easily provided with protective measures to ensure they mature into disease free, structurally sound trees. The health of damaged young trees should be monitored to determine if individual specimens may need to be removed and replaced.
- 4.3** Six (6) trees are recommended for removal in the short term i.e within five (5) years based on their poor form, declining vigour or suppression by other trees. No trees were identified as being so hazardous and requiring immediate removal. Approximately nineteen (19) trees were identified as requiring further, detailed arboricultural assessment including aerial inspections and Resistograph® testing.
- 4.4** Pruning will be required to ensure all deadwood over public footpaths, internal roads and open space areas is carried out to minimize damage to property or injury to people.
Management of the mature trees within this park is a process relying on initial pruning works to reduce hazards, ongoing routine maintenance and monitoring of their health and condition.

5 RECOMMENDATIONS

5.1 Specific

Tree or tree groups which require specific works are included below.

Pruning works to trees are included in the Pruning Program - Attachment C

5.1.1 Tree removals

Remove Tree 3.

Remove *Robinias* inside pool enclosure, *Acacias* and Eucalypts behind tennis courts.

Remove Trees 3, 35, 52, 58A, 66, 69 within 5 years.

5.1.2 Tree groups 4A – 4D, 11A - 11C, 20A – 20E

- Remove turf grass around base of trees stem, either by use of glyphosate herbicide or careful hand removal. Avoid contact of herbicide to recently damaged bark tissue;
- Provide an area cleared of grass for 1 metre radius around each recently planted tree;
- Provide leaf mulch processed from native trees, to pieces not larger than 75 x 50 x 15mm. Mulch to be free of weed species such as Privet, Camphor or Coral Tree.

Use mulch that conforms to AS 4454, that is free of deleterious material such as soils, weeds, sticks and stones. Spread evenly to a thickness of 75mm. Ensure that mulch is not placed in contact with plant stems. Apply mulch to all bare soil.

Alternatively, provide stem protection to new plantings to avoid damage to stems from trimmers and mowers.

Tree guards may be the most appropriate solution to ensure this damage does not occur.

5.1.3 Mature Moreton Bay Figs

Protection of the majority of woody surface roots can be achieved by preventing the use of mowing equipment, and limiting public use within a 5 metre radial offset from the trees.

The ground within this offset should have grass removed, and a suitable mulch such as Eucalyptus leaf mulch laid to a depth of 50mm.

To reduce psyllid attack it is recommended that prior to mowing near Moreton Bay Fig Trees, fallen fig leaves must be raked up from lawn areas and placed inside the mulched surrounds of the trees.

5.2 Aerial Inspections

5.2.1 The following mature trees should be aerially inspected to determine the presence of structural defects such as weak branch attachments.

The result of these inspections may require further arboricultural assessment and recommendations for ongoing tree management.

Trees 7 – 11, 54, 55, 57, 59 – 65, 90 and 100.

5.3 Resistograph® Testing of Trees

- 5.3.1 Resistograph® testing of Trees 83, 86, 87, 97 and 100 may be required. This should only be carried out after detailed inspection of cavities indicates testing is necessary.

5.4 Recently Planted Trees

- 5.4.1 Tractor mowers must not be used near young trees where low branches can be damaged by the cab of the passing vehicle.
(Young trees must not have lower branches removed unless under direction of the City arborist)

5.5 Existing Mature Tree Plantings (other than Fig Trees)

- 5.5.1 Use glyphosate herbicide to control grass and weed growth at the base of mature trees. Do not use weed trimmers within 0.5 metres of any tree.

Alternatively, provide all park trees with cleared and mulched areas within a 1 metre radius of the tree.

5.6 New/Replacement Tree Plantings

- 5.6.1 A planting strategy for the eventual replacement of mature, declining Figs should be implemented within 5 years.

This is to ensure new trees are well established and provide a reasonable canopy cover when the existing figs can no longer be retained in a manner which is both safe and aesthetically pleasing.

5.7 Tree Monitoring

- 5.7.1 All mature trees should be inspected by an experienced and competent arborist at least once each year. The site inspection date and all relevant observations, data, recommendations, etc are to be recorded and made available to the client.

Particular attention must be given to monitoring of any existing defects such as:

- included stems and branches of all Fig species.
- the included co-dominant stems of Tree 47 - Brush Box.

- 5.7.2 The trees must be inspected after any major storm event e.g. gale force winds, excessive or prolonged rain periods, or significant electrical storms.

5.8 Tree Pruning

5.8.1 Pruning methods and techniques

Contracted tree workers must have a minimum Level 2 qualification in Tree Surgery to carry out any pruning works on this site.

Pruning methods and techniques used are to be in accordance with these written specifications complying with Australian Standard AS 4373 – 1996 *Pruning of Amenity Trees*.

A copy of this document must be available and held on site by the supervisor.

5.8.2 Safe work practices

When pruning trees the following are to be complied with:

- Australian Standard AS4373 – 1996 *Pruning of Amenity Trees*; and
- The Workcover Authority's *Code of Practice for the Amenity Tree Industry*, No. 34, May, 1998.

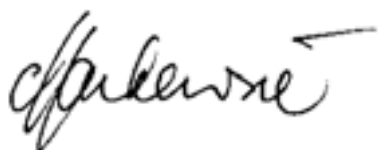
5.8.3 Supervision of pruning works

Pruning work is to be carried out under the direct supervision of a nominated qualified tree worker or the project arborist.

During all pruning works any defective or diseased tree parts encountered by tree workers are to be reported to the site supervisor.

5.8.4 Specific pruning works

Refer to Pruning Program, Attachment 3.



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APPENDIX A - TERMS AND DEFINITIONS



TERMS AND DEFINITIONS

The following relates to terms or abbreviations that have been used in this report and provides the reader with a detailed explanation of those terms.

Age classes

- (I) = immature and refers to a well established but juvenile tree.
- (S) = semi-mature and refers to a tree at growth stages between immaturity and full size.
- (M) = mature and refers to a full sized tree with some capacity for further growth.
- (O) = over-mature and refers to a tree about to enter decline or already declining.

Co-dominant Equal in size and relative importance. Usually associated with the trunks/stems or scaffold limbs/branches in the crown.

Condition refers to the tree's form and growth habit, as modified by its environment (aspect, suppression by other trees, soils) and the state of the scaffold (ie trunk and major branches), including structural defects such as cavities, crooked trunks or weak trunk/branch junctions. These are not directly connected with health and it is possible for a tree to be healthy but in poor condition.

Critical Root Zone (CRZ) refers to a radial offset of five (5) times the trunk DBH measured from the center of the trunk. Excavation within this area may seriously destabilize the tree. Fully elevated construction within this area is possible with specific root zone assessment.

Diameter at Breast Height (DBH) refers to the tree trunk diameter at breast height (1.4 metres above ground level)

Epicormic Shoots which arise from adventitious or latent buds. These shoots often have a weak point of attachment. They are generally a response to stress in the tree.

Hazard refers to anything with the potential to harm health, life or property.

Health refers to the tree's vigour as exhibited by the crown density, leaf colour, presence of epicormic shoots, ability to withstand disease invasion, and the degree of dieback.

Primary Root Zone (PRZ) refers to a radial offset of ten (10) times the trunk DBH measured from the center of the trunk. Excavation is possible within one offset only with this area and subject to specific rootzone assessment.

Scaffold branch A primary structural branch of the crown

Included/inclusion - Stem/bark, a genetic fault and potentially a weak point of attachment.

SAFE USEFUL LIFE EXPECTANCY (SULE)

In a planning context, the time a tree can expect to be usefully retained is the most important long-term consideration. SULE is a system designed to classify trees into a number of categories so that information regarding tree retention can be concisely communicated in a non-technical manner.

SULE categories are easily verifiable by experienced personnel without great disparity.

A tree's SULE category is the life expectancy of the tree modified first by its age, health, condition, safety and location (to give safe life expectancy), then by economics (ie cost of maintenance: retaining trees at an excessive management cost is not normally acceptable), effects on better trees, and sustained amenity (ie establishing a range of age classes in a local population).

SULE assessments are not static but may be modified as dictated by changes in tree health and environment. Trees with a short SULE may be at present be making a contribution to the landscape but their value to the local amenity will decrease rapidly towards the end of this period, prior to their being removed for safety or aesthetic reasons.

For details of SULE categories see Appendix B, adapted from Barrell 1996.

Taper Relative change in diameter with length; reflects the ability of the stem or branch to evenly distribute stress along its length.

Topping or heading is a pruning practice that results in removal of terminal growth leaving a cut stub end. Topping causes serious damage to the tree.

APPENDIX B - SULE CATEGORIES



SULE CATEGORIES (after Barrell 1996, Updated 01/04/01)

The five categories and their sub-groups are as follows:

1. Long SULE - tree appeared retainable at the time of assessment for over 40 years with an acceptable degree of risk, assuming reasonable maintenance:

- A. structurally sound trees located in positions that can accommodate future growth
- B. trees which could be made suitable for long term retention by remedial care
- C. trees of special significance which would warrant extraordinary efforts to secure their long term retention

2. Medium SULE - tree appeared to be retainable at the time of assessment for 15 to 40 years with an acceptable degree of risk, assuming reasonable maintenance:

- A. trees which may only live from 15 to 40 years
- B. trees which may live for more than 40 years but would be removed for safety or nuisance reasons
- C. trees which may live for more than 40 years but would be removed to prevent interference with more suitable individuals or to provide space for new planting
- D. trees which could be made suitable for retention in the medium term by remedial care

3. Short SULE - tree appeared to be retainable at the time of assessment for 5 to 15 years with an acceptable degree of risk, assuming reasonable maintenance:

- A. trees which may only live from 5 to 15 years
- B. trees which may live for more than 15 years but would be removed for safety or nuisance reasons
- C. trees which may live for more than 15 years but would be removed to prevent interference with more suitable individuals or to provide space for new planting
- D. trees which require substantial remediation and are only suitable for retention in the short term

4. Removal - trees which should be removed within the next 5 years

- A. dead, dying, suppressed or declining trees
- B. dangerous trees through instability or recent loss of adjacent trees
- C. dangerous trees because of structural defects including cavities, decay, included bark, wounds or poor form.
- D. damaged trees that are clearly not safe to retain.
- E. trees which may live for more than 5 years but would be removed to prevent interference with more suitable individuals or to provide space for new planting.
- F. trees which are damaging or may cause damage to existing structures within the next 5 years.
- G. trees that will become dangerous after removal of other trees for the reasons given in (a) to (f).
- H. trees in categories (a) to (g) that have a high wildlife habitat value and, with appropriate treatment, could be retained subject to regular review.

