

ELECTRONIC ATTACHMENTS

for

BUSINESS PAPER

6.30PM, TUESDAY, 10 OCTOBER, 2023

C1023(1) Item 7 Post Exhibition - Living Streets Verge Garden and Adopt-A Spot Policy

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C1023(1) Item 8 Post Exhibition - Draft Leichhardt Oval Masterplan

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C1023(1) Item 10 Post Exhibition - Recreation Strategy and Ten Year Action Plan 2023-32

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INNER WEST



Engagement outcomes report Verge Gardening Policy and Guidelines

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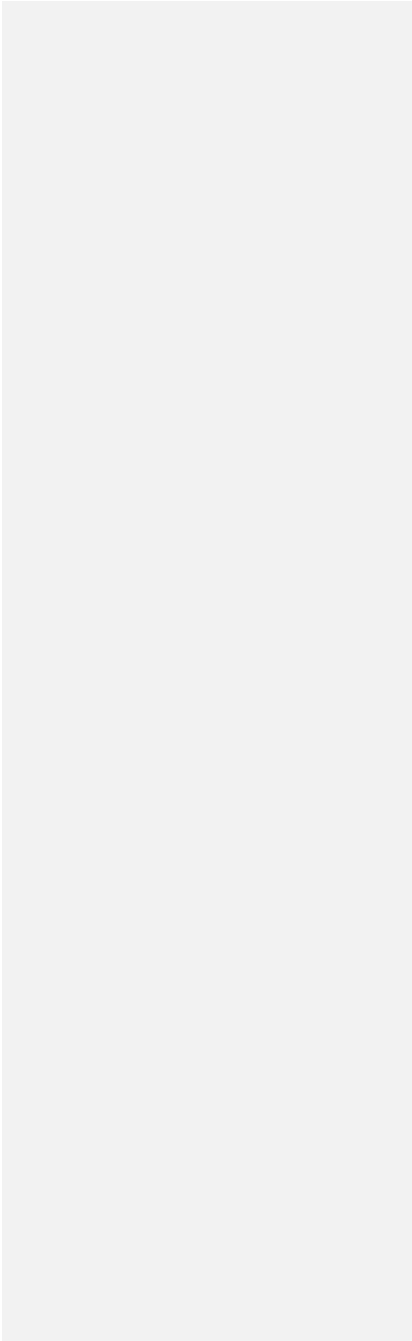
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Summary

This document provides an overview of the community consultation process and outcomes for review of the draft Inner West Verge Gardening Policy and Guidelines.

From 18 November to 23 December 2022, the community could provide feedback on the policy and guidelines through an online survey via Your Say Inner West (YSIW) and help name the program by voting in an online poll.

During the engagement period over 1,900 people visited the Your Say project page. 135 participants completed the online survey and 102 people voted in the poll.

90% of respondents supported the draft Verge Gardening Policy and Guidelines. Key suggestions for amendments prior to adoption include simplifying the documents and rules around compliance, simplifying the application process, removing fees for registration, allowing hard structures, and clarifying details around access and tree clearances.

Feedback has been reviewed, analysed and themed for inclusion in this report. All verbatim comments are contained in the Appendix.

Most votes in the online vote for a program name, nominated to name the program Living Streets and many of the respondents voiced their overwhelming desire to enjoy the environmental benefits and biodiversity outcomes of increased liveability in the community.

Council is investigating making amendments as a result of the feedback received. The recommendation is to remove any applicable fees to begin a verge garden, as thriving verges and community engagement are considered an asset for all.

Currently under review is the option to include hard landscaping and the necessary compliance issues of introducing regulated materials onto the verge space, as well as how to simplify the process, provide clarification on access and tree management and make the program easily accessible to the ever-growing verge gardening community.

Background

The Verge Gardening Policy and Guidelines project originates from a need to ensure residents can maximise the benefits of gardening on the verge, whilst maintaining safe and accessible verges for the whole community.

An existing "Sustainable Streets" program was conducted in the former Marrickville Council area and has informed the draft Inner West Verge Gardening Policy and Guidelines.

Verges and footpaths outside residential homes are public land used for a variety of purposes including:

- housing underground utilities
- providing a place to put bins and hard rubbish out
- providing a refuge for pedestrians crossing the road
- access for people getting in and out of parked cars

This means not all verges are suitable for verge gardens. It also means there are many issues to consider when designing, establishing, and maintaining a verge garden.

The Verge Gardening Policy and Guidelines aim to provide a framework for resident participation in planting and caring for residential verges of the Inner West, whilst ensuring public land is managed in a manner that does not jeopardise public safety, access and other essential service or community needs.

The draft was reviewed in detail by the relevant Local Democracy Group, Council's Environment Advisory Committee, on 31 March 2022 and was supported.

The Verge Garden Policy aligns with many of the strategies set out in Council's adopted Community Strategic Plan, including:

- *Manage and improve Inner West's mid and understorey vegetation and protect, connect and enhance natural areas, biodiversity corridors and sensitive habitat* (from Strategic Direction 1: An ecologically sustainable Inner West)
- *Pursue integrated planning and urban design across public and private spaces to benefit community and local environment needs* (from Strategic Direction 2: Liveable, connected neighbourhoods and transport)
- *Provide facilities, spaces and programs that support community health and wellbeing* (from Strategic Direction 4: Healthy, resilient and caring communities)

At present, there are 418 registered Verge Gardens and 167 Expressions of Interest from residents seeking to be involved in the Sustainable Streets program.

Promotion

The project was promoted through the following channels:

- Email to existing verge gardeners (394 residents)
- Email to residents on the verge gardening waitlist (172 residents)
- Email to registered Bushcare and nursery volunteers (225 volunteers)
- Council's social media channels
- Posters and postcards at all local libraries (8)
- Posters at the two Council community nurseries
- Posters at Marrickville Music Festival 2022

Engagement methods

- Online survey on Your Say Inner West
- Online quick poll on Your Say Inner West
- Email, post and phone submissions

Online survey on Your Say

The community was asked to provide feedback on the policy and guidelines including identifying anything missing and assessing whether the documents are clear and easy to understand.

Participants were also asked whether they would support an amendment to the policy to allow regulated hard landscaping and objects on the verge.

Online quick poll on Your Say

The community were asked to vote on a name for the Verge Gardening program out of four potential options.

Engagement outcomes

This section provides an overview of ideas raised for the draft Verge Gardening Program and Guidelines.

517 community members downloaded a copy of the draft Verge Gardening Policy and 274 downloaded the draft Guidelines.

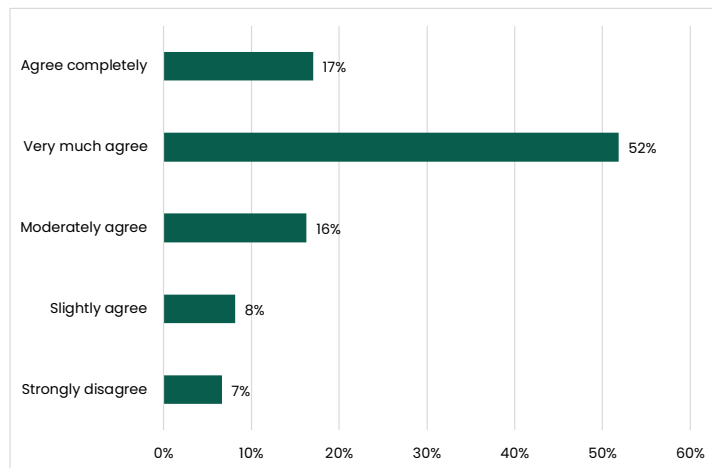
Part one – Online survey results

Community members were asked to comment on specific aspects of the draft policy and guidelines and to provide an overall level of support for the documents. Where respondents were unsure or not in support of the policy or guidelines, they were asked to explain their answers.

Note: staff have reviewed, analysed and themed the comments submitted in the open-ended response sections. Verbatim comments can be found in the Appendix.

1. The policy was clear and easy to understand. (135 responses)

69% of people very much agree or agree completely that the policy is clear and easy to understand.



1. a) You stated that the policy was not/was only moderately clear or easy to understand. Please let us know what was unclear, and why? (42 responses)

Why the policy was unclear	Percentage of theme mentions in total number of comments	Number of theme mention in comments
Too detailed/complex	24%	10
Distance between garden and other structures	7%	3
Language too formal	7%	3
Location of garden in relation to property	7%	3
Same rules don't apply to Council	7%	3
Location of garden in relation to property	7%	3
Accessibility	5%	2
Existing gardens process	5%	2
Liability	5%	2
Plant height	5%	2

The following points were mentioned once: no explanation to some conditions; unclear about clearance around trees, size of gardens and the process if a garden is left unattended.

Suggestions for changes	Percentage of theme mentions in total number of comments	Number of theme mention in comments
More information on plants	5%	2

The following suggestions were mentioned once: combine the policy and guidelines into one document; provide information on how to manage dogs; add a clause advising that the garden can only be installed out the front of the resident's own property; remove registration fees; provide simple guidance on how to change an existing verge garden; include information on weeds and Council's involvement; include information on planting trees and examples of approved gardens.

Missing information	Percentage of theme mentions in total number of comments	Number of theme mention in comments
Details about cost	5%	2

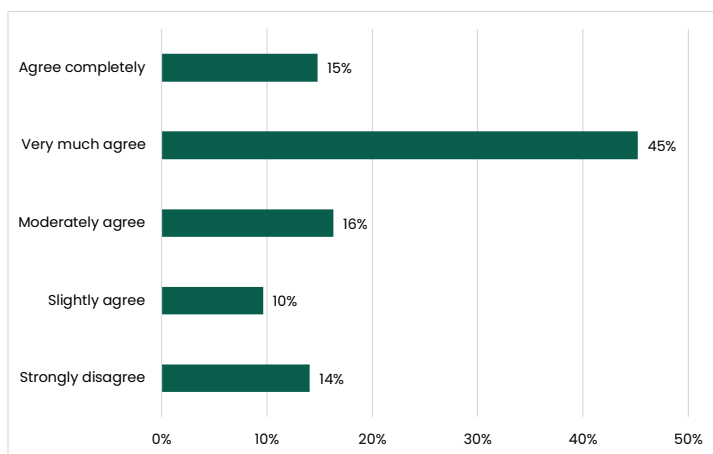
The following were mentioned once as missing from the draft policy: assessment process, appeal process, explanation of exclusion around power poles and parking signs.

Other relevant topics

The following points were mentioned once: hypocritical to state that every verge is different but create one policy; do not agree with the 12-month period and there are more important issues for Council to focus on.

2. The guidelines provide the necessary information to help residents create biodiverse verge gardens that also maintain safety and accessibility. (135 responses)

60% of people agree completely or very much agree that the guidelines provide the necessary information to help residents create biodiverse verge gardens.



2. a) You stated that the guidelines do not provide/only moderately provide the necessary information. Please let us know why. (54 responses)

Missing information	Percentage of theme mentions in total number of comments	Number of theme mention in comments
Information on access	13%	7
Application process	9%	5
Further information on plants	7%	4
Responsibility if the garden becomes neglected	7%	4
Compliance process	6%	3
Cost of the application	6%	3
Managing dogs	6%	3
Examples of approved gardens	4%	2
Process for existing gardens	4%	2

The following were mentioned once as missing from the guidelines: promotion of broader community action; guides to manage excess run-off; guides to grow fruit and vegetables safely; information on Council's nurseries and further clarification around clearance of trees.

Suggestions	Percentage of theme mentions in total number of comments	Number of theme mention in comments
Safe hard objects should be included	6%	3

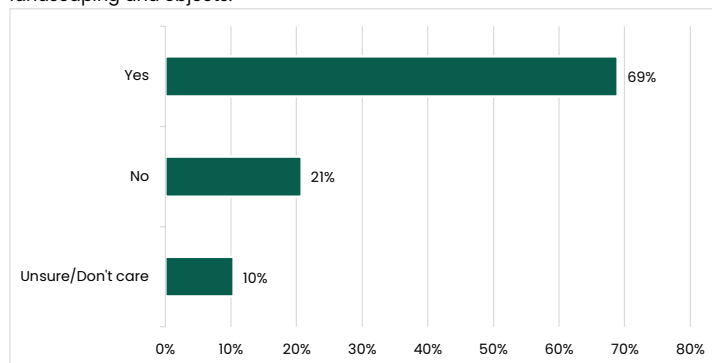
The following suggestions were mentioned once: distance from footpath to verge should vary; plants should be no larger than 1 metre; remove the registration process; combine the policy and guidelines into one document; Council should supply upkeep material; Council should inspect before installation and plant height should be increased.

Other relevant topics	Percentage of theme mentions in total number of comments	Number of theme mention in comments
Document is too long and compliance heavy	15%	8
Barriers are required to implement these gardens	4%	2
Current verge gardeners are not following these guidelines	4%	2

The following points were mentioned once: disagree with the banning of structures; disagree with the banning of laneway gardens; disagree with the 12-month period; hypocritical to state that every verge is different but create one policy; size of garden beds is unclear; document is too open for interpretation and Council is too busy to manage this policy.

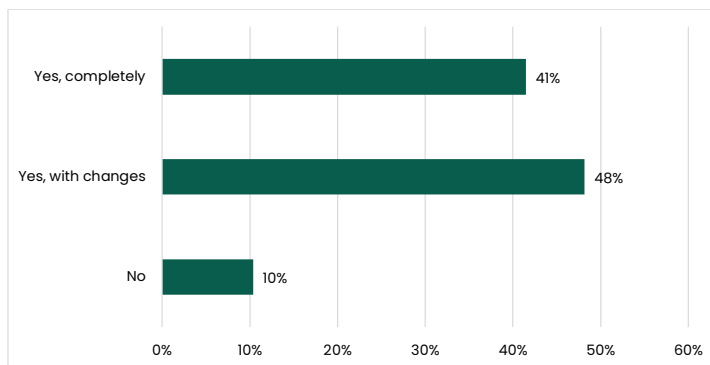
3. Would you support an amendment to the proposed policy to allow regulated hard landscaping and objects on the verge, including planter boxes and barriers of limited sizes and designs? (135 responses)

69% of people support amending the proposed policy to allow regulated hard landscaping and objects.



4. Do you support the Verge Garden Policy and Guidelines as a whole? (135 responses)

90% of people support the Verge Gardening Policy and Guidelines as a whole, including 41% who support the documents completely and 48% who support with changes.



4. a) You stated that you support the policy with changes. Please let us know what we need to change. (65 responses)

Suggestions for changes	Percentage of theme mentions in total number of comments	Number of theme mention in comments
Allow hard structures	31%	20
Further clarification about clearance around trees	11%	7
Include information on access	9%	6
Remove fee	9%	6
Remove registration/application process	8%	5
Further information on plants	6%	4
Responsibility if the garden becomes neglected	6%	4
Legacy gardens should be exempt	5%	3
Site specific policies	5%	3
Council should supply materials	3%	2
Further information on application process	3%	2

Managing dogs	3%	2
More information on trees	3%	2
More options for strata approval	3%	2

The following suggestions were mentioned once: make it clearer that fruit trees are not allowed; make it clearer that parking should not be impacted; limit plant options; further promotion of community action; suggest that neighbours must provide consent; stronger language that the verge is public property; process should be different for existing verge gardens; disallow strata to apply; provide guidance on how to remove grass correctly; allow laneway gardens; further information on available resources; change wording on 2 sections and move Council's insurance information to the top of the policy.

One comment mentioned a spelling mistake.

4. b) You stated that you do not support the policy. Please let us know why. (14 responses)

Reasons	Percentage of theme mentions in total number of comments	Number of theme mention in comments
Too many rules	21%	3
Compliance issues	14%	2
Gardens should be maintained by professionals	14%	2
Gardens won't be maintained	14%	2
Safety issue	14%	2
Same rules don't apply to Council	14%	2

The following reasons were mentioned once: there is no need for a policy; the policy bans laneway gardens; registration requirement; existing gardens do not follow guidelines; traffic hazard; not a Council priority; should include hard structures; site specific policies would work instead and gardens will become not uniform.

Part two – Other responses from individuals

Residents were encouraged to email and phone council to discuss the Verge Garden policy and guidelines. Council received 12 emails from individuals and 1 strata body corporate email, summarised below.

All responses, including late responses, were considered.

The following points were mentioned: streetscape appeal and amenity: too regulated or not regulated enough: clarification on compliance issues: accessibility and concerns verge gardens will be ignored by council mowing teams and subsequently destroyed.

Lots of commentary regarding council's current high maintenance mowing and lawn replacement schedule from residents seeking a more sustainable and socially inclusive management style.

Accessibility themes were echoed in the responses as well as concerns about resourcing to bring existing gardens up to standard.

While maintenance remains the responsibility of the registered verge gardener, Inner West Council Sustainable Streets Officer is here to assist the delivery of all aspects of the program. Verge gardening happens on public land, with various stakeholders operating in the multi-purpose public space. Council is committed to the success of verge gardening and will provide a selection of free plants from the community nursery. In this way, the right plants are planted in the right place to begin with, and council can help legacy verge gardens comply.

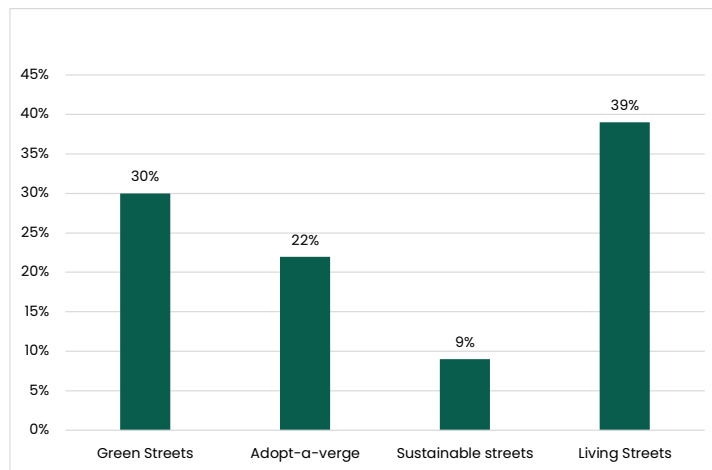
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Commented [TS2R1]: Don't give actual numbers of responses.?!

Part three – Online poll results

Help us name the program (105 responses)

Community members were asked to choose their preferred name for the program out of 4 options. The top choice was 'Living Streets' with 39% of the votes.



Officer comments

Staff have provided responses to main themes raised during the consultation. This section also details where updates have been made to the Policy and/or Guidelines in response to community comment.

Theme	Officer response
Policy is too detailed/complex; too long and compliance heavy	A detailed policy and guidelines document promotes a risk reduction approach when engaging community members in the design and maintenance of public spaces. This helps to ensure public land is managed in a manner that does not jeopardise public safety, access, infrastructure and essential services, as well as other community needs.
Need to provide more information on access (wheelchairs, prams and from cars)	Not all verges are practical to establish a garden in. Site restraints, access, traffic conditions will all be accessed during the application process.
Missing necessary information about the application process; application process should be removed/simplified	Council will work to streamline the application process for all applicants taking into consideration comments and suggestions from this community consultation period. Verge gardens can also be a source of conflict between gardeners, neighbours, and other users. All stakeholder aims are taken into consideration when a resident applies for a verge garden and assessed on an individual basis.
Policy should allow hard structures	Council has a commitment to explore the option of hardscaping. The introduction of hard structures on the footpath requires a risk reduction approach to ensure hard materials will meet with compliance.
Provide further clarification about clearance around trees	Trees are maintained by Urban Forestry for tree health, longevity, and safety. The 500mm easement is required for access to monitor and

	maintain trees. The gap between the tree trunk and the verge garden is necessary to protect the small plants so that they are not damaged during routine maintenance.
Streetscape appeal	Concerns were raised on the improved and/or reduced amenity of public streets. With comments in favour of traditional lawn verges in some conservation areas to retain heritage values. Most comments indicating the opportunity for more biodiversity on the street is aesthetically appealing, creating a sense of place, and has clear and improved environmental benefit for all users. Each application will be assessed on an individual basis.
Remove fees	A clear request from residents is that any verge gardening fees are removed. Council will look to remove all application fees to help residents access and participate in the verge gardening program and retain the grassroots values of sharing public space to improve the liveability and appeal of our streets.
Process if a garden is left unattended	Residents are responsible for advising council if they are moving or no longer wish to maintain the verge garden. Should a verge garden continue to remain unattended council staff may take necessary action to resume maintenance of the verge, which may include re-installation of grass in the verge.
Accidental damage	Verge gardening is a garden on public land which is prone to unpredictable damage and impacts by members of the public, service providers and maintenance to ensure essential public services are maintained. Accept

	that re-establishment of the garden may be required at some point in time and costs will be covered by the resident.
Compliance of new and existing verge gardens	Support will be provided, as requested, to resident verge gardeners including help with initial design, ongoing advice and monitoring, including expert advice on plant selection and plant identification. All new and existing gardens will be supported by council to best practise level.

Issues raised around Electricity line tree pruning, Tree management and Streetscape mowing regimes were out of scope for the project. However, feedback will be passed on to all relevant stakeholders, including teams within council and essential service providers.

Next steps

Where possible key themes identified in the engagement will be incorporated into the final Verge Gardening Policy and Guidelines. The project team will balance the needs and wishes of different user groups and consider potential conflicting and complementary uses.

The final Verge Gardening Policy and Guidelines will then be considered by Council for adoption.

All community members who provided feedback will be advised when the final Policy and Guidelines will be considered by Council.

LEICHHARDT OVAL MASTER PLAN

Engagement Outcomes Report

Revision 3

2022-2023



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Acknowledgment of Country

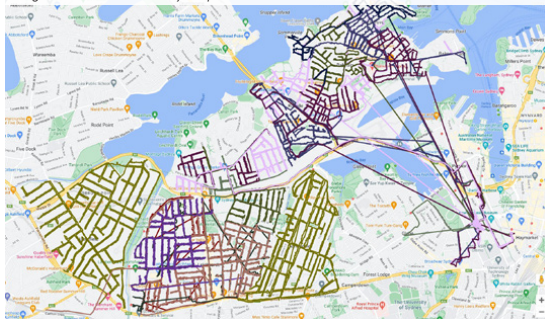
We acknowledge the enduring spirit of Country—the knowledges, languages, stories, songlines, land, skies, waterways, and Spirit systems. We pay our respects to the Gadigal and Wangal People of the Eora Nation who know this place as their home.

Summary of Engagement for the Leichhardt Oval Masterplan

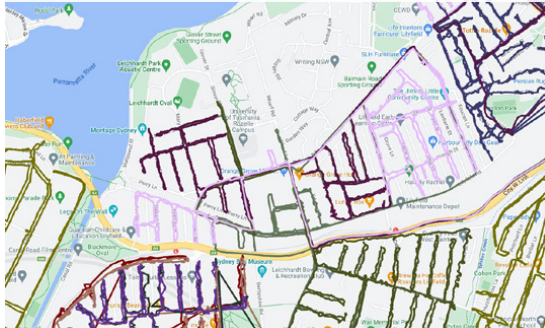
Council engaged with the Inner West community and a number of stakeholders for input in to the future master planning for Leichhardt Oval. Separate engagement periods were conducted between November 2022 and July 2023 over two rounds to inform initial design concepts and refine the ongoing direction of preliminary planning.

A broad cross section of the community was reached over the duration of both engagement periods, with feedback received from over 600 residents, spectators, employees, athletes and other vested members from both within and outside the local area. Feedback collected from the engagement periods have been reviewed, analysed and themed for inclusion within this report and will be used to shape the final design of the Leichhardt Oval Master Plan.

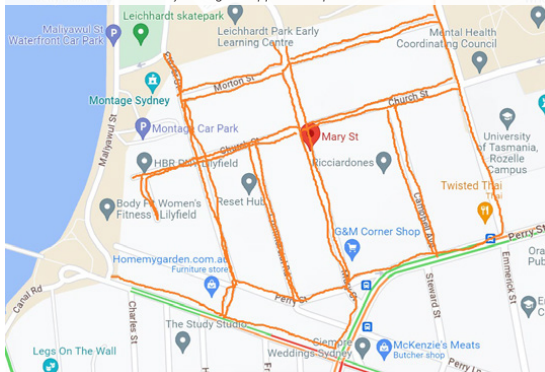
Stage 1 and 2 Distribution by Ad-post – All of the streets that were delivered to



Stage 1 and 2 Distribution – Streets surrounding the Oval that were delivered to



Stage 3 – Sunday 27 August 2023 - Distribution – Streets surrounding the Oval that were delivered to on Sunday 27 August. Approx 400 posters



First Round of Engagement Summary

The first round of engagement was conducted from the 18th of November 2022 to the 14th of March 2023 and reached more than 370 participants. Feedback was used to capture community expectations for the oval and shape initial design concept.

Consistent with the conversations throughout the initial engagement period, the analysis of issues and ideas found:

- Transport, traffic, parking and infrastructure provision are core community concerns
- Most of the transport related comments expressed a desire for better access to public and active transport options
- The community is passionate about building stronger neighbourhoods, they want to see better facilities for socialising in the public realm
- Finding environmentally and financially sustainable solutions were strongly expressed

Second Round of Engagement Summary

The second round of engagement was conducted from the 26th of June to the 23rd of July 2023 and reached more than 200 participants. Feedback was used to refine preliminary design concepts and shape the draft master plan.

Consistent with the conversations throughout the initial engagement period, the analysis of issues and ideas found:

- Improving spectator amenities and player facilities is a priority for the community
- Development should continue to retain the ground's heritage and suburban character and not impact any existing trees
- There is a need for traffic management plans and pedestrianisation of local roads during events and games
- There is strong desire to see the ground used for more community sports and events
- Further sustainability measures should be incorporated as part of the master plan

Public Exhibition Summary

The public exhibition period was conducted from the 14th of June until the 11th of September. Together with information from the Second Round of Engagement, feedback from public exhibition was used to finalise the Draft Master Plan for implementation.

Consistent with the conversations throughout the initial engagement period, the analysis of issues and ideas found:

- Parking and public transport connections are important to the viability of the master plan
- The master plan successfully balances the heritage value of the ground with the needs of a modern sporting venue
- Modern facilities are required to cater for elite women's sports and community activities
- Environmental measures like EV charge points and solar panels should be strongly considered

Summary of Engagement for the Leichhardt Oval Masterplan

	ENGAGEMENT / CONSULTATION	PROMOTION
STAGE 1 Preliminary visioning 13 November -11 Dec	<ul style="list-style-type: none"> Online survey at Your Say Inner West. 3x Pop up community consultations Onsite meeting with adjacent residents. Face to Face with specific external stakeholder groups (1:1) Consultation with specific internal stakeholders. Design charette with specific external and internal stakeholders Opportunity to provide written or phone feedback. 	<ul style="list-style-type: none"> Flyer distribution to all residences north of Parramatta Road. Social media posts. Onsite and other location posters West Tigers E-newsletter. Email to specific stakeholder. Email to all Local Democracy Group members. Council E-news. Poster in Leichhardt Service Centre.
STAGE 2 Concepts 25 June -23 July	<ul style="list-style-type: none"> Online survey at Your Say Inner West – featuring fly through. 3x Pop up community consultations Consultation with specific internal stakeholders, Consultation with specific external stakeholders and Mayor Opportunity to provide written or phone feedback. 	<ul style="list-style-type: none"> Flyer distribution to all residences north of Parramatta Road Social media posts Email to specific stakeholders Email to adjacent stakeholders Email to all Stage 1 participants Council E-news National news coverage of fly through Feature in hard copy Council newsletter to whole LGA
STAGE 3 Public exhibition of draft Masterplan 14 August - 11 Sept	<ul style="list-style-type: none"> Online survey at Your Say Inner West Opportunity to provide written or phone feedback. 	<ul style="list-style-type: none"> Flyer distribution to residences in Leichhardt Park precinct on 27 August Social media posts Email to specific stakeholders Email to all Stage 1 and Stage 2 participants Email to all to all registered members of YSIW who indicated they want to be notified about park and recreation engagements and engagements in the relevant local suburbs. Poster and Draft Plan in Leichhardt Service Centre Onsite posters

CHAPEL / GLOVER / MARY STREET – RESIDENTS ADJACENT TO OVAL		
	ENGAGEMENT / CONSULTATION	PROMOTION
STAGE 1 9 February 23	<ul style="list-style-type: none"> Proposed meeting. Mail drop (post and letterbox) (with 2 weeks' prior notice) 	<ul style="list-style-type: none"> Invitation to Chapel Street residents for face-to-face meeting with Council and Cox. This was postponed to 13 June 23 due to pack of response.
29 May 23	<ul style="list-style-type: none"> Mail drop (post and letterbox) 	<ul style="list-style-type: none"> Invite to face to face meeting at Leichhardt Oval with Cox.
13 June 23	<ul style="list-style-type: none"> Face to Face meeting with residents at Centurion Lounge 	<ul style="list-style-type: none"> Discussion with Cox and the residents. Email information collected.
10 July 23	<ul style="list-style-type: none"> Residents emailed. 	<ul style="list-style-type: none"> Notification of Preliminary concepts and details of website
STAGE 2 16 August 23	<ul style="list-style-type: none"> Residents emailed. 	<ul style="list-style-type: none"> Notification of Exhibition of draft Masterplan
STAGE 3 14 August - 11 Sept	<ul style="list-style-type: none"> Public exhibition of draft Masterplan 	<ul style="list-style-type: none"> Have Your Say – IWC Website

Residents adjacent to oval

- Distribution included residents on Glover and Mary Street up to Chapel Street, and including both sides of Chapel Street
- Stage 1 and Stage 2 hand delivered by Ad-post.
- Stage 3 hand delivered by Joel Giblin

Background

Introduction

Inner West Council (Council) has identified the need to prepare a master plan to establish a cohesive vision for planned upgrades and renovations of facilities at Leichhardt Oval, ensuring that the iconic oval can continue to serve the changing needs of the community and meet the demands of modern professional sporting venues.

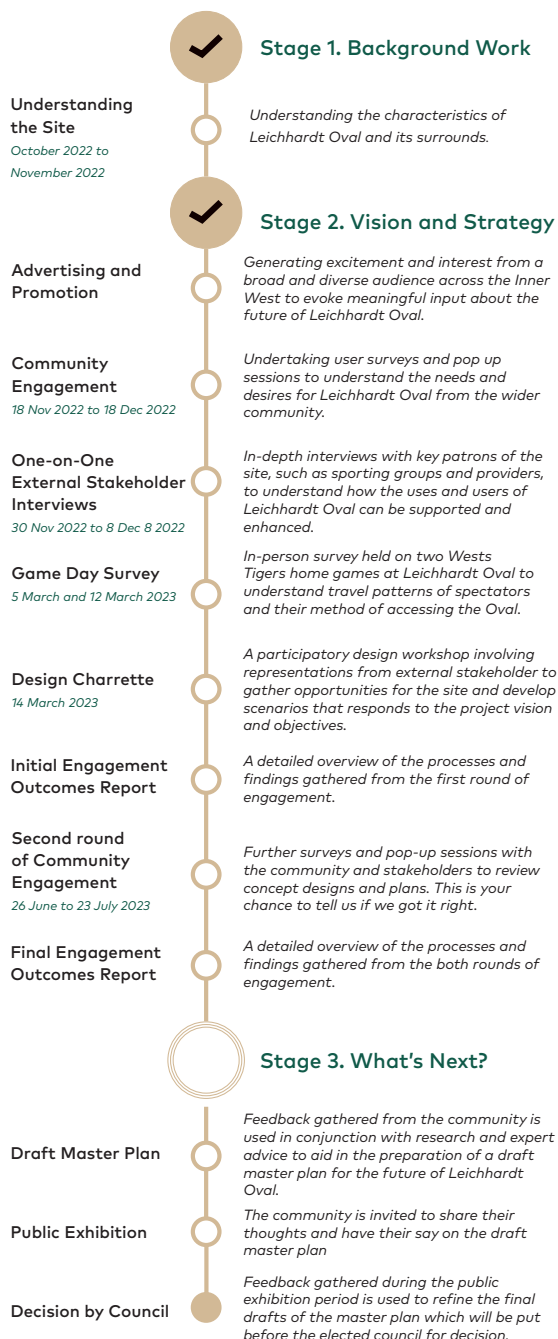
The master plan will help to guide Council's decisions around future uses of the site including concurrent upgrade of the adjoining Leichhardt Park Aquatic Centre and modernisation of grandstand amenities including change rooms, toilets, food outlets and screens. As a long-term planning document, the master plan will establish a framework for future uses and associated capital works, ensuring the continuation of Leichhardt Oval's extensive history of hosting sporting and community events at both the local and professional level.

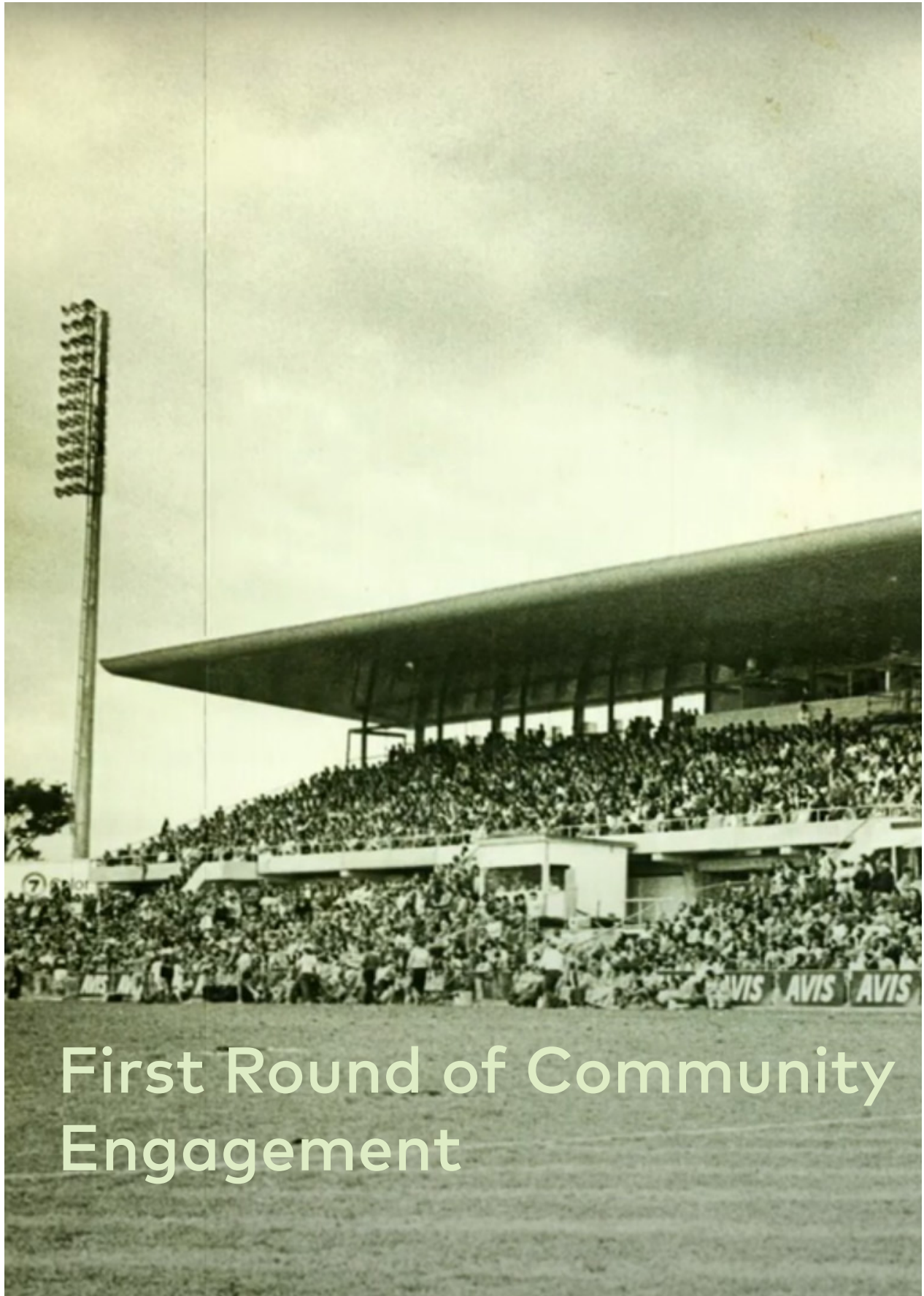
To inform the preparation of the master plan, Council undertook user experience research to gather feedback from the wider community including current and potential sporting groups that utilise the oval, associated government institutions and relevant interest groups

In addition to Council officers, consultants from Cox Architecture and Arup assisted in the extensive engagement process combining targeted one-on-one interviews with relevant interest groups and broader community engagement across public pop-up sessions, along with online surveys and interactive mapping through the Council's 'Your Say' website.

