

**ITEM 4. DRAFT PLAN OF MANAGEMENT 2014 – SYDNEY PARK****FILE NO: S118237****SUMMARY**

Sydney Park (the Park) is the City's largest and only regionally significant park, covering 41.6 hectares.

The current Sydney Park Amended Plan of Management was updated by amending the 1982 Plan of Management and reviewing the 1989 Master Plan for the development of the whole Park.

In 2004, the City of Sydney became the owner of the Park through the amalgamation of the former South Sydney Council.

By mid-2005, much of the vision detailed in the 1989 Master Plan and the subsequent update incorporated into the 2003 Plan of Management had largely been implemented.

The current Master Plan adopted in 2006 (2006 Master Plan) built upon the foundations of previous plans. It also incorporated environmentally sustainable principles that would enable development of the Park into a high quality regional park.

To underpin its further growth, this report recommends Council endorsement of the public exhibition and consultation of the draft Sydney Park Plan of Management 2014 (POM 2014).

This draft POM 2014 progresses the foundation laid within previous plans of management and the 2006 Master Plan to build on the Park's regional status through projects, concepts and strategies that strengthen its cultural significance, social diversity and environmental leadership role.

The draft POM 2014 contains the following new projects and focus areas:

- City Farm concept;
- park expansion opportunities;
- Childcare Facility and Learning Focus Area;
- the Bedford Brick Works Area categorised as an Area of Cultural Significance;
- water harvesting and re-use;
- Leachate Management Action Plan; and
- Urban Ecology Strategy Action Plan.

The report outlines the process for public exhibition and adoption of the POM 2014.

**RECOMMENDATION**

It is resolved that Council:

- (A) approve the draft Sydney Park Plan of Management 2014, as shown at Attachment E to the subject report, for public exhibition as prescribed in the Local Government Act 1993;
- (B) declare the Sydney Park Brick Kilns Precinct to be an area of cultural significance;
- (C) note that, prior to public exhibition and public hearing, the Chief Executive Officer may authorise minor amendments to the draft Plan; and
- (D) note that the outcomes of the public exhibition period including the proposed community land management categorisation hearing will be the subject of a further report to Council.

**ATTACHMENTS**

**Attachment A:** Sydney Park – Context Identification Plan

**Attachment B:** Sydney Park Development Timeline

**Attachment C:** Sydney Park Development – Current Status

**Attachment D:** Land Management Categorisation Comparison Plan – Draft Sydney Park Plan of Management 2014 and 2003 Amended Plan of Management

**Attachment E:** Draft Sydney Park Plan of Management 2014

**BACKGROUND**

1. The vision for a large recreational space at St Peters around the former Bedford Brickworks area emerged at a time of increasing population growth from large scale redevelopment. Demand from residents and local councils, including the City of Sydney, for new community and recreational space led to establishment of the Sydney Park Steering Committee in the early 1980s to co-ordinate development of the Park.
2. In 1982, the Department of Planning (formerly the Department of Environment and Planning) commissioned development of an initial Plan of Management (1982 Plan of Management) for the Park's development, to incorporate a series of studies that would consider the former significant industrial uses, such as brickworks and landfill, to inform the nature of future development.
3. In 1990, the former South Sydney Council took ownership and control of the whole Park and commenced implementing the recommendations of the 1989 Master Plan.
4. The current Sydney Park Amended Plan of Management was updated by amending the 1982 Plan of Management and reviewing the 1989 Master Plan for the development of the whole Park.
5. In 2004, the City of Sydney became the owner of the Park through the amalgamation of the former South Sydney Council.
6. By mid-2005, much of the vision detailed in the 1989 Master Plan and the subsequent update incorporated into the 2003 Plan of Management had largely been implemented.

**Master Plan 2006**

7. The current Master Plan adopted in 2006 (2006 Master Plan) built upon the foundations of previous plans. It also incorporated environmentally sustainable principles that would enable development of the Park into a high quality regional park. Attachment A shows the context of the 2006 Master Plan.
8. The City has made significant progress in Sydney Park and has implemented many projects scoped in its 2006 Master Plan, with further refinement through the City's Strategic 2030 objectives, individual concepts and master plans. Attachment B shows the key milestones in the Park's development up to 2013.
9. The current status of the Park's development is captured in Attachment C.