5. Small, young or regularly pruned - Trees that can be reliably moved or replaced.

- A. small trees less than 5m in height.
- B. young trees less than 15 years old but over 5m in height.
- C. formal hedges and trees intended for regular pruning to artificially control growth.

ATTACHMENT 1 – SCHEDULE OF SURVEYED TREES



SCHEDULE OF SURVEYED TREES

PRINCE ALFRED PARK

Tree No.	Species and Common Name	Height (M)	Canopy spread (M)	DBH (mm)	Age	Health	Condition	SULE	Comments	Action
1	<i>Melaleuca quinquenervia</i> Broad-leaved Paperbark	14	12	600	M	Good	Fair to Good	Medium 2B	Included stems. Epicormic growths.	Monitor inclusion.
2	<i>Liquidambar styraciflua</i> Liquidambar	10	7	200	SM	Good	Good	Medium 2A	Epicormics on stem. Canopy touching adjacent building.	Minor branch reduction to clear building.
3	<i>Acmena smithii</i> Lilly Pilly	10	6	350	M	Good	Fair	Short 3B	Poor form – loss of main stem. Excessive branch endweight.	Removal in the short term.
4	<i>Melaleuca quinquenervia</i> Broad-leaved Paperbark	10	6	250	SM	Good	Good	Long 1A	No special problems visibly apparent at time of inspection.	Monitor.
4A	<i>Koelreuteria paniculata</i> Golden Rain Tree	3	1.5	80	I	Good	Fair to Good	Long 1A		
4B	<i>Koelreuteria paniculata</i> Golden Rain Tree	3.5	1	60	I	Good	Fair to Good	Long 1A		
4C	<i>Koelreuteria paniculata</i> Golden Rain Tree	3	1	50	I	Good	Good	Long 1A		
4D	<i>Koelreuteria paniculata</i> Golden Rain Tree	3	1	40	I	Good	Fair to Good	Long 1A		
5	Not located – removed.									
6	Not located – removed.									
7	<i>Ficus macrophylla</i> Moreton Bay Fig	15	30	4000	M	Good	Fair	Medium 2D	Thinning crown. Large primary branch removed. Large branch stubs with epicormic shoots. Epicormic shoots developing under power lines.	Aerial inspection. Remediation. Manage activities in root zone. Monitoring.
8	<i>Ficus macrophylla</i> Moreton Bay Fig	30	20	3200	M	Good	Good	Medium 2D	Minor twig dieback. Mower and trimmer damage to surface roots.	Aerial inspection. Remediation.

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18	Not located – removed previously?										
19	<i>Ficus microcarpa</i> var. <i>hillii</i> Hill's Weeping Fig	10	8	350	SM	Good	Fair to Good	Long 1A	Stem inclusion @ 1.5m.	Monitor.	
20	<i>Lophostemon confertus</i> Brush Box	14	10	600	M	Good	Good	Long 1A	Minor small branch death. Roots damaging kerb.	Monitor.	
20A	<i>Lophostemon confertus</i> Brush Box	8	4	300	SM	Good	Fair	Long 1B	Co-dominant stems @ 2m. Three primary branches arising from same point on stem.	Monitor. Removal of smallest codominant stem.	
20B	? <i>Zelkova serrata</i> Keaki or Zelkova	5	2	100	I	Good	Good	Long 1A	Some minor tip dieback. Some leaf burn – possibly recent hot weather and wind burn.	Formative pruning.	
20C	? <i>Zelkova serrata</i> Keaki or Zelkova	5	2	120	I	Good	Good	Long 1A	Some minor tip dieback. Some leaf burn – possibly recent hot weather and/or wind burn.	Formative pruning.	
20D	? <i>Zelkova serrata</i> Keaki or Zelkova	6	2	110	I	Good	Good	Long 1A	Some minor tip dieback. Some leaf burn – possibly recent hot weather and/or wind burn.	Formative pruning.	
20E	? <i>Zelkova serrata</i> Keaki or Zelkova	5	2	140	I	Good	Good	Long 1A	Some minor tip dieback. Some leaf burn – possibly recent hot weather and/or wind burn.	Formative pruning.	
21	<i>Phoenix</i> sp Possibly <i>P. dactylifera</i> or <i>P. sylvestris</i>	9	6	400	M	Good	Fair	Medium 2A	No special problems visibly apparent at time of inspection.	Monitor.	
22	<i>Phoenix canariensis</i> Canary Island Date Palm	11	8	600	M	Good	Fair	Medium 2A	No special problems visibly apparent at time of inspection.	Monitor.	
23	<i>Phoenix</i> sp Possibly <i>P. dactylifera</i> or <i>P. sylvestris</i>	7	6	400	M	Good	Fair	Medium 2A	Fig seedling in crown.	Remove fig seedling.	
24	<i>Phoenix canariensis</i> Canary Island Date Palm	12	5	700	M	Good	Fair	Medium 2A	Stem narrowed @ 7- 8m – restricted growth during development. Fig seedling in canopy.	Remove fig seedling. Monitor.	
25	<i>Phoenix canariensis</i> Canary Island Date Palm	12	5	800	M	Good	Fair	Medium 2A	Narrowed stem @ 7 – 8m– restricted growth during development.	Remove fig seedling. Monitor.	
26	<i>Platanus x hybrida</i> Plane Tree	12	10	500	M	Good	Good	Long 1A	Minor tip dieback.	Monitor.	
27	<i>Platanus x hybrida</i> Plane Tree	12	10	450	M	Good	Good	Long 1B	Small cavity in branch over public path.	Monitor cavity. May require future pruning to	

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41	<i>Livistona australis</i> Cabbage Tree Palm	25	3	600	M	Good	Good	Medium 2A	No special problems visibly apparent at time of inspection.	Monitor.
42	<i>Phoenix canariensis</i> Canary Island Date Palm	12	5	600	M	Good	Good	Medium 2A	Dead fronds. Fig seedling in canopy.	Trim dead fronds. Remove fig seedling. Monitor.
42A	<i>Ficus microcarpa</i> var. <i>hillii</i> Hill's Weeping Fig	4	5	180	SM	Good	Good	Long 1A	No special problems visibly apparent at time of inspection.	Monitor.
42B	<i>Strelitzia reginae</i> Bird of Paradise	7	5	Multi	M	Good	Good	Medium 2A	No special problems visibly apparent at time of inspection.	Remove overmature stems.
43	<i>Lophostemon confertus</i> Brush Box	8	4	280	SM	Fair	Good	Long 1B	Soil erosion exposing upper roots. Adjacent power lines.	Soil remediation. Directional/ formative pruning.
44	<i>Lophostemon confertus</i> Brush Box	6	3	200	SM	Good	Good	Long 1B	Adjacent power lines.	Directional/ formative pruning.
45	<i>Lophostemon confertus</i> Brush Box	6	3	200	SM	Good	Good	Long 1B	Adjacent power lines (within 4-5 metres)	Directional/ formative pruning.
45A	<i>Ficus macrophylla</i> Moreton Bay Fig	4	2	100	I	Good	Good	Long 1A	Psyllids present.	Soil remediation. Monitor psyllids.
45B	<i>Ficus macrophylla</i> Moreton Bay Fig	4	2	120	I	Fair	Fair	Long 1A	Dieback of tips and small branches. Yellowed foliage.	Soil remediation. Monitor psyllids.
45C	<i>Ficus macrophylla</i> Moreton Bay Fig	4	2	100	I	Fair	Fair	Long 1A	Dieback of tips and small branches. Yellowed foliage.	Soil remediation. Monitor psyllids.
45D	<i>Ficus macrophylla</i> Moreton Bay Fig	6	5	200	I	Good	Good	Long 1A	Psyllids present.	Monitor psyllids.
46	<i>Lophostemon confertus</i> Brush Box	8	6	250	SM	Fair To Good	Good	Long 1B	Some minor tip dieback. Surface roots.	Soil remediation. Monitor.
46A	<i>Ficus macrophylla</i> Moreton Bay Fig	4	3	150	I	Good	Good	Long 1A	Psyllids present.	Soil remediation. Monitor psyllids.
47	<i>Lophostemon confertus</i> Brush Box	10	4	400	M	Good	Fair to Good	Short 3B	Pronounced stem inclusion @ 1.3m to base of tree.	Monitor inclusion – potential removal.
48	<i>Cryptocarya obovata</i> Pepperberry Tree	15	6	600	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection.	Monitor.

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49	<i>Ficus macrophylla</i> Moreton Bay Fig	18	7	900	M	Good	Fair	Medium 2D	Psyllids present. Epicormic shoots along primary branches. Decay pockets at old pruning/failures sites.	Aerial inspection. Manage epicormics. Monitor.
50	<i>Agathis robusta</i> Queensland Kauri	15	8	700	M	Good	Good	Long 1B	Small epicormic shoots on lower stem.	Remove epicormics on lower stem. Monitor.
51	<i>Lophostemon confertus</i> Brush Box	12	7	600	M	Good	Fair to Good	Long 1A	Twig dieback. Canopy competition with other trees. Deadwood to 50mm diameter.	Remove deadwood >25mm diameter. Monitor.
52	<i>Ficus macrophylla</i> Moreton Bay Fig	8	7	700	M	Fair	Fair to Poor	Removal 4A	Excessive canopy loss. Branch failures evident. Poorly pruned. Psyllids present.	Monitor. Potential removal in the short term.
53	<i>Lophostemon confertus</i> Brush Box	15	10	700	M	Fair to Good	Fair to Good	Long 1A	Minor tip dieback.	Monitor.
54	<i>Ficus macrophylla</i> Moreton Bay Fig	10	12	200	SM	Good	Good	Long 1B	Decay pockets at old branch sites. Psyllids present.	Aerial inspection. Monitor.
55	<i>Ficus rubiginosa</i> Port Jackson Fig	25	12	1300	M	Fair	Fair	Medium 2A	Thinning crown. Deadwood present.	Aerial inspection. Remove deadwood > 25mm diameter
56	<i>Agathis robusta</i> Queensland Kauri	25	6	600	M	Good	Fair to Good	Long 1A	Epicormic shoot from old codominant stem site (stem removed). Epicormic shoots to lower stem.	Remove epicormic shoot from stem. Manage and/or removed other epicormics form lower stem. Monitor.
57	<i>Ficus macrophylla</i> Moreton Bay Fig	4	3	200	SM	Good	Fair	Medium 2D	Large dead stubs in canopy. High proportion of epicormic shoots along primary branches.	Deadwooding and remedial pruning. Aerial inspection. Manage epicormic growth. Monitor.
58	<i>Ficus virens</i> White Fig	10	6	600	M	Good	Good	Long 1A	Moderate suppression of canopy development to south.	Monitor.