The following Engagement Outcomes Report summarises the processes, key themes and outcomes of this engagement program.

Project Stages







Item 8

Attachment 1

Engagement Methods and Promotion

Engagement Objectives

The initial community engagement process set out to gather meaningful, diverse and bold solutions informed by the community's desires for the future of Leichhardt Oval.

The purpose of the initial engagement process was to create broad awareness about the Leichhardt Oval Master Plan project and seek feedback on direction and priorities to be identified in the Master Plan. The engagement approach generated interest in the project and established a solid foundation for future engagement and collaboration as the Leichhardt Oval Master Plan evolves.

The specific objectives of the engagement were to:

- Enable opportunities to engage with a broad cross-section of the community
- Create excitement about the opportunity to contribute ideas and aspirations for the future of Leichhardt Oval
- Identify community priorities in terms of trends and needs

Engagement Promotion

The engagement process was promoted via a variety of methods and media including;

Advertising and promotion through print media

- Newsletters
- Letter box drops
- Flyers
- Posters

Advertising and promotion through online media

- Inner West Council web page
- Inner West Council social media pages
- Emails to Your Say Inner West registered users
- Direct Emails to stakeholders
- Wests Tigers web page and members mailing list

Engagement Methods

The engagement approach was developed to ensure that community and stakeholders could provide input in to the future of Leichhardt Oval via a variety of methods. These methods are outlined below;

Community - Inner West Have Your Say methods

- Your Say online survey
- Your Say online interactive social map
- Email submissions
- Written submissions
- Phone call submissions

Community - In-person methods

- Manned pop-up displays at;
 - Loyalty Square, Balmain
 - Norton Street Plaza, Leichhardt
 - King George Park, Rozelle
- Face-to-face surveys
 - Conducted at two Wests Tigers home games

External Stakeholders - In-person and online interviews

- Structured interviews with pre-prepared questions and prompts and open discussion

External Stakeholders

- In-person design charrette (workshop)

Engagement Outcomes - Community Pop-ups

Purpose

Outlining the key aspects of the vision and encouraging the community to have their say on the future of Leichhardt Oval

Engagement Approach

The Community Pop-Up stalls provided opportunity for the community to provide feedback on Leichhardt Oval and surrounding uses and to inform patrons who are not familiar with Leichhardt Oval. The manned pop-up stalls were established at;

Loyalty Square, Balmain

- Thursday 1st December - 4:30-7:30pm

Norton Street Plaza, Leichhardt

- Friday 2nd December - 12:00pm-2:00pm

King George Park, Rozelle

- Saturday 3rd December - 10:00am-2:00pm

The contribution and feedback was captured through post-it notes on the day through informal conversation between the community and council officers and consultant team. The feedback then was categorised under key themes.

Engagement Outcomes

Attendance and contribution statistics;

- 240+ total attendees with informal verbal contributions
- 149 written contributions (post-it note comments)

Summarised Comments and Responses

- Parking and access to the site - consider parking needs for everyone
- Pedestrian and public transport access
- Retention of trees, hill and atmosphere on game day
- More food and beverages
- No "shiny plastic stadium"
- Weather protection - cover for rain and sun
- Community, non-sports, cultural events run by Council or others



Engagement Outcomes - Community Pop-ups



Engagement Outcomes - Community Pop-ups

Themed Comments and Responses

Oval and game day facilities	
Covered area for rain	✓ ✓ ✓ ✓ ✓ ✓
Retain the heritage and old character - Incorporate the history and heritage of the scoreboard - Maintain history	✓ ✓ ✓ ✓ ✓ ✓
Better toilets and catering - better food, beverage and hospitality	✓ ✓ ✓ ✓
Leave the Hill - maintain the hill	✓ ✓ ✓ ✓ ✓
Stand on the North to wrap around - update the seating on the north and south	✓ ✓ ✓ ✓
Corporate spaces	✓ ✓
Inner West Museum of sports	✓ ✓
After match area	✓
Better surface for Oval #2	✓
Cover oval and the Hill to allow all year round sports	✓
Cover over Glover Street entrance	✓
Improvement to the current stand	✓
Increase the capacity	✓
Natural grass	✓
New grandstand	✓
Synthetic soccer field for all weather pitch	✓
3 screens at NW and SE end	✓
Public access/uses	
Food and Music Festivals - Carnivals - Spring festival	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Mini theatre/outdoor cinema	✓ ✓ ✓ ✓
Markets	✓ ✓ ✓
Boutique craft beer festival + game-day in the park	✓ ✓
More opportunity for Rugby - rugby league	✓ ✓
Community access	✓
Cultural events run by Council	✓
Fan Day	✓
Function spaces	✓
Kid access to the ground after play	✓
Picnic and public open space	✓
Pop-up shops in the stands when not in use	✓
Access and Parking	
Public transport - game day shuttle bus - bus zone outside of game day	✓ ✓ ✓ ✓ ✓ ✓ ✓
Access and parking for the aquatic centre during games	✓ ✓ ✓ ✓
Connection to Oval #2 and Glover Street -	✓ ✓ ✓
More parking	✓ ✓ ✓
Underground parking	✓ ✓ ✓
Consider the vehicle access parking needs of everyone on all days	✓ ✓
Pedestrian friendly zones, slower traffic speed	✓ ✓
Better parking so it flows better	✓
Traffic control - traffic management	✓
Move away from parking	✓
Walk to the bus as park of the experience	✓
Other sporting facilities/uses	
Women world cup game - Sydney FC women matches	✓ ✓
Cater to more than Wests Tigers	✓
Indigenous footy festivals	✓
Netball courts with light	✓
Running tracks especially for kids with sports in the middle	✓
Secured storage and meeting spaces	✓
Tennis courts	✓
Basketball courts	✓
Environment	
Keep the trees	✓ ✓
Nature walk within the trees - pathways "around the back"	✓ ✓
Enhance the views to the north	✓
More engagement with bay run and oval	✓
Safety	
Pedestrian and emergency access	✓ ✓
Safety upgrades	✓ ✓
Crowd control on the Hill	✓
Other	
All ages	✓
Communication for when the games are on	✓
Create Go Fund Me	✓
Dog park around the outside - open to the public	✓
Don't take away the games for next generations	✓
Major sponsor	✓
Outdoor gym by aquatic centre	✓
Waste control	✓

Engagement Outcomes - Have Your Say Social Map

Purpose

To capture opportunities, considerations and constraints

Engagement approach

An online interactive mapping interface which allowed users to make comments on particular areas of an aerial image of Leichhardt Oval and to respond to other contributors comments

- 18th November to 18th December 2022
- Hosted on the Your Say Inner West website
 - Social Map Response - 31 contributions by 14 participants and 50 votes on contributions

Categorising Feedback

The Your Say Social Map provides the opportunity for participants from the broader community to provide qualitative feedback and comments on key opportunities to capitalise on or concerns to investigate for the design of the Leichhardt Oval Master Plan.

Participant contributions are placed by the user over points of interest on the site and categorised as opportunities, constraints and considerations for the master plan with corresponding comments attached. Other users are then able to engage with contributions through votes to show their support for design concepts.



Consideration	Votes
1 Rebuild Latcham Robinson stand , extending it the length of the field and adding a second level Refer to Aldi Field in Washington DC as an example	✓ ✓ ✓ ✓ ✓
2 It's often hard to see the screen and part of the playing field when on the hill. I suggest having two screens or a larger screen or a better located screen. Also suggest improving the sight lines to the SE part of the playing field.	✓ ✓ ✓ ✓
3 Why is such an important topic a 'Christmas Consult'? Why can people only agree with a pin and not object it? Why is no information on master planning displayed the Council's customer service centres in Leichhardt?	✓ ✓
4 Keep the hill no matter what! It's the hill that makes the atmosphere at leichhardt amazing, although maybe shade some with cover for early arvo or rainy day games?	✓
5 Parking conditions on all local streets should be changed to prevent parking during events at Leichhardt Oval. It is absolute chaos for residents who can't even get into their streets, let alone park. All spectators should take public transport.	✓
6 New grandstand at the northern end which would connect to current western stand, which could potentially connect to southern stand (eg: Brookvale Oval). Upgraded toilets, food outlets and corporate facilities in western stand.	✓

Opportunity	Votes
7 Add an iconic welcome to Leichhardt Gate here. Integrate statues of club greats here too.	✓ ✓ ✓ ✓ ✓ ✓
8 Suggest pedestrianising more of Mary St on game days. After games it's a little dangerous with pedestrians walking and cars trying to bully their way through the crowd.	✓ ✓ ✓ ✓
9 A fully accessible bathroom using the 'Changing Places' initiative so that people, regardless of care needs, can have dignity while accessing these new facilities	✓ ✓ ✓ ✓
10 When designing a grandstand for the North of Leichhardt oval (LO). Suggest integrating the iconic trees if possible e.g. part of the grandstand being transparent (glazing). The trees surrounding LO are iconic and help provide an intimate experience.	✓ ✓ ✓ ✓
11 A lot of people access Leichhardt Oval from the water front and walk up an informal path along the fence line. I suggest making this a permanent paved path for access and safety reasons.	✓ ✓ ✓
12 Underground the carpark, extending it beneath the pitch. Create a larger sporting excellence centre that can cater to the local school catchment and the community. Link the swimming pool to the main sports precinct. Have a single side stand for games	✓ ✓ ✓
13 Suggest improving wayfinding and safety (lit path) for pedestrians walking from Rozelle through Callan Park.	✓ ✓
14 Improved parking.	✓ ✓
15 This stand needs demolishing and rebuilding from scratch. The current stand is a health hazard. If there was an emergency, you could not evacuate safely.	✓ ✓
The stand also needs rebuilding to add needed corporate boxes and event space	
16 As there are many playing fields in the area and an aquatic centre. I suggest this is a great location for local community sporting clubs and a base for the junior Balmain tigers / Wests Tigers or Balmain JRL. Suggest including club buildings here.	✓ ✓
17 Provide clear access to the aquatic centre and improved wayfinding.	✓ ✓
18 Clear wayfinding from the light rail stop to Leichhardt Oval	✓
19 Add an iconic welcome to Leichhardt Gate here. Integrate statues of club greats here too.	✓
20 Suggest linking (or redesigning) the existing stands with any new stands built. Stands should be on the South, West and North sides of the playing field. Providing rain protection for spectators. Any design needs to embrace the heritage items.	✓

Engagement Outcomes - Have Your Say Social Map

Constraint	Votes
21 What ever you do, DO NOT TOUCH THE TREES.	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
22 The oval is located in a local residential area, not in Moore Park with arterial road access. The local area does not support larger crowds. There should be no additional car that further contributes to the traffic chaos at sporting events.	✓ ✓ ✓ ✓ ✓
23 Local streets: We need to think of the local residents, many elderly and families with young children. They live here. Their interests have to come before those who access the area a few times per year from outside areas for sports events.	✓ ✓ ✓
24 Make the site safe for small events, limit the capacity. Do not invest in new grandstands. Wests Tigers should not have any games - Sydney has many good stadiums available now. Council funds should be focused on community sport facilities.	✓ ✓ ✓
25 No more loss of trees! IWC has Sydney's second lowest rate of tree cover. IWC's new tree policy has significantly accelerated canopy loss, well documented in the media. Recently, 45 trees were felled adjacent to the LH Oval for a skate park.	✓ ✓ ✓
26 Has anyone actually seen the gridlock at this intersection on a normal day let alone a match day? There needs to be some serious traffic analysis done because there are only a few ways in and out.	✓
27 If Mary Street was pedestrianised on match days, access would be further reduced for traffic. Leaving access via the bay or Glover Street?	✓
28 These very special, old shady trees should not under any circumstances be removed. They are so important for local birds and animals and provide important shade in summer on a popular route down to the Bay Run.	✓
29 Trees need to be felled to make way for a new north stand.	✓

Summarised Comments and Responses

Environmental Sustainability and Preservation

The most prominent concern continuously raised by participants was the need to preserve and enhance tree coverage on the site, with numerous contributions identifying the clusters of old trees as an iconic part of Leichhardt Oval's identity. Other contributions identified opportunities to incorporate tree canopies into the design to increase shading of pedestrian spaces across the site.

Game-day Traffic Management

The impacts of game-day traffic were specified in multiple submission outlining increased parking demands, reduced pedestrian accessibility, poor traffic flows and disruption to local residents. Concerns were also raised over the potential for increased spectator capacities being unsustainable for the area and the need to encourage further pedestrianisation and improve public transport connections.

Wayfinding and Accessibility

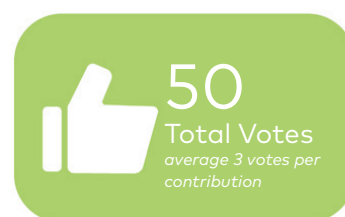
Pedestrian access to Leichhardt Oval was identified by participants as an issue in the current public domain surrounding the site, with opportunities outlined for improving pedestrian infrastructure and wayfinding, particularly to public transport connections. Other participants also identified considerations for improving navigation and mobility throughout the site with additional lighting and footpaths.

Facilities and Urban Design

Multiple participants identified the need to protect and enhance Leichhardt Oval's heritage character and natural assets within the design of the master plan along with the need for better spectator and player facilities. The need for additional sheltered spectator seating was a prominent concern for participants with consideration for improving amenities such as change-rooms, toilets, food outlets and screens also raised.



Your Say Social Map Engagement Statistics.



Engagement Outcomes - Have Your Say Social Map



Engagement Outcomes - Have Your Say Survey

Purpose

To provide an online space for participants to share how they currently interact with the site and outline what they would like to see within the final masterplan.

Engagement approach

Online Survey

- 18th November to 18th December 2022
- Hosted on the Your Say Inner West website
 - Your Say Survey Response - 61 participants

Who did we hear from?

The majority of responses were received from participants living across the Inner West Council Area, accounting for over 70% of overall survey submissions, with 50% of responses recorded from suburbs adjacent to Leichhardt Oval.

Interest and feedback on the project was also received from outside the Inner West area, with participant responses recorded from as far away as Port Stephens some 200km from the site.

Data collected from 'Your Say' survey responses suggests that there is significant interest from both local residents and visiting fans. This is reflective of Leichhardt Oval's role in supporting the broader Inner West community, and its historical significance to professional sporting codes and fans across the State.

Categorising Feedback

Questions used to construct the Your Say surveys looked for feedback across two aspects of the wider communities' views towards Leichhardt Oval, breaking responses into separate categories of how participants currently engage with the site, and how participants would like to see the site improved.

How Participants Currently Engage with the Site

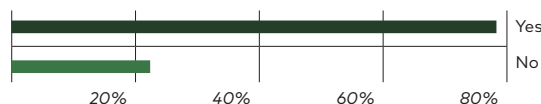
Feedback collected within this category aims to establish an understanding of the broader communities' current perceptions and use of the site, reflecting how Leichhardt Oval in its current state succeeds or under-performs in servicing the community.

How Participants Would Like to See the Site Improved

Feedback collected within this category aims to expand upon the previous section to understand how enjoyment and use of the site can be improved. Responses in this section show the gap between how Leichhardt Oval is currently used and the communities' desires for the future of the site.

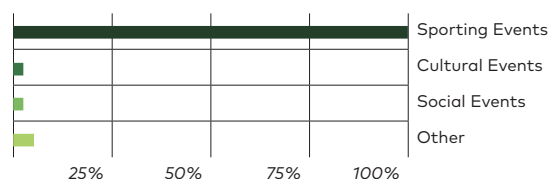


Do you currently use Leichhardt Oval? (n= 61)



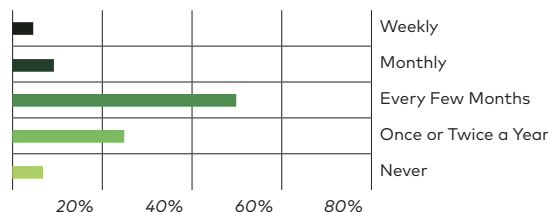
The majority or 77% of respondents currently attend or use Leichhardt Oval is some capacity while 23% stated they do not engage directly with the site

What events bring you to Leichhardt Oval? (n= 47)



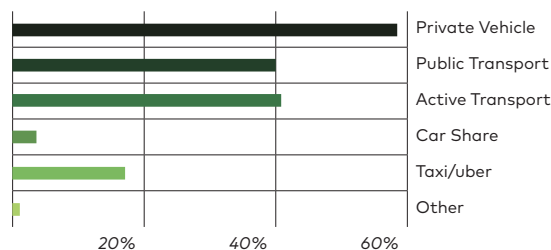
Results showed a clear distinction in the communities' reasons for attending Leichhardt Oval with 100% of respondents selecting sporting events while less than 5% of respondents attended for social, cultural or other events.

How often do you visit Leichhardt Oval? (n= 61)



The majority of respondents had limited interactions with Leichhardt Oval over the course of the year, with 25% of respondents attending only once every 6 to 12 months and over 50% attending every few months. Comparatively the most frequent users who attend weekly or monthly collectively accounted for less than 20% of respondents.

How do you get to/from Leichhardt Oval? (n= 47)



Respondents showed a preference towards private vehicles as the primary transportation method for accessing Leichhardt Oval accounting for 60% of responses, though also indicated high engagement with active and public transport methods that were both selected by over 40% of respondents. Other transportation methods including taxi/Uber were utilised to a lesser degree but were largely considered to not be a desirable transportation method for the majority of respondents.

Engagement Outcomes - Have Your Say Survey

Summarised Comments and Responses

Better Facilities for Socialising in the Public Realm

Survey responses indicated significant disparity in how participants currently utilise Leichhardt Oval and what events and activities would increase their desire to utilise the space. When asked about how they currently engage with the site, 100% of participants responded to attend sporting events, while less than 4% of participants indicated that they attended for other events or activities. In contrast when asked about what potential events or activities would bring greater patronage to the site, participants responded with equal interest in attending cultural and sporting events, and even greater interest towards attending social events at Leichhardt Oval. Similar sentiments were reiterated in regard to how Leichhardt Oval can be improved, with facility upgrades, food and beverage availability and more diversity of events being the 3 most prominent responses

How the community engages with Leichhardt Oval

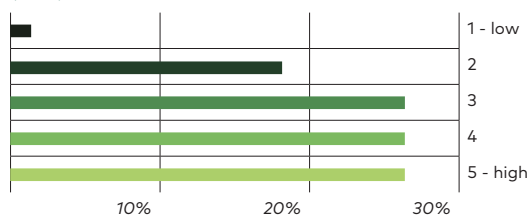
Despite receiving significant community interest during the engagement period, survey responses indicated that the majority of participants often had limited interactions with Leichhardt Oval. Over 20% of participants responded that they don't currently use Leichhardt Oval at all, with further questioning revealing over 50% of participants only visit every few months and 25% only visiting once or twice a year.

Transportation, Traffic and Parking Infrastructure

Concerns surrounding accessing the site and traffic/parking demand was a reoccurring theme across the engagement process, survey responses held consistent sentiments reflecting significant car dependency and a desire for alternative transport methods. Responses to transport mode selection revealed private vehicles were the predominant method of accessing the site, accounting for 60% of responses, while active transport and public transport modes accounted for 40% and 42% of responses. These findings about current transport behaviour correlated to responses to how Leichhardt Oval can be improved, wherein 40% of participants indicated that better public transport connections and improved parking would enhance their experience at Leichhardt Oval.

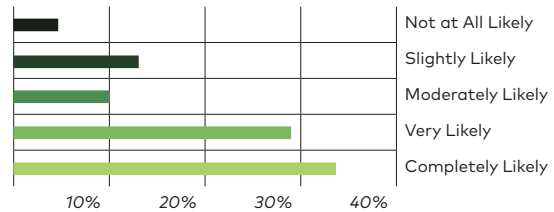
Rate your overall experience of Leichhardt Oval?

(n= 61)



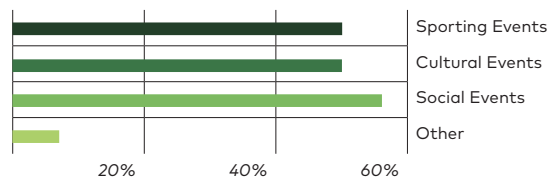
Results showed a relatively even split with a leaning towards more positive perceptions and experiences of Leichhardt Oval, with only 3% of respondents providing the lowest score.

How likely are you to bring friends/family to Leichhardt Oval? (n= 61)



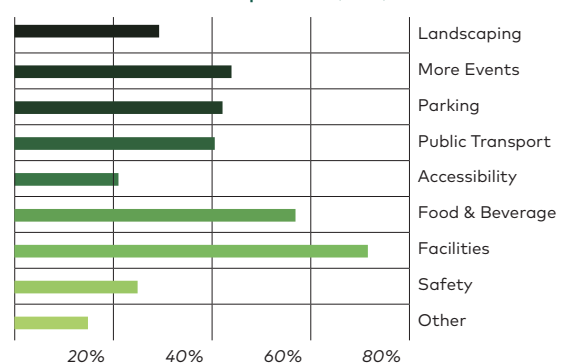
There was a clear interest from the majority of respondents in engaging with Leichhardt Oval in a group setting with close to 70% of respondents stating they were very or completely likely to bring friends or family to Leichhardt Oval. Results show that further consideration is required for how transportation and amenity can be improved to better support families and groups.

What events or activities would bring you to Leichhardt Oval? (n= 47)



Respondents showed a relevantly even split for sporting, cultural and social events as desired activities at Leichhardt Oval with a minor preference for more social events, indicating an interest for greater variety in the types of events and activities at Leichhardt Oval.

How can the site be improved? (n= 61)



Similar themes raised during other engagement sessions were identified by survey respondents with the primary areas identified for improving the site relating to oval facilities and amenity, frequency of events, parking availability and ease and accessibility of transportation.

Engagement Outcomes - External Stakeholder Interviews

Purpose

To draw out ideas, requirements and ambitions from existing, or prospective, users, providers and custodians of Leichhardt Oval

Engagement approach

- - Kuburlis (catering)
 - Rugby Australia
 - Waratahs Rugby
 - E-Group Security
 - NSWRL
 - APL (A-leagues)
 - Balmain District Junior Rugby League
 - APIA Leichhardt FC
 - Balmain Tigers RLFC
 - Sydney FC
 - Sydney Rugby Union
 - NRL
 - Wests Tigers
 - Transport for NSW
 - NSW Police - Local Area Command

Categorising Feedback

A set of questions was distributed to the external stakeholder to start the conversation at the meetings. These questions were to offer the interviewees an opportunity to inform and drive the direction of the Master Plan. Each group to focus on questions that are relevant to your organisation and your use, or desires for Leichhardt Oval.

These questions largely revolve around the opportunities at Leichhardt Oval

- Where do you see the alignment of Leichhardt Oval with the opportunities with your organisation at the moment? And where would you like to see it in the future?
- Innovation - what can Leichhardt do which makes it unique to others venue and create that "memorable experience"
- Oval event overlay and "marketing" – digital/lighting/wayfinding/special effects
- Non-game day passive brand/image

Access

- Access for the players and coaches requirements?
- On foot access from the bus drop-off and security?
- Club admin access and parking requirements?
- Post-match access for players and club?
- Away-team considerations?

Non-Game day

- Requirements for any non-game day access to the Oval by players or Club
- Planning/Sponsoring any non-game community events
- Public uses / Community / Functions (revenue generation, connections to foreshore / other facilities holistic precinct response
- Indigenous overlay placemaking / story telling

Engagement Outcomes - External Stakeholder Interviews

Kuburlis

There is limitation to catering on game days due to space for movement and access on site.

Opportunities at Leichhardt Oval

Pre catered (corporate events etc) is done offsite and brought in to be re-heat

Back of house is lacking, game day limits the back of house access. Paths are a mess, easy wayfinding needed for the movement especially the corporate offices

Northern area that is not serviced with hospitality and is a prime position without a path

On the top portion where most people don't stand because they cant see is great for hospitality

Similar offering throughout the site but differentiate for each tier for the different experience

QR codes to deliver food

Lounge is where all the networking happens, even minor events

Bar in the back, served and 'networking' away from their seats, open up the area for a bar and buffet to get their food and go back to their box

Food options – food trucks for variety event and for larger events (power and water needed). They want the "game day" food.

Access

Delivery needs to be made to the 3 areas

Access around the ground

Access and movement for food trolleys

Non-Game day

Museum with café? More people on daily basis with tours

Other non-sporting events that will utilise the site

Rugby Australia

Rugby Australia see potential opportunity for additional games at Leichhardt Oval once the facilities have been upgraded especially for women's game and to use the space for training throughout the year.

Opportunities at Leichhardt Oval

General upgrades needed such as change rooms being the challenge which is the operational constraints

Hospitality space needs to be upgraded and currently limited offering

Hiring fee is great, but it's hard to get the revenue in return

Increase the offering and bring it up to specifications such as accessibility and pre-post game offerings

The introduction in the last 5-10 years of women's sports which needs an increase to change room 2-4 more. It allows to run the woman and the men games

LED on the east and north south

The score board (the older score board) is fantastic and used. There is a digital requirement at a large cost

Broadcast capabilities

Connectivity with wifi, upload and download speed, sensitive for world cup

Access

International level needs access, arrival of players, buses and referees

Parking limitation and challenging

Non-Game day

Can be used as a training ground for major tournaments. Has the exclusivity (fence around) and privacy

National competitions – move them around varies venues and growing traction and large profile. Leichhardt suits for the requirements for that event

Engagement Outcomes - External Stakeholder Interviews

Waratahs Rugby

Upgrade to facilities to allow 4 changes rooms and open up to women's game. Additional upgrade to allow better facilities for easier access and spectators.

Opportunities at Leichhardt Oval

Opportunities for upgrade to the change room facilities especially women (4 rooms). 4 change room will open up the ability to have many more events

Love the hills – keep if can

Opportunities for upgrade to the corporate facilities and coaches facilities

Parking over the road was great

Suites are important in rugby market for corporate hospitality

Ability with suites for indoor and outdoor would be great

Size of function room is great but with higher specifications and with big screens and AV, no pillars.

Media: Pre-match in the tunnel. Post match to fit 20 odd and desk and backdrop

Best playing surface in Sydney – Retain the playing surface as is

Access

Turn stiles had a few issues for egress – top priority for getting people in and out

Ease of access for the independent medical and room. And location to be half way

Non-Game day

Potentially Captains day but will use new facilities

E-Group Security

The security on site benefits greatly with the control room and the CCTV solution. Some opportunity for access and safety upgrades in regards to pathways around the site.

Opportunities at Leichhardt Oval

Since council involvement, there has been more structure planning and security plans

CCTV solution - Control room is the best thing that has happened to bring everyone together

Information coming and decisions are made and sending it out

Egress is all at the same time, with intoxication and it is darker.

People can walk anywhere they want

Walkways are kept clear, except the western side

Permanent police and ambulance on site. VIP and coaches all in the back. Need to be in and out at a certain time

The entry doesn't have turn stiles and could benefit for access control. The hand scans depend on wifi which is not great

Access

Messaging has always been to get there early. The 2 streets (Mary and Glover) running too and from the site. Use chapel street now to go from one to another

A lot of people coming from east, Frazer st side and it is slippery when wet

There are traffic control measures, no vehicle access unless approved between the intersection at the aquatic centre and Mary and Chapel St when roads become too busy

Parking is limited, on top of the (east) and mostly full on west. And the WHOS car park and rowing club that are used, players in the rowing club and escorted to site

Limited accessibility and stopping areas for buses

Majority of people coming to Leichhardt are locals and know where and how

The access on the east is limited especially with rain – footpath allows for police and security

A pathways on the north at the top would be great for movement and emergency egress. That path to potentially allow for a vehicle movement

Congestion on the west south corner – to food and because of the movement

Engagement Outcomes - External Stakeholder Interviews

NSWRL

LO has opportunity to upgrade facilities to allow for female participant training and warm up space. And allowing better access and amenities for VIP spectators and participants.

Opportunities at Leichhardt Oval
Size and access to the facility is great for hosting events
Wish list:
<ul style="list-style-type: none"> 1/5 is female participant - Change room facility to align with the growing of the female participant – the requirement to be determined. Facilities that can cater to that Official spaces – referees – own facility for themselves Opportunity to ease of movement between men and females to reduce issues Toilets that are adequate for females 4 change rooms is ideal
Dedicated warm up space/fields – closed facility for the warm up space
<ul style="list-style-type: none"> Indoor warm up area and not on the field Direct access on the northern end prior to the game Netting within indoor training
Modern recovery facilities - Recovery pools etc - The more access they have, they will use it
Side line seating for weather protection (rain or sun)
Surface is great - Relationship with council has been positive
Wifi – include and easier access to wifi - Ground managers to media and club staff
Netting behind the spectators on north (where trees are) to avoid balls going over
Score board – additional person to manually manage that
LED infrastructure to tap into and access it
Medical rooms – separate for each – a private room and access for the 15min needed before going back out
To allow better corporate events/facilities
VIP, equipment, medical, executives etc managing the movement between the different games – defined access and have access management – technology and electronic would make it easier
Access
Parking is an issue
Better VIP or senior official parking - 20 to 30 spots
Non-Game day
Junior rep program – venue as a training venue and development facility. Standard facility – gymnasium, theatre rep, on-ground filming to capture training, recovery facility
Centre of excellence – running competitions, another facility to allow different groups to run camps and use the facility
Break out space with meeting room and kitchenette for nutrient and other program for their training facility

APL (A-League)

Opportunity for other sporting facilities such as futsal, B-league and additional dressing room.

Opportunities at Leichhardt Oval
Respect the heritage - Maintain the heritage – scoreboard
Double dressing room (4) and identical with 2 referees rooms
Social marketing and need for LED marketing and scoreboard
B league – Seating for 5 thousand would be ideal. Seating under the cover
Catering facilities need to be improved - To be a high class facility – change rooms, toilets, kitchen, corporate boxes
Access
Warm up area consideration or access to LO #2 on the north (tunnel, bridge, gated)
Non-Game day
Indoor futsal facility/centre and LO has the space. 4 international size courts – can be multipurpose
Museum – for all of rugby league. To change to Inner West football to also include football and not just rugby
Opening the oval to general public - No risk, making sure the security that the facility doesn't get vandalised

Engagement Outcomes - External Stakeholder Interviews

Balmain Tigers RLFC

The oval users can benefit from using the surrounding uses such as the aquatic centre and oval #2. Being able to provide additional back office admin space and demountable for the additional activities needed for players interaction.

Opportunities at Leichhardt Oval
Value the heritage of LO
Use parts of the aquatic centre
Additional games for junior Balmain club teams
Need and use of storage is key
Wish list of gym, recovery centre and kitchen
Back office admin – theatre, meeting rooms. Currently using sheds room, great to have separate meeting room for meetings and chats with players
Junior programs are adaptable
Mary and Glover Street residents to be engaged
Junior rep season which doesn't overlap too much with NRL - To use main and #2 would be great
Access
Non-Game day
Demountable – an area available to put on the site, junior league to run their activities there
Heritage and memorable, lots of visitors to look and experience the oval, like a museum. An interactive merchandise and café - Café and interactive and look at great moments at LO

Sydney FC

Opportunity for women and junior users of the oval, providing facilities for outdoor gathering and for LO to meet the regulation.

Opportunities at Leichhardt Oval
For double header matches - needs the additional change rooms and match officials, media room etc - Need double the space
Media – broadcast suppliers and requirements differ based on type of matches - Fixture itself to determine to size - Photographer and press conference room
Additional change rooms for the team - A League men and women - Tunnel club - Delivery and operational
Medical/first aid room - Preferred on the west
Field requirements - LO meets the regulations
Benches – integrated team benches - Proximity to the action
Making sure where there is seats with numbers/rows, maximise the commercial opportunity, maximise undercover, especially for summer and sun coverage and safety perspective
Maintain the hill
Corporate - Commercialisation, Function room area, flexibility for formal dining - Other facilities not where the corporate sits currently
Field club/BBQ/cocktail style area which creates opportunities
Sponsorship inventory - signage and LED wrap
How will these be operated in the most cost efficient manner - Tie in down the commercial elements - To be operated at a low cost
Access
Parking for the teams and operational and corporate inventory - Area behind the grandstand which keeps the players away from the spectators
Additional access points
Parking, public transport and access to the grounds - Making sure there is suitable plans for parking and traffic management
Turn stiles and ticketing - queue is terrible, no signage and no area to sell tickets
2 gate is not enough - Footprint needs to be looked at to have 10-12 turn stiles
Non-Game day
Fan and corporate on game day and non game day
Access to the facilities for non-match days
Community football clubs and use ground for practical component
School holiday clinic program
Future for women's game and Juniors game

Engagement Outcomes - External Stakeholder Interviews

Sydney Rugby Union

Opportunity and need for better technology and systems to improve the sound and lighting. Also, the better access such as lifts and wheelchair access.

Opportunities at Leichhardt Oval
LO is a perfect venue for the atmosphere
Lack of protection of undercover for rain
Roof to be improved
Nice with the trees in background and provides shade
Under the grandstand needs improvement. It has all the basics, but needs tweaking up
Having the additional cost of bringing the LED and big screens - Basic technology
Need better sound system
Lighting is fine in terms of quality
Use all 4 change rooms to run the teams in and out of and change rooms for female sports
Access
Spectator experience is that it is easy to get to, buses and trains. Not great experience with bad weather.
Lift access is important and on both ends
Wheelchair access to be improved
Access for players and coaches are fine
Bus coming around and players access is fine
Access behind the stadium is good
Better connection to LO #2, access with security and going out the back way

NRL

Opportunity for improvement to the media and broadcast system and operation with an indoor press box. Consideration to the standards of male and female participation.

Opportunities at Leichhardt Oval
Minimum standards of venues
Media and broadcast perspective - narrow streets and difficulties of that entails - lack of parking in the in the in the area which can lead to significant congestion in terms of the media facilities
Indoor press box press
Congestion around the hospitality area
Ability to have a room for press conferences, media conferences and sort of mix zone media interview areas which are outside the dressing room
Standards for male and female participants
Larger function rooms for small to medium functions
VIP hospitality
A larger goods lift
Access
How a venue can integrate into this surrounds and how you can improve the traffic and transport and parking
The experience of the fan coming in and getting out is more pleasant
Non-Game day
Large spaces undercover where they could be used at night time by PCYC's or basketball courts and other things that could be used more by the community

Engagement Outcomes - External Stakeholder Interviews

West's Tigers

Improvement players facilities and corporate uses. Also the improvement for spectators such as cover for weather protection and amenities for families.

Opportunities at Leichhardt Oval
Opportunity for an academy at LO
To understand the staging and priorities
Improvements for corporate, female, toilets, food and amenities
2 function areas on the west
Outdoor seating
Potential for corporate box on the north end
Improvement for movement outside of the box and to go in
Placement of merchandise
Desire for a 20k capacity
Standing space for corporates
Access and footpath to the Hill
Families are an emerging market and need to cater for
Cover for weather protection
Warm up field
Media and production area
Recovery area for players
Access
Entrance issues for back of house
Non-Game day
Training session
University/medical/education use

Transport for NSW

Opportunity for a ride share zone and to improve the signage and wayfinding to and from public transport. Prioritising the crowd and movement of pedestrian and vehicles.

Opportunities at Leichhardt Oval
Signage and wayfinding
Traffic signals to be priorities and monitored during game-day
Access
Customer Journey Planning team and Major event team could be engaged for game-day at a cost
Walk from public transport and wayfinding can be improved for day and night
Additional buses during major events and people to direct visitors
Ride share option - a location for pick up and guidance
Prioritising crowd management

Engagement Outcomes - External Stakeholder Interviews

NSW Police LAPC

Improvement to the egress management plan with policy for parking and other options for travel method such as shuttle buses and free travel for ticket holders.