**DRAFT PLAN OF MANAGEMENT**

10. The principal projects and focus areas that are covered in the draft POM 2014 are outlined below.

**City Farm Concept**

11. The City Farm concept might include:
  - (a) an organic farmers market;
  - (b) growing a range of fruit and vegetables for consumption and sale;
  - (c) farm kitchen/café; and
  - (d) training and educational programs.
12. The City Farm would focus on sustainability, urban ecology and biodiversity through:
  - (a) demonstrating the importance of water as a resource for growing food, and showcasing water conservation and harvesting and bio-filtration of urban stormwater;
  - (b) showcasing renewable energy options, such as photovoltaic systems and wind generated power;
  - (c) demonstrating the efficient use and reuse of resources by using recycled materials. This can also be achieved through interactive displays and workshops on recycling and reusing materials for art and other projects;
  - (d) raising awareness of urban ecology issues and sustainable gardening practices through interactive displays and workshops on native and habitat gardens, weeds and feral animals, food gardens for small spaces and capturing and treating stormwater; and
  - (e) demonstrating sustainable gardening and food production practices.
13. The development of a business case for the City Farm concept, including the establishment costs, operational management framework and ongoing financial commitments, is a key deliverable of the draft POM 2014.

**Park Expansion Opportunities**

14. This will involve the development of plans to increase the recreational open space along the Euston Road frontage. As an initial project toward this objective, the City will scope the demolition of the former depot at Euston Road.

**Childcare Facility and Learning Focus Area**

15. This is a new facility to include childcare, learning facility and public amenities near the Sydney Park Cycling Facility, previously known as C.A.R.E.S. The project will increase circulation and recreational interaction through strengthening opportunities for cyclists, while maintaining the community's access to the children's cycle path.

**The Bedford Brick Works Area**

16. This will involve implementation of recommendations in the 2007 Conservation Management Plan, including:
  - (a) the scoping and initiation of stabilisation works;
  - (b) development of a management plan to steer on-going structural maintenance
  - (c) focus on developing an integrated concept plan for the adaptive re-use of the Brickworks, which links the historic uses to the Park's leadership role on sustainability and biodiversity, City Farm and lifelong learning; and
  - (d) development of educational programs and linkages to City Farm concept uses.

**Water Harvesting and Reuse**

17. The current project, a major strategy of the City's Decentralised Water Master Plan, will supply the Park's entire future water needs, protect the Park's wetlands and hold surplus water for future community needs.
18. The development of a management and maintenance plan will underpin the continued success of the project. Water harvesting and reuse will be showcased through educational and activation programs that link to Urban Ecology and City Farm concept uses.
19. The maintenance and protection of the wetlands will incorporate initiatives to protect and enhance the fauna and flora species.

**Leachate Management Action Plan**

20. The Sydney Park Leachate Management Action Plan is a plan to manage the quality and quantity of leachate.
21. The first phase of the implementation will be testing and developing a conceptual model to identify leachate generation and pathways within the park in which leachate migrates.

**Urban Ecology Strategy Action Plan**

22. This will involve the development of the Volunteer Bush Regeneration Program linked to the City Farm concept.
23. A Planting Plan for Sydney Park will be prepared to incorporate bush restoration and biodiversity principles to guide all future plantings including the establishment of representative patches.

**Review of the draft Plan of Management and 2006 Master Plan**

24. The draft POM 2014 will be reviewed regularly against the key performance indicators.
25. The 2006 Master Plan remains relevant for the immediate future and it is recommended that a full review of the draft POM 2014 should be undertaken in five to seven years.

## LAND CATEGORISATION

### Community Land - Plan of Management

26. A POM must be developed for land classified as community land that identifies the values and issues affecting public open space. A POM outlines how that open space is intended to be used, improved, maintained and managed in the future.

### Land Categories

27. The Local Government Act 1993 provides five community land management categories to guide the City's processes.
28. The 2003 Plan of Management adopted three management categories:

Management Category	Area Covered Hectares (Ha)	% Total Park Area
Park	40.52ha	92.08%
Sportsground (Alan Davidson Oval)	1.74ha	3.95%
General Community Use	1.75ha	3.97%

29. The draft POM 2014 proposes to extend the coverage of the general community use management category that is currently applied to the Sydney Park Bicycle Centre (formerly the C.A.R.E.S facility) including the children's bicycle network.
30. The extension is to include the carpark fronting Sydney Park Road as a combined space as the principal learning focus area for testing City Farm concepts, including the farmers market and other open air activities, and a new shared facility integrating elements of the City Farm concept, cycling and childcare and children's learning.
31. The 2003 POM applied the park management category to the City's depot and nursery and the former sandstone depot along Euston Road, currently used by the City for storage. In both cases, it is proposed to amend this management category to 'general community use' which more suitably aligns with their respective functions.
32. The 2007 Conservation Management Plan (CMP) for the Sydney Park Brick Kilns Precinct Bedford Brickworks Area confirms the former brickworks and surviving contextual setting have high historical, social, aesthetic and technical significance.
33. The Sydney Park Brick Kilns Precinct's heritage significance is recognised in the Sydney Local Environmental Plan 2012 as Item 127 - Bedford Brickworks Area. The draft POM 2014 has a high priority attached to implementing the recommendations of the 2007 CMP, particularly the first stage, which includes the structural stabilisation and development of a structural maintenance plan for these significant elements. The City therefore supports categorising this area as 'an area of cultural significance'.