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58A	<i>Ficus benjamina</i> Weeping Fig	5	5	Multi	SM	Good	Fair to Good	Medium 2B	Stem inclusion near base. Close to service road – potential damage in the future.	Monitor.
58B	<i>Ficus microcarpa</i> var. <i>hillii</i> Hill's Weeping Fig	7	8	350	SM	Good	Good	Long 1A	Stem inclusion.	Monitor.
59	<i>Ficus macrophylla</i> Moreton Bay Fig	19	18	1200	M	Good	Fair	Medium 2D	Epicormic shoots along primary branches. Root damage by mowers. Canopy spread suppressed to east by tree in neighbouring property. One of several mature figs growing along Cleveland Street frontage of Park.	Aerial inspection. Manage epicormics. Monitor.
60	<i>Ficus macrophylla</i> Moreton Bay Fig	23	25	2000	M	Good	Fair to Good	Medium 2D	Open canopy – overthinned by pruning. Epicormic shoots along primary branches. One of several mature figs growing along Cleveland Street frontage of Park.	Aerial inspection. Manage epicormics. Monitor.
61	<i>Ficus macrophylla</i> Moreton Bay Fig	18	17	1200	M	Good	Good	Long 1A	Some suppression of canopy development to East. Epicormic shoots to primary branches. One of several mature figs growing along Cleveland Street frontage of Park.	Aerial inspection. Manage epicormics. Monitor.
62	<i>Ficus macrophylla</i> Moreton Bay Fig	20	21	2000	M	Good	Fair to Good	Medium 2D	Canopy weighted over Park. Epicormic shoots along primary branches. One of several mature figs growing along Cleveland Street frontage of Park.	Aerial inspection. Manage epicormics. Monitor.
63	<i>Ficus macrophylla</i> Moreton Bay Fig	19	23	1200	M	Fair	Fair	Medium 2D	Epicormic shoots along primary branches – overthinning. One of several mature figs growing along Cleveland Street frontage of Park.	Aerial inspection. Manage epicormics. Monitor.
64	<i>Ficus macrophylla</i> Moreton Bay Fig	16	23	2000	M	Fair	Fair	Medium 2D	Some dead stubs and epicormic shoots to stubs and primary branches. One of several mature figs growing along Cleveland Street frontage of Park.	Aerial inspection. Manage epicormics. Monitor.
65	<i>Ficus macrophylla</i> Moreton Bay Fig	14	20	1200	M	Fair	Fair	Medium 2D	Poor form, overpruned. One of several mature figs growing along Cleveland Street frontage of Park.	Aerial inspection. Manage epicormics. Monitor.
65A	<i>Ficus rubiginosa</i> Port Jackson Fig	4	4	2 x 200	I	Good	Fair to Good	Long 1A	Psyllids present. Poorly pruned. Damage to lower branches possibly tractor mower.	Monitor psyllids. Clean up pruning stubs.
66	<i>Quercus ilex</i> Holly Oak	7	9	500	M	Good	Fair	Removal 4A	Suppressed by larger, dominant trees.	Monitor. Removal in the short term.

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67	<i>Lophostemon confertus</i> Brush Box	15	18	900	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue within park.	Monitor.
68	<i>Lophostemon confertus</i> Brush Box	20	18	800	M	Fair to Good	Fair to Good	Long 1A	Some twig and small branch dieback. Part of significant avenue within park.	Monitor.
69	<i>Quercus ilex</i> Holly Oak	16	15	500	M	Good	Fair to Good	Removal 4A	Suppressed, particularly by adjacent Plane Tree.	Monitor. Removal in the short term.
70	<i>Lophostemon confertus</i> Brush Box	17	16	700	M	Good	Good	Long 1A	Small diameter deadwood present. Part of significant avenue within park.	Monitor. Remove deadwood >25 mm diameter.
71	<i>Lophostemon confertus</i> Brush Box	15	18	1200	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue within park.	Monitor.
72	<i>Lophostemon confertus</i> Brush Box	15	14	500	M	Good	Good	Long 1A	Some suppression of canopy development. Part of significant avenue within park.	Monitor.
73	<i>Lophostemon confertus</i> Brush Box	14	15	600	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue within park.	Monitor.
74	<i>Lophostemon confertus</i> Brush Box	15	14	500	M	Fair	Fair	Long 1A	Some suppression of canopy. Minor twig dieback and thinning canopy. Part of significant avenue within park.	Monitor.
75	<i>Lophostemon confertus</i> Brush Box	12	15	700	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue within park.	Monitor.
76	<i>Lophostemon confertus</i> Brush Box	15	14	500	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue within park.	Monitor.
77	<i>Lophostemon confertus</i> Brush Box	14	15	600	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue within park.	Monitor.
78	<i>Lophostemon confertus</i> Brush Box	15	14	600	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue within park.	Monitor.
79	<i>Lophostemon confertus</i> Brush Box	16	17	600	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue within park.	Monitor.
80	<i>Lophostemon confertus</i> Brush Box	15	14	600	M	Fair to Good	Good	Long 1A	Minor twig dieback. Part of significant avenue within park.	Monitor.
81	<i>Lophostemon confertus</i> Brush Box	15	16	700	M	Fair	Fair to Good	Long 1B	Appears to have been 'lopped' some time ago. Some dieback due to overshadowing. Part of significant avenue within park.	Monitor.

URBAN FORESTRY AUSTRALIA - TREE MANAGEMENT & CONSULTING ARBORICULTURISTS

82	<i>Lophostemon confertus</i> Brush Box	17	15	700	M	Fair to Good	Fair to Good	Long 1B	Appears to have been lopped some time ago. Part of significant avenue within park.	
83	<i>Lophostemon confertus</i> Brush Box	15	16	170		Good	Fair	Short 3D	Previously lopped @ 6 metres. Decay in included codominant stems @ 1.2m above ground. Part of significant avenue within park.	Resistograph® test to decay area.
84	<i>Lophostemon confertus</i> Brush Box	15	14	600	M	Fair	Fair	Medium 2A	Previously lopped. Thinning, sparse canopy. Leaves small. Part of significant avenue within park.	Monitor.
85	<i>Lophostemon confertus</i> Brush Box	15	15	500	M	Fair to Poor	Fair	Medium 2D	High proportion of twig and small branch dieback. End tree of significant avenue within park.	Monitor. Consider removal if no improvement in vigour and condition.
86	<i>Platanus racemosa</i> Californian Plane Tree	16	18	1000	M	Good	Fair to Good	Medium 2D	Basal cavity. Part of significant avenue (end tree) of Sycamores and Plane Trees within park.	Monitor cavity. May require Resistograph® test.
87	<i>Platanus racemosa</i> Californian Plane Tree	20	22	1100	M	Good	Fair to Good	Medium 2D	Basal cavity. Part of significant avenue of Sycamores and Plane Trees within park.	Monitor cavity. May require Resistograph® test.
88	Not located – previously removed.									
89	<i>Platanus racemosa</i> Californian Plane Tree	20	20	1200	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue of Sycamores and Plane Trees within park.	
90	<i>Platanus racemosa</i> Californian Plane Tree	22	22	1200	M	Good	Good	Medium 2D	Cavity in stem. Part of significant avenue of Sycamores and Plane Trees within park.	Aerial inspection of cavity. Monitor.
91	Not located – removed previously.									
92	Not located – removed previously.									
93	<i>Platanus racemosa</i> Californian Plane Tree	20	18	1100	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue of Sycamores and Plane Trees within park.	Monitor.
94	<i>Platanus racemosa</i> Californian Plane Tree	22	20	1100	M	Good	Good	Long 1A	Small epicormic shoots to stem.	Remove epicormics on stem. Monitor.