Opportunities at Leichhardt Oval

Permanent security room for command

Lack of entrance for services and players - up to 6 buses - limit vehicles

Designated area for drop-off

Parking policy to be enforced

Parking station with shuttle bus

Free travel with game-day ticket on buses/light rail

Improvement to amenities such and toilets

Access

Mary Street as exclusion zone - Chapel Street to re-direct and allowance for one way streets

Semi permanent vehicle mitigation

Opportunity for an egress management plan

Improvement access to City West Link

Engagement Outcomes - Game Day Surveys

Purpose

To engage in-person with attendees at a major sporting event at Leichhardt Oval.

Engagement approach

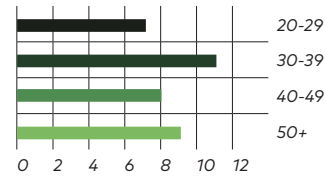
In-person survey held on two Wests Tigers home games at Leichhardt Oval on the 5th and 12th of March, to understand travel patterns of how the spectators arrived at the game and their method of accessing the Oval.

Categorising Feedback

The survey questions were categorised to understand the age group of the spectators to the game, how many they travel with which could give an indication of their choice of travel pattern and their mode of transport to arrive at the game. The other area that the responses helped with understanding the travel pattern was what the preference and future outlook could be for the site in terms of game-day travel pattern.

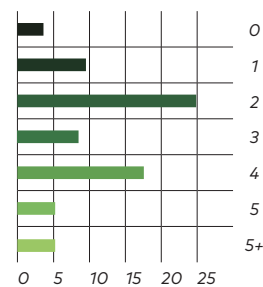
The survey did include a number of response under "other" and descriptives information. These answers have been omitted from the graphs and summary and the participant numbers for each question is reflective of the amount of responses included in the graph after non-response were removed.

Age (n = 35)



Responses showed a relatively even split in attendance across all age groups with the largest age range being 30-39 year old

How many people did you travel with (n = 71)

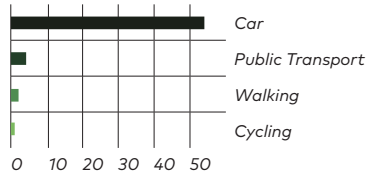


Results showed that people attending major sporting events at Leichhardt Oval typically travelled to the ground in groups consisting of 2 to 4 other people, while few respondents were found to have travelled by themselves or in large groups of 5+ people.



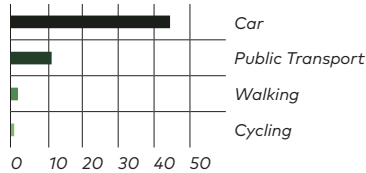
Engagement Outcomes - Game Day Surveys

What main mode of transport did you use to get to the game today? (n = 60)



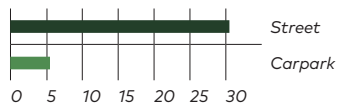
Results showed the overwhelming majority of respondents travelled to the game in private cars with active and public transport alternatives accounting for only a small portion of total responses.

What mode of transport would you prefer to travel by? (n = 58)



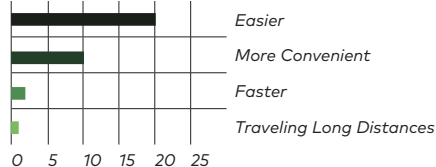
If given the choice for their preferred transport method, the majority of respondents maintained their decision to use private cars with only a small percentage changing their response in support of public transport alternatives. Results also indicated little interest active transport alternatives such as walking and cycling.

If you drove where did you park? (n = 37)



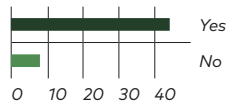
Results showed that the majority of respondents who drove to the oval used street parking rather than carparks around the area, suggesting issues of inaccessibility or insufficient provisions of off street parking.

If you drove why did you drive? (n = 34)



Respondents indicated their preference for driving over other modes of transport was largely due to ease and convince rather than issues of distance or time, suggesting that improving the accessibility and reliability of public and active transport could encourage alternative transport uses.

If you drove would you still drive if you had a 10-minute walk from your parking spot? (n = 52)

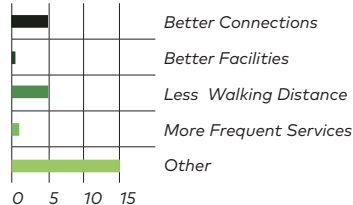


Results showed that respondents were typically not concerned with walking longer distances from parking spaces to access the oval, supported previous suggestions that the preference for driving is due to convenience rather than distance or time.

Summarised Comments and Responses

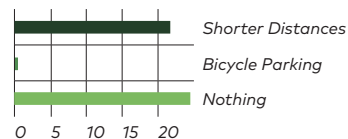
- Majority of attendees we interviewed drove and parked on street
- Supporters mainly parked on street, with some at Aquatic Centre and some at the school which was expensive to park at
- A significant number of people who drove said they would not walk 20 minutes from their car parking space, but would walk up to from 10 minutes
- Public transport users were generally 18-30yrs old
- Some attendees didn't even know there was a light rail station and said they would use it in the future
- Shuttle buses from the light rail would encourage public transport users
- People left the games early to try to avoid traffic congestion
- Pedestrians were walking in the road/crossing the road informally to avoid the queues of pedestrians at the intersections
- The buses were over capacity and pedestrians were spilling out onto the road at the bus stops
- There were lots of bicycles chained to the park fence
- Local residents at the game said there were lots of issues with people parking in their streets during game times
- A few who cycled parked their bikes at the Aquatic centre as there were no facilities available at Leichhardt Oval.

What would encourage you to travel by public transport? (n = 28)



Results showed that improving bus and light rail accessibility and connections would encourage more respondents to use public transport, supporting previous suggestions that preferences towards private cars is primarily due to their convince and ease.

What would encourage you to walk or cycle? (n = 47)



Results indicated that distance was the primary factor preventing people from walking or cycling to the oval with a number of respondents stating difficulties due to age, physical ailments or travelling with young children. Findings suggest that improving active transport infrastructure and facilities would provide little incentive for respondents to walk or cycle to the oval on game days.

Engagement Outcomes - Stakeholder Design Charrette

Purpose

To provide stakeholders the opportunity to contribute to the overall vision and the scenarios for Leichhardt Oval in a participatory design process

Engagement approach

- Tuesday 14th March at Leichhardt Oval
- External stakeholders: 18
 - E-Group Security
 - Kuburlis
 - NSWRL
 - Balmain District Junior Rugby League
 - Balmain Tigers RLFC
 - NRL
 - Wests Tigers
 - Cox
 - ARUP
 -

Categorising Feedback

The feedback and comments on the day of the charrette was categorised into four categories of access to and from the oval, the grandstand, the Hill and the northern and southern ends of the oval.

Summarised Comments and Responses

Access to/from the Oval

- Primary issue for all stakeholders, operators, lessees and owners
- Conflicts between vehicles and pedestrians is a real safety concern, within the Oval (emergency and service vehicles) and surrounding the Oval (Church Street, Glover Street, Mary Street, City West Link queues on footpaths)

The Grandstand

- Refresh of facade, refresh of corporate area, utilising level changes to provide for grade separation between vehicles and player area behind grandstand

The Hill

- Generally minor updates to the hill to make it more accessible and amenable preferred (stairs to the top of the hill, safety barriers/balustrades, family friendly zone and amenities)

Northern and Southern Ends

- Greatest opportunity to deliver the vision for the Oval. Reinstating and reinforcing Keith Barnes at the South and reorganising amenities behind. Northern end to include new stand, corporates and interaction with the trees.



Transport Advisory Committee

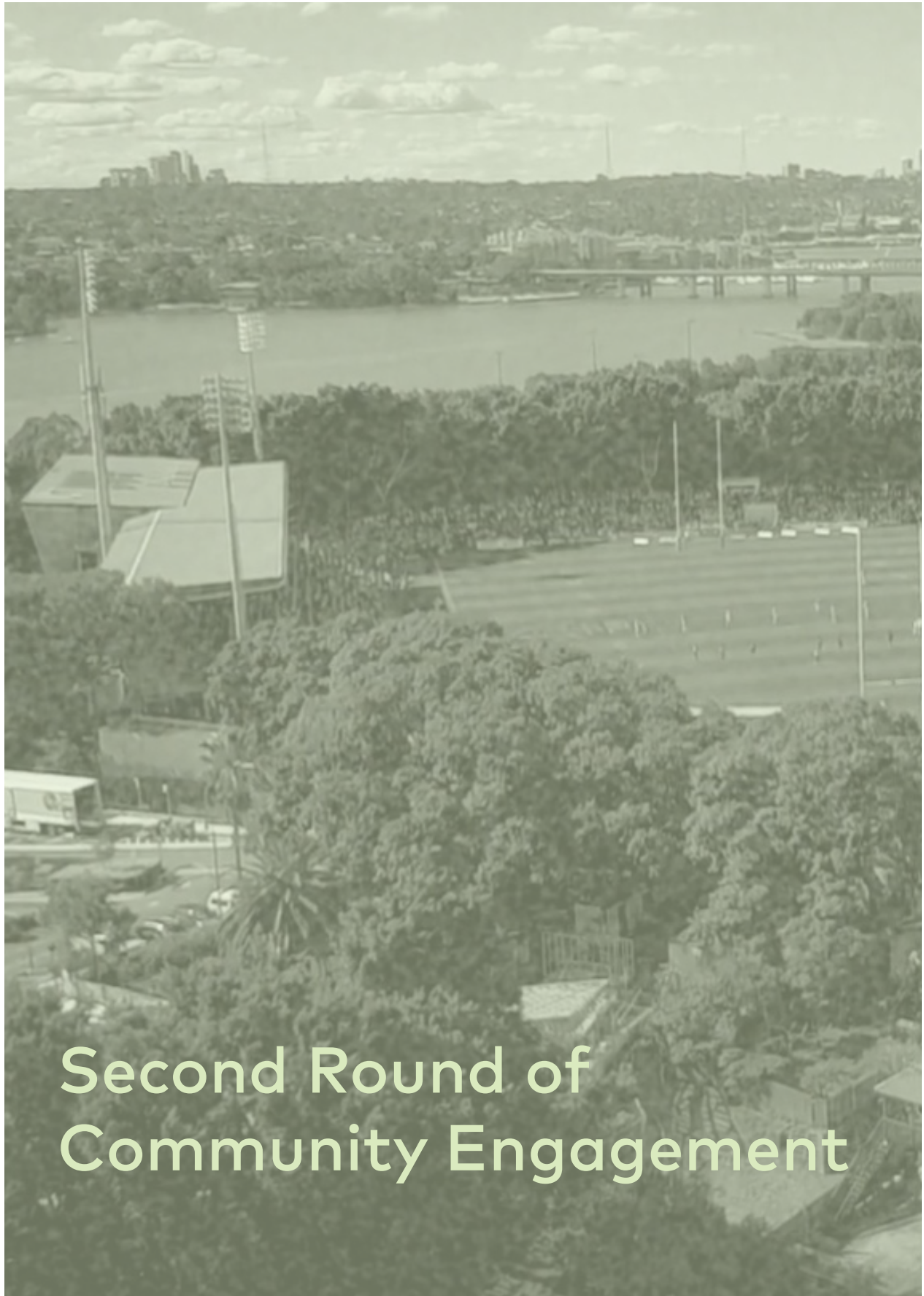
Advisory committees and working groups are part of Council's Community Engagement Framework, providing advice and input to support Council's decision-making and actions.

The Transport Advisory Committee will develop and provide input to:

- Policies, strategies and plans for sustainable transport for a growing population and a changing environment;
- The development of a strategic approach to integrate transport, land use and community development to enhance liveability;
- Implementation of transport planning and policy;
- The development of programs to achieve a balance between sustainable transport and the economic and social vitality of the Inner West LGA

A short presentation was provided for the meeting in February 2023 and members were provided with an overview of the Leichhardt Oval Master Plan Process and invited to provide feedback.

- The "Improved Parking" which at Leichhardt as an Inner West suburb that is already squished for space and with precious few green areas.
- Not to proposed any additional land set aside for parking cars.
- Providing good walking and cycling access (and bicycle parking) would allow locals to access the park.
- For people coming from further away, special bus services from central station would be the best option.
- Consider pedestrian conflict at the end of games.
- Consider whether end of game public transport should be channelled to Glover Street specific pedestrian exit provided there.
- It is essential to consider how the park aquatic centre operates in relation to the Oval.
- Consideration should be given to whether the parking area in Mary St should become a dedicated public transport area on game days.
- Impacts of pedestrians and parking on residential streets is critical when events are held at Leichhardt Oval.
- Capitalising on opportunities to use the facility, to a limited extent (not peak usage) throughout the week is essential however it is important to note the impact of night-time use on adjacent residents.



Second Round of Community Engagement



Item 8

Attachment 1

Engagement Methods and Promotion

Engagement Objectives

The second round of community engagement was conducted to gather feedback from the community and stakeholders regarding draft concept designs and plans prepared for Leichhardt Oval.

Draft plans were prepared using the information gathered during the first round of engagement and presented to public again to have their say on whether the plans are heading in the right direction.

The purpose of conducting repeat engagement processes was to continue the development of the masterplan with ongoing consultation to ensure that concept designs accurately reflected the priorities and needs of the community.

Repeat engagement also allows for additional opportunities to generate further awareness and interest about the Leichhardt Oval Master Plan project.

The specific objectives of the engagement were to:

- Continue to enable opportunities to engage with a broad cross-section of the community
- Identify community and stakeholder priorities and concerns regarding the concept designs and whether they are on the right track
- Create further interest and awareness about the opportunity to contribute ideas and shape the future of Leichhardt Oval

Engagement Promotion

The engagement process was promoted via a variety of methods and media including;

Advertising and promotion through print media

- Newsletters
- Letter box drops
- Flyers

Advertising and promotion through online media

- Inner West Council web page
- Inner West Council social media pages
- Emails to Your Say Inner West registered users
- Direct Emails to stakeholders

Engagement Methods

The engagement approach was developed to ensure that community and stakeholders could provide input in to the future of Leichhardt Oval via a variety of methods. These methods are outlined below;

Community - Inner West Have Your Say methods

- Your Say online survey
- Email submissions
- Written submissions
- Phone call submissions

Community - In-person methods

- Manned pop-up displays at;
 - Loyalty Square, Balmain
 - Norton Street Plaza, Leichhardt
 - King George Park, Rozelle

External Stakeholders

- In person presentation of draft concepts

Draft Concept Design and Plans

Draft concept designs and plans were developed with community and stakeholder feedback collected during the first round of engagement.

The second round of engagement allowed the opportunity for the community to review the concept plans and provide feedback on the direction of the project to help shape the final masterplan.

The concept plans were not intended to provide a collective proposal for the redevelopment of Leichhardt Oval but instead offer various options for the upgrade depending on available funding and priorities identified by the community.

Preliminary design options for Leichhardt Oval are outlined in the adjacent plan and identified the following concepts:

Concept A: Museum of Inner West Rugby League

Concept B: Additional northern grandstand

Concept C: New and upgraded lower seating bowl

Concept D: Additional parking and the development of a 2 level car park

Concept E: External works and general improvements to accessibility, amenity and lighting around the oval

Concept F: Upgrades to the western grandstand, offered at separate moderate and major options pending the level of funding:



Leichhardt Oval Draft Master Plan and preliminary concepts - Further explanation of the draft concept designs and plans are outlined in the Leichhardt Oval Master Plan Report available on the council website.

Engagement Outcomes - Community Pop-ups

Purpose

Outlining the key concepts and proposals for Leichhardt Oval and encouraging the community to have their say on whether the draft plans are heading in the right direction.

Engagement Approach

The Community Pop-Up stalls provided opportunity for the community to provide feedback on the draft concept plans for Leichhardt Oval and to inform patrons who are not familiar with the proposed work. The manned pop-up stalls were established at;

Loyalty Square, Balmain

- Thursday 20th July - 4:30-7:30pm

Norton Street Plaza, Leichhardt

- Friday 21st of July - 11:00am-2:00pm

King George Park, Rozelle

- Saturday 22nd of July - 10:00am-1:00pm

The contribution and feedback was captured through post-it notes on the day through informal conversation between the community and council officers and consultant team. The feedback then was categorised under key themes.

Engagement Outcomes

Attendance and contribution statistics;

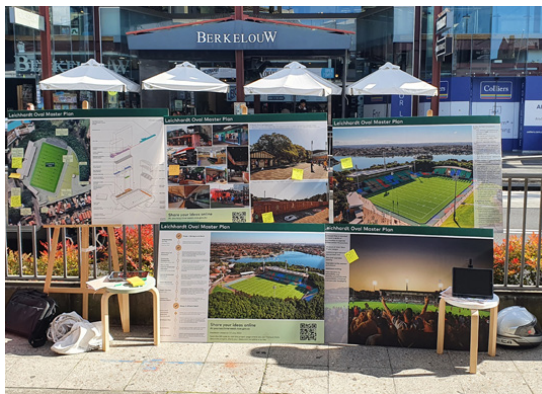
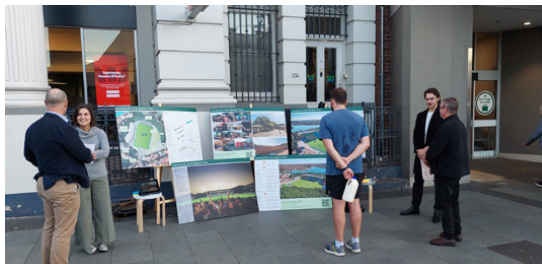
- 100+ total attendees with informal verbal contributions
- 20+ written contributions (post-it note comments)

Summarised Comments and Responses

Feedback showed general support and excitement for the master plan from the community with a continuous sentiment that upgrades for Leichhardt Oval are long overdue.

The prevailing responses of the community included;

- The oval should be used for more community sports and events
- Facilities should be updated to accommodate female athletes
- Proposed developments should not result in the loss of any trees
- Sustainability interventions should be a key design focus
- Public transport should be the primary means of accessing the ground
- Traffic management and pedestrianisation of roads is needed during games and events



Engagement Outcomes - Community Pop-ups

Themed Comments and Responses

Accessibility and parking	
Public transport should be the primary means of accessing the ground	✓ ✓ ✓ ✓ ✓ ✓ ✓
Improving wayfinding and pedestrian access to public transport connections is a priority	✓ ✓ ✓ ✓ ✓ ✓ ✓
Additional parking is not a priority	✓ ✓ ✓ ✓ ✓ ✓
Additional parking is a priority	✓ ✓ ✓ ✓ ✓
Better access and parking is needed for the aquatic centre during games	✓ ✓ ✓
Additional parking should not be elevated or above ground level	✓ ✓ ✓
The oval's current conditions prevents me from attending events and games	✓ ✓
Ground and facility upgrades	
More community games and events should be held at the oval	✓ ✓ ✓ ✓ ✓ ✓ ✓
Upgrading facilities to accommodate female athletes is a priority	✓ ✓ ✓ ✓ ✓ ✓ ✓
Meeting safety requirements and improving spectators and players amenities is a priority	✓ ✓ ✓ ✓ ✓ ✓ ✓
Improved accessibility is greatly needed	✓ ✓ ✓ ✓
The existing grandstand does not need to be upgraded, only renovated to meet safety and access requirements	✓ ✓ ✓
Provide more family spaces and kid-friendly activities	✓ ✓
Providing further spectator amenities on the hill is a priority	✓ ✓
Traffic and gameday management	
Pedestrianisation of streets and non-resident parking restrictions are necessary for events and games	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Dedicated public transport services for events and gamedays is a priority	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
The Mary street loop around the oval should be one-way during game days	✓
Heritage and character	
Continue to maintain the hill	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Oval seating should use the West Tigers colour scheme	✓ ✓ ✓ ✓ ✓ ✓ ✓
Continue to retain the heritage and suburban character	✓ ✓ ✓ ✓
Environment	
No trees should be lost as part of the development	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Further greening and tree coverage should be implemented within and around the site	✓ ✓ ✓ ✓
The proposed northern stand should not impact the existing trees	✓ ✓ ✓
Sustainability	
Introducing sustainability measures should be a priority	✓ ✓ ✓ ✓ ✓ ✓ ✓
Solar panels should be installed on all available roof spaces	✓ ✓ ✓ ✓
Solar panels and electric vehicle charging should be including added to the existing or proposed carpark	✓ ✓
Museum of sport	
The museum of sport is a great way to preserve the Inner West's sporting history	✓ ✓ ✓
A museum or café is a good way to use the gatekeepers house	✓ ✓
Cost and funding	
Funding should come from sports organisations along with state and federal government, not from council	✓ ✓
Other	
Better communication is needed for when events and games are being held at the oval	✓ ✓ ✓ ✓
Positive feedback	
Upgrades to the oval are long overdue	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
The proposal looks great	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
It would be good to see the oval used for more community uses	✓ ✓ ✓ ✓ ✓
I would attend more games and use the oval more with the proposed upgrades	✓ ✓ ✓ ✓
More West Tigers home games should be played at Leichhardt Oval	✓ ✓ ✓

Engagement Outcomes - Have Your Say Survey and Feedback

Purpose

To provide an online space for participants to share their thoughts and suggestions for what they would like to see within the final masterplan and whether the concept designs are on the right track.

Engagement approach

Engagement Period

- 26th June to 23rd of July 2023

Online Survey

- Hosted on the Your Say Inner West website
 - Your Say Survey Response - 67 participants

Email Responses

- Community feedback shared directly with council
 - Email Response - 14 participants

Who did we hear from?

- 67 participants responded to the survey during the engagement period.
- 64 participants shared their votes on whether the concept designs were on the right track.
- 53 participants provided comments on the direction of the masterplan and suggestions for what they would like to see changed.
- 13 email responses

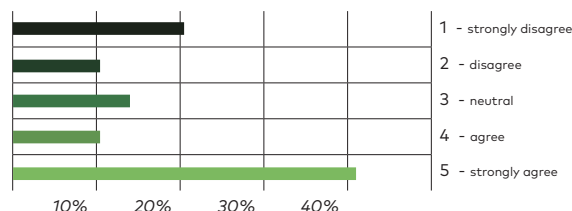
Summarised Comments and Responses

Feedback received through emails and participant comments offered insight towards community priorities and perceptions with reiterated support for separate design concepts and a range of factors for how the direction of the master plan should be amended.

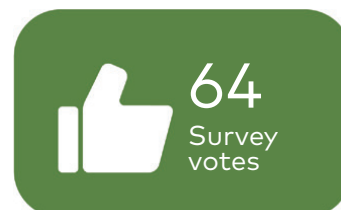
The prevailing responses of the community included

- Upgrades and redevelopment of the oval is overdue and greatly needed
- Investment should be focused towards meeting safety requirements and improving spectators and players amenities
- Facilities should be updated to accommodate female athletes
- Improving public transport connections and services is preferred to providing additional parking
- Additional parking will produce more traffic and further impacts to the surrounding streets
- Proposed developments should not result in the loss of any trees
- Traffic management and pedestrianisation of roads is needed during games and events
- Sustainability interventions should be a key design focus and solar panels should be implemented wherever possible

Are we on the right track with the concept designs? (n= 63)



Results showed general support for the direction of the concept designs from the community though also indicated that a number of participants had concerns about the project, with associated comments left by participants providing clarity towards areas of the draft masterplan that should be modified or deferred.



Your Say Survey and email engagement statistics.

Engagement Outcomes - Have Your Say Survey and Feedback

Themed Comments and Responses

Accessibility and parking	
Public transport, cycling and walking should be encouraged instead of driving and parking	✓ ✓ ✓ ✓ ✓ ✓
Additional parking is not a priority	✓ ✓ ✓ ✓ ✓ ✓ ✓
Improved cycling infrastructure is a priority	✓ ✓ ✓ ✓ ✓
Additional parking will produce more traffic issues in the surrounding streets	✓ ✓ ✓ ✓
Proposed cycling routes and connections should be expanded	✓ ✓ ✓
Additional parking spaces are needed for surrounding facilities like the aquatic centre	✓ ✓
Additional parking should not be elevated or above ground level	✓
Ground and facility upgrades	
Meeting safety requirements and improving spectators and players amenities is a priority	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Improving women's change room facilities is a priority	✓ ✓ ✓ ✓ ✓ ✓
Additional sheltered and upgraded seating is a priority	✓ ✓ ✓ ✓ ✓
Toilet upgrades should include baby change facilities	✓ ✓
Grandstands should be pram and wheelchair accessible	✓ ✓
Heritage and character	
Oval seating should use the West Tigers colour scheme	✓ ✓ ✓ ✓ ✓ ✓
Investment should prioritise the use of the oval as a suburban ground rather than expanding corporate facilities	✓ ✓ ✓ ✓
The current proposal suitably preserves the oval's iconic suburban character	✓ ✓ ✓
Environment	
No trees should be lost as part of the development - The trees are vital for the environment, anti pollution benefits, ambience, wildlife habitat and the communities general health and well being	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
The proposed northern stand should not impact the existing trees	✓ ✓ ✓ ✓
Further greening and tree coverage should be implemented within and around the site - EIS should accompany this DA because of the intention to extend the footprint and also the negative impact this construction will have on the environment and the local wildlife	✓ ✓ ✓ ✓
Sustainability	
Further sustainability measures should be taken	✓ ✓ ✓ ✓
Solar panels should be installed on all available roof spaces	✓ ✓ ✓ ✓
Solar panels and electric vehicle charging should be including added to the existing or proposed carpark	✓ ✓ ✓
Traffic and gameday management	
Pedestrianisation of streets and non-resident parking restrictions are necessary for events and games	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Dedicated public transport services for events and gamedays is a priority	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
Cost and funding	
Money could be better spent elsewhere	✓ ✓ ✓ ✓ ✓ ✓ ✓
Sporting organisations that will use the ground should help fund the upgrades	✓ ✓
Museum of sport	
The museum of sport is not a priority	✓ ✓ ✓ ✓ ✓
The museum should be incorporated into the existing grandstand	✓ ✓
Other	
Better communication is needed for when games and events are on at the oval	✓ ✓
Measures should be taken to prevent light and noise from impacting neighbouring houses	✓ ✓
Positive feedback	
Upgrades to the oval are long overdue	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
The proposal looks great	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
I would attend more games and use the oval more with the proposed upgrades	✓ ✓ ✓

Engagement Outcomes - External Stakeholder Presentation

Purpose

To convey the concept design direction for Leichhardt Oval with existing or prospective, users, providers and custodians, and to generate feedback towards how the proposed plans currently compliment or need to be modified to further support their requirements.

Engagement approach

- 4th July 2023 presentation
- Conducted in person at the Latchem Robinson Stand by council and consultants
- 11 stakeholder groups attended
 - Wests Tigers
 - NRL
 - NSWRL
 - Balmain Tigers RLFC
 - APL (A-leagues)
 - Sydney FC
 - Sydney Rugby Union
 - APIA Leichhardt FC
 - E-Group Security
 - Kuburlis (catering)
 - Newtown Jets

Categorising Feedback

After the conclusion of the presentation, a collective informal conversation and Q&A session was held to allow stakeholders to share their thoughts on the current concept designs for Leichhardt Oval and identify components that can be address in order to further accommodate the requirements of their organisation.

Stakeholder feedback expressed overall support for the concept plans and identified 3 key areas for additional consideration and interventions categorised under the themes of ground and facility upgrades, accessibility and movement, and game and event day management.

Collective comments received from stakeholders during the presentation included:

Ground and facility upgrades

- Will there be a second set of change rooms and where will they be located?
- Will there be a gym and recovery space?
- Will there be a medical space?
- Will the merchandise stand be a permanent structure and where will it be located?
- How will toilets and food and beverage stalls on the eastern side of the oval be incorporated as part of the hill?
- Will there be permanent LED lights?
- Where will proposed video screens and scoreboards be located?
- Strongly support the inclusion of a multi purpose space that could be utilised as a gym/wet weather indoor space for both our male & female pathways programs & local development teams as a priority in any redevelopment of the main grandstand & ground
- Rooms that can also be used as larger meeting area for groups for practical & educational purposes across all sports & community users
- Museum of Inner West Rugby League is a nice to have and would compliment the redevelopment well. Adds to the experience of visiting Leichhardt Oval casually, this will not add to the operational and commercial decision making metrics factored into games are location.
- Opportunity for the northern grandstand to be converted into a full corporate set up, with suites, floor to ceiling glass and a function room for up to 400.
- Additional disabled seats and improved structure will provide greater accessibility and inclusion for fans. The planning and positioning of the perimeter fencing in correlation to the field should consider player safety and allowing for LED installation along the North and South dead ball lines.
- Spectator access and safety is critical. LED lighting is critical for operational requirements, but also for the long term sustainability of the venue



Accessibility and movement

- Is there an emergency mass exit and evacuation plan?
- How will emergency vehicles access and navigate around the site?
- Will there be other gates located at Lauries Lane?
- Will the ramps be accessible?
- Will there be an additional egress gate?
- Fixed turnstile infrastructure needs to be included in the development plan of Leichhardt Oval. This will ensure that there is an accurate count of the number of attendees of the venue ensuring compliance with safety and risk policies, and also ensuring accurate records are maintained.
- Will there be upgrades to the gates?
 - Turn stiles
 - Line markings
 - Data collection mechanisms
- Will there be use of bollards and change in surface type for external walkways?
- Temporary Road Closures to manage traffic and pedestrian safety is critical for spectator arrival and departures from gameday. Spectator safety and experience is critical to fans deciding to attend fixtures, and we believe that this will significantly improve the experience for attendees of larger events.

Game and event day management

- Increased and upgraded corporate facilities are critical to the long term viability of games at Leichhardt Oval. It is critical that corporate offerings are adequately available, including formal sit down dining, indoor corporate suites, casual cocktail function and outdoor corporate boxes.
- Fan experience it one of the biggest things and then in turn with that is the back of house facilities for the hirer, change rooms etc
- Will the capacity of the grounds change? (Currently maximum capacity of 20k)
- Additional undercover grandstand seating at the proposed Northern end will add to the commercial viability of holding at least 5 Wests Tigers home games at Leichhardt Oval. The proportion of seating undercover, as well as the actual number of seats undercover, is a key consideration for spectators and fans as to whether they decide to purchase tickets and attend games.
- What is the capacity and/or % of seats that will be under cover?
- Will the roof on the western stand be expanded?
- Additional car parking is critical to support increased facilities. The current parking infrastructure has significant limitations for hirers with the current configuration. There is an insufficient amount of parking currently available from a purely operational (players, operational staff, broadcasters) and corporate perspective. If there are double or triple headers held at the facility, then these problems are further exacerbated, meaning that the current lack of parking leads to less games being decided to be staged at the facility.
- Parking needs will need to be increased to accommodate expanded corporate facilities. The current capacity of 120 spots will need to be doubled.
- Catering operations, parking and facilities will need to be increased to accommodate expanded corporate facilities.
- Need to consider the extra costs that come in such as catering, signage, first aid, Dr's etc
- Significant need to improve the broadcasting capabilities of the venue
- New and upgraded players home and away facilities lowered to pitch level and basement entry for emergency ambulance and broadcast - Change rooms must be unisex, have the ability to support at least 4 teams at a time, with tunnel and operational space to allow adequate movement for operational staff. Adequate Medical and physio facilities are also required to support professional sporting expectations. The current setup without any development requires ambulances to navigate through the crowd, putting crowd safety at risk and adding unnecessary time and navigation complexities to emergency situations.
- To incorporate merchandise outlets/stalls at the patron access gates, and the most effective design would be to incorporate these on the other side of the proposed heritage wall facing the field of play.





Item 8

Attachment 1

Engagement Outcomes - Have Your Say Survey and Feedback

Purpose

To provide an online space for participants to share their thoughts and suggestions for the draft Master Plan to upgrade and renovate facilities at Leichhardt Oval.

Engagement approach

Engagement Period

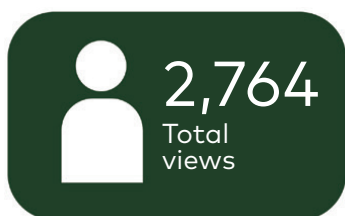
- 14 August to 11 September 2023

Online Platform

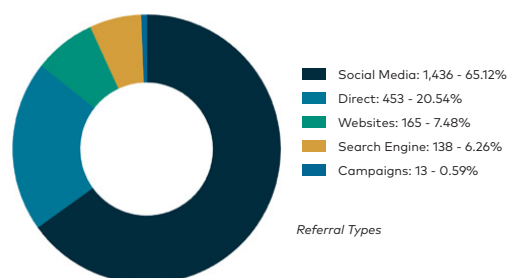
- Hosted on the Your Say Inner West website
 - Your Say Survey Response - 19 participants

Email Responses

- Community feedback shared directly with council
 - Email Response - 10 participants



Your Say Survey and email engagement statistics.



Referral Types

Location	Contributions		
Leichhardt	7	37%	
Birchgrove	4	21%	
Croydon	2	11%	
Annandale	1	5%	
Enmore	1	5%	
Glebe	1	5%	
La Perouse	1	5%	
Panania	1	5%	
Stanmore	1	5%	

Member Contributions by Location

Summary of feedback

Online Have Your Say

We asked	You said
Do you support the Leichhardt Oval draft Master Plan? Please explain your answer.	16% said yes
29 responses	80% said no
	4% said unsure

Themed Comments and Responses

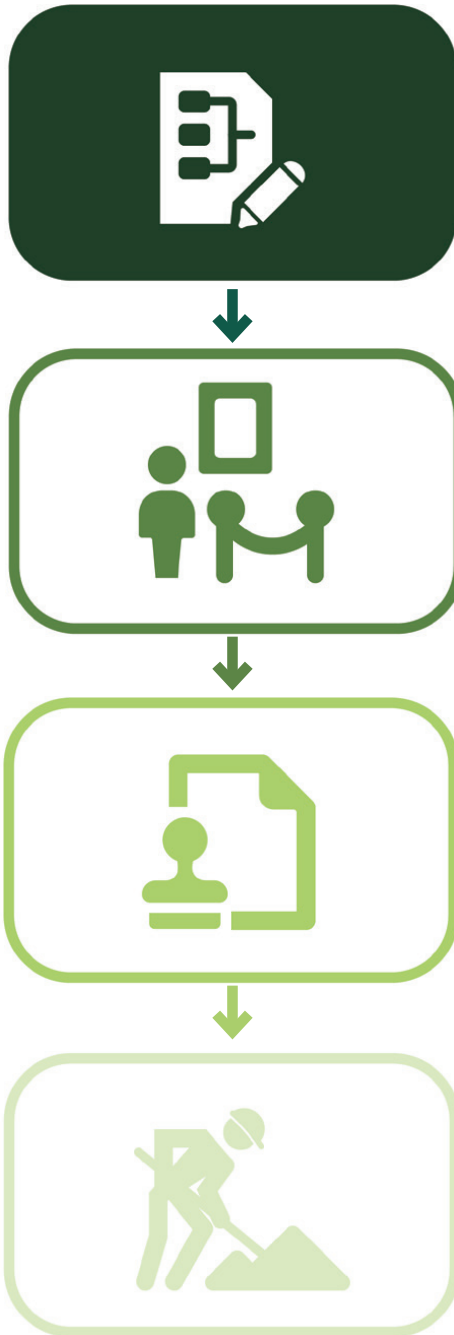
You said	Numbers of comments	Council response
No need for multi storey carpark	Nine	The parking option was for the purpose of testing and costing. Future stages will determine the need for additional car parking.
Restriction of on-street parking during game-day	Three	Parking restrictions and monitoring will be considered for game-day events.
The existing infrastructure will not tolerate further traffic	Nine	Parking management will be put in place to reduce congestion and allow a safe environment for visitors and residents.
Access by public transport should be the aim and shuttle buses to be used when big matches are held at the Oval	Four	Public Transport will be a priority for all major fixtures.
Additional games will result in additional traffic congestion and no upper limits have been discussed with residents	Four	There will be appropriate Traffic Management and Transport Plans in place for all public events at the oval. Further investigation and engagement with the community will occur in future stages.
No need for a museum - doesn't represent all sports and it requires evicting the current tenant	Five	The caretaker's cottage represents an historic part of the Oval and further detailed design, and consultation will consider its future use in detail.
It is a heritage oval and there will be an over-development on the site and would seem to be out of character with the home ground feel of the ground	Three	The proposed Master Plan respects all the heritage items on and around the site. Further detailed design will consider all heritage items and character of the place.
Remove the red and blue colouring on the seating - Newcastle's colours - and replaced with orange and black for the Wests Tigers colours	One	The colour scheme for the seating is conceptual and captured the Inner West Council colours. In future stages, an appropriate colour scheme and design will be incorporated.
Northern stand as it results in removal of mature trees	Three	The Northern stand is an option and was tested for potential use and costing purposes. The next stage of work will be more detailed to test the potential location of a stand and its level of impact on the trees.
The project needed a widely advertised community meeting be held in a public venue	Four	Engagement was undertaken in accordance with Council's Community Engagement framework.
Neglect of LO 1's much needed and ongoing regular maintenance	Four	Ongoing repairs and maintenance will be undertaken by Council, with new works to be funded through external grants.
Concord Oval already provides sufficient facilities with its recent upgrade	Two	Concord Oval is a training venue whereas Leichhardt Oval is a matchday venue.
Better if the space was developed for general use by the public as parkland	One	The masterplan aligns with the Plan of Management for this precinct.
Further discussion and resolution of the principle in the strategies	One	The masterplan has identified concepts and concepts that should be considered and tested further. The budget allocated to the project will determine the areas next stage of work and the areas to prioritise within the overall strategies to detailed design.
This is not value for money for residents and ratepayers.	Six	External grant funding will be sought for new works.
The commitment to sustainability appears minimal	One	Sustainability will be embedded through detailed design.
Its great to see the Oval being used for other community sports for girls, boys, men and women. The updated facilities would allow this to continue.	Two	Noted.
Fantastic iconic ground that needs to be modernised while keeping its character and considers balance between preserving the ovals heritage value	Five	Noted.