34. The proposed change would create the following amendment:

Management Category	Area Covered Hectares (Ha)	% Total Park Area	% Difference Draft 2014
Park	35.3ha	84.86%	-7.23%
Sportsground Alan Davidson Oval	1.74ha	4.18%	No change
Cultural Significance	1.47ha	3.53%	+3.53%
General Community Use	3.09ha	7.43%	+3.46%

35. Attachment D identifies the proposed changes to the categorisation.

### Natural Areas

36. The City's adopted Urban Ecology Strategy Action Plan has not identified the Park to be the habitat of any threatened species nor contain sensitive natural areas.
37. The Action Plan recognises the Park's wetland zone as a leader in ecologically sustainable management and biodiversity.
38. The natural area categorisation is not applicable to the Park.

### KEY IMPLICATIONS

#### Strategic Alignment

39. The draft POM 2014 aligns with the principal objectives of the City's Community Strategic Plan 2013 and aligns the values underpinning these objectives to recreational values and values inherent within the Park.
40. The draft POM 2014 formulates the objectives, details the actions to achieve these objectives and sets the means to measure these objectives through the key performance indicators.

### BUDGET IMPLICATIONS

41. Some of the projects and actions detailed in the draft POM 2014 are budgeted in the current financial year through the operational and capital works budgets contained in the City's Corporate Plan.
42. The objectives and actions detailed in the draft POM 2014 will be budgeted, prioritised and assessed annually against the current Corporate Plan's operational and capital works program.

### RELEVANT LEGISLATION

43. The following sections of the Local Government Act 1993 are relevant in respect of the process to adopt this draft POM 2014:
- (a) Sections 25 and 26 requires every council to classify all public land as either community or operational;
  - (b) Section 36 requires every council to prepare a POM for community land;
  - (c) Section 38 requires a draft POM to be publicly exhibited;

- (d) An area of cultural significance –
  - (i) Section 36D requires Council to declare that part of Sydney Park that is area of cultural significance;
  - (ii) Upon the City giving public notice, the City must under Section 36(3)(d)(i) issue a copy of the draft POM to the Director-General of National Parks and Wildlife and, under Section 36(3)(d)(ii), incorporate any matter specified by the Director-General of National Parks and Wildlife in relation to the land, or the relevant part; and
- (e) Changes to Land Categorisation –
  - (i) Section 40A and Section 47G requires a public hearing to be conducted in respect of any proposed change to land categorisation.

### **Local Environmental Plans**

44. A POM does not override planning instruments such as Local Environmental Plans. The current relevant instrument is the Sydney Local Environmental Plan 2012.

### **CRITICAL DATES / TIME FRAMES**

45. Section 38 of the Local Government Act 1993 requires a draft POM to be publicly exhibited for not less than 28 days, with a period of not less than 42 days from the commencement date of public exhibition during which submissions may be made to Council.

### **PUBLIC CONSULTATION**

46. The community has had a long history of active engagement and participation with Sydney Park, from pioneering the early tree-planting activities to present day recreational activities, environmental and cultural events.
47. This draft POM 2014 draws upon extensive public consultation including:
- (a) 2005 Consultation for the Sydney Park Master Plan 2006;
  - (b) Recreational and Open Space Needs Study 2007;
  - (c) City 2030 from 2005 to adoption in 2008;
  - (d) Annual Sydney Park Surveys 2007-2013; and
  - (e) City Farm, Urban Ecology Action Plan and Water Harvesting/Reuse.
48. Since 2011, the City has consulted extensively with the community on specific projects including City Farm, Stormwater Harvesting & Re-use and Urban Ecology. Outcomes and community values emerging from these consultations have been considered in developing this POM 2014 and will continue to inform the values, directions and strategies of projects through development and implementation. There will be ongoing opportunities for consultation as these projects are developed and implemented.



49. The public feedback on the draft POM 2014 is fundamental to the City developing the means to deliver the key objectives for each category of land. Through the draft POM 2014, the City will continue to engage, collaborate and provide opportunities for the inclusion of our community.
50. Subject to Council endorsement, public exhibition would commence in January 2014 for a minimum of 28 days, closing in late February 2014.
51. Public submissions will remain open until mid-March 2014.
52. A pop-up information stall is proposed in Sydney Park on a date to be confirmed in February 2014.
53. A facilitated public hearing and information session is proposed for a date to be confirmed in early 2014 at the Sydney Park Pavilion, and will be notified in accordance with the Local Government Act 1993 and in a local area newspaper.

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