URBAN FORESTRY AUSTRALIA - TREE MANAGEMENT & CONSULTING ARBORICULTURISTS

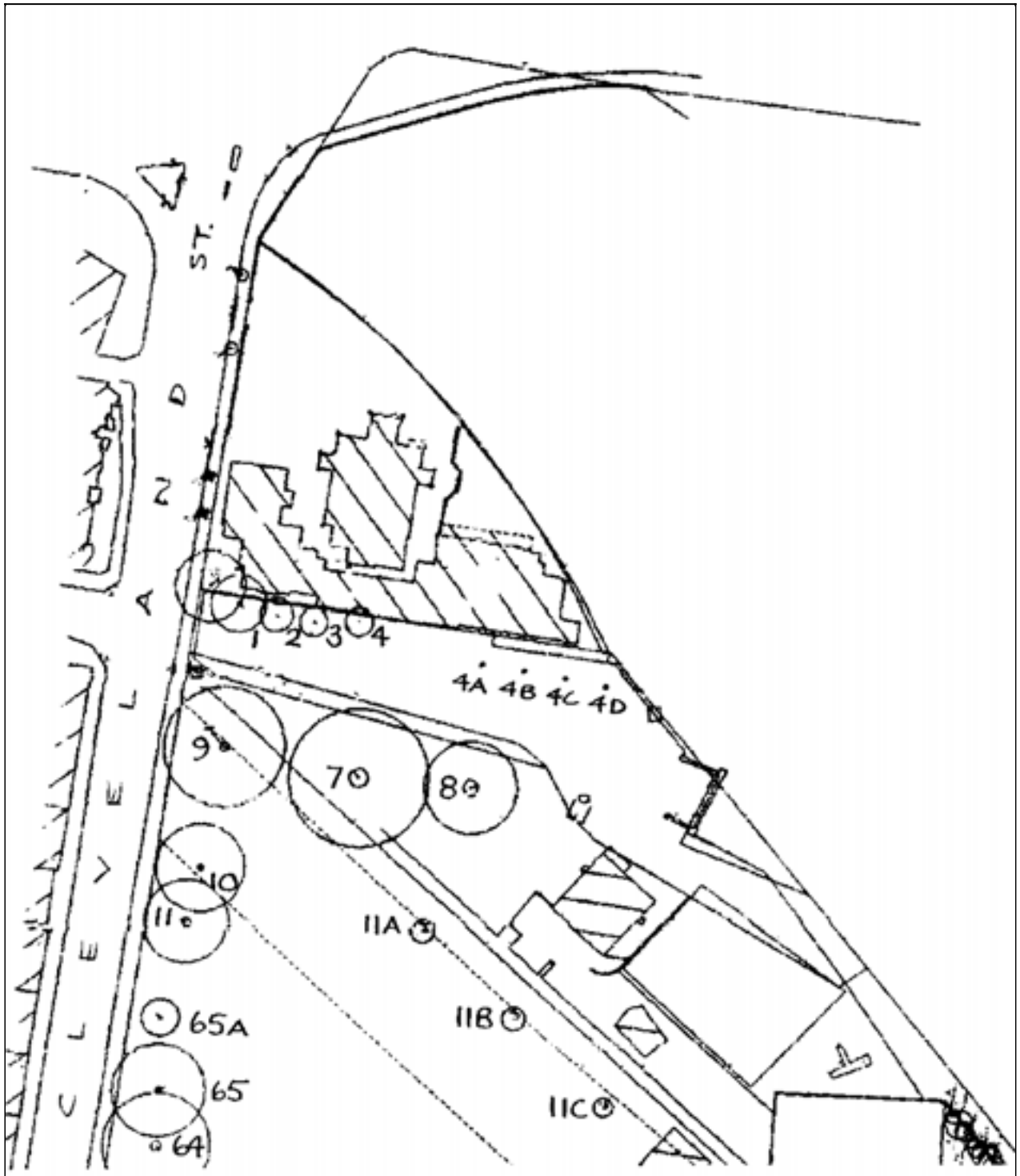
95	Not located – removed previously?											
96	<i>Platanus racemosa</i> Californian Plane Tree	18	18	1000	M	Good	Good	Long 1A	No special problems visibly apparent at time of inspection. Part of significant avenue of Sycamores and Plane Trees within park.			
97	<i>Platanus x hybrida</i> London Plane Tree	22	20	1100	M	Good	Fair to Good	Medium 2D	Basal cavity. Part of significant avenue of Sycamores and Plane Trees within park.	Monitor cavity. May require Resistograph® tests.		
98	Not located – removed previously?											
99	Not located – removed previously?											
100	<i>Platanus racemosa</i> Californian Plane Tree	18	15	800	M	Good	Good	Long 1A	Introduced (European) bees colonizing small opening in east side of stem - possible decay area. Dieback of small to medium branches in upper canopy. Part of significant avenue of Sycamores and Plane Trees within park.	Remove or destroy bees. Assess this area for evidence of decay/cavity. Removed deadwood from canopy. Monitor.		
101	<i>Platanus x hybrida</i> London Plane Tree	20	18	700	M	Good	Good	Long 1A	Dead branch to west. No other special problems visibly apparent at time of inspection. Part of significant avenue of Sycamores and Plane Trees within park.	Remove dead branch. Monitor.		
102	Not located – removed. previously?											
103	Not located – removed.											

ATTACHMENT 2 – TREE PLANS

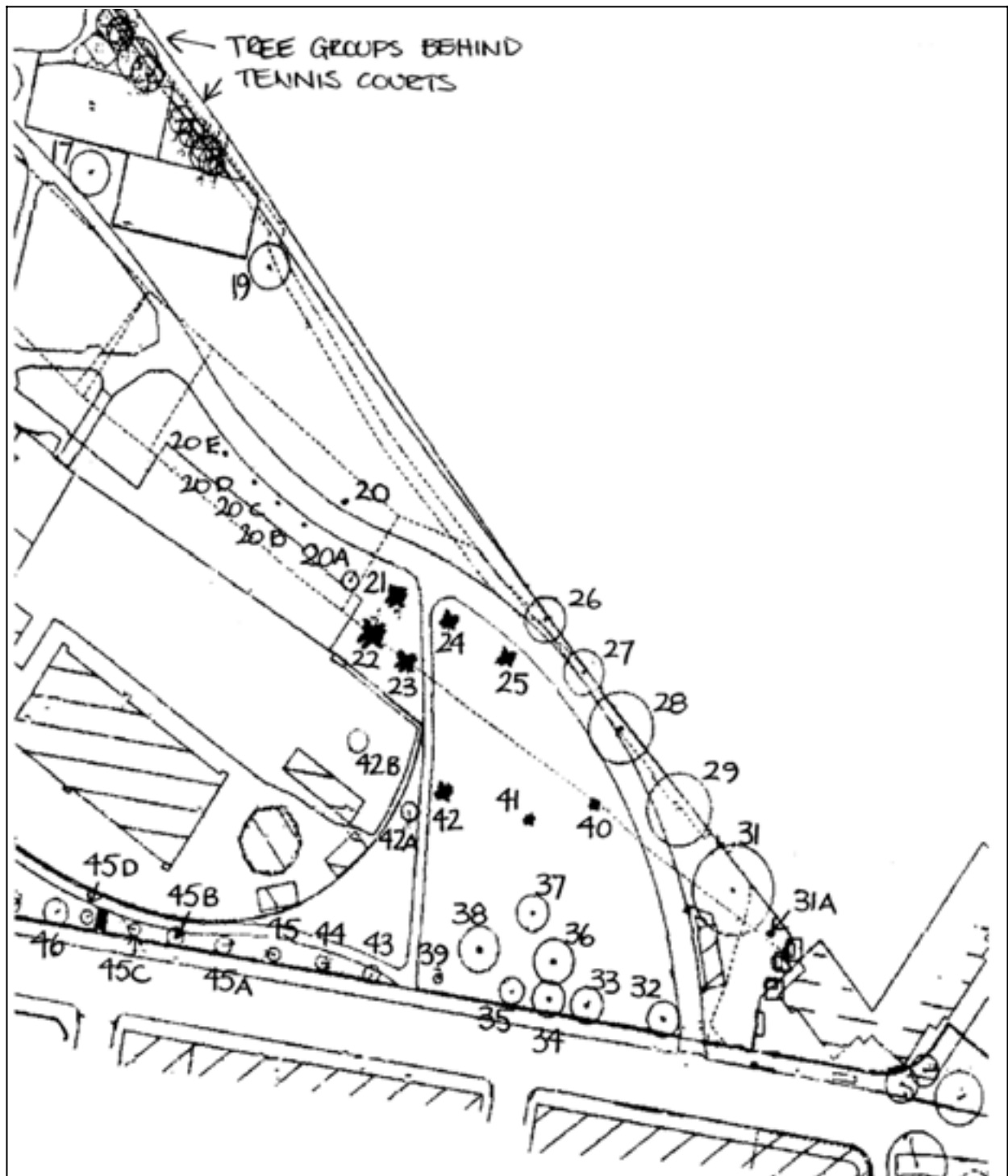


TREE PLAN – Numbers correspond with those on plans by Environmental Partnership (NSW)

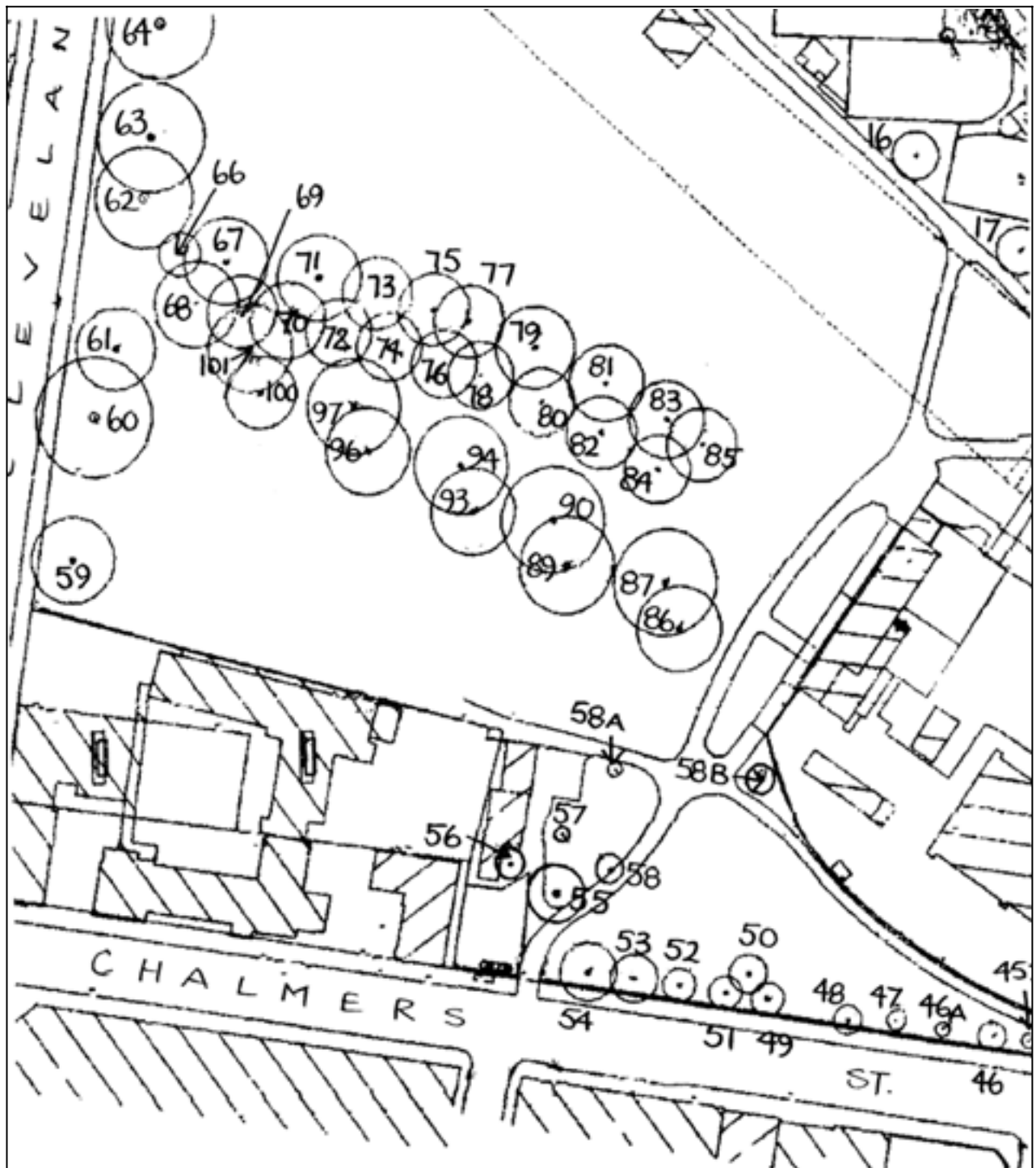
TREE PLAN A – West corner of Prince Alfred Park



TREE PLAN B– Northern corner of Prince Alfred Park



TREE PLAN C – Southeast corner of Prince Alfred Park



ATTACHMENT 3 – PRUNING PROGRAM



PRUNING PROGRAM

PRINCE ALFRED PARK, SURRY HILLS, NSW. NOVEMBER, 2004

CATEGORY 1 – HIGH PRIORITY

These trees require pruning works to be carried out immediately.