Next steps

Everybody who provided feedback during all stages of engagement (and for whom Council has contact details) will be notified of Council's decision.

The outcome of Councils decision will be published on Councils website and if adopted, the masterplan will be implemented in stages subject to available funding.

Next Steps



Draft Master Plan

Feedback gathered from the community is used in conjunction with research and expert advice to aid in the preparation of a draft master plan for the future of Leichhardt Oval.

Public Exhibition

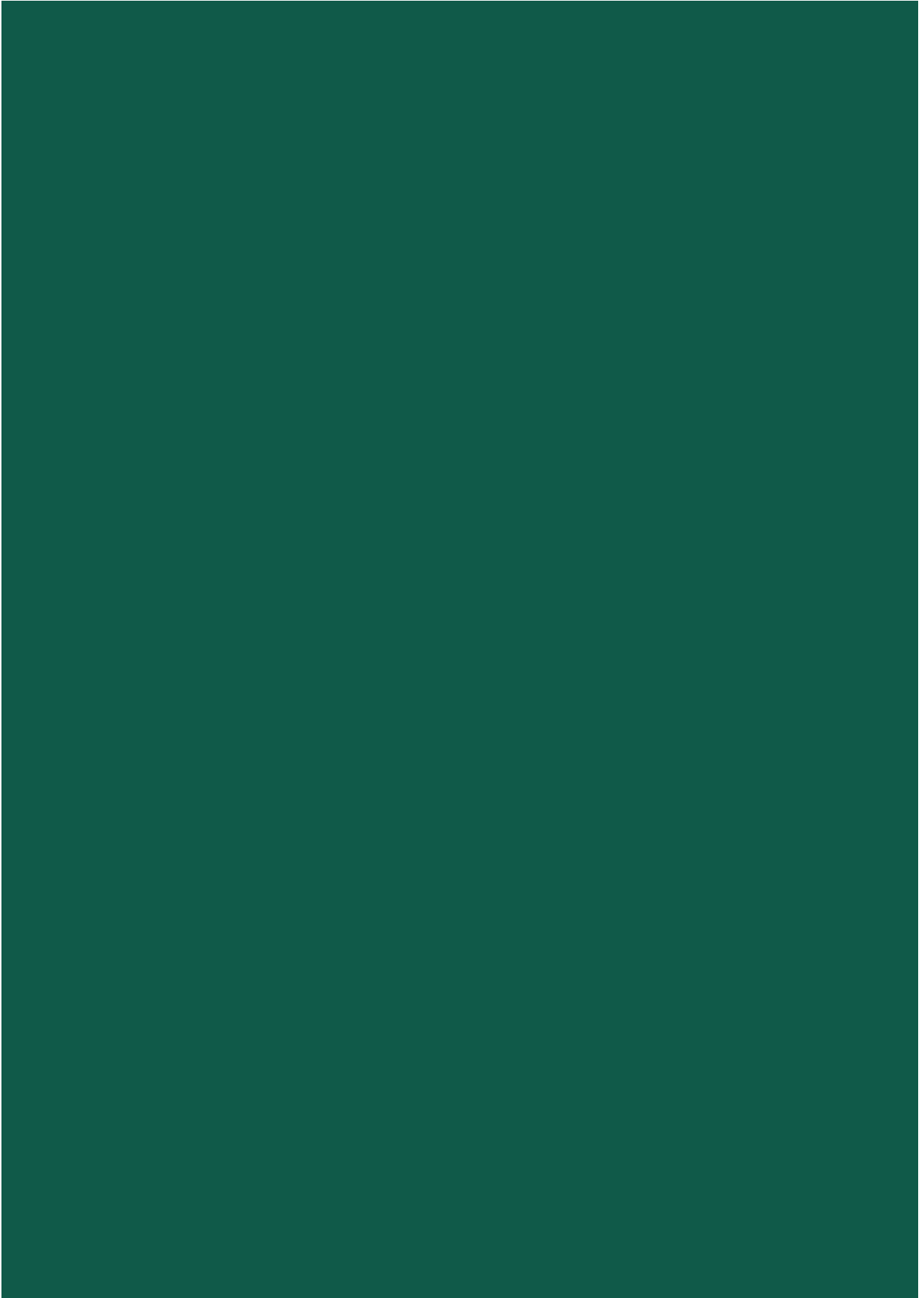
The community is invited to share their thoughts and have their say on the draft master plan.

Decision by Council - WE ARE HERE

Feedback gathered during the public exhibition period is used to refine the final drafts of the master plan which will be put before the elected council for decision.

Adoption and Implementation

The final masterplan will be used to source funding opportunities from state and federal government and direct the allocation of funds towards priority intervention areas identified by the community and stakeholders.



Item 8

Attachment 1

INNER WEST

Item 9



Engagement outcomes report *Draft Disability Inclusion Action Plan 2023–2026*

Attachment 2

Contents

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Engagement outcomes.....	5
Officer comments.....	Error! Bookmark not defined.

Summary

The Draft Disability Inclusion Action Plan 2023 – 2026 was developed with community significant engagement in May and June 2022. The plan was exhibited in November and December 2022 and received significant positive support.

Subsequently, the Access Advisory Committee sought the inclusion of more detailed actions, with more specific commitments, and more detailed measures that would aid understanding delivery of results.

The Access Advisory Committee meeting on 18 September 2023 supported proposing the Draft Disability Inclusion Action Plan to Council.

Background

Council is required under the Disability Inclusion Act 2014 to develop a four year plan outlining how it will address the inclusion needs of people with disability. The plan must be developed through engagement with people living with disability .

The Disability Inclusion Action Plan was developed after reviewing the outcomes of the first plan that commence in 2017. Workshops with staff helped identify achievements, remaining barriers and opportunities. This informed a discussion paper prepared to aid the community engagement.

Engagement Methods

Council then consulted the community on their experience, ideas and priorities. The engagement was promoted through YourSay Inner West from in May and June 2022. A range of opportunities for engagement were provided to ensure community consultation:

- booked phone interviews with Council staff
- Access Advisory Committee online meeting on 11 May
- individual and group online workshop on 26 May
- drop-in session at Haberfield Library on 1 June
- disability support organisations community forum at Ashfield on 2 June
- public forum at Ashfield 29 June.

Email promotion through relevant Inner West Council databases and contact lists to more than 90 organisations and 50 individuals including:

- Local disability networks and disability support agencies and peak groups
- the Access Advisory Committee and other Local Democracy Group members
- interested residents and those involved in previous inclusion planning
- community services networks
- Inner West Disability Forum
- *Radio for the Print Handicapped* and local radio
- social media advertising.

The draft Disability Inclusion Action Plan 2023 – 2026 was then prepared and exhibited from in November and December 2022.

Promotion

The engagement was promoted through social media and relevant Inner West Council databases and contact lists to more than 90 organisations and 50 individuals.

Engagement outcomes

There were almost 800 people that viewed the plan on exhibition and 670 unique visits to the site. Your Say Inner West received 12 contributions with feedback on the plan and a further 2 individual submissions were received.

Most people who made a comment, 60% were people with disability. Advocates (20%), a family member and other (10%) made up the remaining contributions. See table and graph below.

Table 1. Nature or interest of the respondent

name	count	percentage
Person with disability (who lives, works or studies in the Inner West)	6	60%
Family member of a person with disability	1	10%
Advocate	2	20%
Other	1	10%

Do you support the plan?

Most people engaged through Your Say supported the plan, some 75%. Results are summarised in table 2 and graph 2 below:

Table 2. Do you support the plan?

Response	#	%
Yes	9	75%
No	1	8%
Unsure / Don't know	2	16%

Reasons cited for being unsure if they supported the plan included:

- Clarity of the measurable outcomes and baselines
- Unclear commitment to resources
- Balance of awareness and encouragement actions compared to specific actions to remove barriers
- Warranted higher attention to pedestrian and public transport accessibility

Those who did not support the plan (1%) felt it lacked detail on implementation, targets, evaluation, and clear commitments particularly in areas such as footpaths and the public domain.

Other responses from individuals

Two individual submissions were received. Issues raised included:

- Lack of bus services that can be easily reached on accessible paths within a comfortable shaded distance from their home
- Need for more accessible and affordable housing
- Outdoor dining and footpath obstructions
- Restricted access to town centres and public domain generally
- Addressing needs of different disability groups specifically
- Accessibility of the plans format
- Need for further consultation on the plan as well as its development

Engagement with the Access Advisory Local Democracy Group

The Access Advisory Committee sought the inclusion of more detailed actions, with more specific commitments, and more detailed measures that would aid understanding delivery of results.

Significant changes were subsequently made to address these needs.

Officer comments in response to public exhibition

Following the engagement, the plan has been amended as per table 3. to address themes and issues raised.

Table 3: Proposed amendments for adoption of Disability Inclusion Action Plan 2023 – 2026

Issue from community engagement	Key Area	New Action/Amendment
Add targets or measures to enable baseline information and so outcomes can be easily tracked	All	Each action has measurable outcomes included that can be tracked and reported against
Add timeframes to delivery of actions	All	Each action has a time schedule for delivery that can be reported on
Add more specific detail on how Council will implement actions	All	Detail added to reflect existing and new commitments
There are no new resources committed to the plan	All	An additional column specifies whether the action will be resourced within existing provisions or identifies specific new Council or grant funding
Attention to housing availability for people with disability	Action area 5	This NSW Government responsibility is recognised, and Council advocacy actions have been redrafted in actions 5.4 and 5.5
Provision of more accessible transport options/services and connectivity to accessible pedestrian paths	Action area 4:	Action 5 .3 amended to include advocacy to Transport for NSW on public transport infrastructure and bus service offerings

		More detail added to action 4.5 on Council programs to improve pedestrian infrastructure
Addressing needs of different disability groups rather than disability generically	All	<p>The identified functional needs of different disability groups are addressed within the plans 6 themes. Actions focus on the needs for universal accessibility of infrastructure, facilities, communications, and awareness of the people with disability in the community generally.</p> <p>There are also specific actions to improve social, cultural, and economic inclusion outcomes regardless of the type of disability experienced.</p> <p>A further action (1.3) considers intersectional needs of people with disability within priority target groups.</p>
Format and accessibility of plan	Action area 6	<p>The plan has been amended to make the language simpler and clearer. Additional accessible formats will be produced for publication.</p> <p>Actions 6.2 and 6.3 address accessibility of Councils website and written communications.</p>
Need for consultation on the plan as well as its development	Action area 6	Further engagement on the draft plan facilitated during and post exhibition with the Access Advisory Committee.

Recreation Strategy and Action Plan 2023 Public Exhibition – Engagement Outcomes Report

Between 13 June and 24 July 2023, we sought your feedback on the draft Recreation Strategy and Action Plan.

Key points on the engagement methods and results:

- The Your Say Inner West project page was viewed 471 times
- Six respondents completed the online feedback form
- Fifty percent supported the draft Strategy and fifty percent were unsure or didn't know whether to support the draft document

Comments submitted online

1. I believe the main goals of: An active Inner West, Active Lives and Active Neighbourhoods is important
2. I support most of the strategy except the synthetic turf recommendations. Please no more synthetic turf – it leaves microplastics in the environment and is bad for the native wildlife. We don't need it, but our environment needs nature not plastic.
3. Please leave this local active play park for the 10,000 locals to use. It's THE ONLY ONE! Sports clubs do not need to control or dominate every local active ball play park in the Inner West. Leave this park for locals. This park borders the most densely populated area in the Inner West at more than 13,100 people per square k. Leave Hammond Park active ball playing land for the residents not clubs. Do not add more facilities. Do not increase sporting club use. This park should not be any sporting club's home ground.
4. The plan provides an excellent set of practical and achievable strategies to deliver a broad range of recreational facilities to residents and visitors to the Inner West.
I have one suggestion which is to provide active travel routes to parks (especially Rozelle Parklands and the Bay Run) so that people can safely walk, cycle or scoot to easily access those facilities if they have the will and ability. This will reduce cars on the road, reduce

parking requirements and additionally enhance the recreation and health outcomes of those facilities.

5. In regards to the following:

3.16 Managing climate change

"Council will continue to investigate opportunities for more shade in parks, playgrounds and connecting streets to encourage recreation on hot days and cool the built environment.

Along with this, please plan for days where, due to climate change shade is not enough. There have been days where the weather has been so extreme you can be outside at all. We need to consider what spaces indoor spaces are available for everyone to use.

6. The recreation plan has merit, but it does not do enough to improve cycleway connections, particularly East-West connections in Marrickville.

Online community information session

This session was held on Wednesday 19 July.

- It was attended by one community member who asked about park signage.

Email Submission

- Council received a formal submission from Street Roller Hockey League Sydney (SRHLS). SRHLS is a non-profit all-inclusive, mixed league community sport organisation currently made up of 4 teams, being Marrickville, Newtown, Surry Hills and Redfern.

The league is comprised of over 50 players of all genders and skill levels and our numbers are growing. League games and weekly drop-in sessions are all held on the outdoor netball courts at Tempe Reserve. The league season, like other outdoor sports is completely dependent on the weather and a suitable playing surface.

The court surfaces at Tempe although usable, are very abrasive and as such players experience high wear on wheels, requiring expensive

regular replacement. Street Roller Hockey are seeking consideration for the provision of an undercover court with a new (or improved) playing surface on one of the 9 outdoor netball courts for all weather use.

This submission is linked to the recreation strategy key deliverables and can be included in the following areas: 2.12 – Inclusive Recreation Facilities for the LGBTIQA Community and; 3.15 – Maximising use of Outdoor Courts and Fitness Equipment.

Next steps

The feedback received will be considered for incorporation into the final Strategy which will be considered by Council for adoption. All those who provided feedback will be advised when the Strategy will be considered by Council.

INNER WEST



Engagement outcomes report

Draft Darrell Jackson Gardens
Plan of Management and Master
Plan Public Exhibition

Contents

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Summary

Public exhibition of the draft Darrell Jackson Gardens Plan of Management and Master Plan commenced on 15 May 2023 and closed on 26 June 2023.

The 42-day public exhibition is to meet the requirements of preparing a plan of management under the Local Government Act 1993 and to seek community feedback of the draft documents.

The draft documents were published on Your Say Inner West (YSIW) and hard copies were placed in Ashfield and Leichhardt Service Centre. Community was able to provide feedback via Your Say Inner West, direct email and phone call to Parks Planning and Ecology Manager, and postal submission to council via customer service.

Traffic on the YSIW project page for the public exhibition was recorded as:

- 414 views
- 374 visits
- 4 contributions

Background

Council resolved in its meeting on 11 April 2023 to endorse the draft Darrell Jackson Gardens Plan of Management and Master Plan for public exhibition.

The draft Darrell Jackson Gardens Plan of Management and Master Plan was developed based on the initial community engagement outcomes obtained in mid-2022.

Under the Local Government Act 1993, a plan of management is required to be placed for a minimum 28-day public exhibition and a minimum 42-day feedback period. Council has resolved to have a 42-day public exhibition and feedback period.

Feedback sought during the public exhibition period will be reviewed by council officers and may inform further amendments to the draft documents.

Engagement correspondents will be notified when the draft documents are scheduled for a Council meeting for final adoption.

Promotion

The public exhibition was promoted via:

- Your Say Inner West
- Your Say Inner West May e-news
- Direct email to previous submitters
- Onsite posters

Engagement methods

- Online on yoursay.innerwest.nsw.gov.au
- Phone
- Email and postal submissions

Engagement outcomes

Totally four correspondents were recorded from Your Say Inner West and one direct email received. These are discussed in detail as follows.

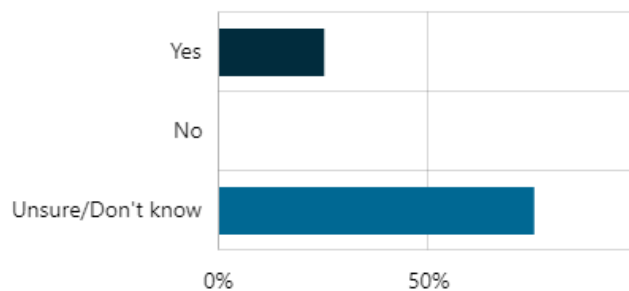
Online via yoursay.innerwest.nsw.gov.au

Out of the four correspondents from YSIW, two were from Dulwich Hill, one was from Lewisham, and one from Summer Hill. These are all local areas around Darrell Jackson Gardens.

Three of the four respondents were male, and one was female. Three of the four respondents were aged between 30 – 39 and one aged between 45 – 54.

We have asked

Do you support the draft Plan of Management and Master Plan?



You have answered:

Answers	%	Numbers
Yes	25%	1
No	0%	0
Unsure/Don't know	75%	3
Total	100%	4

Comments from the respondents include:

- Avoid loss of substantial playground size and pieces of equipment
- Plant more trees and improve garden beds
- Appreciate the park is getting upgraded

Direct email from individuals

Respondence via direct email does not reside in the local area but is a park user with the grandchildren who reside locally.

The respondent made the following suggestions:

- Improved pedestrian and pram access from Smith Street
- Additional shelter in the park with space for pram and bike parking

Officer comments

All comments are considered, officer's recommendations are as follows:

- Indicate a new pedestrian crossing to the park on Smith Street and refer to Traffic department regarding

Next steps

The draft Plan of Management and Master Plan will be finalised accordingly, and the final documents will be considered for adoption by Council in a scheduled council meeting in October 2023.

Everyone who participated in the engagement will be notified of the meeting details and informed about how they can attend or apply to speak if they wish.



Elkington Park and Fitzroy Avenue Reserve Plan of Management & Master Plan Public Exhibition Engagement Outcomes Report June – July 2023

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Summary

From 8 June to 24 July 2023, the community was invited to provide feedback on the draft Elkington Park and Fitzroy Ave Reserve Plan of Management (PoM) and Master Plan.

During the engagement period, 523 people visited the Your Say Inner West (YSIW) page, 13 participants completed the online survey and 29 people attended an in-person engagement session.

54% of respondents of the online survey supported the draft documents.

Key comments received online included supporting improving accessibility, supporting repurposing caretaker's cottage for community use, and not supporting planting hedges along car park at Fitzroy Ave Reserve.

Key comments during the in-person engagement session included additional park furniture and facilities, such as seating and bubblers and maintaining an open view of the park.



Project background

In August 2022, Council undertook community engagement for the preparation of a new Plan of Management and Master Plan for Elkington Park and Fitzroy Ave Reserve.

Based on the results, the draft PoM and Master Plan for Elkington Park and Fitzroy Ave Reserve were prepared and presented to Council in the Council meeting on 9 May 2023.

In the meeting, Council endorsed the draft PoM and Master Plan for public exhibition for 42 days as required under the Local Government Act 1993.

The public exhibition allows the community to view the draft documents and to provide feedback on the proposal.



Promotion and engagement methods

Promotion method	Stakeholders engaged
Project page on Your Say Inner West	<ul style="list-style-type: none"> - 523 people visited the YSIW page - Page was visited 778 times - Documents were downloaded 130 times
Emails to key stakeholders	422 registered members on the Your Say Inner West platform
Council's social media	Facebook posts: <ul style="list-style-type: none"> - 6,191 people reached - 31 likes - 7 shares Instagram posts: <ul style="list-style-type: none"> - 3,347 people reached - 66 likes - 5 shares
Posters	4 posters installed at the park
Letter	500 copies distributed to nearby residences

Engagement method	Stakeholders engaged
Online survey	13 surveys completed
In-person engagement session	29 attendees
Direct contact from residents	<ul style="list-style-type: none"> - 9 emails from individuals - 1 phone call from an individual - 2 letters from individuals



Who did we hear from?

Council gathers basic demographic information as part of the participant registration process online at Your Say Inner West. We use this information to understand who has responded and whether we need to engage further on the proposal.

Gender

46% of respondents were female, 39% were male and 7% preferred not to say or identified with a different term.

Age

62% of respondents were aged between 40 and 59 years old and 30% were aged between 50 and 69. Other participants were aged 70–79 years old. No one under the age of 40 took part in the online survey.

Location

Majority of respondents lived in Balmain (61%). Other suburbs included Marrickville, Rozelle and Croydon.

Connection to Elkington Park and Fitzroy Reserve

The online survey asked participants to best describe their connection to the park. 85% were residents and 15% were visitors.



Summary of feedback

Online survey

We asked	You said
Do you support the draft Plan of Management and Master Plan?	54% said yes 38% said no 8% said unsure
13 responses	

Out of 13 respondents, 100% provided additional comments.

Staff reviewed and themed the comments submitted in the open-ended response sections. Responses to the comments have been provided where appropriate.

The verbatim comments can be found in the Appendix.

You said	Numbers of comments	Council response
Support to improve accessibility	Five	Noted. This is included in the draft PoM.
Support repurposing caretaker's cottage for community use	Four	Noted. This is included in the draft PoM.
Upgrade toilet block	Four	Noted. This is included in the draft PoM.
No planting hedge along car park at Fitzroy Ave Reserve, concerning about safety issue	Three	Council has amended the draft Master Plan specifying plants are to be at less than 1m mature height to provide clear sightline for passive surveillance.
No need for additional picnic facilities at Fitzroy Ave Reserve and grass area retained for sunbathing, ball games, or picnic	Three	Council has amended the draft Master Plan to propose no additional picnic facilities at Fitzroy Ave Reserve.
Upgrade playground	Three	Noted. This is included in the draft PoM.
Support additional native planting	Three	Noted. This is included in the draft PoM.



Emails

Three emails were received, and key messages are summarised as follows:

You said	Council response
Keep open lawn at Fitzroy Ave Reserve and not additional picnic facilities needed	Council has amended the draft Master Plan to propose no additional picnic facilities at Fitzroy Ave Reserve.
Support repurposing the caretaker's cottage to a café	Noted. This is included in the draft PoM.
Objection to proposed works in Master Plan	Noted.
Support for new access from White Street	Noted. This is included in the draft PoM.
Removal of weeds	Noted. This will be referred to Streetscapes team for further investigation.



Letters

Two individual letters were received from nearby residents, and key messages are summarised as follows:

You said	Council response
Concerns about additional lighting and picnic facilities would encourage inappropriate and noisy night-time use of the park.	Noted.
No planting hedge along car park at Fitzroy Ave Reserve. Higher maintenance of rose garden at rotunda.	Council has amended the draft Master Plan specifying plants are to be at less than 1m mature height to provide clear sightline for passive surveillance.



Onsite engagement session

An onsite engagement activity was held at Elkington Park on 24 June 2023 with 29 people attending. Participants used stickers to highlight which key features of the PoM that they supported and did not support. Participants could also add optional comments to share their views.

Key feature of PoM	Support totals	Do not support totals
Item 1 – Upgrade rotunda	4	2
Item 3 – Low native planting along Glassop Street		5
Item 4 – Upgrade caretaker's cottage	3	1
Item 5 – Improve amenities block	4	
Item 6 – New consolidated playground	6	
Item 7 – Upgrade stairs to Dawn Fraser Baths	4	
Item 8 – New bollard lighting	5	
Item 9 – New park entry from White Street	2	
Item 11 – Maintain "shaded gully" and weed control	1	
Item 12 – Maintain/ upgrade furniture	3	
Item 13 – Upgrade picnic area at Fitzroy Ave Reserve		1
Item 15 – Maintain asphalt road to car park	4	
Item 16 – Improve surface of accessible path	2	
Item 18 – New picnic sheltered area at Fitzroy Ave Reserve	2	
Item 19 – New pathway connecting upper and lower paths in Fitzroy Ave Reserve	2	
Item 20 – Understorey planting along Fitzroy Ave car park	1	9

Staff reviewed and themed the comments. Responses to the comments have been provided where appropriate.

The verbatim comments can be found in the Appendix.

You said	Council response
Improve maintenance of vegetation for ecology value and safety	Noted. This is included in the draft PoM.
Maintain open/ harbour views in the park	Noted.
Additional seating, picnic tables, and bubbler	Noted. This is included in the draft PoM.
Concern about lack of parking space	Noted. This will be referred to Traffic team for further investigation.
Better play equipment	Noted. This is included in the draft PoM.



Next steps

The draft Plan of Management and Master Plan will be finalised with the following amendments:

- Remove item 18: additional picnic shelters at Fitzroy Avenue Reserve and the proposed new path to the shelters
- Add an additional note in the Master Plan under item 20. Understorey planting along Fitzroy Ave will be species no taller than 1m at mature, low maintenance, and provide gaps/ access from car park to picnic area.
- Add the history of John Booth and the memorial trees in the PoM

The final draft Elkington Park and Fitzroy Ave Reserve Plan of Management and Master Plan is scheduled to go to Council to consider for adoption at its meeting in October 2023.

Everyone who participated in the engagement will be notified of the meeting details and informed about how they can attend or apply to speak if they wish.

Yeo Park Rotunda
Yeo Park, Old Canterbury Road, Ashfield

Conservation Management Plan



Prepared for:
Inner West Council
7-15 Wetherill Street,
Leichhardt NSW 2040

Prepared by:
Lucas Stapleton Johnson & Partners Pty. Ltd.
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Date:
27th June 2023

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& Partners Pty Ltd, 2023

Frontispiece: The Rotunda at Yeo Park, shortly after its completion in 1929. Source: Courtesy of Inner West Council Library Services

ISSUE	DATE	REVIEW BY
Draft Issue 1	24 th March 2023	LSJ and Inner West Council
Full Issue 1	29 th May 2023	LSJ and Inner West Council
Final Issue	27 th June 2023	LSJ and Inner West Council

Executive Summary

This report is a Conservation Management Plan (CMP) for the Yeo Park Rotunda. The CMP incorporates documentary research and the study of the built fabric (Section 2 and Section 3) to provide an understanding of its cultural significance (Section 4) as follows:

The Yeo Park Rotunda is of historical significance on a local level for forming part of the historical development of Yeo Park, being located on land that was initially purchased by the State in 1882 for use as a training school and later an Agricultural School, before being transferred to Ashfield Council for use as a public park in 1925.

Constructed in 1929 by architect Dallas Edward Walsh, it is the product of a design competition held by Ashfield Council and is a near-identical copy of a rotunda located at Johnstone Park in Geelong, VIC constructed in 1920 and designed by Percy Edgar Everett. The place is an elaborate Inter-war rotunda set within a landscaped park that is substantially intact to its form, fabric and detailing. It features a number of elements that are particularly unusual, namely: its moat (unfilled), drawbridge, and electric clocks and is a particularly fine example of the application of the Beaux Arts style to a small-scale park feature. The Rotunda's siting in the centre of the park and a formed amphitheatre makes it a focal point in the immediate area.

The place is associated with the South Ashfield Citizens Association and their president Alderman Henry Hilton Gough, who championed the development of Yeo Park and the Rotunda. It is also associated with John Yeo, an alderman of Ashfield Council, after whom the park and rotunda are named.

The use of the Rotunda throughout the 20th century for a variety of community events, and its association with the South Ashfield Citizens Association likely lend the place some social significance to the local community.

The place, while representative of the broader practice of building rotundas within public parks, is unusual in its materials and design, and incorporates features that are particularly rare to rotundas built in NSW in the Inter-war period.

Opportunities and constraints on the treatment and use of the place are outlined in Section 5. This discusses the statutory heritage listings and their legislative requirements, the existing condition of the fabric, the requirements of the owner and the likely expectations of the public.

The CMP provides in Section 6 a clear set of policies to guide the future care of the place, derived from an understanding of the place's significance. The conservation policies address:

- treatment of the fabric
- interpretation of the place
- use of the place
- intervention in the fabric identified to be conserved
- adaptation of the fabric identified to be conserved
- additions and other new features
- conservation procedures and practices

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- adoption and review of the proposed conservation policies

Not all these policies will necessarily be achievable when other external matters, for instance the owner's finances, are taken into account.

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1. Introduction

1.1. Background to the Conservation Management Plan

This report is a Conservation Management Plan for the Yeo Park Rotunda, located in Yeo Park, Old Canterbury Road, Ashfield.

The Yeo Park Rotunda was built in 1929 following a design competition held by Ashfield Council. The winning design was won by architect Dallas Edward Walsh, who presented a near-identical copy of a rotunda completed in 1920 in Geelong, Victoria, designed by Percy Edgar Everett. The Rotunda is sited at the centre of Yeo Park, a suburban municipal park and is an unusual decorative feature within the park.

The Yeo Park Rotunda (the Rotunda) is listed on Schedule 5 of the *Inner West Local Environmental Plan 2022* as a local heritage item (Item No. I375). Yeo Park is also separately listed on Schedule 5 of the *Inner West Local Environmental Plan 2022* as a local heritage item (Item No. I376).

This Conservation Management Plan (CMP) has been prepared for Inner West Council, who manage the Rotunda and Yeo Park under the *Crown Land Management Act 2016*.

1.2. Definition of the Place and Features

The Yeo Park Rotunda, Old Canterbury Road, Ashfield is located within the local government area of Inner West Council, Parish of Petersham, County of Cumberland.

The Rotunda is a small, elevated Beaux-Arts style rotunda set within Yeo Park, a large suburban park with trees, garden beds, playgrounds, and other outdoor furniture. The park is bound to the east by Old Canterbury Road, to the west by Victoria Street, to the south by Yeo Park Infants School, and to the north by Trinity Grammar School, and is surrounded on all sides by low-rise residential development largely comprising detached and semi-detached single storey Federation cottages.

The real property definition of the place is Lot 7020 DP 93165, which encompasses the whole of Yeo Park. The study area for this CMP comprises only the Rotunda. Refer to figure 1.1 which indicates the extent of the study area.

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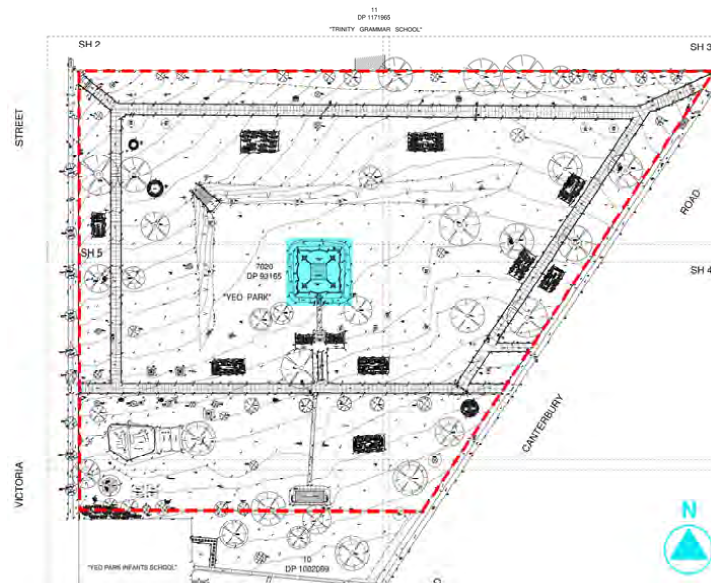


Figure 1.1: Site survey plan of Yeo Park showing the allotment boundaries of the park (in red). The study area for the purpose of this CMP includes the Rotunda only (shaded in blue). Source: Site plan prepared by Norton Survey Partners, 2020

1.3. Methodology

The form and methodology of this report follows the general guidelines for conservation management plans outlined in the following documents:

- *The Conservation Plan*, J. S. Kerr, Australia ICOMOS, Seventh edition, 2013
- *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, Australia ICOMOS Inc., 2013
- *Assessing Heritage Significance*, NSW Heritage, 2001
- *Conservation Management Documents*, NSW Heritage, 2002

For a flowchart of this methodology, see Appendix 1.

1.4. Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter* (see Appendix 1).

Place: means a geographically defined area that may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. The term place is defined under the *Burra Charter* and is used to refer to sites and areas of cultural significance.

Abbreviations (D heading)

c.	circa
CMP	Conservation Management Plan

DP	Deposited Plan
LEP	Local Environmental Plan
LRS	Land Registry Services, NSW
LSJ	Lucas, Stapleton, Johnson & Partners Pty Ltd
ML	Mitchell Library
NLA	National Library of Australia
No.	Number
SHR	State Heritage Register
SLNSW	State Library NSW
SR	State Records

1.5. Exclusions

This report addresses only the Rotunda located within Yeo Park. The cultural values of Yeo Park, including its landscape, ecological, historical archaeological and Aboriginal cultural values of the park have not been addressed in this report.

This report does not address the historical archaeology of the place, nor the Aboriginal archaeology and Aboriginal cultural values associated with the place (Yeo Park Rotunda).

1.6. Author Identification

Jessica Kroese, Sean Johnson and Kate Denny of Lucas, Stapleton, Johnson & Partners prepared this report. Unless otherwise stated, photographs are by the authors.

The images and photographs (except those of the authors) used in this report have been reproduced for this report only. Copyright continues to reside with the copyright owners and permission must be sought for their use in any other document or publication.

1.7. Acknowledgments

The authors wish to acknowledge the assistance of the following:

- Fiona Cui, Inner West Council
- Aleem Aleemullah, Inner West Council

1. Introduction

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Figure 1. 2: Aerial photograph of Yeo Park showing the allotment boundaries of the place. The real property definition is Lot 7020 DP 93165. The Rotunda is located within the same allotment. Source: NSW Spatial Services.

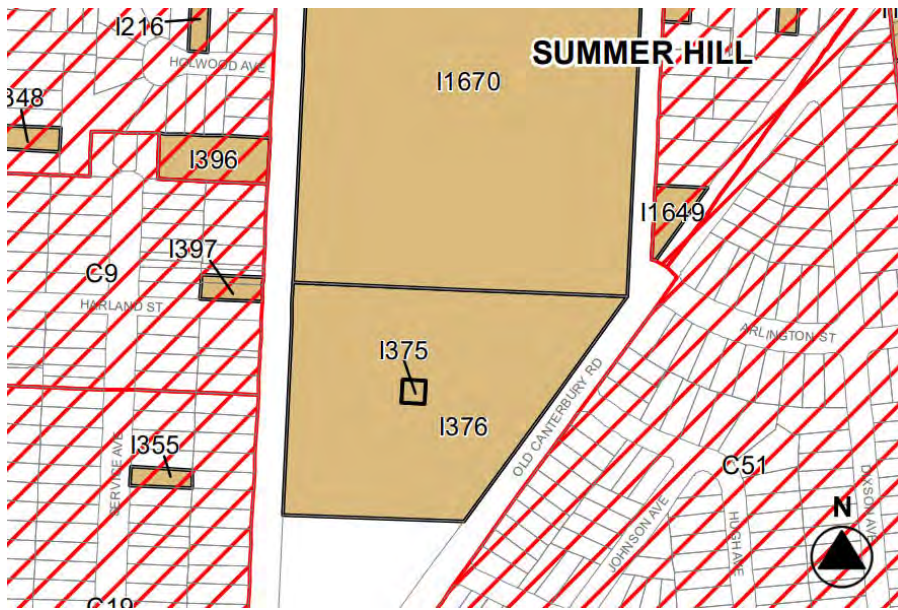


Figure 1. 3: Inner West LEP 2022 Heritage Map – Sheet 2, showing boundaries for the local listing of the Yeo Park Rotunda (Item No. I375).