CATEGORY 2 – MEDIUM PRIORITY

Pruning works are recommended to be carried out within 12 months of nominated start of program.

CATEGORY 3 – LOW PRIORITY

These trees only require routine maintenance.

TREE No.	* PRUNING TYPE	COMMENTS	CATEGORY
57, 59-65	D, H	Remove deadwood of 25mm or greater from over internal path/road or high use areas. Remove damaged or diseased branches back to healthy tissue.	1
2, 27	R	Reduce laterals of Tree 2 which will contact adjacent building. Reduce or remove branch with cavity from T27.	2
11A, 20A, 56	S	Remove smaller codominant stem from 11A. Remove smallest, weakest of three competing stems – T20A. Remove epicormic branch from stem of T56.	2
4A-D, 11A-D, 20B-E, 39, 42A-B,	F	Remove poorly developed or crossing branches.	2
29, 37, 51, 55, 66-101	D	Remove deadwood of 25mm or greater from over internal paths/roads or high use areas.	2
43-46A,	F, L	Remove branches which will eventually interfere with power lines. Remove all rubbing, crossing or poorly formed (weak) branch attachments.	2
1, 4, 16, 17, 18, 19, 20, 21-26, 28, 31, 31A, 32-34, 38, 39-42B, 47-50, 53, 58, 65A,	G	Routine pruning maintenance only. Includes trimming of dead fronds from palms, and removal of foreign plant matter e.g Fig seedlings in canopies and stem crotches. Remove dead branches/stubs from 65A	3

* Refer to Pruning types, classes and suitability next page for details.

PRUNING TYPES, CLASSES AND SUITABILITY

*** PRUNING TYPE: CROWN MAINTENANCE**

Class	Code	Species restrictions	Clause
General pruning	G	a	8.1
Thinning	T	a	8.2
Deadwooding	D	a	8.3
Selective pruning	S	a	8.4
Formative pruning	F	a	8.5

*** PRUNING TYPE: CROWN MODIFICATION**

Class	Code	Species restrictions	Clause
Reduction pruning	R	r	9.1
Crown lifting	C	a	9.2
Pollarding	P	df	9.3
Remedial pruning	H	c	9.4
Line clearance	L	a	9.5

*** NOTES**

Type – as defined in **AS 4373- 1996** for *Crown Maintenance* and *Crown Modification* .

Class – as in **AS 4373- 1996** where classes of pruning are detailed.

Code – as in **AS 4373- 1996** where codes represent the pruning class.

G Use and Recreation Review

PRINCE ALFRED PARK

PARK USE AND RECREATION REVIEW

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Environmental Partnership (NSW) Pty Ltd**

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January 2005

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PRINCE ALFRED PARK - PARK USE AND RECREATION REVIEW

1. INTRODUCTION

In accordance with the Project Brief, this document addresses the recreation and other values and roles attributed to Prince Alfred Park. It does this through:

- A review of the demographic characteristics (and assumed needs) of the Park catchment population, and
- An analysis of outcomes from a survey of current and potential Park users which was undertaken as a core component of the study.

The primary catchment area for any park is the geographical area surrounding the park from which the majority of visits (50-100%) originate. For neighbourhood parks, this catchment is usually no larger than 200-500 metres walking distance to the park. For larger CBD based parks with unique locations and/or specialized facilities the primary catchment area may be much larger.

A recent count (by post code) of Prince Alfred Park swimming pool visitors suggests that the user catchment for the Park is more akin to that of a neighbourhood - rather than CBD - park. Thus the great majority of pool visitors (96%) reside in post code area 2010 (Surry Hills and Darlinghurst)¹. A further 3% reside in Redfern/ Waterloo - with less than 1% of visitors from other areas.

But the catchment area may vary for different facilities in the Park. A 1989 study of the Coronation Recreation Centre found, for example, that 50% of the estimated 550 regular users of the Centre lived in the immediate neighbourhood and most of the remainder resided further to the south but still within Redfern². (Whether or not this is still the situation in 2005 would need to be confirmed in a follow-up study).

Unfortunately, there are no similar visitor/user counts for other facilities in the Park – including the tennis courts and the open parkland areas. It is not clear therefore whether or not these other facilities predominantly serve the Surry Hills catchment (like the pool), the Redfern catchment (like the Coronation Recreation Centre), both of these catchments or even a wider area.

Nevertheless, based on the pool and Recreation Centre studies, it seems reasonable to assume that the primary catchment area for the whole Park overlaps

¹ The majority of these are likely to reside in Surry Hills – rather than Darlinghurst – due to access barriers (Oxford Street) and the proximity of Darlinghurst residents to the Cook and Phillip Park Aquatic Centre. This was found to be the situation in 1992 – with the *Prince Alfred Park Feasibility Study* finding that pool users mainly resided south of Darlinghurst.

² Taylor T and Hayllar B (1990), City of Sydney Community Recreation Centres Study, report to Syydney City council, Centre for Leisure and Tourism Studies, UTS

those for the pool and Recreation centre – that it essentially comprises those parts of Surry Hills and Redfern within around 800 metres walking distance of the Park.³

The Park also has a very large ‘secondary’ catchment – due to the large number of city workers who walk through the Park on the way to or from work and/or who visit the Park out of work hours for lunch, rest, swimming or some other activity⁴.

An understanding of catchment demographics is important. The (current and potential) user population’s specific characteristics have major implications for:

- The types of facilities, programs and services provided in the Park,
- The landscaping and future development of the Park, and
- Access to and within the Park

The present and projected demographics of the primary catchment population are reviewed using 1996 and 2001 Census data and population forecasts for the immediately surrounding suburbs provided by Council.

The survey outcomes add value to the population analysis by providing more specific information about levels of Park use and attitudes towards the Park held both by current users *and* the general community.

Together, the ‘generalised’ needs identified through the population analysis and the ‘specific’ needs identified through the community survey provide a sound basis for determining the preferred mix of recreation facilities and opportunities within the Park.

2. REVIEW OF CATCHMENT POPULATION

2.1. Population Size and Growth

As discussed in section 1, above, the primary catchment area for Prince Alfred Park is likely to comprise the residential areas and work places in Surry Hills and Redfern within around 800 metres walking distance of the Park.

In 2001, this 800-metre catchment had a residential population of 10,200 persons, up 6% from 9,600 in 1996. Despite this overall increase, there has also been a change in the population mix with some population cohorts actually decreasing in size. The significant changes include the following:

- lower numbers and proportions of children (0-14 years) and youth (15-24

³ Despite their relative closeness, the primary catchment is unlikely to include much of the Chippendale or Darlington areas – due to access barriers (railway line and Regent street) and the proximity of ‘competing’ attractions in Victoria Park. The 1992 *Prince Alfred Park Feasibility Study* found that pool users mainly lived to the east of the railway line.

⁴ In fact, a 1989 park visitor survey undertaken by Manidis Roberts found that 71% of visitors use the Park to ‘walk through’ – suggesting that non-locals may account for the majority of use (in terms of numbers of visits) but not necessarily in terms of *total use* (number of visits x length of visits)

years)

- substantial *increases* in the young adult (25-39 years) and younger middle-aged adult (40-49 years) components of the population
- a significant decline in the number and proportion of senior adults (65+ years)

Further details of these changes are provided in Table 2 in Appendix 1.

2.2. Population Characteristics

The following population characteristics for Prince Alfred Park's primary user catchment were identified in the 2001 Australian Bureau of Statistics Census:

1. The area had approximately 10,200 residents
2. A relatively low 46% of 2001 residents were born in Australia⁵
3. Around 2,600 (or 26%) of residents were born overseas in non-English speaking countries. Nearly one-third of these were born in China (259), Vietnam (137), Korea (115), Lebanon (132) and Greece (117)
4. A relatively high 16 percent of residents in 2001 spoke English 'not well or not at all'
5. 96.6 percent of residents lived in private dwellings
6. Males accounted for 12 percent more of the population than females
7. While the catchment population is spread across all age groups - it has a well below (metropolitan Sydney) average proportion of children/youth aged 0-19, a lower proportion of older people aged 65+ years and a well-above average proportion of adults 20-39
8. The catchment has a slightly below-average proportion of adults 40-64 years
9. Catchment households have slightly above average individual incomes and below-average household incomes - reflecting both the high proportion of professional/managerial workers in the catchment and the large number of smaller (ie lone person) households
10. Some 8 percent of all households had single parents, with these families accounting for 799 people. Together, single parent and lone member households account for 27% of the catchment's population and 52% of its households
11. A total of 1,911 people - or 19 percent of the population - lived in lone person households. Around half of these people (47%) were young adults aged 15-44 years. A further 25% were 65 years or older

⁵ Possibly much higher, but uncertain due to high 'not stated' response

12. Some 8.0 percent of the population aged 15 years and over was unemployed, compared with 6.7 percent for the LGA as a whole and only 6.1 percent for the Sydney metropolitan area
13. A low 30 percent of the population had lived at the same address five years earlier – compared to 33% for the LGA as a whole and a much higher 57% for metropolitan Sydney.
14. Some 31 percent of the population had a diploma or higher qualification, well up on the metropolitan Sydney rate of 23 per cent.
15. Vehicle ownership is significantly lower than it is in Sydney generally. More than 38% of households in the catchment have no car (compared to only 13.1% in Sydney) and only 8.4% of households own two or more vehicles compared to the Sydney average of 40.2%.

2.3. Population Projections

While Council does not have any population projections specifically for the Prince Alfred Park primary catchment area, it does have a population forecast model for suburbs – including Surry Hills and Redfern which account for most of the Park's actual and potential primary catchment.

Based on this model (which assumes a continuation of current trends), the populations of Surry Hills and Redfern are forecast to grow by 44% and 18%, respectively, between 2001 and 2010. On this basis, the Park catchment population would also grow – at a rate somewhere between 18 and 44%. Because the Park catchment appears to extend more into Surry Hills (than into Redfern or other areas), it appears reasonable to assume that the catchment population could grow by at least 30%.

On an annual basis, the 30% growth rate translates to around 300 persons per year - or up to 3,060 people between 2001 and 2010.

It is difficult to predict the characteristics of this incoming population. This is due to uncertainty regarding the types of future development as well as a lack of information on the characteristics of populations attracted to medium density developments.

Typically, however, residents in such developments were likely to be young (with a high proportion of 20-29 year olds), single or childless couples, renting rather than purchasing and with a high level of access to vehicles.

If future growth in the Prince Alfred Park catchment is 'typical', it will be associated with increasing proportions of young adults, more couples renting and fewer older people.

These changes could impact on the overall population structure of the catchment area – further strengthening the high proportion of young adults and off-setting the usual ‘ageing’ of the population.

The implication is that the current preponderance of ‘young adults’ in the population is likely to increase - and this may be associated with further slow declines in the proportions both of children and people aged over 60 years.

2.4. Disability

The incidence of disability in the community is a significant population issue not covered in the Census. The national benchmark is that around 18 percent of the population suffers from some form of disability. Within the Prince Alfred Park catchment, this translates to around 1,800 people. While this assumption needs to be tested with relevant local research, there is a clear need for program and service targeting to ensure that people with disabilities are not overlooked or under-served.

2.5. Key Implications

The key implications for the future design, development and use of Prince Alfred Park include the following:

- The 2001 catchment (residential) population is large enough to justify the provision of at least 15 hectares of non-sports parkland. Prince Alfred Park provides around half of this and, as well, provides structured and informal recreation opportunities for large numbers of commuters who work in the area. It therefore performs critically important functions both at the local and regional level.
- The relatively high CALD population suggests that targeted promotional and programming initiatives may be needed to promote the values and benefits of the Park to these groups⁶.
- While spaces and opportunities should be provided in Prince Alfred Park (and other local open spaces) for *all* age groups, there should be a particular focus on the needs of younger adults - including those with and without children.
- Programs and services will need to be provided which are targeted at and recognise the needs of lone householders *and* lone parents and their families.
- Lone member households will benefit from the provision of 'low key', socially-focused opportunities.
- Information and promotional services will need to be given significant attention given the very high mobility of the population (ie residents moving in and out of the area).
- Access to the Park via path and cycle ways and community transport will need to be given considerable attention given the significant levels of non-car ownership together with the significant proportions of older people and disability in the community.

⁶ ABS research has shown that rates of recreation participation rates are significantly lower amongst people born in non-English speaking countries

2.6. Conclusions on catchment population

The catchment population has a very high proportion of young adults - many of whom live alone - but it still has significant numbers of children, youth and older people. It also has higher proportions of single parents and unemployed than the LGA as a whole, and lower than average individual and household incomes. Other relevant characteristics include low levels of car ownership, a relatively high CALD population, high levels of educational achievement and high mobility (with more than 70% of residents living in the area for less than five years).

These issues need to be considered in any initiatives to enhance or redevelop the Park, change or add to its uses and/or promote those uses and other Park values.

Overall, the demographic analysis indicates that a wide range of target population groups could be expected to benefit from use of the Park. These target groups or market segments are listed in Table 1 - along with existing and potential recreation activities and recreation benefits.

Table 1: Potential market segments for Prince Alfred Park

<i>Population target groups</i>		<i>Recreation activities</i>	<i>Recreation benefits</i>
<i>Age group</i>	<i>Socio-economic status and life stage</i>		
<ul style="list-style-type: none"> • Pre-school children • Primary students • Secondary students and teenagers • Young adults (people in their 20s and 30s) • Older adults (people in their 40s, 50s & 60s), and • Seniors 	<ul style="list-style-type: none"> • Young city professionals • New residents • Lone house-holders • People with CALD back-grounds • People with disabilities (living at home and in institutions) • Families with young children • Teenagers, youth • Single parents • Retirees 	<ul style="list-style-type: none"> • Casual visiting/passing by • Educational/school programs • Events (formal, social, community) • Informal outdoor activities • Health and well-being • Play • Picnics and barbeques • Skills development (eg: tai chi, boules) • Casual social opportunities • Social events, activities for target age groups • Walking and other programs which use the Park as a base, • Youth activities (eg skate facilities, half-court basketball). 	<ul style="list-style-type: none"> • Achievement, skill development • Challenge, excitement, risk-taking • Being a leader, teacher, sharer of skills • Use of specialist equipment • Family togetherness • Being with other people • Meeting and observing others • Learning and discovery • Reflecting on personal values • Being creative • Exercising, improving and testing physical fitness • Physical rest • Escaping personal, family and/or social pressures • Feelings of security

3. RESIDENT SURVEY

3.1. Survey design

A community survey was undertaken to identify issues and needs in regard to the use, accessibility and quality of Prince Alfred Park.

The survey comprised the distribution of 11,000 self-completed questionnaires - primarily via letter box drop to residences in Surry Hills, Redfern, Chippendale and Darlington but also directly to those who attended the Community Open Day on 11th December 2004. The questionnaire was included on the reverse side of an information flyer that also explained the purposes and processes of the study.

Specific questions were asked in regard to the use of Prince Alfred Park, ideas for improving the area, participation in leisure/recreation activities and positive and negative attributes of the Park.

As such, the survey provides a 'snapshot' of the current use of, and attitudes towards, the Park.

The results of the survey - and a comparison with the results of previous relevant surveys⁷ - are summarized in the following paragraphs.

3.2. The survey sample

A total of 523 responses were received from the 11,000 questionnaires distributed - a low response rate of just under 5%. The results of the survey must therefore be treated with caution. They cannot be construed to be representative of community views in general. They may be - but only if the views of the respondents broadly reflect the wider community view. With such a small response rate, there is no way of knowing this.

The survey results do, however, provide a good indication of the views of those in the Prince Alfred Park environs that use the Park and/or have a high level of interest in Park management issues.

The age profile of respondent *households* differs from that of the Prince Alfred Park primary visitor catchment as a whole. This is illustrated in Table 2.

Table 2: Age distribution of survey sample and park catchment populations

Age cohort	Survey population	Park catchment population
------------	-------------------	---------------------------

⁷ A Park visitor survey undertaken by Manidis Roberts (in June 1989) and a Coronation Recreation Centre visitor survey undertaken by UTS (in 1989)

	No.	%	
<9 years	142	10.9	5.8
9-14 years	60	4.6	3.2
15-21 years	134	10.3	7.7
22-35 years	388	29.8	36.7
36-64 years	532	40.9	34.5
65+ years	38	3.4	12.1
	571	100.0	100.0

Table 1 shows how survey respondent households have much higher than average proportions of young children (0-9 years) and mid-aged adults (36-64 years) and lower than average proportions of young adults (22-35 years) and seniors (65+ years).

This age distribution of respondents clearly suggests that 'families with children' within the Prince Alfred Park catchment area are more likely (than other family and household types) to use and/or be interested in the management of the Park.

3.3. Park visit characteristics

Access to the Park

Not surprisingly - given the survey population's location generally within one kilometre of the Park - the majority of respondents (88%) normally travel to the Park by foot. Significant minorities of users also access the Park by car (8.6% of users) or bicycle (9.6%) on a regular basis.

Most visitors (78%) usually travel to the Park from their homes but substantial minorities visit from their workplace (28%) - suggesting high lunch-time use - and from other 'local destinations' (5.5%).

Frequency of Park use

Again, not surprisingly, a majority of those who responded to the survey are regular visitors to Prince Alfred Park. Thus, around 85% of respondents use the Park at least weekly - with 23% using the Park on a daily basis. Less than 2% of respondents visit the Park less than once per year.⁸

Reasons for visits

⁸ These are very high visitation levels compared with State-wide park visitation levels. This reflects the skewing of the survey sample towards regular users of local parks (and, in particular, Prince Alfred Park)

The most popular activities pursued in the Park by survey respondents are 'swimming' (61% of respondents) and other short-term activities including 'walking' (53%), 'passing through' (49%) and 'playing on the grass' (46%). Other popular activities include 'walking the dog' (18%), tennis (18%), 'picnicking/having lunch' (15%), jogging (15%) and using the playground (12%). Less popular activities include 'touch football', 'sitting on the grass', soccer, basketball and 'tai chi' (all less than 3%).

Time distribution of visits

Visits to the Park occur throughout the week - with 77% of respondents attending on weekdays and 76% at weekends⁹. Although not identified in the survey, it is likely that the 'passing through' type activities are more typical of week day use, with 'picnicking', 'playing on the grass' and 'playground use' occurring more frequently on weekends. Other popular activities such as 'swimming' and 'having lunch' in the Park would occur throughout the week.

Length of stay

The length of visits is generally quite short - with 72% of respondents visiting for one hour or less (15% for less than 15 minutes) and less than 8% attending for more than three hours. Nevertheless, around 28% of visits were for two hours or more. While the purpose of these longer visits was not identified in the survey, they probably relate to the use of the Park's 'structured' recreation facilities - the swimming pool, the tennis courts and the Coronation Recreation Centre. They may also reflect, to a lesser extent, the attraction of the Park for rest, informal play and picnicking activities.

Accompaniment to the Park

Notwithstanding the shortness of visits, the Park appears to play a key role in social and family group activities with more than 60% of visitors attending the Park – on at least some visits - 'with family and/or friends'¹⁰. However, just as many also visit the Park 'alone' – probably for fitness swimming and 'passing through' type activities (such as walking and jogging).

3.4. Park values

Survey respondents were asked 'what values (important features) of Prince Alfred Park should be protected'. The most commonly cited values concerned the Park's 'green' attributes (its open space, trees, shade and relaxing informal spaces) and the swimming pool – as illustrated in the following table:

Prince Alfred Park Use Survey – Ten Most Highly Rated Park Values

Park value/characteristic	Rank	% of Respondents Saying Value
---------------------------	------	-------------------------------

⁹ The total is more than 100% because some respondents visit the Park both on weekdays and weekends.

¹⁰ Could be much higher than 60% (Around 30% of respondents did not answer this question)

		Should be Protected
Open space/grass areas	1	47
Swimming pool	2	42
Mature trees/shade	3	28
Parkland/green space in the City	4	16
Proximity to home	5	14
Place to relax/informal character	6	11
Tennis courts	7	10
Large size of Park	8	9
Sports facilities (general)	9	5
Views from the Park	10	4

Other notable values include the Park's sports facilities (including tennis and basketball facilities), its convenience ('close to home') and its large size.

The above responses were echoed in responses to a question on the *importance* of particular facilities within and attributes of the Park. Thus the most important park attributes, in order, are 'cleanliness/lack of litter' (with 86% of respondents rating this item of 'high' importance on a three point scale), 'shade trees' (82%), the 'swimming pool' (77%), 'grassed areas' (74%) and 'walking paths' (56%). Attributes of lower perceived importance are 'events in the Park' (with only 20% of respondents rating this attribute of 'high' importance) and 'information about the Park' (26%).