2. History of the Place

2.1. Introduction

The following history of the development of the Yeo Park Rotunda has been compiled by Nicholas Jackson and Kate Denny. Although the history of the Rotunda relies, in part, on the history of the development of Yeo Park, the following history should not be relied on as a comprehensive history of the park.

Prior to the arrival of the British, the area now known as Ashfield was inhabited by the Wangal people. Wangal country was believed to be centred on modern-day Concord and stretched east to the swampland of Long Cove Creek (now known as Hawthorne Canal), and forms part of the Cooks River Valley.¹

This Conservation Management Plan documents the European occupation of the site only, and the heritage significance of the place in this context. This does not therefore represent a complete history of the place or represent the perspectives of the Wangal Traditional Owners in relation to the colonial impacts on this site. Consultation with Traditional Owners and other Aboriginal stakeholders is required before Aboriginal Cultural Heritage that may be associated with this place can be recorded.

2.2. History of the Yeo Park Rotunda

2.2.1. Early Development of the Land

Yeo Park is situated within part of inner-western Sydney that had been granted (100 acres) to the Rev. Richard Johnson in 1796, and it was later absorbed into Robert Campbell's expansive Canterbury Estate. Campbell never resided there but ran cattle and employed overseers to manage the estate. Over the following decades neighbouring land grants were purchased, and by 1834 the Canterbury Estate comprised 1242 acres.²

After Campbell died in 1846, the Canterbury Estate was divided between the eldest daughter Sophia Ives Campbell (1812-1891), and his son-in-law Arthur Jeffreys (1811-1861), the husband of Sarah Campbell (1815-1856), Robert's youngest daughter. The line of division mostly was Old Canterbury Road with some exceptions, with Yeo Park being within Miss Campbell's inheritance. Miss Campbell never married, and she died in England in 1891 at Fern Hill, Bourne, England.³ Her affairs in Sydney were managed by brother George of Duntroon. The bulk of the land was subdivided in the 1860s, with sales continuing into the 1870s.

¹ <https://en.wikipedia.org/wiki/Wangal> and Aboriginal History along the Cooks River, 2017; Dr. Paul Irish, MDCA on behalf of the Cooks River Alliance

² Advertisement, *Sydney Gazette*, 1/8/1812

³ Deaths, *Sydney Morning Herald*, 22/9/1891, p.1

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Kinloch (1833-1897) was an early graduate of the University of Sydney and, while a keen cricketer, pursued a life as an educator.⁵ At Hurlstone Kinloch established a private college for boys⁶ opened in 1878 within the northern portion of the property (where Trinity Grammar is), while the land down to Old Canterbury Road he had subdivided for housing in 1876.⁷ Kinloch engaged architect John Horbury Hunt to design his new college (still standing within Trinity Grammar).⁸



Figure 2.2: The school/dormitory and garden setting of Kinloch's Hurlstone College depicted in 1883 when it had been purchased by the NSW Government for its Hurlstone Training College. The college building was designed by John Horbury Hunt. This building is located within the northern half of the property, which became Trinity Grammar School in 1925. Source: *Sydney Mail*, 12/5/1883, p.880

⁸ Reynolds, P, et al, John Horbury Hunt: radical architect 1838-904, Historic Houses Trust of NSW, 2002, p.91

Kinloch's Hurlstone inclusive of the land subdivided but not sold (still around 26 acres) was purchased in 1882 by the then Department of Public Instruction⁹ for the establishment of a training college for female public school teachers called Hurlstone Training College.¹⁰ In 1907 the Training College was closed and the Agricultural School opened to replace it.



Figure 2.3: John Kinloch's property comprised around 26 acres and within the northern part he established his private college for boys in 1878. Prior to this, in 1876, he subdivided the southern two thirds of his property into building blocks. One sale eventuated from this prior to the purchase of the whole subdivision by the NSW Government in 1882. North to the bottom of the plan. Source: SLNSW, Ashfield Subdivision Plan No. 17

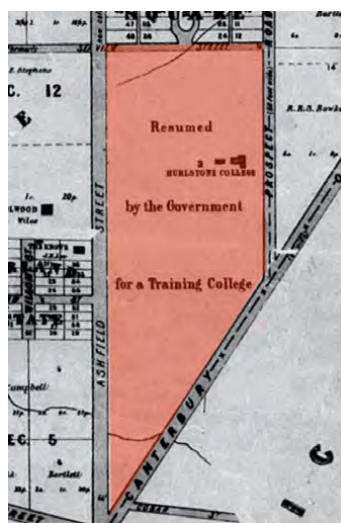


Figure 2.4: Detail of Higinbotham & Robinson's map of the Ashfield published in 1883 showing Kinloch's Hurlstone Collage and the land resumed for a training college. Source: SLNSW, M MAF 811.182/1883/1

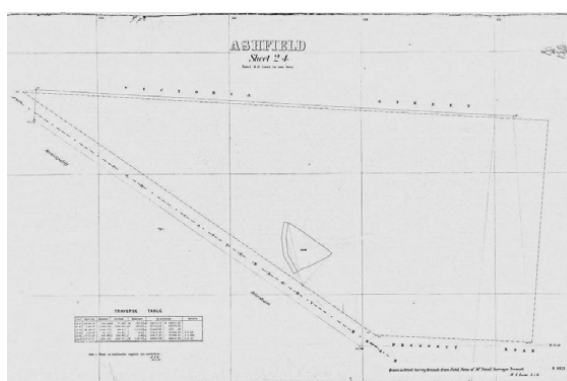


Figure 2.5: This survey (Ashfield Municipality Water Board Plan, Sheet No. 24) dated 1891 was undertaken by the government as part of a general survey of the municipality. It recorded a dam within the southern portion of what was the Hurlstone Training College. There was a watercourse that fed this dam, which was piped-in by Ashfield Council in 1927/8. The location of this dam was at the south-east corner of Yeo Park. North is to the right of the plan. Source: Inner West Council, Water Board plans, 222541

⁹ Torrens Title Vol. 586 Fol. 246

¹⁰ 'Hurlstone Training College, Ashfield', *Sydney Mail*, 5/12/1883, p.905

2. History of the Place

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In 1923 the then Department of Education determined the needs of the Agricultural School would be served better by moving it to a new site comprising 100 acres at Macquarie Fields near Liverpool. To offset the cost of this venture, the Department wanted to sell the Hurlstone property. The northern half of the school with its classroom, dormitory and administration blocks, and most of the cultivation fields within around 17 acres was acquired in 1924 by Trinity Grammar School in exchange for its former site at Dulwich Hill, on condition that possession was taken after mid-1925.



Figure 2.6: A number of photographs exist that recorded aspects of the Hurlstone Agricultural College in 1920. This photograph of a boy ploughing seems to be looking south to Old Canterbury Road taking in the future site of Yeo Park. Source: NSW State Archives, NRS 4481-3(7/15974)-St 7330

2.2.2. Establishment of Yeo Park

In 1925 a portion (around 6&1/2 acres) of the area to the south of Trinity Grammar School was transferred to Ashfield Council for a public park. Another portion, south of the public park land, was retained by the Department of Education for a new infant's school, which opened in 1927.

The need for a park in this part of the Ashfield municipality had been raised in early 1924 by the South Ashfield Citizens' Association.¹¹ The president of this Association was Henry Hilton Gough (1881-1939), who was an alderman of Ashfield Council¹² (East Ward) from 1925 to 1937 and was the Mayor on two occasions between 1929 and 1932.¹³

Within Ashfield Council, Gough was an active member of the Parks Committee and also promoted the interests of children.¹⁴ When Gough resided in Service Avenue, not too distant from the future Yeo Park, he lobbied his neighbours into forming a Beautification Club in 1926 to improve the appearance of the street; this civic activism was a harbinger of measures undertaken at Yeo Park.¹⁵

The role of Gough in the making of Yeo Park was commemorated by Ashfield Council in 1936 in the naming of the southern extension to the park as the Gough Reserve.¹⁶ When Gough died in 1939 it was his association with the South Ashfield Citizens' Association for which he was remembered,¹⁷ and Yeo Park and its band rotunda are his legacy.

¹¹ 'Hurlstone College Lands', *Daily Telegraph*, 26/2/1924, p.3

¹² The municipality was proclaimed on 28 December 1871 as the "Borough of Ashfield", which changed to the "Municipality of Ashfield" in 1906. Ashfield Council merged with Marrickville and Leichhardt Councils in 2016 to form the Inner West Council.

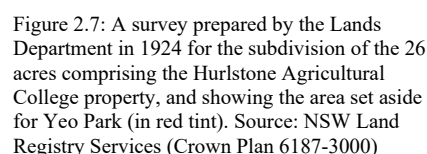
¹³ Biographical notes provided by Inner West Council

¹⁴ 'Mr HH Gough', *Sydney Morning Herald*, 2/11/1939, p.2

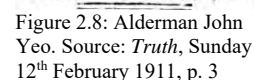
¹⁵ 'Civic Pride', *Sydney Morning Herald*, 22/2/1926, p.10

¹⁶ Minutes of Ashfield Council Meeting on 24/11/1936.

¹⁷ Funeral notice, *Sydney Morning Herald*, 30/11/1939, p.7



The naming of the public park after an alderman continued an Ashfield Council tradition with the naming of parks in the municipality in this manner such as after Mark John Hammond (1844-1908), Charles Hugh Algie (1876-1933), William Elliot Veitch Robson (1865-1928) and Herbert Edward Pratten (1865-1928). The South Ashfield Citizens' Association would have preferred Hurlstone Reserve instead of Yeopark.²²



²² 'New Park's Name', *Evening News*, 3/2/1926, p.12

2. History of the Place

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2.2.3. The Development of Yeo Park

Ashfield Council commenced planning the layout of Yeo Park in March 1926 with the direction to the Council Engineer Alfred Middleton Reeve (1873-1936) to prepare a plan and an estimate of costs taking into consideration the need for provision for flower beds, play areas, etc.²³ Concurrently, the South Ashfield Citizen's Association conferred with the Council Parks Committee on this matter by a specifically formed Parks Committee.²⁴

At the beginning of 1926 the Association had sought control and management of the new park, but the Ashfield Council was having none of that.²⁵ The Association members of its Parks Committee changed over the 1926 to 1928, but included at different times Gibson, Blake, G Wildman, G Haydon, McLeod, GJ Hoare, C Durban, and Martin Freudenstein. Freudenstein, who was the honorary secretary prior to 1928 and lived in the same street as Gough, joined the Parks Committee around the time the band rotunda was conceived.

By mid-1926, Ashfield Council had some idea of how the park should be developed, but what Council wanted to make of Yeo Park at first is not certain through the surviving documentation. What is known is that in 1926 the Association thought it desirable to set aside sufficient land for two bowling rinks and four tennis courts,²⁶ and Council's engineer Reeve had prepared a plan of the proposed layout that included these sports grounds. Subsequently, in August 1926 Council amended this plan to set aside sufficient land for two bowling rinks, three tennis courts, a pavilion, and works yard.²⁷ Needless to say none of this was implemented.

By April 1927 the layout plan had been prepared that deleted the tennis courts, but retained the bowling links and now included areas for children's playground and public lavatory block.²⁸ Council had not given up on the idea of bowling links by November 1928,²⁹ but by March 1929 it had resolved not to layout any playing fields and instead develop the Park in the 'nature of a landscape garden'.³⁰ In respect of planning the formal layout of the paths and trees nothing is known through council records.

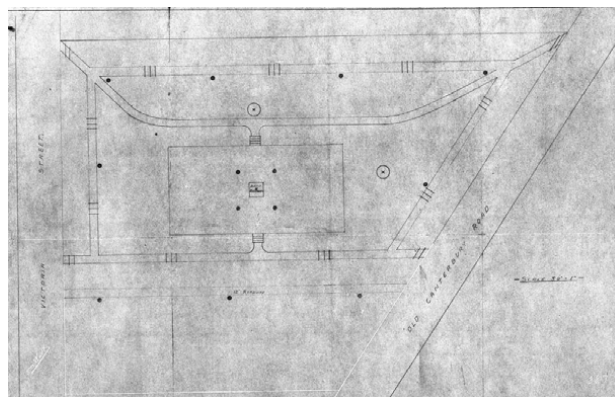


Figure 2.9: This plan of the layout was prepared in 1929 by one of the tenderers for installing the electric light stands, but probably was a tracing of the Council's plan. It recorded the layout of the Park as determined by the Council after early 1928 as it showed the band rotunda. Source: Inner West Council

²³ Minutes of Ashfield Council Meeting on 2/4/1926

²⁴ Minutes of Ashfield Council Meeting on 15/3/1926

²⁵ Minutes of Ashfield Council Meeting on 12/1/1926

²⁶ Minutes of Ashfield Council Meeting on 6/7/1926

²⁷ Minutes of Ashfield Council Meeting on 3/8/1926

²⁸ Minutes of Ashfield Council Meeting on 12/4/1927

²⁹ Minutes of Ashfield Council Meeting on 6/11/1928

³⁰ Town Clerk's letter to the Protestant Churches Soccer Football Association, 8/3/1929

Yeo Park was officially opened on Saturday afternoon, 27th October 1928 at 3.30pm, with Major Charles William Clanan Marr (1880-1960) officiating, the Federal Minister for Home and Territories.³¹ The event was celebrated by a procession through the streets and the staging of a week-long fair organised by the South Ashfield Citizen's Association, ostensibly to raise funds to erect the band rotunda.³²



Figure 2.10: Council's printed card for the official opening of Yeo Park on 27th October 1928. Source: Courtesy of Inner West Council Library Services

The timing of the opening seems to have been premature given works fundamental to the functioning of the park were completed throughout 1929. These works included laying water reticulation lines from March 1929,³³ and installing 13 cast iron ornamental electric light standards with lanterns at a cost of 700 pounds from late 1929.³⁴ These light standards had corroded badly by the early 1960s and all were replaced in 1964 by concrete light standards.³⁵

Works undertaken and financed by the Council after 1930 comprised:

- building of the lavatory block with gardener's tool shed in 1930.³⁶
- installation of 25 seats with a reinforced concrete frame and wooden seats in 1930 designed by Council Engineer Reeve.³⁷
- rebuilding of the entrances from Victoria Street and Old Canterbury Road with new concrete pillars in early 1932.³⁸
- the Children's Playground planned in 1932, and built in early 1933 with the opening in February.³⁹
- installation of eight timber framed pergolas in early 1933.⁴⁰ The original intention was to use reinforced concrete, but timber was substituted owing to the cost.
- surfacing the paths with 'Ku-ring-gai road gravel' in 1933.⁴¹

³¹ Minutes of Ashfield Council Meeting on 25/9/1928

³² 'New Park for Ashfield', *Sydney Morning Herald*, 29/10/1928, p.12

³³ Minutes of Ashfield Council Meeting on 19/3/1929

³⁴ Minutes of Ashfield Council Meeting on 29/11/1929

³⁵ Minutes of Ashfield Council Meeting on 7/4/1964

³⁶ Minutes of Ashfield Council Meeting on 29/4/1930

³⁷ Minutes of Ashfield Council Meeting on 11/3/1930

³⁸ Minutes of Ashfield Council Meeting on 15/3/1932

³⁹ 'Children's new playground', *Sydney Morning Herald*, 20/2/1933, p.12 & Minutes of Ashfield Council Meeting on 13/12/1932

⁴⁰ Minutes of Ashfield Council Meeting on 24/1/1933

2. History of the Place

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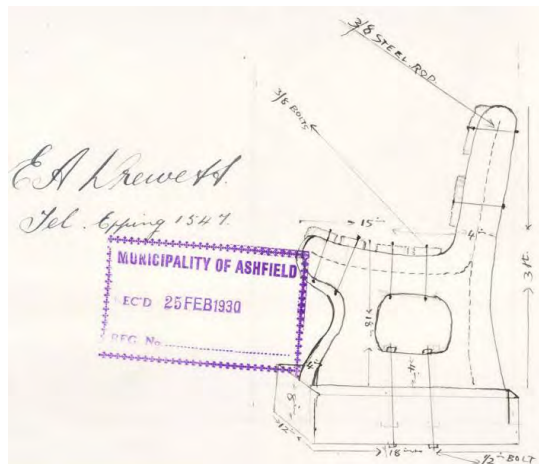


Figure 2.11 (above): Council Engineer Reeve's sketch drawing for the seats installed in Yeo Park. Source: Inner West Council

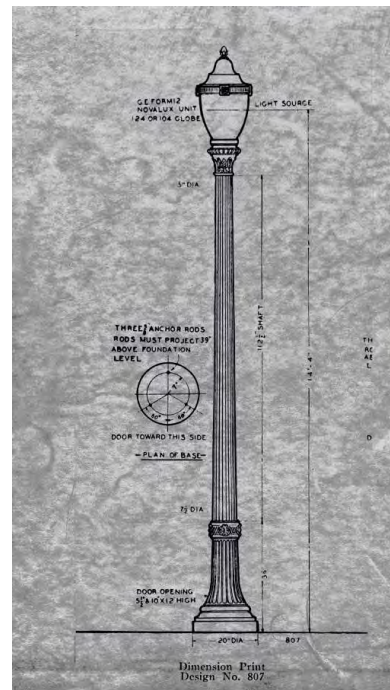


Figure 2.12 (right): Drawing of the Electric Company's cast iron light standard installed in Yeo Park. Source: Inner West Council

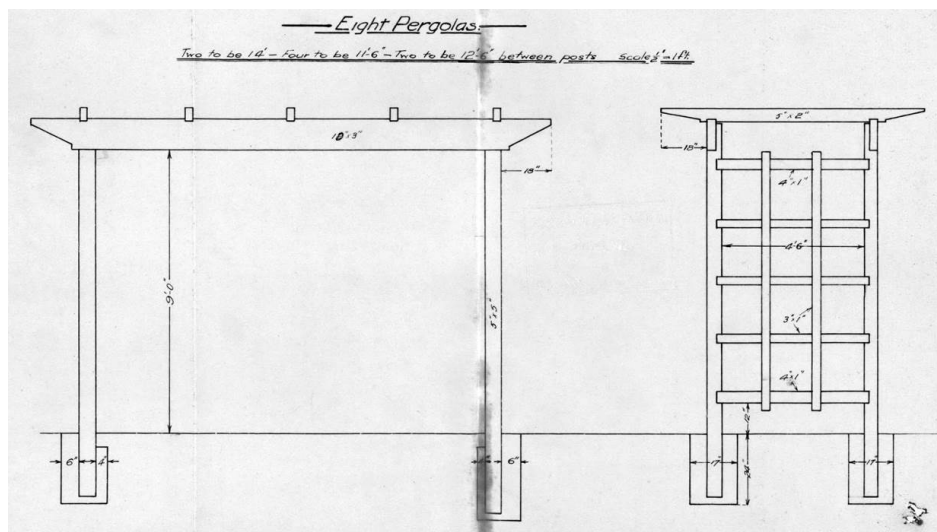


Figure 2.13: Council Engineer Reeve's drawing of the timber framed eight pergolas erected in Yeo Park. Source: Inner West Council

⁴¹ Minutes of Ashfield Council Meeting on 21/3/1933

2.2.4. The Yeo Park Rotunda

The planning for a rotunda in the Park probably originated in March 1928 when the Association's Parks Committee requested a meeting with Council.⁴² The minutes of that meeting are not available, but it would seem the rotunda was discussed and that the Association would contribute to the cost of building it.⁴³

Records are scant in respect of the formative decisions taken by the Association, but it is known that by April 1928 matters had progressed to where funds were being sought to build the rotunda by holding a fair in Yeo Park.⁴⁴ That fair was held in late October 1928 at the time of the official opening of Yeo Park (refer above).⁴⁵ The Association eventually contributed nearly 1000 pounds towards the building of the band rotunda (of the 1800 pounds spent), and this achievement was commemorated in the laying of the foundation stone by Alderman H.H. Gough in September 1929.⁴⁶

Construction works recommended by Engineer Reeve were approved by Council in May 1928. Presumably the works included clearing, forming the levels of the ground, and laying out drainage. Quite probably the level ground set aside for the bowling links became the ground surrounding the band rotunda. The construction works were undertaken by Council's staff.⁴⁷ The location of the rotunda seems to have been where the Council had proposed to lay three bowling rinks.

In February 1929 Ashfield Council opened an architectural competition for the design of the band rotunda offering an award of 35 pounds for first prize, 10 pounds for second and 5 pounds for third. Entrants were to submit their designs under a nom-de-plume. The conditions of the competition were restrictive in that the design must be 'fashioned' on the bandstand in Johnstone Park, Geelong.⁴⁸ As to why and how Ashfield Council, or more probably a member of the Association, had settled on the Geelong rotunda as a suitable model for Yeo Park has not been determined. To assist potential entrants Council provided both a photograph of the Johnstone Park rotunda and a plan of Yeo Park.⁴⁹

The Johnstone Park bandstand had been completed in 1920 (designed in 1918 and built in 1919).⁵⁰ It was designed by Percy Edgar Everett in the Beaux Arts architectural style as a central part of laying out Johnstone Park, which Everett had planned in 1916 or 1917 as the new civic centre for the city.⁵¹ This bandstand therefore was designed as a formal feature within an urban setting surrounded by the Geelong Town Hall and the Gordon Institute of Technology (now Gordon Gallery), which is now considered an exemplar in the City Beautiful Movement.⁵² Everett (1888-1967) was practising in Geelong at this time as part of architectural firm Laird and Buchan; he was appointed Chief Architect of the Public Works Department in Victoria in 1934.⁵³

⁴² Minutes of Ashfield Council Meeting on 20/3/28

⁴³ Minutes of Ashfield Council Meeting on 3/4/28

⁴⁴ Minutes of Ashfield Council Meeting on 3/4/1928

⁴⁵ 'Ashfield's New Park', *Daily Telegraph*, 27/10/1928

⁴⁶ Minutes of Ashfield Council Meeting on 4/6/1929

⁴⁷ Minutes of Ashfield Council Meeting on 22/5/1928

⁴⁸ Architectural Competition, *Building*, March 1929

⁴⁹ Advertising, *Sydney Morning Herald*, 27/2/1929

⁵⁰ *Memorial Bandstand*, Geelong Advertiser, 2/3/1920, p.3

⁵¹ 'Civic Centre for Geelong', *Building*, February 1918

⁵² Aitken R, and M Looker, *The Oxford Companion to Australian Gardens*, Oxford University Press, 2002, p. 40

⁵³ O'Neill, 'F, Everett, Percy Edgar (1888-1967)', *Australian Dictionary of Biography*, Volume 14, Melbourne University Press, 1996

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Figure 2.19: 1920s photograph of the band rotunda in Johnstone Park as built. The band rotunda at Yeo Park built in 1929 is a near identical copy. Source: Geelong Heritage Centre Main Photographic Collection, 2009/04722

The original closing date for submissions was 9th April 1929, but that was extended to 7th May owing to a lack (nil) of entries. The Council at this time also informed the professional body representing architects in NSW, the Institute of Architects, of the competition. Unfortunately, the Institute took exception to the conditions of the competition, perhaps owing to the suggestion of endorsing plagiarism of a design by another architect. The Institute therefore banned its members from participating and suggested that Ashfield Council cancel the competition and open a new one after consultation with it, as it considered only students and the like would enter it.⁵⁴ Ashfield Council resolved to do this, only to rescind the resolution immediately and instead opted to examine the submitted designs.⁵⁵ The designs were assessed in early June 1929 by a special committee that included Alderman Gough.⁵⁶ The winning design was adjudged to be by Ascalon,⁵⁷ who was architect Dallas Edward Walsh.⁵⁸ Nothing else is known of the other two submitted designs aside from them being the work of Loyal Gordon Figgis, later of Figgis & Jefferson, and second placed Charles Adnum Madden, later of Budden and Madden.⁵⁹

The winning design drawings were framed and displayed in a window of the Hurlstone Picture Theatre for all to see.

⁵⁴ Minutes of Ashfield Council Meeting on 23/4/1929

⁵⁵ Minutes of Ashfield Council Meeting on 7/5/1929

⁵⁶ Minutes of Ashfield Council Meeting on 4/6/1929

⁵⁷ Minutes of Ashfield Council Meeting on 18/6/1929

⁵⁸ Ashfield Council Plan No. 17

⁵⁹ Minutes of Ashfield Council Meeting on 16/7/1929

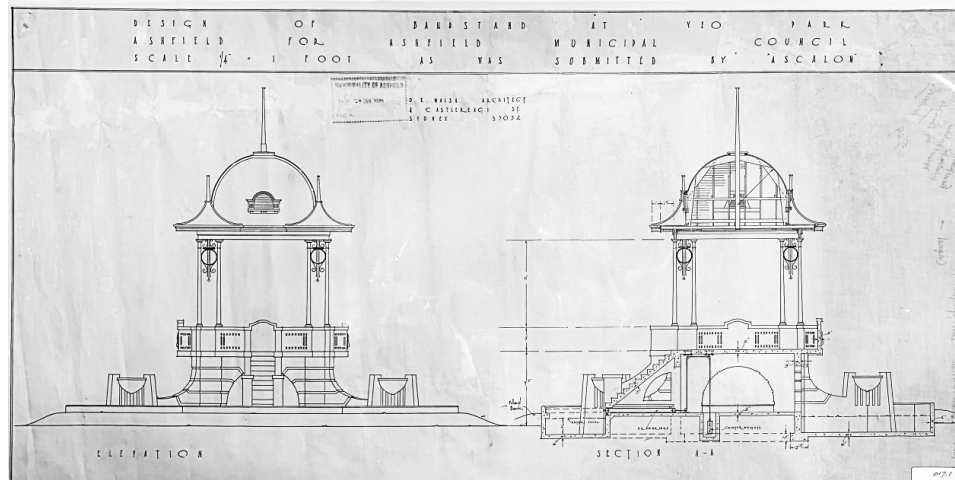


Figure 2.14: Elevation and Section of the winning design by Walsh. Source: Inner West Council

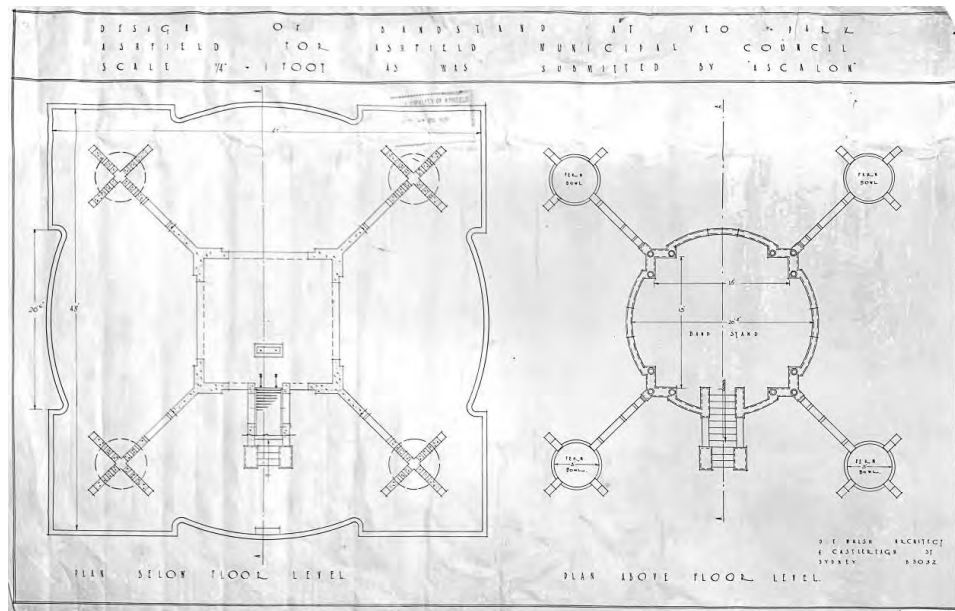


Figure 2.15: Ground and lower ground floor plan of the winning design by Walsh. Source: Inner West Council

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Architect Dallas Edward Walsh

Dallas Edward Walsh (1893-1971) was born in Sydney in 1893, a son of Alfred Walsh and Minnie, nee Vote. In 1923 he married Edith Baker at Canterbury in Sydney. He commenced practice in January 1918.⁶⁰ He appears in the Register of Architects of NSW with Certificate No. 561, dated 27th August 1923, when the *Architects Act* 1921 came into effect, establishing the Architects Register. Walsh became a member of the Institution of Architects in 1945.⁶¹ For most of his career, his business address was No. 4 Castlereagh Street, Sydney, and he resided in the late 1920s in the Canterbury municipality (in Hay Street, Croydon Park).

Walsh produced a variety of architectural works, comprising flats, residences, commercial buildings (including The New Colonnade, Railway Parade, Granville, extant), cinemas (including the Paragon No. 2 Picture Theatre, Belmore, extant) and hotels (including the Mudjee Hotel, now demolished).⁶²

Walsh worked for Ashfield Council on an informal basis it seems for in 1928 under the authority of the Council he designed the shelter shed in Robson Park, a tool shed in Ashfield Park, and the women's lavatory in Ashfield Park.⁶³ Walsh's engagement with Ashfield Council continued through the 1930s with him having designed the lavatory block at Yeo Park in 1930,⁶⁴ alterations and additions to Ashfield Town Hall in 1937,⁶⁵ alterations to the gardener's cottage and grandstand at Pratten Park both in 1935,⁶⁶ the new dressing shed at Pratten Park in 1934,⁶⁷ and the new bowling clubhouse at Pratten Park in 1939.⁶⁸

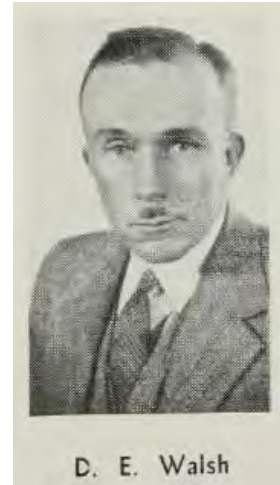


Figure 2.16: Photograph of Dallas Edward Walsh. Source: Decoration and Glass, Vol. 1 No. 3 (1st July 1935), p. 40

Tenders for the new band rotunda were called in early July 1929,⁶⁹ with two being received by the close date of 16th July, these being from H.E. and W.R. Wood of Ashfield at 2150 pounds, and L. Donlan of Rockdale of Richmond Street, Rockdale at 1800 pounds (\$160,152 adjusted for inflation). Leslie Donlan's tender, being the lowest, was accepted by the Council in mid July.⁷⁰ Donlan's works to that date included the post office at Port Kembla and the Commonwealth Bank branch at Sydney Showground. Following Yeo Park, Donlan built the band rotunda at Balmoral Beach in 1930 with a tender of 660 pounds.⁷¹

⁶⁰ Broadley, J., 2021; *The Hotel Mudjee: An Historical, Social and Architectural Study*, https://mudgeemuseum.com/wp-content/uploads/2022/01/Hotel-Mudjee-story_compressed.pdf

⁶¹ Index to the NSW RAILWAY Bulletin; Per com, 6/2/2023

⁶² Tenders, *The Sydney Morning Herald*, Wednesday 7th March 1928, p. 11; *Construction and Local Government Journal*, Wednesday 3rd October 1928, p. 15

⁶³ Minutes of Ashfield Council Meeting on 7/2/1928

⁶⁴ Ashfield Council Plan No. 206 boxed

⁶⁵ Ashfield Council Plan No. 18

⁶⁶ Ashfield Council Plan Tube 106 & Tube 107.1

⁶⁷ Ashfield Council Plan No. 640

⁶⁸ Ashfield Council Plan No. 82

⁶⁹ Advertising, *Sydney Morning Herald*, 17/7/1929, p.11

⁷⁰ Minutes of Ashfield Council Meetings on 16/7/1929 and 29/11/1929

⁷¹ Tenders Accepted, *Construction*, 30/4/1930, p.5

The foundation stone was laid in September 1929 by Alderman H.H. Gough, and the band rotunda was officially opened on Sunday, 31st November 1929 by Alderman Frank Owen Hedger, the Mayor of Ashfield.⁷²

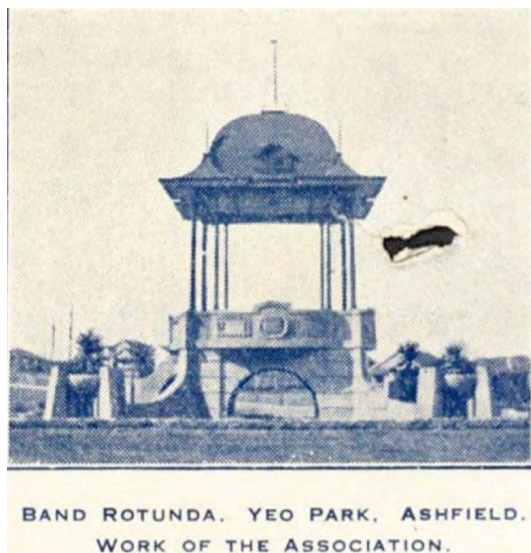


Figure 2.17: This photograph of the band rotunda was included on the letterhead of the South Ashfield Citizens Association. It probably recorded the band rotunda at the time of its completion in 1929. Source: Courtesy of Inner West Council Library Services



Figure 2.18: Council's printed card for the opening of the band rotunda on 30th November 1929. Source: Courtesy of Inner West Council Library Services and the donor Victoria Jeffery



Figure 2.19: Detail of a commercial aerial photograph by Milton Kent showing Yeo Park in about 1932 (prior to the installation of the pergolas in 1933). Source: State Library of NSW (c112370013)

⁷² 'New Band Rotunda Opened', Sydney Morning Herald, 2/12/1929, p.15

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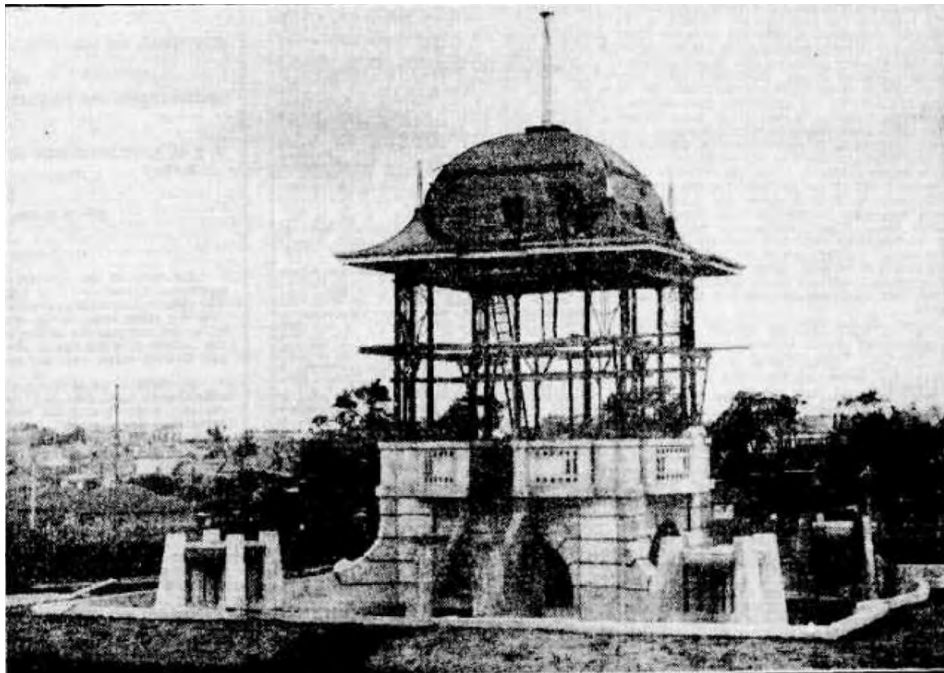