3.5. Suggestions for improvements to Prince Alfred Park

Respondents were asked for suggestions and ideas on how Prince Alfred Park could be improved. There was a wide array of improvement proposals with significant support for many of them – particularly for upgrading of the outdoor pool, tree planting, pathway improvements and landscape upgrades in general.

The following table identifies the improvement proposals identified by at least 6% of survey respondents:

Prince Alfred Park Use Survey –Suggestions for Park Improvements

Broad attribute	Improvement proposal	% respondents
Landscape character/presentation	Tree planting	20.1
	Landscape beautification	11.5
	Turf improvements	6.7
	Improved maintenance	6.1
Swimming pool	Outdoor pool improvements	29.4
	Provide heated pool	7.8
	Extend pool operating hours	6.3
Other recreation facilities	Playground	8.6
Support infrastructure	Pathway improvements	11.5
	Lighting improvements	10.7

Broad attribute	Improvement proposal	% respondents
	Clean toilets	9.8
	Café/kiosk	7.3
	Seats/sitting areas	6.3

Other notable suggestions included of flower bed provision, more indigenous flora, more picnic tables and barbecues and tennis court improvements. Just under 6% of respondents requested the retention of the Park's 'current form and character'.

3.6. Comparison with the 1989 visitor survey

A Park use and visitor survey was undertaken by Manidis Roberts (for Council), in 1989, to identify issues and needs of relevance to the preparation of the Prince Alfred Park Management Plan.

The survey comprised visitor counts, on site interviews (of 367 park visitors) and a neighbourhood survey (of 100 local workers and 40 residents).

It is useful to compare the outcomes of these earlier surveys with those of the current survey – to identify changes (if any) in perceptions of Park issues, needs and requirements over the past 15 years. Having said this, it is emphasized that the comparisons can only provide broad indications of change and/or continuity (due to survey design and validity limitations).¹¹

The following table compares the findings of the 2004 survey with those for the two 1989 surveys where relevant (that is, where the questions were broadly similar).

Prince Alfred Park User Surveys – Comparison of 1989 and 2004 surveys

	1989 Visitor Surveys		2004 Resident Survey
	Visitor survey	N'hood survey	
Frequency of use	84% monthly	94% monthly	95% monthly
Popular activities	71% walk through 63% walking 11% playing sport 7% sitting 5% jogging 4% casual play	39% relax 35% eat lunch	61% swimming 49% walk through 53% walking 18% walking dog 23% playing sport 15% jogging 15% eat lunch

¹¹ The findings of the 2004 resident survey are not directly comparable with those of the 1989 surveys – because of the different survey designs, response rates and question wording. A sample of park visitors, for example is a different group of people than a sample of residents. As well, because the 2004 survey had a low response rate, its findings may not be as representative (as the earlier surveys) of general community views.

	1989 Visitor Surveys		2004 Resident Survey
	Visitor survey	N'hood survey	
			7% sitting 46% casual play
Length of use	92% 1 hr or less		73% 1 hr or less
Most liked features	37% grass areas 34% trees 31% size/space 22% relaxing atmosphere	38% grass areas 27% trees 13% relaxing atmosphere	47% grass areas/open space 42% swimming pool 28% trees 16% green space 14% proximity 11% relaxing atmosphere
Suggested improvements	16% tree planting 15% more seating 11% none needed	33% more seating 23% tree planting 30% control of undesirables	29% improve pool 20% tree planting 12% landscaping 12% more pathways 11% safety lighting 10% cleaner toilets

The comparison appears to show more continuity than change, over the past 15 years, with respect to both the use of, and attitudes towards, the Park. The major difference is that use of the swimming pool is rated the most popular activity in the 2004 survey but is not even mentioned in the 1989 surveys. But this only reflects the fact that the parkland areas – not the swimming pool - were the focus of the earlier surveys. Apart from this, there are many similarities in the findings of the various surveys.

The relevant *common* findings include the following:

- The *high* frequency of visits - with more than 80% of respondents in all surveys visiting the Park at least once per month
- The *short* duration of most park visits (most less than an hour),
- The popularity of walking, 'walking through' and playing informal sport,
- The high level of expressed need for park improvements - including better maintenance, cleaner toilets and general beautification,
- The high importance of preserving the Park's informal open spaces and improving its 'green attributes', and
- The need for improved safety (more lighting, control of 'undesirable people' through more security patrols etc)

3.7. Summary and conclusions on the survey

The community survey was undertaken to identify issues and needs in regard to the use, accessibility and quality of Prince Alfred Park. The response rate to the survey was low - necessitating caution in the interpretation of outcomes.

The key findings include the following:

- The Park is highly valued by local resident users - particularly for its swimming and other sports opportunities, its trees and its open grassland areas
- Locals mainly access the Park on foot and engage in a range of 'pass through' and 'destination' type activities (with the more popular activities including swimming in the pool, 'walking through' the park, walking for exercise and walking the dog and informal sport)
- The majority of respondents (86%) visit the Park on at least a weekly basis (with 23% visiting daily)
- The most popular activities – swimming, passing through and walking - are short stay (less than an hour)
- Visits to the Park are both *solitary* (for 62% of respondents at least some of the time) and *sociable* (with 62% of respondents visiting with family and/or friends at least some of the time)
- Notwithstanding the value of existing activities, many users perceive the need for one or more Park improvements - in particular, a swimming pool upgrade, tree planting, more landscaping and improved security (lighting and/or patrols)

The survey has found that Prince Alfred Park is highly valued by a significant number of local residents - both for its environmental (green space) values *and* for the opportunities it affords for a range of recreation activities.

In particular, the Park's trees and spatial attributes are perceived as of high importance within an intensively developed residential and commercial precinct.

The Park attracts a mix of 'passing through', short stay and longer stay use. The use is substantial – estimated at 500,000 visits a year (from 133,000 visitors) in 1989.¹²

The Park meets many of the criteria for being a well used and much loved urban open space. It is central to well-populated residential and commercial precincts and provides swimming and sporting opportunities, places to sit in comfort, areas for socializing and places for children's play. It also provides contact with green space and spaciousness (essential in a highly built-up area) and provides a pleasant environment and experience for people just 'passing through'.

However, as demonstrated in the current and previous visitor surveys, the Park is under-performing with respect to the *basic* visitor requirements at any park - quality visitor facilities (in this case, the provision of more modern swimming opportunities and improved pathways), adequate cleanliness and maintenance and high levels of safety/security. There is also a sense that the Park could be made a more attractive place through landscaping improvements and other design initiatives.

¹² It is not clear whether this level of visits has increased or decreased. This would need to be confirmed in a follow-up visitor count study

APPENDIX 1: POPULATION PROFILE - PRINCE ALFRED PARK CATCHMENT

Age Profile

The Prince Alfred Park catchment has an atypical age profile compared with the Sydney Statistical Division but is very similar to the City of Sydney as a whole.

For example, the catchment, like Sydney City, has a well *below*-average proportion of children/youth aged 0-19 years (13% compared to 26.8% in Sydney) and a well-above average proportion of young adults 20-39 years (47.4% compared to only 30.7%).

While the catchment population has a very similar age structure to that for the whole of Sydney City, there are some minor differences – including a lower proportion of older children and youth (10-19 years) and a slightly higher proportion of older people aged 65+ years.

Both the catchment and Sydney City have well above-average proportions of young adults 20-39 years and below-average proportions of mid-life adults aged 40-64 years (27.2% compared to 29.5% in Sydney SD).

Table 1: Age Profile - Prince Alfred Park catchment & Sydney SD (ABS Census 2001)

Age (Yrs)	Prince Alfred Park catchment			Sydney SD (%)
	CD's within 500m		Sydney City (%)	
	No.	%		
0 to 4	357	3.5	3.5	6.6
5 to 9	284	2.8	2.8	6.8
10 to 14	263	2.6	3.0	6.6
15 to 19	416	4.1	5.2	6.8
20 to 24	1,142	11.3	11.7	7.0
25 to 29	1,434	14.2	14.5	7.8
30 to 39	2,210	21.9	21.6	15.9
40 to 49	1,410	14.0	13.7	14.4
50 to 64	1,332	13.2	13.8	15.1
65+	1,221	12.1	10.3	11.7
TOTAL	10,258	100.0	100.0	100.0

A population's *age structure* is a key determinant of the level and type of demand for recreation opportunities and services. Very youthful populations, for example, have a greater need for child and youth-related spaces and activities. Ageing populations may well use many of the same facilities but will also require more support services (such as access aids) and may participate at lower rates than younger people.

The catchment population's age structure changed substantially between 1996 and 2001. There were, for example, significant *decreases* in the child (0-14 years), youth (15-24 years) and seniors (65+ years) age groups despite an overall increase in the population (of 652 people or 6.8%). The overall growth was due to the substantial *increases* in the young adult (25-39 years) and younger middle-aged adult (40-49 years) components of the population.

These changes are illustrated in Table 2 which shows a 5.1% decrease in the 0-24 years population (131 persons) but a contrasting 15.2% increase in the 25-49 years age groups (665 persons). There was also a significant decrease in the 65+ years population.

Table 2: Age Profile - Prince Alfred Park catchment - change 1996 to 2001

Age (Yrs)	Prince Alfred Park catchment				
	1996 Census		2001 Census		Change 1996-2001 %
	No.	%	No.	%	
0 to 4	366	3.8	357	3.5	-2.5
5 to 9	309	3.2	284	2.8	-8.1
10 to 14	291	3.0	263	2.6	-9.6
15 to 19	446	4.6	416	4.1	-6.7
20 to 24	1,183	12.3	1,142	11.3	-3.5
Sub-total - 0-24 years	2,593	27.0	2,462	24.0	-5.1
25 to 29	1,236	12.9	1,434	14.2	16.0
30 to 39	1,908	19.9	2,210	21.9	15.8
40 to 49	1,245	13.0	1,410	14.0	13.3
Sub-total - 25-49 years	4,389	45.7	5,054	49.3	15.2
50 to 64	1,287	13.4	1,332	13.2	3.5
65+	1,335	13.9	1,221	12.1	-8.5
TOTAL	9,606	100.0	10,258	100.0	6.8

The Prince Alfred Park catchment's population age profile is likely to generate a below-average demand for *local* open space and outdoor recreation facilities – mainly due to the very *low* (and decreasing) proportion of children and child-oriented families in the immediate park catchment.