Figure 2.20: The band rotunda at Yeo Park nearing completion in November, 1929. This is the earliest known image recording the structure as built. Source: Sydney Morning Herald, 9/11/1929, p.16



Figure 2.21: The Rotunda at Yeo Park, shortly after its completion in 1929. Source: Courtesy of Inner West Council Library Services



Figure 2.22: Detail of a commercial aerial photograph by Milton Kent showing Yeo Park in about 1932 (prior to the installation of the pergolas in 1933). Although the park was opened in 1928 landscaping works were completed over the following five years. In this photograph the gravel surface pathways are shown under construction. This is the earliest photograph to show the amphitheatre prior to the building of the concrete path and steps in 1934. Source: State Library of NSW (c112370012)



Figure 2.23: Detail of a commercial aerial photograph by Milton Kent showing Yeo Park in about 1935 showing the network of pathways, the flower beds, pergolas and trees developed and planted from about 1929. Source: State Library of NSW (c111400006)

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Walsh's design of the Rotunda closely follows (perhaps copied entirely) the example in Geelong. As at Geelong,⁷³ it comprises:

- a concrete lined moat surrounding the Rotunda (originally described as a concrete pond). It was landscaped with waterlilies from the outset, and in 1930 fish were introduced to abate the nuisance of mosquitos. These goldfish and golden carp were sourced from Taronga Zoo and elsewhere. Fish continued to be stocked by the late 1950s,⁷⁴ but the practice seems to have ceased in the early 1960s when unfavourable reports were being received of the stagnant nature of the water and instances of debris in the moat.⁷⁵
- A drawbridge to facilitate bandsmen and officials to cross over the moat.
- Four bowls of concrete construction adjacent to the bandstand. These were used for plants as this was depicted in a photograph of about 1929.
- The raised platform and perforated concrete balustrade.
- Slender decorative cast iron columns supporting the cupola surmounted by a flagpole and with louvred vents.
- Details of the original painted colour scheme unfortunately were not recorded, however from later accounts the memorial plaques were finished in gold leaf.⁷⁶

The band rotunda at Yeo Park was designed to sit within a landscaped park setting. In 1934 Council utilised funds provided by the State Government under its unemployment relief program to build the concrete path and steps down the slope of the amphitheatre.⁷⁷

The electric clocks are a later alteration of 1937 and had been instigated by the South Ashfield Citizen's Association and its president, H.H. Gough, in late 1935. Ashfield Council endorsed the proposal and granted permission for the Association to hold functions in the Park to raise money to finance it.⁷⁸ Ashfield Council's Engineer prepared the plans and specification, and called tenders in November 1936.⁷⁹ The contract was won by the longstanding firm of Sydney jewellers and watchmakers Prouds Ltd at a cost of 74 pounds 10 shillings.⁸⁰ Of this sum around 66 pounds had been collected by the Association.⁸¹

The original four clock dials were 24 inches (Prouds' quote was for 18 inches) diameter with opal glass faces, illuminated from behind so the clock hands and time division were visible at night. The dials were painted black and the hands blackened aluminium.⁸² For the dials to be lit an electricity supply was needed, and to improve visibility the interior works were painted white to eliminate shadows from the faces. The electric clocks at Yeo Park were the only other clocks at public facilities in the municipality, the other being at the Ashfield Town Hall. These electric clocks required regular maintenance, which was performed under annual contract open to tender, most often awarded to A.L. Franklin.⁸³

⁷³ 'Johnstone Park Bandstand', *Geelong Advertiser*, 4/4/1919, p.2

⁷⁴ Minutes of Ashfield Council Meetings on 38/2/1939 and 12/2/1958

⁷⁵ Ashfield Council File 64/33/52253

⁷⁶ Ashfield Council File 64/33/52253, memo dated 17/2/1965

⁷⁷ Minutes of Ashfield Council Meeting on 25/9/1934

⁷⁸ Minutes of Ashfield Council Meeting on 17/12/1935

⁷⁹ Minutes of Ashfield Council Meeting on 24/11/1936

⁸⁰ Minutes of Ashfield Council Meeting on 16/2/1937

⁸¹ Minutes of Ashfield Council Meeting on 13/4/1937

⁸² Minutes of Ashfield Council Meeting on 16/2/1937; Prouds Ltd tender dated 19/1/1937

⁸³ Minutes of Ashfield Council Meetings on 10/12/1940 and 15/5/1951



Figure 2.24: A drawing of the original dial and hands of the clock face installed by Prouds Ltd in 1937.
Source: Inner West Council

The official uses of the band rotunda were confined to regular recitals by brass bands, and the occasional ceremonial function. The main band to use the band rotunda was the Ashfield District Band, who had been performing at Yeo Park since October 1927 utilising a makeshift arrangement with chairs for the bandmen.⁸⁴ The Band was required to give another (one) performance at Yeo Park in 1928, with the majority of the recitals in that year being held at Ashfield Park,⁸⁵ and they played six times in 1929 inclusive of the official opening. In the summer months the Band played at 8pm on Sunday, and in winter at 3pm. For these nighttime recitals an electric light was installed in the rotunda in late 1929,⁸⁶ while seating accommodation was fitted in mid 1930.⁸⁷

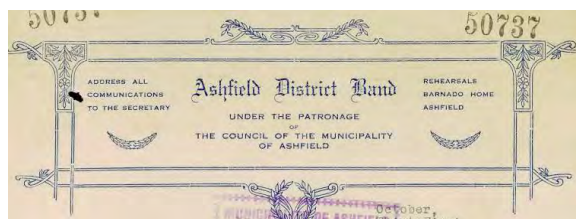


Figure 2.25: The letterhead of the Ashfield District Band, which was under the patronage of Ashfield Council. Source: Inner West Council

While Ashfield Council in the early 1930s invited tenders from other bands to perform in its parks,⁸⁸ the normal arrangement was for Ashfield District Band to be engaged on an annual contract: in 1934 the Band was offered 100 pounds to perform 20 recitals over the year with eight of these being held at Yeo Park.⁸⁹ By 1937 some 23 recitals were required for a fee of 120 pounds with ten of these being at Yeo Park.⁹⁰ The engagement by Ashfield Council of brass bands to perform in its parks seems to have ceased in the mid 1970s; by 1974 there were 25 recitals by the Ashfield District Band within the municipality with eight being at Yeo Park.⁹¹

⁸⁴ Minutes of Ashfield Council Meeting on 25/10/1927

⁸⁵ Minutes of Ashfield Council Meeting on 10/1/1928

⁸⁶ Minutes of Ashfield Council Meeting on 22/10/1929

⁸⁷ Minutes of Ashfield Council Meeting on 8/4/1930

⁸⁸ Minutes of Ashfield Council Meeting on 10/1/1933

⁸⁹ Minutes of Ashfield Council Meeting on 9/1/1934

⁹⁰ Minutes of Ashfield Council Meeting on 22/12/1936

⁹¹ Minutes of Ashfield Council Meeting on 15/6/1974

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The South Ashfield Citizen's Association seems to have preferred more variety in the programming going as far as complaining in 1936 of the poor class of music being played at Yeo Park.⁹² In April 1930 the Association had sought permission for recitals by bands from outside of the municipality,⁹³ and in 1930 the Dulwich Hill Salvation Army Band played, and the Metropolitan Band played in 1931.⁹⁴ Performing for monetary return was not permitted; in 1929 the Ashfield District Band was refused permission to hold a 'Dancing on Lawn' performance with the band playing within the newly opened rotunda.⁹⁵

Another regular, if infrequent, musical event was the annual Christmas carols or carols by candlelight, which seems to have been initiated in the late 1930s,⁹⁶ and had been revived by the early 1950s.⁹⁷ The choir of St Andrew's Church, Summer Hill was associated with this.

The other official use of the band rotunda was the annual Anzac Day memorial held by the Canterbury RSL. This involved a march to the Park where the official proceedings were undertaken from the rotunda. This annual event was instigated after the Second World War with the opening of the clubrooms in 1947.

Instances of vandalism and other anti-social behaviour in Yeo Park commenced in the late 1930s, but the frequency increased from the mid 1950s.⁹⁸ In 1939 some minor damage was done to the rotunda.⁹⁹ Some of this activity today would be considered minor such as with children and youths swimming in the moat,¹⁰⁰ or teenagers (described as 'bodgies') throwing fireworks under the bandstand.¹⁰¹

The electric clocks were the focus for vandalism with repeated and concerted efforts to damage them. Three of the glass faces of the clock were smashed by throwing of stones in 1959. In response, Ashfield Council replaced all four faces with more robust steel dials of vitrified enamel, with five minute bars similar to the original dials.¹⁰² In 1964 another instance of vandalism resulted in major damage to one of the clock's mechanism necessitating removal of the frame and other fragments for safe keeping, and later repair and reinstallation.¹⁰³

In addressing this kind of behaviour in the mid 1960s Ashfield Council considered filling-in the moat with soil and making it into a garden bed to stop misuse. The Municipal engineer considered such infilling to be out of character with the design of the rotunda and he successfully recommended retention of the moat as it was considered a feature of the Park.¹⁰⁴ The moat has since been emptied of water (date unknown).

Access pathways to the rotunda have also been added to. Historic aerial photographs of the park from the early 1970s show the rotunda located in the centre of the amphitheatre with pathways running around all four sides, but no direct path to the rotunda. By 1978, a path leading to the south side

⁹² Minutes of Ashfield Council Meeting on 14/1/1936

⁹³ Minutes of Ashfield Council Meeting on 6/4/1930

⁹⁴ Minutes of Ashfield Council Meetings on 27/1/1931, 14/10/1930, and 13/1/1931

⁹⁵ Minutes of Ashfield Council Meeting on 3/12/1929

⁹⁶ Minutes of Ashfield Council Meeting on 28/11/1939

⁹⁷ Minutes of Ashfield Council Meeting on 18/9/1951

⁹⁸ Minutes of Ashfield Council Meeting on 15/8/1956

⁹⁹ Minutes of Ashfield Council Meeting on 38/2/1939

¹⁰⁰ Minutes of Ashfield Council Meetings on 38/2/1939 and 12/2/1958

¹⁰¹ Minutes of Ashfield Council Meeting on 4/6/1958

¹⁰² Minutes of Ashfield Council Meeting on 21/10/1959

¹⁰³ Minutes of Ashfield Council Meetings on 3/11/1964 and 15/12/64

¹⁰⁴ Minutes of Ashfield Council Meetings on 15/3/66 and 3/5/1966

(opposite side of the main entry) of the rotunda had been introduced with steps and half walls. These walls hold plaques commemorating the re-opening of the rotunda in 1988 (see below).



Figure 2.26: Detail of aerial photography dated 1943.
Source: NSW Spatial Services



Figure 2.27: Detail of aerial photography dated 1951.
Source: NSW Spatial Services



Figure 2.28: Detail of aerial photography dated 1971.
Source: NSW Spatial Services



Figure 2.29: Detail of aerial photography dated 1978.
Source: NSW Spatial Services

The band rotunda seems to have fallen into disuse and disrepair in the 1970s, perhaps owing in part to the cessation of the regular band recitals. The physical appearance of the band rotunda was improved considerably by restoration works undertaken in 1987 as part of the bicentennial celebrations held within the municipality (with bicentennial funding). The restoration and landscaping works were documented by architects Howard Tanner and Associates in association with engineers McMillan, Britton & Kell, and landscape architect Paul Knox. The building contractor was Ganridge Pty Ltd.¹⁰⁵

The scope of the work comprised:

- Patching decayed concrete surfaces
- Repairs to joinery
- Refixing of roofing and renewal of gutters
- Treatment of corroded metalwork
- Painting of timber, metalwork and concrete surfaces (primarily ivory and green colours)
- Rewiring of the electrical system plus new fittings
- Landscape works to the moat (not undertaken)
- Drainage and plumbing to the moat
- Concrete topping to the rotunda shelter floor

¹⁰⁵ 'Specification Notes and Schedule of Work for the Restoration of the Yeo Park Rotunda', Howard Tanner and Associates Pty Ltd, July 1987

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- New concrete slab to the moat floor

The work also included:

- Removal of timber bench and metal bracket supports within the rotunda
- Removal of two timber posts and fittings within the undercroft
- Replacement of asbestos-cement panels in the soffit of the rotunda with fibrous cement
- Attention to the clock dials, and installation of new electric motor and mechanism

It appears that the drawbridge was also repaired/replaced at this time, however it was not used, and at some time point after, a permanent concrete bridge with steps leading up to the bandstand was constructed across the moat (on the northern side of the rotunda). In addition, at some time, crude timber lattice screens were added to the arches of the base of the rotunda to enclosing the space, presumably for security reasons.

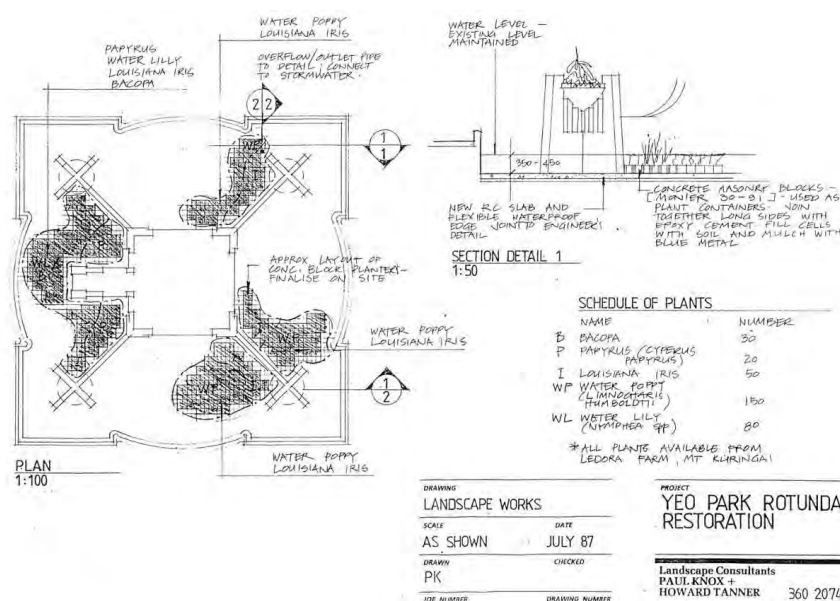


Figure 2.30: An original drawing by landscape architect Paul Knox showing the landscape works undertaken in 1987. Source: 'Specification Notes and Schedule of Work for the Restoration of the Yeo Park Rotunda', Howard Tanner and Associates Pty Ltd, July 1987

The newly restored Rotunda was officially opened on 27th March 1988. A community fair was held at the time, with Yeo Park being the destination of the Municipality's bicentennial parade. Another event held in Yeo Park in that year was the parade by the Cappuccino High School Band (all 107 of them) from USA, with the Mayor officiating from the Rotunda.¹⁰⁶

Since the re-opening, it appears little further work has occurred at the rotunda.

¹⁰⁶ Ashfield Council News, March 1988



Figure 2.31 and 2.32: The Rotunda during an outdoor concert held as part of the municipality's bicentennial celebrations, shortly after the completion of repair and restoration works undertaken by Howard Tanner and Associates. Source: Inner West Council.



Figure 2.33: Newspaper advertisement for the Ashfield On Parade event held in 1988. The festivities included the official opening of the restored Rotunda, and a recital by television celebrity and singer Sandy Scott and his Band. Source: *Western Suburbs Courier*, 23rd March 1988

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2.3. Chronology

Date	Event
1796	100 acres granted to Rev Richard Johnson. Johnson's grant was absorbed into Robert Campbell's Canterbury Estate.
1846	Part of Campbell's Canterbury Estate is inherited by his eldest daughter, Miss Sophia Ives Campbell.
c1874	Around 26 acres of the Canterbury Estate purchased by John Kinloch.
1878	John Kinloch opened his private college for boys call Hurlstone School and College within the northern portion of the property (where Trinity Grammar is).
1882	Kinloch's property purchased by the NSW Government to house its training college for female public school teachers called Hurlstone Training College.
1907	The Training College was closed and an Agricultural School opened to replace it.
1923	Decision made to close the Agricultural School and sell the land.
1924	Around 17 acres at the northern end of the Agricultural School sold to Trinity Grammar School.
1924 February	South Ashfield Citizens' Association called for part of the Agricultural School to be reserved for a public park.
1924 June	The NSW Government concedes to the demand for a new park within the Agricultural School site.
1925 September	Around 6&1/2 acres to the south of Trinity Grammar School transferred to Ashfield Council for a public park called Yeo Park.
1926 March	Ashfield Council commenced planning the layout of Yeo Park.
1926 August	First plan of the Park proposed two bowling rinks, three tennis courts, a pavilion, and a works yard.
1928 March	South Ashfield Citizens' Association seems to have requested Ashfield Council abandon the proposed bowling links and replace it with a landscaped park with a band rotunda.
1928 April	South Ashfield Citizens' Association planned to raise money to build a band rotunda.
1928 May	Construction works on forming the Park commenced.
1928 October	Yeo Park was officially opened on 27th October 1928, with Major Charles William Clanan Marr officiating.

Date	Event
1929	Water reticulation lines laid and electric light standards installed.
1929 February	Ashfield Council opened an architectural competition for the design of the band rotunda.
1929 March	Ashfield Council determined to develop the Park in the 'nature of a landscape garden'.
1929 June	Ashfield Council selected the winning design by architect Dallas Edward Walsh.
1929 July	Tenders called for the band rotunda. Contract awarded to Leslie Donlan at a cost of 1800 pounds.
1929 September	Foundation stone of the band rotunda laid by Alderman Henry Hilton Gough.
1929 November	Band rotunda was officially opened on 31st November 1929 by Alderman Frank Owen Hedger, the Mayor of Ashfield.
1930	Lavatory block built.
1933	Children's playground opened. Timber pergolas built.
1934	Concrete path and steps built down the slope of the amphitheatre.
1937	The electric clocks installed. Supplied by Prouds Ltd.
1959	The electric clocks were vandalised, and new dials fitted.
1987	Restoration works undertaken as part of the bicentennial celebrations held within the municipality.
1988 March	The newly restored Rotunda was officially opened.

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3. Physical Evidence

The place and its setting were inspected on a number of occasions throughout early 2023 and the current configuration of the buildings and the grounds were recorded. Physical intervention into the fabric of the place was not undertaken as part of the fabric survey.

This CMP relates only to the Yeo Park rotunda. The grounds of Yeo Park do not form part of this report. However, as the park forms the setting for the Rotunda and is an important element in informing views of the place, the park has been briefly addressed below in relation to the setting and views of the place.

For the detailed fabric survey of the Rotunda refer to Section 3.3.2 below.

Unless otherwise specified, all photographs are by the authors of this report.

3.1. General Description

The Yeo Park Rotunda is a small elevated square rotunda located at the centre of Yeo Park, an irregularly shaped suburban park which contains a rotunda, amenities, BBQ shelters, playground, garden beds and other associated landscape features.

Trinity Grammar School is located immediately to the north and Yeo Park Infants School is located immediately to the south. A small toilet block dating from 1930 is located at the southern boundary of the park.

3.2. Setting and Views

3.2.1. Setting of the Rotunda

The setting of the Yeo Park Rotunda should be considered the whole of Yeo Park and the lands to the north, south, east and west. Located in the centre of Yeo Park, the Rotunda is set within a formed partial amphitheatre, to the north, east and west of the Rotunda. The Rotunda is sited on a large expanse of flat, grassed land, with tree plantings immediately to the south. Stone steps at the north-western corner of the amphitheatre provide access to the level grounds on which the Rotunda is sited.

Pathways with tree plantings define the four boundaries of the park, with a small path leading from the south to the southern side of the Rotunda (the entry to the Rotunda is on its northern side).

Yeo Park is located to the north of the Yeo Park Infants School and its playgrounds, which is in turn abutted by Gough Reserve to the south. The land slopes downwards from north to south and due to the openness of the school playground areas and the adjacent reserve, the parklands and hence the setting of the Rotunda appears as a large expanse of landscaped area.

3. Physical Evidence

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Figure 3.1: View southeast across Yeo Park, showing the Rotunda and grass banks.



Figure 3.2: Open grassed area and stone steps located northwest of the Rotunda.



Figure 3.3: View looking north to Yeo Park from Gough Reserve. The general setting of the Yeo Park Rotunda consists of Yeo Park, the grounds of Yeo Park Infants School and Gough Reserve.

3.2.2. Principal Views

Refer to Table 3.1 and Figures 3.4 to 3.10 below for identification of principal views.

The Yeo Park Rotunda is set within Yeo Park, a large suburban park with trees, garden beds, playgrounds and other outdoor furniture. Pedestrian paths are available around the perimeter of the park, from which the Rotunda can be seen from a distance.

Yeo Park slopes down southwards, however the Rotunda sits within the flat basin of a formed amphitheatre formed out of the slope. As such, elevated views down to the Rotunda are available from the north, while views from the south must look up towards the Rotunda.

A number of large and mid-size trees throughout the park block views of the upper portion of the rotunda from the south, east and west. The columns of the Rotunda are painted dark green, which makes the upper portion appear recessive in views and more difficult to discern against the background of trees.

Glimpse views of the Rotunda are available from Old Canterbury Road, however it is often obscured by trees. Only from the north, where the land is elevated and there is little vegetation are clear views of the Rotunda readily available.

Because the ground level of the rotunda is elevated, unobstructed views are available in all directions from the Rotunda into the surrounding park and bounding roads.

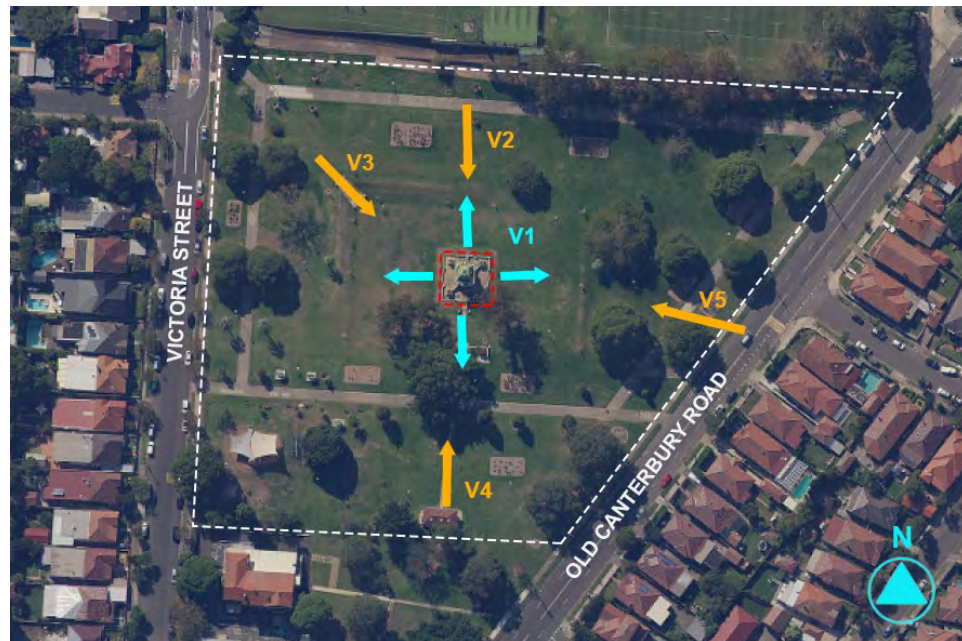


Figure 3.4: Location plan of the Rotunda (outlined in red) within Yeo Park (outlined in white) showing principal external views to and from the place.

Identification of Key Views

Table 3. 1: Key views to and from the Rotunda. Refer to Figure 3.4 above and Figures 3.5 to 3.10 below.

View No.	Description
V1	Long range views across park towards roads in all direction from rotunda.
V2	Direct front-on view towards front (entry) of rotunda, which appears as a prominent feature within the vista.
V3	Clear angled view of north-western corner of Rotunda. The backdrop of trees makes the upper portion of the rotunda appear recessive.
V4	Obscured view toward Rotunda along axis of footpath. Only the base is visible – the upper portion and roof is obscured by trees.
V5	Partial view through trees. The rotunda appears to be set lower into the ground due to the basin and angle of view up the slope.

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Figure 3.5: View west from inside Rotunda across Yeo Park (V1)



Figure 3.6: View east from inside Rotunda across Yeo Park towards Old Canterbury Road (V1)



Figure 3.7: Direct view towards northern (front) elevation of Rotunda from footpath (V2)



Figure 3.8: View at top of stone steps towards the rotunda (V3)



Figure 3.9: View looking north towards rotunda from southern side of Yeo Park (V4).



Figure 3.10: View towards rotunda from footpath along Old Canterbury Road, looking west (V5). Direct views are only occasionally available through the trees.

3.2.3. Historical Archaeology and Aboriginal Archaeology

This CMP addresses only the Yeo Park Rotunda, its built history and physical fabric. It does not address historical archaeology or Aboriginal archaeology.

Given that the history of the use of the land involved educational uses and in particular agricultural uses prior to the establishment of the park, there is some potential for historical archaeology to survive at the place, including soil profiles, land terracing, water courses and endemic species.

As Yeo Park is located within the Cooks River Valley, with the Cooks River located approximately 1 kilometre to the south of the park, there is some potential for Aboriginal archaeology to remain. However, a basic AHIMS¹ search of Yeo Park, with a 200 metre buffer, undertaken in March 2023 for the purposes of this report showed that there are no Aboriginal sites recorded in or near the above location and no Aboriginal places have been declared in or near the place (see Appendix 4 for copy of search results).

3.3. Description of the Building

3.3.1. Physical Description of the Rotunda

Yeo Park is a small, elevated Beaux-Arts rotunda. It features a rusticated concrete base, with arched openings to each side providing access to the undercroft space underneath the body of the rotunda. These arched openings are presently enclosed by timber lattice screens, however were originally open. The screens appear relatively unobtrusive from afar, however are crudely built and up close detract from the high-quality aesthetic finish of the place.

The undercroft comprises a concrete floor and a concrete ceiling that is the underside of the floor of the rotunda above. A timber drawbridge, including metal tracks and housing is parked in the undercroft space, although the opening to the north has since been blocked off. The 1987 works undertaken by Howard Tanner and Associates note that a new drawbridge was constructed to suit the existing tracks, however it is unclear whether the original drawbridge still remained at this time.

The east, south and western elevations are virtually identical, while the north side features concrete steps leading up into the rotunda. The upper level of the rotunda is an open space bounded by a decorative concrete balustrade with geometric perforations. Trachyte plaques commemorating the opening of the Rotunda in 1929 are set into the centre of the external face of the balustrades on the east, south and western sides.

The roof is a faceted square dome, with four smaller concave domes to each corner. Each dome has a spire, the central one being the largest and likely originally used as a flagpole. The roof is clad in fish scale copper sheeting, which has developed a patina over time. Round clock faces are located on each side of the central dome with their own 'dormers' also copper and which originally housed vents. The copper sheets are presently fixed to the timber substrate using galvanised steel nails, which are incompatible with copper and have therefore corroded to varying levels of severity.

The roof is supported by twelve slender cast iron columns: three to each corner of the square rotunda. Decorative wrought iron is located between each column at high level.

¹ Aboriginal heritage information management system, NSW Heritage

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The rotunda is set within a square 'moat,' which comprises a shallow basin below ground level and enclosed by a low curved concrete wall. The basin appears to have been waterproofed in the past, however it is presently not filled with water. Four concrete 'urns' are located at each corner of the reservoir connected to the base of the rotunda by concrete arms. A concrete walkway has been installed on the northern side, replacing the retractable drawbridge to access to the rotunda across the reservoir.

The colour scheme of the Rotunda comprises a painted white concrete base, with the columns, soffit and gutter painted dark green. The fascia, ceiling and decorative wrought iron is painted cream. The dark colour of the soffit creates a heaviness to the overall composition of the rotunda, while the contrasting decorative wrought iron is somewhat lost against the bolder columns.

Early photos of the place show a different scheme, where the soffit is painted a lighter shade, and the fascia a darker shade. The ceiling battens are also picked out in a darker colour in contrast to the ceiling panels. The decorative wrought iron appears darker in colour and match the columns and overall the composition appears more balanced than the existing colour scheme.

Refer also to Table 3.2 below for the detailed fabric survey of the Rotunda.

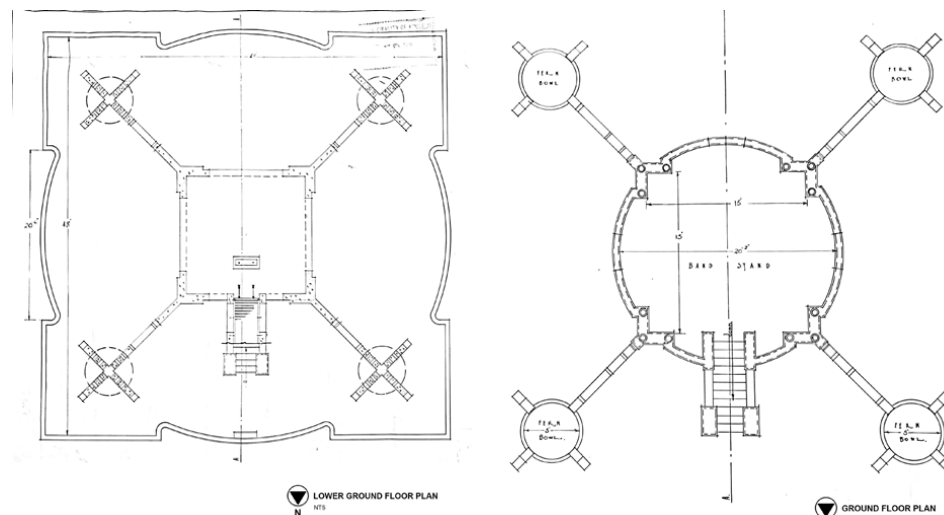


Figure 2.11 and 2.12: Ground and lower ground floor plans of the winning design by Walsh, 1929.
Source: Inner West Council Library



Figure 3.13: Northern elevation of rotunda



Figure 3.14: Detail of roof – western side.



Figure 3.15: Typical detail of rotunda base and fern bowls within basin.



Figure 3.17: Internal view from Rotunda, looking North.



Figure 3.16: Concrete drawbridge and entry stairs into rotunda on northern side.



Figure 3.18: Typical trachyte plaque located at the centre of the perforated balustrade on the western side. Similar plaques are located on the eastern and /southern sides.



Figure 3.19: Basin and access door to undercroft. Note dark-coloured remnants of possibly original asphalt.

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Figure 3.20: Ceiling of Rotunda



Figure 3.21: Undercroft area, showing boarded drawbridge and tracks.

3.3.2. Fabric Survey

Time Periods:

O	=	Original (1929)
EA	=	Early addition (1930-1941)
LT	=	Late 20th century (1942-1979)
M	=	Modern (1980-2023)
?	=	Date unclear

Condition:

G	=	Good
M	=	Moderate
P	=	Poor

Table 3. 2: Fabric survey of the Rotunda

Space/ Element	Description	Condition	Date
Roof			
Roof Form	Central faceted dome with four smaller concave domes to the northeast, southeast, southwest and northwest.	G	O
Roof material	Fish scale copper sheeting. Has developed a good patina. Nails appear rusty – copper appears black and stained around nail holes. South sheeting has recently lifted – appears to be wind damage.	P	O
Flagpoles	Turned and square section. Some marks to corners – possible damage or rot. Set onto flat copper plate Joint halfway up. Notch in top – possibly decay or a product of missing top cap. NE and SE spires to concave domes still have top caps.	M	O
Clocks	4 round clocks set in round headed ‘dormers’ originally housing vents to each side. The clocks were a product of a later alteration in 1937. The faces were replaced c1959 and other elements removed, repaired and reinstalled in the 1960s. North – Working East – Not working South – Working West – Not working	G	EA/LT

Space/ Element	Description	Condition	Date
Gutters	Quad gutter in copper. Has not yet formed a patina Four copper spitters to each side	G	LT
Soffit	FC sheeting. Flat timber battens divide each corner square, in keeping with original layout	G	LT
Ceiling	FC sheeting with timber battens dividing up the ceiling, in keeping with original layout. The ceiling appears slightly bowed and there is evidence of cracks in the panels. An access panel is located near the centre. Modern fluorescent light at centre.	G M	LT LT
Fascia (outer)	Beaded board located above support beam	G	O?
Beam	Beam to all four sides of ceiling, supported on columns. Oregon timber.	G	O?
Rotunda Body			
Columns	Simple rounded cast iron columns. Three columns to each corner of the rotunda, set on top of the low wall and supporting the top beam above. They are fixed to the based with bolts. It is unclear how the top is fixed. Bolts are rusted. There is evidence of rust and paint chipping to the columns themselves. Columns appear to have been painted numerous times.	M	O
Wrought Iron Decoration	Decorative filigree detailing fixed between each column at the corners. In poor condition and significantly rusted.	P	O
Walls (internal face)	Reinforced concrete low wall with perforated Cement rendered and painted. Some mechanical damage to corners. Possibly some damage caused by rusted bolts of columns. Additional layer of paint in a different colour have been painted in sections to cover graffiti. Graffiti (mostly pen) throughout internal face of wall, as well as to columns.	M	O
Floor	Concrete slab (O) with topping (MT) Paint finish was poorly done and has deteriorated significantly. Some small cracks evident	P	O/L
Walls (external)	Cracks evident across the extent of the external walls, including some substantial vertical cracks. Other identified cracks included: <ul style="list-style-type: none"> In perforation of northern balustrade on western side of opening Vertical crack in southern balustrade 	M	O

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Space/ Element	Description	Condition	Date
	<ul style="list-style-type: none"> Vertical cracks to base of bowl supports on all four sides <p>Perforated balustrade to western side is severely cracking and appears to have been poorly repaired in the past.</p>		
Plaques	<p>Three Polished trachyte plaques to eastern, southern and western side set in a raised plaster framed and surrounded with plaster wreath. Each features engraved lettering and are dated September 1929.</p> <p>Unclear if lettering was picked out in a different colour originally. Lettering to southern plaque appears dirty.</p>	G	O
Moat			
Basin	<p>Concrete floor with exposed aggregate. Darker areas appear to be the remains of the original asphalt.</p> <p>Form of the basin appears to be original.</p> <p>Evidence of plastic fixings/plugs along the low outer wall and base of the rotunda, suggesting a later membrane and upstand had been installed in the basin.</p> <p>Evidence of some later rough patching</p> <p>Boney concrete to northern base.</p> <p>Signs of new concrete to the plinth on all four sides - possibly an infill of the recess to the arches.</p> <p>Evidence of water intake pipe to SE and NE corners</p>	M	LT/O
Drawbridge	<p>New concrete bridge permanently over basin.</p> <p>Rests on concrete ledge. Brick base underneath.</p>	G	L
Perimeter Wall	<p>Reinforced concrete with cement render.</p> <p>Some chips and vertical cracks at regular intervals along the wall.</p>	G	O
Stairs	<p>Steep, narrow concrete stairs with no handrail to either side. The width of the stairs measure 780mm at the narrowest point, and widen to 900mm. Each stair has a riser of 180-190mm and going of 230mm. Including the nosing, the tread measured 260mm.</p> <p>The surfaces of the stairs are very smooth and have little traction. The nosings have also been knocked off most treads.</p>	P	O
Security Gate	Metal gate affixed to posts either side of stair entry.	G	MD
Undercroft			
Floor	Reinforced concrete with topping slab. Polished.	G	O
Ceiling	Reinforced concrete underside of floor of rotunda.	G	O
Drawbridge	Boarded drawbridge, wheels, Phillips head screws.	G	LT
	Track and frame	G	O
Screens	Timber lattice screens affixed to all openings to the undercroft except for opening to the eastern side of the stairs. Crudely made with nail plates and modern bolts.	M	LT/MD

Space/ Element	Description	Condition	Date
	Painted cream. One opening to the east of the stairs has been enclosed with metal bars.		
Other			
Plaques	Two bronze plaques fixed to low plinths either side of the southern footpath leading to the rotunda. Commemorates the reopening of the rotunda following restoration works by Howard Tanner in 1988 as part of celebrations for Australia's bicentennial.	G	L

3. *Physical Evidence*

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4. Statement of Cultural Significance

4.1. Introduction

The Australia ICOMOS *Burra Charter* (see Appendix 1) defines cultural significance as *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 (*Burra Charter*, Article 1.2).