Nevertheless, the very high (and increasing) proportion of young adults is likely to be associated with an on-going high demand for fitness-related activities (walking, jogging, exercise programs, tennis and swimming) and regional/civic park oriented activities (including formal and informal social gatherings, outdoor entertainment activities and special events).

Household Characteristics

The Prince Alfred Park catchment has an LGA-average proportion of *households with children* – as illustrated in Table 3. *Couple families with children* and *one parent families* comprise 16.3% of households, compared to 16.8% for the LGA.

But compared to the whole of Sydney, the proportion of *households with children* is actually very low (16.3% compared to 49.1%) despite the well above average proportions of younger adults.

Conversely, the proportion of *lone person households* is very high (at twice the metropolitan average) probably reflecting the large number of city working 'young adults' living in the area.

The proportion of *couple families without children* is just below average which - together with the large number of *lone person households* - reflects the increasing trend to either delay having children or not have them at all.

Table 3: Household Type – P Alfred Park catchment & Sydney SD (ABS Census 2001)

Household type	Prince Alfred Park catchment			Sydney SD (%)
	CD's within 500m		Sydney City (%)	
	No.	%		
Couple family with children	363	8.4	9.9	37.8
Couple family without children	972	22.4	24.9	24.3
One parent family	342	7.9	6.9	11.3
Lone person house hold	1,911	44.0	42.2	22.4
Other	756	17.4	16.1	4.3
TOTAL		100.0	100.0	100.0
At same address 5 years ago	3,064	29.9	33.4	57.1

The lower proportion of families with children would normally imply a lower than average need for and use of local open space and recreation facilities – unless offset by the *young adult* sections of the community (which have high participation rates in many recreation activities but not generally including the use of local parks).

A population's *family structure* - as with *age structure* - is a key determinant of the level and type of demand for recreation opportunities and services. Populations with high proportions of households with children have a greater need for child and family-oriented opportunities while those with a large proportion of families with teenagers seek sporting and social opportunities to a greater extent.

As illustrated in Table 3, *resident mobility* is well-above average - with only 29.9% of residents living at the same address five years previously compared with 57.1% for Sydney. This has implications with respect to the frequency and targeting of park and recreation information and promotional activities.

Ethnicity

The Prince Alfred Park catchment has an above average level of ethnic diversity - with at least 25.9% of residents born in a non-English speaking country (compared with 22.5% in the Sydney SD)¹³.

Table 4: Ethnicity – Prince Alfred Park catchment & Sydney SD (ABS Census 2001)

Place of birth	Prince Alfred Park catchment			Sydney SD (%)
	CD's within 500m		Sydney City (%)	
	No.	%		
Born Australia	4,605	46.1	45.7	65.3
Born overseas				
English speaking	1,214	12.1	11.8	8.5
CALD	2,591	25.9	22.9	22.5
Total	3,805	38.1	34.7	31.0
Not stated	1,586	15.9	19.6	3.7
English proficiency				
Not well/not at all	605	15.9	11.9	14.3

Parallel with this, the catchment population also has a slightly below-average level of English proficiency with 15.9% of the overseas born population speaking English 'not well or 'not at all' – compared to 14.3% for the Sydney SD.

The *ethnicity* of the population is important because people from different cultural backgrounds have different preferences and interests in recreation and leisure activities. This has been identified in both national and local level surveys.

The ABS 1993 *Survey of Involvement in Sport* found, for example, that people born in Australia were far more likely to play sport than people born overseas (40% of men and 27% of women born in Australia compared to 24% of men and 13% of women born overseas).

However, people born overseas are frequent users of parks and often seek opportunities for large group gatherings in outdoor settings.

Socio-Economic Characteristics

An area's socio-economic status is a reflection of its residents' education levels, occupations and incomes. High-income earning individuals have large disposable incomes and a greater ability to engage in a wider array of leisure and recreation activities. More options are available across a wide activity spectrum - including home-based recreation, culture and entertainment and travel and tourism. (There may, of course, be time constraints due to the busy work and family lives of many people in these groups).

¹³ The difference may be greater due to the very high 'not stated' response to this census question compared to the Sydney SD

People in lower socio-economic groups have fewer options. Relatively small disposable incomes may limit the affordability of many recreation activities (including public activities). This may restrict some residents to team sports and lower cost social and home-based activities.

Key economic indicators for the Prince Alfred Park catchment population are compared with those for the Sydney City LGA and the Sydney Statistical Division in Table 5.

Table 5: Social Indicators – P Alfred Park catchment & Sydney SD (ABS Census 2001)

Indicator	Prince Alfred Park catchment			Sydney SD (%)
	CD's within 500m		Sydney City (%)	
	No.	%		
Income				
Individual income < \$200/week	1,882	20.0	15.3	24.3
Individual income > \$700/week	2,621	27.9	30.4	27.5
Total persons over 15 years	9,405			
Household income < \$500/week	1,492	34.3	25.4	22.6
Household income > \$1,500/week	1,110	25.5	30.9	27.1
Total Households	4,351			
Qualifications				
Degree/diploma	2,858	31.2	34.6	23.4
Trades	849	9.3	8.8	15.3
Qualification not stated	1,813	19.8	22.3	12.7
No qualifications	3,642	39.8	34.3	48.7
Labour force status				
Employed	4,800		55.5	57.7
Unemployment rate		8.0	6.7	6.1
Total in Labour Force	5,214	55.4	59.5	61.4
Not in Labour force	2,688	28.6	23.3	33.4
Occupation				
Manager/professional	2,619	53.5	59.1	42.0
Trades	268	5.5	5.1	11.1
Clerical/service workers	1,474	30.1	28.0	30.8
Production/transport	199	4.1	2.8	7.4
Labourers	236	4.8	3.3	6.6
Inadequately described/not stated	97	2.0	1.7	2.1

In 2001, households in the Prince Alfred Park catchment had slightly above-average *individual* incomes and below-average *household* incomes - reflecting both the high proportion of professional/managerial workers in the LGA and the large number of smaller (ie *lone person*) households.

Table 5 shows that 27.9% of *individuals* in the Prince Alfred Park catchment earned more than \$700 per week – compared to the 27.5% for the whole of Sydney. Conversely, the table also shows that only 25.5% of *households* earned more than \$1,500 per week – compared to 27.1% for Sydney.

Other key indicators illustrated in Table 5 include the following:

- A high 31.2% of the population (aged 15+ years) had a degree or diploma compared with 23.4% for Sydney. A lower proportion had a trade qualification (9.3% compared with 15.3%);
- A below-average percentage of the population is in the labour force;
- The unemployment rate of 8.0% is higher than that for Sydney as a whole (6.1%);
- There was a significantly higher proportion of professional/managerial employees (53.5%) and a lower proportion of trades persons (5.5%) compared with Sydney as a whole (42% and 11.1% respectively)

The income, labour force and occupation indicators imply that the Prince Alfred Park catchment residents have a greater than average capacity to travel or pay for more expensive pursuits¹⁴ – and have less than average *reliance on local and lower cost* opportunities. Many will also have less than average difficulty in affording membership and/or use fees for sport and other recreation facilities.

Militating against these benefits, however, is the likelihood that many residents are 'burdened' by large rents and, for the 16% of households with dependent children, with large child raising costs.

As well, there is a high unemployment rate and a significant proportion of households with very low incomes (ie around 34% of households with less than \$500 per week).

These latter households are an important target market for Councils' sport and recreation programs and facilities. Councils have *community service obligations* to provide basic recreation opportunities to the whole of their respective communities. Open access parks are an important component of this.

Vehicle Ownership

Car ownership is an important issue with respect to access to recreation facilities - particularly for people who live at some distance from regular public transport services.

Households without a car are particularly constrained but households with more than one adult and only one car may not be much better off. If a main breadwinner uses the car to travel to and from work every day, those left at home become, essentially, members of a household without a car. Only in households¹⁵ with two or more cars can a high level of mobility be guaranteed.

¹⁴ While total individual and household incomes are only around average, the relatively low incidence of dependent children in the catchment suggests that 'disposable' incomes are likely to be much higher than average

¹⁵ Other than *one parent* and *lone person* households

Table 6 indicates that vehicle ownership is significantly lower in the Prince Alfred Park catchment (than it is in Sydney generally). More than 38% of households in the catchment have no car (compared to only 13.1% in Sydney) and only 8.4% of households own two or more vehicles compared to the Sydney average of 40.2%.

Table 6: Motor Vehicles – P Alfred Park catchment & Sydney SD (ABS Census 2001)

No. of vehicles	Prince Alfred Park catchment		Sydney SD (%)	
	CD's within 500m		Sydney City (%)	
	No.	%		
Nil	1,947	38.1	32.7	13.1
1	1,524	29.8	34.8	38.6
2 or more	429	8.4	10.9	40.2
Not Stated	1,183	23.6	21.6	8.2
Total	5,107	100.0	100.0	100.0

A relatively large proportion of households - particularly the 38% that have no cars - may experience access difficulties. Offsetting this is the relative proximity to city services and access to public transport modes, compared with much of the Sydney Metropolitan population.

Possible implications for the planning and management of parks include public transport routing and timetables and the possible provision of subsidised transport services for users with special access needs.

Housing Characteristics

Housing characteristics – such as type of dwelling structure and tenure – can influence recreation demands and needs. Those living in flats with children will be particularly reliant, for example, on close to home outdoor play space. Those paying off homes or large rents may have limited disposable incomes – which could restrict recreation opportunities.

Table 7 indicates that the Prince Alfred Park catchment has a very low proportion of separate houses (0.6% compared to 58.7% for Sydney) and a very low rate of home ownership (23.4% owned/being purchased compared to 62.7% in Sydney).

Table 7: Housing – Prince Alfred Park catchment & Sydney SD (ABS Census 2001)

Indicator	Prince Alfred Park catchment		Sydney SD (%)	
	CD's within 500m		Sydney City (%)	
	No.	%		

Prince Alfred Park - Park Use and Recreation Review

Indicator	Prince Alfred Park catchment			Sydney SD (%)
	CD's within 500m		Sydney City (%)	
	No.	%		
Dwelling Structure				
Separate house	34	0.6	2.8	58.7
Semi detached/townhouse/villa	1,535	27.4	22.9	10.5
Flat - 3 stories or less	1,211	21.6	15.1	14.5
Flat – 4 stories or more	2,176	38.9	46.5	7.8
Other/not stated	156	2.8	2.4	1.7
Tenure				
Households Owned	573	11.2	15.5	39.0
Households being purchased	623	12.2	12.5	23.7
Households Renting	2,983	58.4	52.9	29.0