4.2. Existing Heritage Listings

4.2.1. Local Heritage Listing

The Yeo Park Rotunda is listed as a local heritage item on Schedule 5 of the Inner West Local Environmental Plan 2022 (Item No. 1375). A heritage study prepared for Ashfield Council provides the following statement of significance for the place (refer to Appendix 5 for a copy of the inventory sheet):

*A fine and unusual decorative structure well sited as a focal point in a public park.
The only surviving historic bandstand in the Municipality.*

4.2.2. Non-Statutory Listings

Register of the National Estate

The Yeo Park Rotunda was registered on the RNE in 1987 (Place ID 14047). The listing for the place includes the following Statement of Significance:

The bandstand is an important example of Edwardian park architecture and is the chief focus of the park and its surrounds. The use of concrete as a sculptural material is of interest while the formal Beaux Arts concept makes this a key civic work of the period. The park has retained its early twentieth century character and complements the rotunda's peculiar design. Evidence of the rotunda's original drawbridge is discernible.

4.3. Heritage Assessment Criteria

The Australia ICOMOS *Burra Charter* (see Appendix 1) defines cultural significance according to the following five types of value:

- historic
- aesthetic

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- scientific
- social
- spiritual.

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, from which a detailed statement of significance can be formulated.

4.3.1. NSW Heritage Assessment Criteria

The NSW heritage assessment criteria, as set out in *Assessing Heritage Significance* (2001) encompasses the five types of significance expressed in a more detailed form by the following criteria:

- | | |
|---------------|---|
| Criterion (a) | An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area). |
| Criterion (b) | An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area). |
| Criterion (c) | An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area). |
| Criterion (d) | An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons. |
| Criterion (e) | An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). |
| Criterion (f) | An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area). |
| Criterion (g) | An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments). |

NSW Heritage recommends that all criteria be referred to when assessing the significance of an item, even though only complex items will be significant under all criteria.

NSW Heritage also recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance (Refer to Section 4.5: Comparative Analysis).

4.4. Local and State Historical Themes

Guidelines from NSW Heritage emphasise the role of history in the heritage assessment process and a list of state historical themes has been developed by the NSW Heritage Council. These themes assist in determining comparative significance (see Section 4.5 below) and prevent one value taking precedence over others.

The below identified themes relate to the Yeo Park Rotunda only. The greater Yeo Park may have associations with additional themes not identified here. In this case the place is associated with the following NSW State Historical Themes:

Historical Associations	State Historical Theme	National Historical Theme
The Rotunda is located on land that was transferred to Ashfield Council in 1925 for use as a public reserve. It was constructed as part of the public park and provides evidence of the planned and ongoing use of the land for public recreation and the development of cultural and community facilities within the municipality of Ashfield	Towns, suburbs and villages	4 Building settlements, towns and cities
The Rotunda was designed by Dallas Edward Walsh in 1929 and is a near-identical copy of the rotunda at Johnstone Park, Geelong, designed by Percy Edgar Everett and completed in 1920. The place was designed in an elaborate Beaux Arts style that was rarely employed in early 20 th century park features in NSW.	Creative endeavour	8 Developing Australia's cultural life
The Rotunda was used as a bandstand and played a role in various community events held at Yeo Park throughout the 20 th century and was regularly used for musical performances.	Leisure	8 Developing Australia's cultural life
The involvement of Alderman John Yeo in championing the development of Yeo Park; and the Rotunda was championed by the South Ashfield Citizens Association and its president Alderman Henry Hilton Gough.	Persons	9 Marking the phases of life

4.5. Comparative Analysis

The Yeo Park Rotunda, built in 1929 and being of concrete construction in the Beaux-Arts architectural style, can most usefully be compared to other early 20th century and Inter-war rotundas located within public parks throughout NSW of a similar style and construction.

4.5.1. Historical Context of the Yeo Park Rotunda

Beaux Arts Architecture in Australia

As previously discussed, the Yeo Park Rotunda is a near-identical copy of the Johnstone Park rotunda, Geelong designed by Percy Edgar Everett in the Beaux-Arts style.

Beaux-Arts architecture was the academic architectural style taught at L'Ecole des Beaux-Arts in Paris from the 1830s to the end of the 19th century. In the second half of the 19th century, the style was taken up by some of America's most notable architects including Charles Follen McKim and Richard Morris Hunt who were responsible for the classical styling of the major buildings at the World's Colombian Exposition in Chicago of 1893. By the early 20th century, the style had also been taken up by the British, notably Sir Edwin Lutyens.

The style is characterised by elegant, symmetrical buildings in a classical style, involving monumental scale, sculptural facades, classical motifs and details and the use of high-quality materials and finishes. The style often expressed wealth and stability of financial institutions.

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Given the grandness of the style, it was not typically adopted for smaller scale buildings such as rotundas and the like. A notable exception is the Palace of Fine Arts, San Francisco, California constructed in 1915 (rebuilt 1964-74) for the Panama-Pacific International Exposition. The most prominent building of the complex is a 49 metre high open rotunda enclosed by a lagoon and adjoining a large curved exhibition centre separated from the lagoon by colonnades.



Figure 4. 1: Photograph of the Palace of Fine Arts rotunda dated 1919 by James David Givens. Source: United States Library of Congress Prints and Photographs division, digital ID pan.6a01981

In Australia, Beaux-Arts influences tended to come from the later American and British versions and date from the Inter-War period. However, there were few commissions to design buildings of sufficient importance and formality to justify the use of the style. As such, Beaux-Arts architecture in Australia is considered rare. Examples include the Commonwealth Bank, Martin Place, Sydney (Ross and Rowe, 1928), Former Bank of NSW, Brisbane (Hall & Devereux, 1929) and General Post Office, Perth (John Smith Murdoch, 1930-1933).¹

History of Bandstands

The origin of the bandstand within a park setting can be traced to the early English commercial pleasure grounds. The best known of these is the Vauxhall Pleasure Gardens in London which opened in 1661 with the name being introduced in 1728. In 1735 a pavilion was built at Vauxhall to house musicians playing for the paying guests on a raised platform. This introduced the practice of playing music by professional musicians in the open air, which became popular as a form of public entertainment. It was at Vauxhall where the first rehearsal of Frederic Handel's 'Music for Royal Fireworks' was played in 1749 to an appreciative audience estimated to number 12,000.²

The bandstand within a public park setting dates from the mid-nineteenth century, with the first purpose designed example in England being thought to have occurred in 1864. However, it was not until the 1890s that bandstands within municipal parks became popular in England.³ During the Victorian era, the availability of decorative cast iron from the numerous English foundries was utilised to construct the ornate, lightly framed and airy bandstand seen across England and its colonies.⁴ Some were exported to the colonies, with the example in Elder Park, Adelaide (1882) being a standard design produced in Walter Macfarlane's Saracen Foundry in Glasgow.⁵

In Sydney, the earliest structure associated with band recitals (described as a music pavilion and summer house) was erected in the Botanic Gardens sometime prior to 1856 (probably mid 1850s). This was a timber structure but seems to have been designed to look like cast-iron. It was removed in

¹ Apperly, R., et al., 1989; *A Pictorial Guide to Identifying Australian Architecture*, Angus & Robertson, Sydney, p. 163

² Rabbitts, P, *Bandstands. Pavilions for music, entertainment and leisure*, Historic England, 2018 (Rabbitts 2018)

³ Rabbitts 2018 p.45

⁴ Rabbitts 2018, p.102

⁵ Rabbitts 2018, p.120

1911 owing to the dilapidated state of the structure.⁶ However, as in England, it was not until the late 19th century that rotundas or bandstands began to become a standard feature of the public suburban park.

20th Century Bandstands

Throughout NSW, the municipal bandstand of the early twentieth century typically utilised timber construction. In part this was probably due to availability of materials with there being no domestic producer that could compete with the English foundries. Most examples of early 20th century rotundas are of timber construction, typically on a brick base, with corrugated metal or slate roofing. These range from the very simple to the more ornate, with decoratively moulded timber and fretting.

By the 1920s, the use of concrete in the design of bandstands began appearing, being popular in England at this time.⁷ These could either take inspiration from Classical architecture (a temple-like rotunda in the design of the columns and balustrade and radius of the curved roof) or look toward contemporary picture theatres to present an open-air proscenium. In Sydney, Mosman Council erected a concrete band rotunda at Balmoral Beach in 1930 and at Taronga Zoo an open-air proscenium type bandstand was built in 1922 (but not in concrete). While at Manly (1940)⁸ and in St Leonard's Park at North Sydney (1949)⁹ a further development of this concept resulted in the music shell.¹⁰



Figure 4. 2: The band rotunda at Balmoral Beach erected in 1930. Designed by the Council's architect, Albert Herbert Hale (1868-1941), and was built by Leslie Donan, who built the bandstand in Yeo Park in 1929. Source: *Building*, October 1930



Figure 4. 3: The open-air proscenium type bandstand at Taronga Zoo erected in 1922. It was designed by architect Alfred Spain. Source: State Library of NSW (GPO1-22477)

4.5.2. Comparative Analysis of 20th Century Rotundas

The following provides a selection of rotundas located throughout NSW that are of a similar date and constructed of reinforced concrete. The majority of the following examples are identified as local heritage items.

⁶ Botanic Gardens, *Daily Telegraph*, 14/8/1911, p.10

⁷ Rabbitts 2018, p.147

⁸ *Decoration and Glass*, 1/1949





⁹ *Decoration and Glass*, 4/1940

¹⁰ Aitken R, and M Looker, *The Oxford Companion to Australian Gardens*, Oxford University Press, 2002, p.71

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Description	Image
<p>Gulgong District Soldiers Memorial, Anzac Park, Gulgong</p> <p>Not identified as a heritage item.</p> <p>The rotunda commemorates those who served in World War One, World War Two, the Korean War and the Vietnam War. It is the second oldest World War One memorial in Australia, being built in 1916, two years before World War One ended and was officially unveiled in 1918. The World War One plaques were added to the rotunda on the official opening of the Memorial Park on ANZAC Day 1929.</p> <p>The rotunda was constructed at the behest of the Gulgong Progress Association and as a result of a design competition. The architect was Mr. A. E Bates of Sydney.</p>	 <p>Figure 4. 4: Gulgong District Soldiers Memorial, constructed 1918. Source: monumentaustalia.org.au</p>
<p>Jubilee Rotunda, Jubilee Park, Tenterfield</p> <p>Local heritage item: <i>Tenterfield Local Environmental Plan 2013</i> (Item No. I055)</p> <p>The Rotunda was a purpose-built structure erected in 1921 to provide a stage for band performances to the general public from a central parkland long after the earlier establishment of the bands. In November and December 1921 fundraising events were held to celebrate the Jubilee anniversary of the Municipality of Tenterfield, some of which went towards the rotunda.</p>	 <p>Figure 4. 5: Jubilee Rotunda, Jubilee Park, Tenterfield, constructed in 1921. Source: www.warmemorialsregister.nsw.gov.au</p>
<p>Soldiers Memorial, Victoria Park, St Marys</p> <p>Local Heritage Item: <i>Penrith Local Environmental Plan 2010</i> (Item No. I310)</p> <p>The Soldiers Memorial in the Park was erected in October 1922 as a combined bandstand and memorial with honour boards recording those who fell in World War I. The rotunda comprises a base, Tuscan style columns and a shallow pitched octagonal sided roof with a stupa like finial. The base contains a number of trachyte memorials dedicated to the memory of local servicemen, the architect and builder, and local dignitaries. The rotunda is set with a small reserve enclosed by a low rendered concrete wall with decorative metal balustrade.</p>	 <p>Figure 4. 6: Soldier's Memorial, Victoria Park, St Marys, constructed 1922. Source: NSW Heritage</p>

Description	Image
<p>Bandstand, Green Park, Darlinghurst</p> <p>Local heritage item: <i>Sydney Local Environmental Plan 2012</i> (Item No. I490)</p> <p>The bandstand was erected in 1925 to host public band concerts which were a popular feature of Sydney life in the interwar years. It was converted to a café in the early 1990s. The bandstand is a two storey octagonal structure with a brick enclosed ground floor and first floor, originally open, and now enclosed with casement windows, with slate roof and weather vane.</p>	 <p>Figure 4. 7: Green Park bandstand, Darlinghurst, constructed in 1925. Source: griffintheatre.com.au</p>
<p>Kurri Kurri band rotunda, Rotary Park, Kurri Kurri</p> <p>Local heritage item: <i>Cessnock Local Environmental Plan 2011</i> (Item No. I127)</p> <p>Opened in 1927, replacing an earlier rotunda, the rotunda and adjacent memorial slab has taken the role of a war memorial. Octagonal band rotunda of brick with tapering columns supporting tiled roof. On its western front a stone slab containing three war memorial plaques, with a light standard at each end.</p>	 <p>Figure 4. 8: Kurri Kurri rotunda, Rotary Park, Kurri Kurri, constructed 1927. Source: www.warmemorialsregister.nsw.gov.au</p>
<p>Bandstand, Kirkby Park, Moree</p> <p>Local heritage item: <i>Moree Plains Local Environmental Plan 2011</i> (Item No. I013)</p> <p>The bandstand dates from the key period of rebuilding in Moree following the great fires of 1928. It is a good example of a traditional Federation style bandstand located in an important and prominent park which makes a positive contribution to the streetscape. The bandstand was constructed after lobbying to the Council to raise funds for the project.</p>	 <p>Figure 4. 9: Kirkby Park bandstand, Moree, constructed in c1928. Source: www.sparklingadventures.com</p>
<p>Balmoral Beach Rotunda, Balmoral</p> <p>Local heritage item: <i>Mosman Local Environmental Plan 2012</i> (Item No. I370)</p> <p>The Rotunda was built to the design of the Council's architect Alfred H. Hale, as part of the Balmoral Beautification Scheme, funded by the State Government as Depression employment projects. It was completed in 1930 and regularly used as a venue for performance by the Mosman Municipal Band.</p>	 <p>Figure 4. 10: Balmoral Beach rotunda, Balmoral, constructed in 1930. Source: https://en.wikipedia.org</p>

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Conclusion

Based on the above analysis, the Yeo Park Rotunda is of an unusual type and a rare example of an Inter-war rotunda located within a public park.

Constructed of reinforced concrete, it is one of only a very small number of similar type buildings, with most rotundas being of brick and timber or cast iron.

Similarly, the influence of the Beaux-Arts style in the design of the rotunda is also rare, as it is an architectural style better suited to monumental public or commercial buildings, it is a style not typically adapted to a small garden structure. However, as previously discussed, the design of the Yeo Park Rotunda cannot be attributed to the architect D.E. Walsh, as it is an almost identical copy of an earlier rotunda found in Gladstone Park in Victoria, as required by the competition conditions and designed by architect Percy Edgar Everett. At this time, it is not known why Everett adopted this style for his work or where his influences were drawn from.

The design and configuration of the Yeo Park Rotunda is so identical to the Gladstone Park rotunda that it also incorporates a moat, the use of which to surround a bandstand is unusual. This is perhaps owing the sheer impracticality of the design when it is considered a bandsman had to cross a drawbridge carrying a brass instrument. Everett's pond is used as a landscape element and as conceived in 1916 was intended to be larger, such as an ornamental pond found within a park. There is no other example in NSW. It is important to note that the moat at Yeo Park was planted out with water lilies from the outset and so as intended to be a naturalistic element in the park.

The incorporation of the four clocks in the roof of a bandstand, has precedents in Macfarlane's Saracen Foundry's late nineteenth century designs (see Figure 4.11),¹¹ but were very uncommon and rarely used in England, probably owing to the complexity, expense in initial outlay and recurring maintenance, and there being really no need for them in a public park. There is no other example of a bandstand with clocks in NSW.

While bandstands are a fairly common feature in parks throughout Sydney and NSW, they comprise a variety of materials, forms and arrangements. The majority however, are quite simple in form and configuration, with little change from the Victorian era bandstands other than materials in the early 20th century and Inter-war examples. The Yeo Park Rotunda is distinctly different in form, configuration and detailing compared to the majority of its contemporaries. It is also worth noting that many of the rotundas erected in public parks in these periods were often also constructed to serve a dual role, of bandstand and war memorial. The Yeo Park Rotunda was constructed as only a bandstand.



Figure 4. 11: 1896 photograph of a Saracen Foundry bandstand. Source: www.bbc.com

¹¹ Rabbitts 2018, p.113

4.6. Statement of Cultural Significance

The following statement of significance has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

4.6.1. Criterion (a) Historical Significance

The Yeo Park Rotunda is of historical significance through its associations with the establishment and development of Yeo Park by Ashfield Council. The construction of a band rotunda provides evidence of the planned and ongoing use of the land for public recreation and the development of cultural and community facilities within the municipality of Ashfield. The restoration and reopening of the Rotunda in 1988 is also of some historical significance, being funded as part of the bicentennial celebrations held within the municipality.

The Yeo Park Rotunda has some historical significance on a local level for being located within the land that once formed part of the 100 acres granted to the Rev. Richard Johnson in 1796, later part of Robert Campbell's Canterbury Estate and transferred to Sophia Campbell after his death in 1846. The place also has historical significance for being located within John Kinloch's property, Hurlstone, who established Hurlstone College, a private boy's school in 1878, later to become the Hurlstone Training College 1882 and then the Hurlstone Agricultural School in 1907.

The place meets the criteria for Historical Significance on a local level.

4.6.2. Criterion (b) Historical Associational Significance

The Rotunda has significant historical associations with former Alderman and Mayor Henry Hilton Gough (1881-1939), president of the South Ashfield Citizens Association, who, as an active member of the Parks Committee formed a Beautification Club in 1926, resulting in the building of the Rotunda. Gough laid the foundation stone for the Rotunda in 1929, and Yeo Park and the Rotunda are Gough's legacy of his work in association with the South Ashfield Citizens' Association.

The Rotunda is also associated with architect Dallas Edward Walsh (1893-1971), who won the design competition held by Ashfield Council and developed the design for the Rotunda based on the rotunda in Johnstone Park, Geelong designed by architect Percy Edgar Everett. Walsh lived in the area and worked informally for Ashfield Council in the late 1920s and 30s, although he is not well known as an architect today.

The Rotunda also has some associations with former Alderman John Yeo (1865-1939), after whom the park is named. The Rotunda is commonly known as the "Yeo Park Rotunda".

The place meets the criteria for Historical Associational Significance on a local level.

4.6.3. Criterion (c) Aesthetic Significance

The Yeo Park Rotunda has aesthetic significance as an elaborate Inter-war bandstand building set within a landscaped public suburban park that is substantially intact to its original form, fabric and detailing. Located at the centre of Yeo Park, within a formed partial amphitheatre, with surrounding moat and urns, the Rotunda is a focal point within the park.

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The Rotunda is also of aesthetic significance as a fine example of a rotunda designed in the Beaux Arts style, incorporating an eclectic mix of geometrical forms and sculptural decoration, classical detailing, and modern materials of reinforced concrete and iron used as both structural and decorative elements.

The place meets the criteria for Aesthetic Significance on a local level.

4.6.4. Criterion (d) Social Significance

The Yeo Park Rotunda potentially has social significance to the local community of Ashfield, having been used in numerous community events, musical performance, memorials held at the park throughout the 20th century. The rotunda was a focal point of these events and is likely to continue to hold some level of significance to the local community.

The place potentially meets the criteria for Social Significance on a local level.

4.6.5. Criterion (e) Research Potential

As a rotunda constructed within a landscaped park, the place has some potential to yield further information about the design and construction of parks structures and the application of the Beaux Arts style in the 20th century in NSW. The use of reinforced concrete as both a structural and decorative element is an interesting component of the place.

The place has some potential to provide further information into the architectural work of the architect of the rotunda, Dallas Edward Walsh, although it is not an original design by Walsh.

No archaeological investigation of Yeo Park has been undertaken to date, however, given the history of the use of the land for educational purposes, including an Agricultural School, there is some potential for historical archaeology to remain that may yield further information about the development of Ashfield and agricultural practices of the early 20th century in NSW.

There may be some potential for Aboriginal archaeology to survive within the locality of the Yeo Park Rotunda, given its location within a public park and within the Cooks River Valley, an area with known historical Aboriginal connections.

The place meets the criteria for Research Potential on a local level.

4.6.6. Criterion (f) Rarity

The Yeo Park Rotunda is considered to be rare within the context of NSW as an Inter-war rotunda built of reinforced concrete, of which very few similar examples are known. It is also rare as an example of the application of the Beaux-Arts architectural style to a small-scale landscape building. No other rotundas in NSW utilise the Beaux-Arts style.

While the design of the rotunda is directly drawn from its counterpart in Geelong, Victoria, it nevertheless is a fine architectural feature and retains some particularly unusual and rare features: namely the clocks, moat and drawbridge. There are no known extant rotundas in NSW that also feature these elements.

The place meets the criteria for Rarity on a local level.

4.6.7. Criterion (g) Representational Significance

The Yeo Park Rotunda is representative of the broader practice of constructing bandstands in public parks for community use.

The place meets the criteria for Representational Significance on a local level.

4.6.8. Summary Statement of Significance

A short statement of significance for the place is:

The Yeo Park Rotunda is of historical significance on a local level for forming part of the historical development of Yeo Park, being located on land that was initially purchased by the State in 1882 for use as a training school and later an Agricultural School, before being transferred to Ashfield Council for use as a public park in 1925.

Constructed in 1929 by architect Dallas Edward Walsh, it is the product of a design competition held by Ashfield Council and is a near-identical copy of a rotunda located at Johnstone Park in Geelong, VIC constructed in 1920 and designed by Percy Edgar Everett. The place is an elaborate Inter-war rotunda set within a landscaped park that is substantially intact to its form, fabric and detailing. It features a number of elements that are particularly unusual, namely: its moat (unfilled), drawbridge, and electric clocks and is a particularly fine example of the application of the Beaux Arts style to a small-scale park feature. The Rotunda's siting in the centre of the park and a formed amphitheatre makes it a focal point in the immediate area.

The place is associated with the South Ashfield Citizens Association and their president Alderman Henry Hilton Gough, who championed the development of Yeo Park and the Rotunda. It is also associated with John Yeo, an alderman of Ashfield Council, after whom the park and rotunda are named.

The use of the Rotunda throughout the 20th century for a variety of community events, and its association with the South Ashfield Citizens Association likely lend the place some social significance to the local community.

The place, while representative of the broader practice of building rotundas within public parks, is unusual in its materials and design, and incorporates features that are particularly rare to rotundas built in NSW in the Inter-war period.

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4.7. Gradings of Significance

Different components of a place may make different relative contributions to the overall cultural significance of a place; and the components of a place can be graded in accordance with their relative significance.

In this case, the components of the Yeo Park Rotunda have been graded in accordance with the gradings recommended by NSW Heritage (*Heritage Assessments*, 2000) and in relation to the level of contribution that a component makes to the historical, aesthetic, and technical significance of the place and/or its rarity.

This approach has been taken to aid with future planning, to provide a basis for the level of care and management of the fabric that should be applied, and to manage the extent of change (refer to *Section 6: Conservation Policies*).

The publication *Assessing Heritage Significance* (NSW Heritage Branch, 2000) identifies the following grades of significance:

Grade	Justification	Status
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or state listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or state listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or state listing.
Intrusive	Damaging to the item's heritage significance	Does not fulfil criteria for local or state listing.

Applying the Grades of Significance

Generally, the grades of significance applied below to the principal components of the place relate to the historical phases of development, contribution to the significance of the place, contribution to the overall character of the place, as per the following:

High	The original form, configuration and fabric of the Rotunda that date from 1929. The setting of the place within Yeo Park. The siting of the Rotunda within Yeo Park, surrounded by a formed amphitheatre and early plantings and pathways from the 1930s that are remnants of the original landscaping of the park. The use of the Rotunda as a bandstand and for other community gatherings or events.
Moderate	Reconstructed features and fabric Works that form part of the 1987 restoration and repair works undertaken by Howard Tanner and Associates.
Little	Recent features that do not contribute to the significance of the place.
Intrusive	Modern features added to the place that detract from or obscure the significance of the place.

Grades of Significance for Components of the Yeo Park Rotunda

Legend:

Time Periods:

O = Original (1929)
EA = Early addition (1930-1941)
LT = Late 20th century (1942-1979)
M = Modern (1980-2023)
? = Date unclear

Condition:

G = Good
M = Moderate
P = Poor

Significance:

H = High
M = Moderate
L = Little
I = Intrusive

Table 4. 1: Fabric survey of the Rotunda

Space/ Element	Description	Condition	Date	Significance Ranking
Roof				
Roof Form	Central faceted dome with four smaller concave domes to the northeast, southeast, southwest and northwest.	G	O	H
Roof material	Fish scale copper sheeting. Has developed a good patina. Nails appear rusty – copper appears black and stained around nail holes. South sheeting has recently lifted – appears to be wind damage.	P	O	H
Flagpoles	Turned and square section. Some marks to corners – possible damage or rot. Set onto flat copper plate Joint halfway up. Notch in top – possibly decay or a product of missing top cap. NE and SE spires to concave domes still have top caps.	M	O	H
Clocks	4 round clocks set in round headed ‘dormers’ originally housing vents to each side. The clocks were a product of a later alteration in 1937. The faces were replaced c1959 and other elements removed, repaired and reinstalled in the 1960s. North – Working East – Not working South – Working West – Not working	G	EA/LT	M
Gutters	Quad gutter in copper. Has not yet formed a patina Four copper spitters to each side	G	LT	M
Fascia (outer)	Plain fascia with ovolo bed moulding			
Soffit	FC sheeting. Flat timber battens divide each corner square, in keeping with original layout	G	LT	H
Ceiling	FC sheeting with timber battens dividing up the ceiling, in keeping with original layout. The ceiling appears slightly bowed and there is evidence of	G	LT	M

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Space/ Element	Description	Condition	Date	Significance Ranking
	cracks in the panels. An access panel is located near the centre. Modern fluorescent light at centre.	M	LT	I
Fascia (outer)	Beaded board located above support beam	G	O?	H
Beam	Beam to all four sides of ceiling, supported on columns. Oregon timber.	G	O?	H
Rotunda Body				
Columns	Simple rounded cast iron columns. Three columns to each corner of the rotunda, set on top of the low wall and supporting the top beam above. They are fixed to the based with bolts. It is unclear how the top is fixed. Bolts are rusted. There is evidence of rust and paint chipping to the columns themselves. Columns appear to have been painted numerous times.	M	O	H
Wrought Iron Decoration	Decorative filigree detailing fixed between each column at the corners. In poor condition and significantly rusted.	P	O	H
Walls (internal face)	Reinforced concrete low wall with perforated Cement rendered and painted. Some mechanical damage to corners. Possibly some damage caused by rusted bolts of columns. Additional layer of paint in a different colour have been painted in sections to cover graffiti. Graffiti (mostly pen) throughout internal face of wall, as well as to columns.	M	O	H
Floor	Concrete slab (O) with topping (MT) Paint finish was poorly done and has deteriorated significantly. Some small cracks evident	P	O/L	H/L
Walls (external)	Cracks evident across the extent of the external walls, including some substantial vertical cracks. Other identified cracks included: <ul style="list-style-type: none"> In perforation of northern balustrade on western side of opening Vertical crack in southern balustrade Vertical cracks to base of bowl supports on all four sides Perforated balustrade to western side is severely cracking and appears to have been poorly repaired in the past.	M	O	H

Space/ Element	Description	Condition	Date	Significance Ranking
Plaques	Three Polished trachyte plaques to eastern, southern and western side set in a raised plaster framed and surrounded with plaster wreath. Each features engraved lettering and are dated September 1929. Unclear if lettering was picked out in a different colour originally. Lettering to southern plaque appears dirty.	G	O	H
Moat				
Basin	Concrete floor with exposed aggregate. Darker areas appear to be the remains of the original asphalt. Form of the basin appears to be original. Evidence of plastic fixings/plugs along the low outer wall and base of the rotunda, suggesting a later membrane and upstand had been installed in the basin. Evidence of some later rough patching Boney concrete to northern base. Signs of new concrete to the plinth on all four sides - possibly an infill of the recess to the arches. Evidence of water intake pipe to SE and NE corners	M	LT/O	H
Drawbridge	New concrete bridge permanently over basin. Rests on concrete ledge. Brick base underneath.	G	L	I
Perimeter Wall	Reinforced concrete with cement render. Some chips and vertical cracks at regular intervals along the wall.	G	O	H
Stairs	Steep, narrow concrete stairs with no handrail to either side. The width of the stairs measure 780mm at the narrowest point, and widen to 900mm. Each stair has a riser of 180-190mm and going of 230mm. Including the nosing, the teat measured 260mm. The surfaces of the stairs are very smooth and have little traction. The nosings have also been knocked off most treads.	P	O	H
Security Gate	Metal gate affixed to posts either side of stair entry.	G	MD	I
Undercroft				
Floor	Reinforced concrete with topping slab. Polished.	G	O	H
Ceiling	Reinforced concrete underside of floor of rotunda.	G	O	H
Drawbridge	Boarded drawbridge, wheels, Phillips head screws.	G	LT	M
	Track and frame	G	O	H
Screens	Timber lattice screens affixed to all openings to the undercroft except for opening to the eastern side of the stairs. Crudely made with nail plates and modern	M	LT/MD	I

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Space/ Element	Description	Condition	Date	Significance Ranking
	bolts. Painted cream. One opening to the east of the stairs has been enclosed with metal bars.			
Other				
Plaques	Two bronze plaques fixed to low plinths either side of the southern footpath leading to the rotunda. Commemorates the reopening of the rotunda following restoration works by Howard Tanner in 1988 as part of celebrations for Australia's bicentennial.	G	L	L

4.7.1. Significance Diagrams

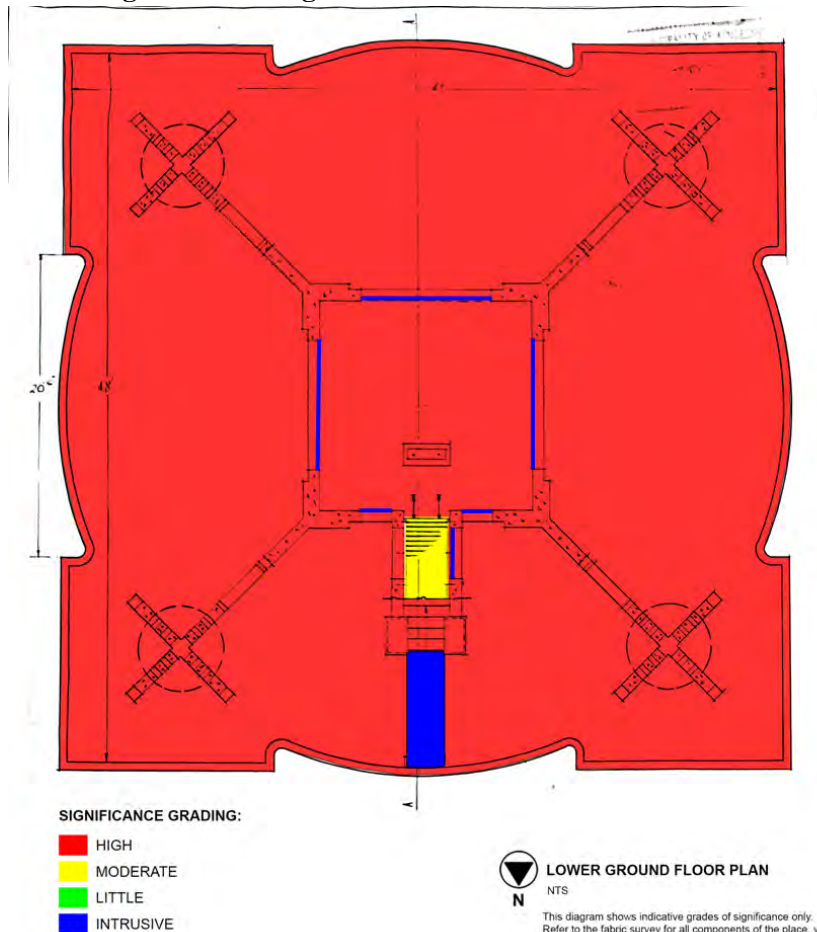


Figure 4. 12: Lower ground floor plan showing indicative grades of significance for the Yeo Park Rotunda. Refer also to detailed gradings of significance for all components of the place in Section 4.1

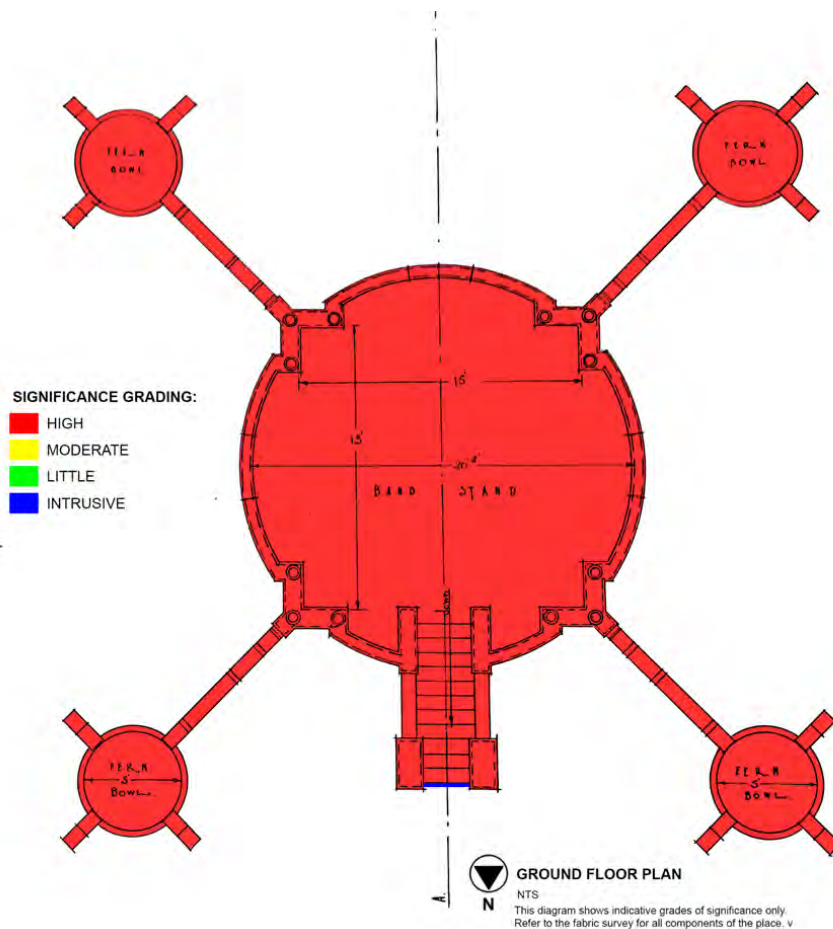


Figure 4. 13: Ground floor plan showing indicative grades of significance for the Yeo Park Rotunda. Refer also to detailed gradings of significance for all components of the place in Section 4.1.

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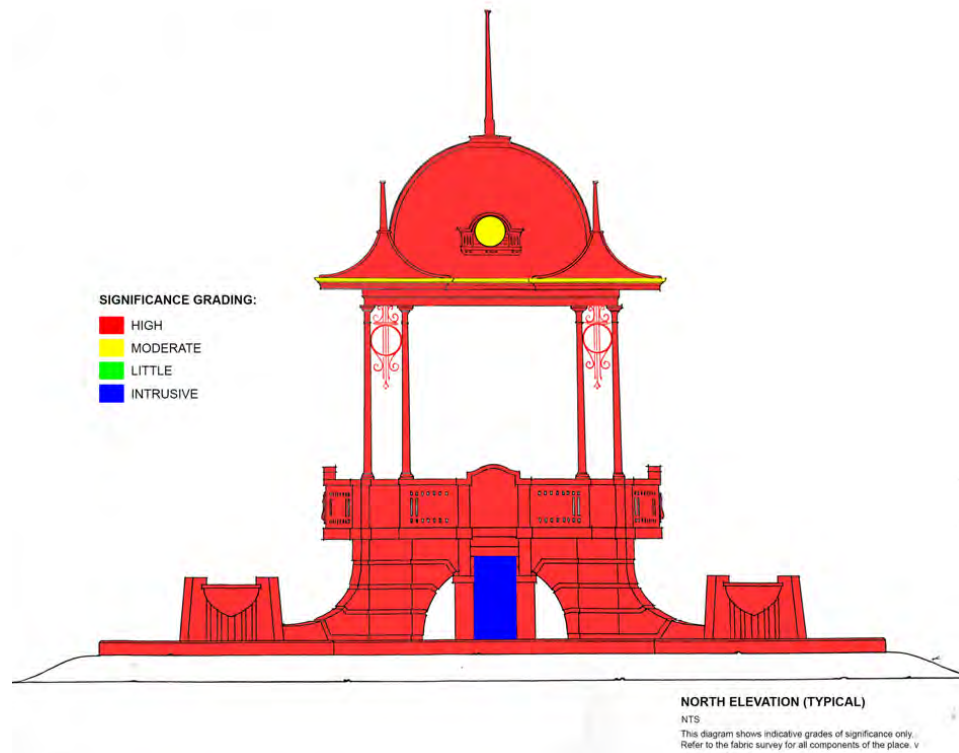


Figure 4. 14: Northern elevation showing indicative grades of significance for the Yeo Park Rotunda. Each elevation is virtually the same, excepting the gate and concrete bridge over. Refer also to detailed gradings of significance for all components of the place in Section 4.1.

5. Constraints and Opportunities

The significance of the place creates obligations and opportunities regarding its treatment. In addition, many other factors are relevant to the development of appropriate conservation policies for the place. These are discussed below.

5.1. Obligations and Opportunities Arising from Significance

The following ideals are derived from the main issues raised in the Statement of Significance. *While not all of these ideals will necessarily be achievable in conservation policies* when other issues are taken into consideration, the goal should be to work toward satisfying the maximum number possible.

- Conserve and interpret the aesthetic significance of the place as an elaborate Inter-war rotunda and a focal point within a landscaped park that is substantially intact to its form, fabric and detailing.
- Conserve and interpret the historic significance of the place as forming part of the historical development of Yeo Park, being located on land that was initially purchased by the State in 1882 for use as a training school and later an agricultural school, before being transferred to Ashfield Council for use as a public park in 1925.
- Conserve and interpret the historical associations of the place with the South Ashfield Citizens Association and their president Alderman Henry Hilton Gough, John Yeo, an alderman of Ashfield Council and architect Dallas Edward Walsh.
- Conserve and interpret the social significance of the place to the local community for its use as a long term music venue as well as for a variety of community events and its associations with the South Ashfield Citizens Association.

5.2. Procedural Constraints Arising from Significance

Because the Yeo Park Rotunda is of considerable cultural significance, works should be carried out in accordance with a recognised cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. The following procedures are recommended:

- The maximum amount of significant fabric, uses, associations and meanings should be preserved and conserved. (Article 3, *Burra Charter*)
- Works to the fabric should be planned and implemented, taking into account the relative significance of the elements of the place. Intervention should be carried out on elements of lesser significance in preference to those of higher significance. (Article 5.2, *Burra Charter*)
- Uses should, if possible, be related to the cultural significance rather than uses that do not take advantage of the interpretative potential of the place. (Article 7, *Burra Charter*)
- If possible, items of significance should be interpreted by either introduced interpretative devices or applicable restoration and reconstruction. (Article 25, *Burra Charter*)
- The use of the place should be organised to minimise the removal or concealment of significant fabric due to statutory requirements including the need for new services, provision of fire egress and access for disabled people. (Article 7.2, *Burra Charter*)

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- All alterations and adaptations of the significant fabric should be clearly identified by means of introduced devices or by method of style of construction, as new work. (Article 22.2, *Burra Charter*)
- Work should be carried out by personnel experienced in conservation, both professional disciplines, and building and engineering trades. (Article 30, *Burra Charter*)
- Appropriate recording and documentation procedures, in accordance with the Australia ICOMOS *Burra Charter* should be carried out before any works. (Article 27.2, *Burra Charter*)
- Conservation guidelines for the place, formulated in accordance with the *Guidelines to the Burra Charter: Conservation Policy* should be prepared, adopted and implemented. (Article 26.2, *Burra Charter*)

5.3. Present Condition

The condition of the components of the Yeo Park Rotunda is generally good, although with some evidence of considerable weathering, wear and tear, and deterioration for some features of the Rotunda. Surface-level graffiti and vandalism is also evident throughout the rotunda.

A remedial report was prepared by Northrop and which assessed the condition of the Rotunda and identified a number of issues:

- Unevenness of the concrete floor, cracks and damage to balustrades and low basin walls of the Rotunda.
- There is evidence of rust around the nails in the copper roof sheeting, as well as black staining.
- The wrought iron detailing is significantly rusted and in poor condition.
- The cast iron column fixings are corroded.
- The ceiling appears to be bowed and the structure will need to be checked over.
- There is substantial surface-level graffiti on the Rotunda walls.
- The four original louvred roof vents were replaced with clocks early in the Rotunda's history. As a result there is now a lack of ventilation to the roof which appears to have caused some decay of roof framing.

Considering the above, none of the place is in such bad condition as to substantially affect conservation options for the place.

5.4. Integrity

Generally, the Yeo Park Rotunda, has high integrity to its original 1929 configuration, however the surrounding moat is empty and unattractive which detracts from the design of the Rotunda.

The study of the built fabric of the place and the related documentary evidence indicates that all components and elements of the place could be restored or reconstructed to their original configuration.

5.5. Interpretation

Because of its significance, the place has great potential to be explained to visitors by appropriate interpretation.

To a certain extent, interpretation of the place has already been implemented given that the Rotunda retains its park setting and numerous commemorative plaques. In addition, the continuing use of the place as a Rotunda is also an essential element of the interpretation of the place.

Recommendations for the appropriate interpretation of the place are included in this Conservation Management Plan (see Section 6).

5.6. Statutory Heritage Constraints

The statutory heritage status of the Yeo Park Rotunda according to the following organisations is as follows:

5.6.1. (NSW) Heritage Act 1997

The Yeo Park Rotunda is not listed on the NSW State Heritage Register.

5.6.2. (NSW) Heritage Act 1997: Historical Archaeology

Known and potential archaeological sites may be identified in local heritage studies and may be included as heritage items in LEPs.

The Yeo Park Rotunda is not an identified archaeological site.

Non- indigenous archaeological sites and relics (historic and maritime) are protected under the *Heritage Act 1977* (as amended). The Act is administered by the NSW Heritage Council. A non- indigenous archaeological relic is defined as:

any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and is of State or local significance.

This means that depending on the history of a place, most occupied land could potentially contain relics.

All Aboriginal objects and places in NSW are protected under the *National Parks and Wildlife Act 1974*, administered by the NSW National Parks and Wildlife Service. The *NSW Heritage Act 1977* protects the State's natural and cultural heritage and Aboriginal places or objects that are listed on the State Heritage Register.

Development proposals that affect archaeological sites and deposits may need to include an excavation permit (Section 60 or Section 140 permit) from the Heritage Council of NSW to disturb or destroy any known or potential site or relic. A local council cannot grant consent to a development proposal unless

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it is satisfied that the likely impact upon an archaeological site has been assessed, the NSW Heritage Council has been notified and comments received (within 28 days) have been taken into consideration, and the necessary permit has been obtained. These provisions also apply to sites of potential archaeological significance not yet identified in any planning instrument but are reasonably likely to have non-Aboriginal heritage significance.

Non-inclusion of a place in the SHR, a LEP or other planning instrument does not necessarily imply that the place does not contain relics of state or local significance. The place may have as yet unrecognised cultural significance, or non-inclusion may reflect administrative policy, inactivity or lack of resources. An excavation permit issued by the Heritage Council of NSW is required if the owner knows or thinks that a relic may be disturbed as a result of excavation.

5.6.3. National Parks and Wildlife Act 1974: Aboriginal Archaeology

NSW Heritage has the legal responsibility to protect Aboriginal Objects (sites and artefacts) under the *National Parks and Wildlife Act 1974*.

An Aboriginal Object is defined as: *any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.*

NSW Heritage maintains a register of identified Aboriginal sites throughout New South Wales through its Aboriginal Heritage Information Management System (AHIMS).

All Aboriginal objects are protected under the Act whether listed or not on the AHIMS Aboriginal Sites Register. They are protected from both knowing and unknowing harm unless an Aboriginal Heritage Impact Permit (AHIP) has been issued under S90 of the NPWS Act.

The strict liability offence of unknowing harm means that a process of Due Diligence needs to be undertaken prior to any activity which may potentially impact Aboriginal heritage (both documented and undocumented).

In the event that Due Diligence concludes that a proposed activity may impact Aboriginal objects, an Aboriginal Heritage Impact Permit may need to be sought from the OEH. A local council cannot grant consent to a development proposal unless it is satisfied that the likely impact upon Aboriginal objects has been assessed.

5.6.4. Environmental Planning & Assessment Act 1979

The Yeo Park Rotunda is included as a local heritage item under Schedule 5 of the *Inner West Local Environmental Plan 2022* (Item No. I375). Yeo Park is also separately listed under Schedule 5 of the *Inner West Local Environmental Plan 2022* (Item No. I376).

Under the *Environmental Planning and Assessment Act 1979*, local councils are required to identify and manage heritage items in their areas. They do this by means of local heritage studies and heritage schedules within Local Environmental Plans (LEPs).

Standard heritage provisions in LEPs require that councils must consider heritage issues when assessing development applications to listed items. Development refers to alterations, additions and

demolition, damage to, defacement, or moving of heritage items, and development affecting relics, identified and potential Aboriginal and archaeological deposits, trees and landscape items.

Interior Heritage under Local Environmental Plans (LEPs)

The heritage provisions of a LEP requires development consent only for changes to the exterior of a heritage item, for internal structural changes, or for making changes to anything inside of a local heritage item that is specifically identified in Schedule 5 of the LEP in relation to the item. Some councils have adopted the Standard Instrument in their LEP thus reducing their ability to consider proposed non-structural internal changes when assessing an application unless the interiors are specifically listed.

As many listed heritage items have significant interiors, some local councils may include a description of significant internal features and details as part of an item's individual listing in their LEPs, thus increasing their ability to consider proposed internal changes when assessing an application unless the interiors are specifically listed.

The *Inner West LEP 2022* includes the Planning NSW's Standard Instrument in relation to Heritage assessment. Under the *Inner West 2012*, the interiors of the Rotunda have not been identified as part of its statutory listing.

Non-inclusion of interior features and details as part of the significance of a place does not imply, they are of no cultural significance. They may have as yet unrecognised cultural significance, or non-inclusion reflects administrative policy, inactivity or lack of resources.

Historical Archaeology

As noted above, The Yeo Park Rotunda is not an identified archaeological site. Given the history of the use of the land for an agricultural school, there is a potential for historical archaeology and Aboriginal archaeology to be present within the boundaries of Yeo Park, including the area below the Rotunda.

Under Clause 5.10 of the *Inner West Local Environmental Plan 2022* the following provisions apply for identified archaeological sites:

Cl. 5.10 (7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—

- (a) notify the Heritage Council of its intention to grant consent, and*
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

Heritage Management Documents

Under Cl. 5.10 (5) of the *Inner West Local Environmental Plan 2022*, Council requires the submission of statements of heritage impact or other conservation management documents with development applications for LEP-listed items and places located within conservation areas.

Chapter E1 of the *Inner West Comprehensive Development Control Plan (DCP) 2016 Development Control Plan 2016* also contains heritage planning policies which should be taken into account and

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addressed as part of any development application for a heritage item and/or places located within conservation areas.

Development Application Exemption- Heritage Works

Under Section 4.1(1) of the *Environmental Planning and Assessment Act 1979* and Clause 5.10(3)(a)(i) and (ii) of the *Inner West Local Environmental Plan 2012* certain development that may be carried out to local heritage items can be undertaken without going through the full development application process. Instead, a Development Application Exemption-Heritage Works can be submitted to Council requesting approval for certain works to be carried out.

Works that are considered acceptable to be carried out under a Development Application Exemption are minor works to maintain the heritage item that will not affect the significance of the heritage item or impact an Aboriginal object. It is at the discretion of Council to determine whether or not approval to undertake the works without the need for a Development Application will be granted. Generally, Council will only agree to the request if the works are minor and would otherwise be considered exempt development (as defined under the *Exempt and Complying SEPP 2008*, see below), if not for the site being a heritage item.

5.7. Non-Statutory Heritage Considerations

The non-statutory heritage status of the Yeo Park Rotunda according to the following organisations is as follows:

5.7.1. Register of the National Estate (RNE), Australian Heritage Council

The Yeo Park Rotunda was registered on the RNE in 1987 (Place ID 14047).

The Register of the National Estate is an Australia-wide reference database that operated from 1976 to 2007. A place is included in the Register of the National Estate where it has been assessed to have natural, cultural or indigenous value at a local, state, national, or international level and this significance is considered to have value for future generations.

On 19 February 2012 statutory references to the RNE in the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the Australian Heritage Council Act 2003 were repealed. This means the register ceased to be a statutory heritage list, although it continues to exist as a (closed) inventory of Australian heritage places that were registered between 1976 and 2007.

The Register remains publicly available as an information and educational resource only on the Commonwealth web site. There are no obligations for approvals or permits to undertake works to places included on the RNE.

5.8. Owner's Requirements

5.8.1. Crown Land Management Act 2016

The Yeo Park Rotunda is located within Yeo Park, which is Crown Land that has been dedicated as a Crown Reserve (Public Recreation) and administered by the Department of Lands.

The *Crown Land Management Act* 2016 (CLM Act) replaced the *Crown Land Act* 1989 on 1 July 2018. The Act ensures that Crown Land is managed for the benefit of the people in New South Wales.

Under the Act, Inner West Council is the Council land manager for Yeo Park (D500212) Reserve Trust and Yeo Park is to be managed in accordance with the *Local Government Act* 1993 including having a plan of management.

Section 1.4 of the CLM Act provides a set of principles for Crown land management as follows:

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

The management of Yeo Park and the Rotunda has devolved to Inner West Council. Council therefore has the ongoing responsibility to provide care, control and management of the reserve and to ensure that the reserve's uses are consistent with the dedicated 'public purpose' of the reservation under the *Crown Lands Management Act* 2016.

5.8.2. Inner West Council and Yeo Park

Plan of Management

In 2018 Inner West Council prepared a Plan of Management for Yeo Park and Gough Reserve. Section 3.3. of the Plan of Management addresses the Rotunda specifically.

The restoration of the Rotunda was noted as a key priority for the Plan of Management. In particular, it noted the need to undertake further maintenance and refurbishment to preserve its condition and to restore the function of the inoperative clock and moat.

5.9. Other Considerations

5.9.1. Planning Controls

The place is located within the local government area of Inner West Council and local and state planning controls applicable to this locality apply.

Yeo Park, in which the Rotunda is located is zoned RE1: Public Recreation under the *Inner West Local Environmental Plan (LEP) 2022*. Under this zone the use of the land for public open space or recreational purposes is permitted with consent.

Regardless of the above, under Clause 5.10(10) of the Inner West LEP 2022, Council may grant consent (via a development application) to development for any purpose of a building that is a heritage item, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

5.9.2. Building Controls

The place is subject to the provisions of the National Construction Code (NCC), which includes the Building Code of Australia (BCA). It is worth noting however that the BCA applies generally only to new buildings, new building work in existing buildings and changes in building classification or use. The BCA is not retrospective, and it is not required to upgrade an existing building to present day requirements that is not undergoing building work. The exception to this is life safety issues, such as fire safety.

The BCA is a performance-based document and as such, it is sufficiently flexible for a fire engineering solution to be developed which minimises the impact of works on an item's significance.

Any alterations or additions to satisfy fire protection, access or safety requirements of heritage items should be carried out in a way that minimises the impact on the significance of the place. Solutions should be developed by suitably qualified and experienced experts.

Where a solution is not readily apparent, the NSW Heritage Council's Fire, Access and Services Advisory Panel (or similar advisory panel) may be able to assist.

5.9.3. Disability Discrimination Act 1992

The Commonwealth *Disability Discrimination Act* 1992 (DDA) contains equitable access requirements for persons with a disability which applies to all buildings, new and existing, except where unjustifiable hardship in providing access can be demonstrated. In a legal sense, the DDA will normally override other Commonwealth and state heritage legislation, and solutions must therefore be found to provide dignified access to heritage buildings with minimal impact to the significant fabric.

This Act is flexible enough to provide scope for consultation between relevant authorities over conflicts between access needs and heritage significance.

5.9.4. Current Uses

The Yeo Park Rotunda is presently unused. A metal gate has been affixed to the entry at the base of the Rotunda to prevent public access.

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6. Development of Conservation Policies

Considering the Statement of Significance for the place and the constraints and opportunities identified in Section 5, the following is a discussion leading to a proposal of conservation policies and guidelines appropriate to the place.

6.1. Definition of Terms

Many of the words used below have special meanings defined by the Australia ICOMOS *Burra Charter* (see Appendix 1).

6.2. Preamble

A conservation management plan should provide a clear set of policies derived from an understanding of the place in order to guide the future care of the place.

Conservation policies for the place can be developed in the fields of :

- appropriate treatment of the fabric
- appropriate interpretation of the place
- appropriate use of the place
- appropriate intervention in the fabric identified to be conserved
- appropriate adaptation of the fabric identified to be conserved
- appropriate additions and other new features
- appropriate conservation procedures and practice
- appropriate adoption and review of the proposed conservation policies

Such policies can operate at the level of the landscape of the whole of the place, at the level of precincts or areas within the place and at the level of the components of the place, such as individual buildings and structures, contents, vegetation and other site features.

Not all these policies will necessarily be achievable in a management plan for the place when other external matters, for instance the owner's finances, are taken into account.

The following is a discussion of the main concepts involved in the development of appropriate conservation policies for both the whole place and components of the place.

6.3. Defining the Place

6.3.1. Extent of the Place

The extent of the place is the Yeo Park Rotunda within the greater Yeo Park and is defined by the legal allotment boundaries of Part Lot 7020 DP 93165.

Policy 1: The extent of the place should be defined as shown in Figure 1.3 comprising the legal allotment boundaries for Lot 7020 of DP 93165.

Defining the individual components of significance is useful for the ongoing care and maintenance of the place and to ensure that all components that contribute to its heritage values are clearly identified and conserved appropriately.

This CMP relates to the Yeo Park Rotunda only. As such, the conservation policies developed for this report apply only to all components of the rotunda and its immediate setting.

Policy 2: The conservation policies contained in this report apply to the Rotunda and the immediate setting only as shown in Figure 6.1 including site features and in situ archaeology (both below ground, under buildings and within building cavities) held at the place.

6.3.2. Definition of the Setting

The Yeo Park Rotunda is located at the centre of Yeo Park. The greater landscaped setting of the place is an important component of the significance of the place. It is clearly defined on the east and west by Old Canterbury Road and Victoria Street respectively, Trinity Grammar to the North, and the Yeo Park Infant's School to the south. The setting of Yeo Park, including plantings, layout and landform remains considerably intact to its original configuration.

The setting of the Rotunda within the Yeo Park and the available views to and from it form an important part of the significance of the place. As such, these existing views and the setting of the place should be retained and conserved.

Policy 3: The immediate setting of the place as an open grassed area defined by the sloping banks of the formed amphitheatre as shown in Figure 6.1. and should be retained.

Policy 4: Works and activities within the setting of the place should, if possible, be controlled to minimise visual intrusion and misunderstandings about the associations and meanings embodied at the place.



Figure 6. 1:
Definition of the
immediate setting
of the place (in
orange) and the
allotment
boundaries of Yeo
Park (in red).

6.3.3. Views

Although not strictly fabric, the views to and from the place and views within the place that are defined by fabric can be identified as contributing to the significance of the place and should be either protected from change or re-established.

The Rotunda is set in the flat basin of a former amphitheatre at the centre of Yeo Park. Due to its central location, the Rotunda is visible from many areas within the park and is a prominent and aesthetically pleasing element in views of the wider park. These views are an important component of its existing use as a bandstand, being designed for visibility. As such, identified views to the place and from the place should be preserved.

Additionally, because the ground level of the rotunda is elevated, unobstructed views are available in all directions from the Rotunda into the surrounding park and bounding roads.

Views of the Rotunda from Old Canterbury Road are somewhat limited due to vegetation and the topography of the land, but the Rotunda is highly visible from Victoria Street. Yeo Park is located to the north of the Yeo Park Infants School and its playgrounds, which is in turn abutted by Gough Reserve to the south. Views from the south across Gough Reserve towards the Rotunda are similarly obscured by vegetation.

Policy 5: Views to the place as identified in Figure 6.2 should be retained.

6. Development of Conservation Policies

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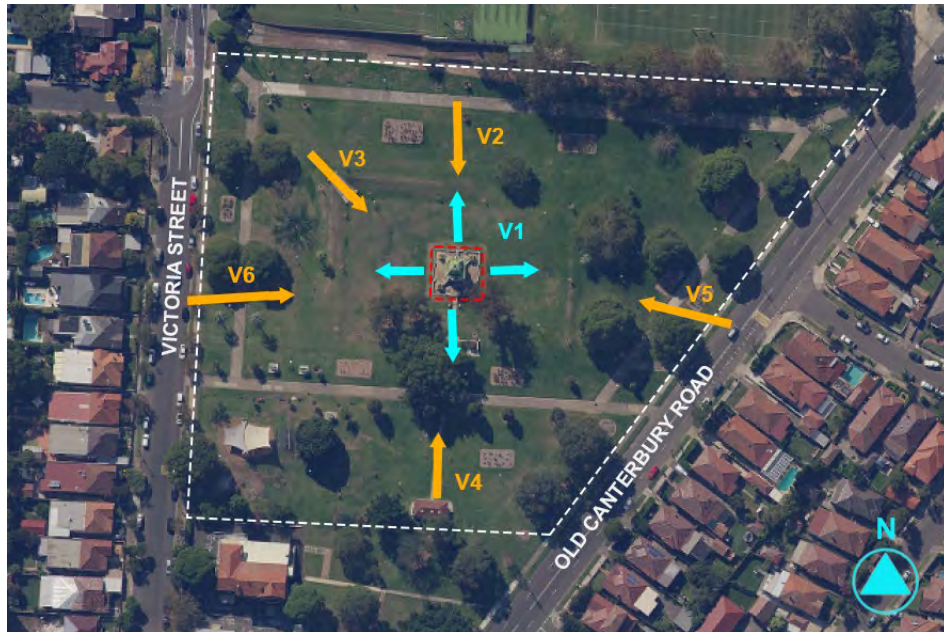


Figure 6. 2: Location plan of the Rotunda (outlined in red) within Yeo Park (outlined in white) showing principal external views to and from the place. Victoria St view

Identification of Key Views

Table 6. 1: Key views to and from the Rotunda. Refer to Figure 6.2 .

View No.	Description
V1	Long range views across park towards roads in all direction from rotunda.
V2	Direct front-on view towards front (entry) of rotunda, which appears as a prominent feature within the vista.
V3	Clear angled view of north-western corner of Rotunda. The backdrop of trees makes the upper portion of the rotunda appear recessive.
V4	Obscured view toward Rotunda along axis of footpath. Only the base is visible – the upper portion and roof is obscured by trees.
V5	Partial view through trees. The rotunda appears to be set lower into the ground due to the basin and angle of view up the slope.
V6	Clear, direct views towards the Rotunda from Victoria Street

6.4. Use of the Place

6.4.1. Historical Uses that should be Continued and New Compatible Uses

The cultural significance of the place is also embodied in its continuing historical use. The Yeo Park Rotunda was built as a bandstand within a public park, and its design, siting and fabric are intrinsically tied to this use. Currently the bandstand is not in use and access is barred by way of a later addition gate.

The use of the Rotunda as a publicly accessible park feature for public events is essential to its the significance. Given the highly specific nature of its design, there are few other uses that are appropriate to the significant elements of the place. As such, the historical use of the Rotunda as a bandstand should where possible be reinstated.

Policy 6: The historical use of the place as a bandstand for the performance of live music within a public park setting should be reinstated.

Where the reinstatement of the historic use of the place is not viable, uses for other public or community-led events are an appropriate. Intermittent use of the place for private events is also appropriate and may support its ongoing viability.

Policy 7: The introduction of compatible uses should allow for the continued maintenance and care of the place and involve minimum change to significant fabric.

Policy 8: Uses and activities in the Rotunda and within its setting which lessen, obscure or confuse its historical associations and meanings, should be discouraged.

Policy 9: The introduction of the following compatible use(s) is appropriate if the present historical use cannot be continued, or in tandem with the historical use of the place.

- One-off private event space / hireable space for private use.
- Community event space.
- Open air gallery / exhibition space.
- Memorial/ceremonial uses.

Policy 10: The use of the Rotunda in association with public events held by Ashfield Council or others in and around the place is appropriate.

Policy 11: The use of the Rotunda on a regular basis also for education and tourism is desirable and should be promoted.

6.5. Interpretation of the Place

6.5.1. Generally

Interpretation means all the ways of presenting the cultural significance of a place and may consist of a combination of the treatment of the fabric (e.g., maintenance, restoration, reconstruction); the use and activities at the place; and introduced explanatory material (e.g. displays, brochures, signs etc.).

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As the place is of high significance there are many opportunities to interpret it to visitors. The most effective method of interpretation is returning the place to its original use. In addition, there are opportunities to interpret it to visitors via on site-displays, exhibitions, and integration with events held at the park as well as making available the history of the place through other means such as publications, websites, etc.

The Rotunda also already features numerous plaques which provide information regarding the construction and later restoration of the Rotunda.

Care should be taken not to detract from the character of the place by the introduction of obtrusive interpretive devices.

6.5.2. Uses and Interpretation

Choice of uses can help promote the interpretation of the place and its components and conservation guidelines should address this.

Policy 12: Uses of the place that do not take advantage of the interpretation potential of the place and the specific location within the place related to that significance should be discouraged.

In this case, the use of the place as a bandstand or in association with community events is an important part of the significance of the place. Any use that diminishes this association should be discouraged.

Policy 13: Uses and activities within the place, components of the place and within its setting, which lessen, obscure or confuse its historical associations and meanings, should be discouraged.

6.5.3. Interpretive Approach and Contents of Interpretation

The subject matter of interpretation should be that included in the statement of significance. The main aspects of significance of the Yeo Park Rotunda have been discussed in Chapter 4 of this report.

Policy 14: Interpretation information should include all of the aspects of the place included in the Statement of Significance.

Policy 15: The place should be interpreted as a rare, elaborate and high quality Inter-War rotunda constructed in public park, designed by Dallas Edward Walsh as a result of a design competition held by Ashfield Council and a near-identical copy of a Rotunda located in Geelong, Victoria and forming an important part of the local history of Ashfield and surrounding area.

Policy 16: The place should be interpreted utilising a combination of:

- Restoration and reconstruction works to the built fabric
- Maintaining the setting of the place within Yeo Park amphitheatre.
- The use of the place for public and private events.
- Introducing discreet on-site displays, signage and the like.
- Interpretation of individual elements otherwise not able to be restored or reconstructed.

6.5.4. Elements of Outstanding Significance to be Emphasised

The interpretation should emphasise aspects of significance which are particularly interesting or important.

Policy 17: The interpretation of the place should emphasise the following outstanding matters:

Item	Content
Overall form, materials and detailing	The overall design of the Rotunda as an elaborate Inter-War park feature, designed to be viewed in the round within a park setting and incorporating decorative elements such as the clocks, sculptural reinforced concrete walls and domed roof.
Moat	The moat is a particularly interesting and unusual feature of the place but it is currently unused. The restoration or interpretation of this element would allow for a greater understanding of the place and its aesthetic significance.
Drawbridge	The drawbridge is another interesting and unusual feature of the place. The restoration or interpretation of this element would allow for a greater understanding of the place and its aesthetic significance.
Siting within Yeo Park in an amphitheatre	The siting of the Rotunda within a formed amphitheatre is an important element of its historical use as a bandstand as the sloped banks and open grassed area facilitate clear views of bandstand for visitors.
Associations with the Rotunda at Johnstone Park, Geelong	The Yeo Park Rotunda is a near-identical copy of an existing Rotunda at Johnstone Park, Geelong. Its relationship with this Rotunda is an important part of its history.

6.5.5. Restoration/Reconstruction Works

Another way to interpret the place is to carry out selected restoration and reconstruction works. These terms are defined in the *Burra Charter*. Restoration and reconstruction cannot in themselves increase the cultural significance of a place, but can promote understanding of its former arrangement of components.

Substantial restoration works were undertaken at the Yeo Park Rotunda in 1986 by Howard Tanner and Associates. These works were generally sympathetic to the original design and fabric of the place, however some of these works have since degraded over time due to weathering or lack of maintenance. Refer to section 6.6.8 Necessary Repair Works below.

Some elements of the place were restored with the intent of their future use, however their use has since ceased. The moat was reportedly filled for a time with water, but was left to dry out by the 1990s. Similarly, the drawbridge has since been replaced with a permanent concrete bridge, however the reconstructed drawbridge remains. Both of these elements could feasibly be restored based on remaining physical evidence and historical photographic evidence.

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Documentary evidence also suggests that the colour scheme of the place has been altered and is detrimental to the overall appearance of the place. Paint scrapes and historic photos could provide enough evidence to restore the original colour scheme.

Opportunities should be sought to reconstruct missing and altered elements if possible. However, in some cases, the restoration of some elements may conflict with safety and accessibility considerations, i.e. the moat and drawbridge. Refer also to Section 6.8 Adaptation and Additions to the Fabric Identified to be Conserved below.

It is desirable that present or short-term activities do not prejudice future opportunities for interpretation by restoration/reconstruction.

Policy 18: As the viability of existing and future compatible uses of the place makes possible, selected components of the place should be restored/reconstructed to the indicated date subject to the qualifications indicated:

Element	Date/Configuration	Qualification
Moat	1929	Based on the original architectural plans and Specification for the place (see Appendix 6) and physical evidence.
Drawbridge	1929 / 1986	The timber boarded drawbridge is a reconstruction of the original drawbridge at the place. Based on original architectural plans and specs, architectural plans of the restoration works undertaken in 1986 by Howard Tanner and Associates and physical evidence.
Colour Scheme	1929	Based on paint scrapes and historical photographs.

Policy 19: All restoration/reconstruction works introduced pursuant to these guidelines should be identifiable on close inspection by method and/or style of construction as being introduced.

Policy 20: Where components of the place are not selected for restoration /reconstruction the place should if possible be managed in a way that will not preclude restoration/reconstruction of the component at a future date.

6.6. Treatment of the Fabric

6.6.1. Significant Fabric

Much of the significance of the place is embodied in its fabric. The fabric includes the landform, landscape, vegetation, building(s), building elements (components), building contents, site features, subsurface remains of buildings and occupational deposits (archaeology).

In this case, given the minimal change to the place since its construction, the whole of the fabric of the Rotunda can be said to reflect aspects of its history and is to some extent significant, including the

restoration and conservation works undertaken in the 1980s. However, recent features (post 2000s), although related to the history of place, are commonplace or have been introduced ad hoc and are therefore not considered significant, and in some cases are detrimental to the overall significance of the place.

Policy 21: The extent of the significant fabric should be identified as:

- The landform of the immediate setting of the place.
- All of the landscape, vegetation, buildings and features introduced to the place prior to 1937, when the Rotunda reached its fullest early configuration following the installation of the clocks.
- The occupational deposits (archaeology) beneath and around the place introduced to the place prior to 1937, when the Rotunda reached its fullest early configuration following the installation of the clocks.
- All reconstructed or restored fabric as undertaken by Howard Tanner Architects in 1986.

6.6.2. Fabric to be Conserved

Conservation policies for the place should recommend the extent of retention and conservation of the significant fabric.

The most significant fabric should be retained and conserved in accordance with recognised conservation principles and procedures such as that included in the Australia ICOMOS *Burra Charter*. Such conservation includes maintenance, preservation and interpretation including restoration and reconstruction. It also includes adaptation which means modifying a place to suit proposed compatible uses.

Policy 22: The following fabric should be retained and conserved:

- All significant fabric introduced prior to 1938 (including fabric denoted O and EA in surveys in this report)
- All fabric recorded in this report as previous reconstructions unless replaced by a better reconstruction
- All fabric reconstructed (in the future) in accordance with these policies.

6.6.3. Changing Fabric identified to be Conserved

There are sometimes cases where fabric that otherwise should be retained and conserved needs to be altered or removed for good reasons. For example, some parts of external fabric and vegetation will eventually need to be replaced for maintenance reasons, such as failing reinforced concrete or rusting. As the rotunda is open to the elements, it is invariably at a greater risk of suffering damage due to weathering and vandalism. This risk is further increased by the present disuse of the place.

The removal or alteration of some fabric for maintenance or to enable the historical or other compatible use of the place is appropriate.

In addition, some fabric is recorded as a reconstruction or a possible reconstruction. Documentary evidence suggests these works conformed closely to the original design of the place and were well executed. Regardless, these elements could be altered for repair and maintenance, or replaced with a more accurate reconstruction where applicable.

Conversely, some fabric of little significance could be replaced for any reasonable reason.

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Considering the relative significance of components listed in Section 4, the following policy is considered appropriate:

Policy 23: The following fabric should be retained and conserved with the qualification indicated:

Fabric	Qualification
All fabric identified to be conserved graded 'High' (see Section 4.0)	Except where alteration or removal is <u>essential</u> for the reintroduction of historical use of the place as a band stand or introduction of a compatible use, or <u>essential</u> for the maintenance of the place.
All fabric identified to be conserved graded 'Moderate' (see Section 4.0)	Except where alteration or removal is <u>important</u> for continuing historical use as a rotunda, <u>important</u> to introduce a compatible use or <u>important</u> for the maintenance of the place. Except where fabric is to be reconstructed based on documentary and/or photographic evidence to replace existing fabric identified as reconstructed fabric.
All fabric identified to be conserved graded 'Little' (see Section 4.0)	Except where alteration or removal is <u>needed</u> for the viable use of the place or <u>needed</u> for the maintenance of the place.

6.6.4. Removal of Fabric

If not identified above to be retained and conserved, fabric at the place could be removed.

Policy 24: Fabric other than that listed above in Policy 21 and 22 could be removed without reducing the cultural significance of the place.

6.6.5. Fabric that Should be Removed

At some places of significance recent developments have introduced fabric that detracts from the significance of the place. In this case several items have been identified in Section 4.0 as detracting and these should be removed or made sympathetic when circumstances permit.

Policy 25: The following fabric should, when the circumstances permit, be removed or made sympathetic:

Item	Comment
Security Gate	The gate is a later addition to the place and has been crudely attached to the entry to the rotunda, barring public access. While securing the rotunda is a necessary consideration, the existing gate could be replaced with one more sympathetic, relocated, or alternative security measures considered. See figure 6.3.

Item	Comment
Lattice Screens	<p>The timber lattice screens are crudely made and affixed to the originally open archways to each side of the undercroft. From a distance they are unobtrusive, but from up close they detract from the high quality aesthetic finish of the rotunda. See figure 6.4.</p> <p>While their introduction to secure the undercroft area is reasonable, the existing screens could be replaced with ones more sympathetic, or other security measures considered.</p>
Concrete Bridge	<p>A concrete bridge over the moat has been installed in place of the reconstructed drawbridge, effectively preventing the use of the drawbridge. If possible, the concrete bridge should be removed and the reconstructed timber drawbridge should be reinstated in its place. Refer also to Section 6.8.2.</p>
Fluorescent light	<p>Electrical lighting was installed at the place in 1929. New lighting was installed during the 1986 works to the place, however it appears to have been replaced again since with an unsympathetic rectangular fluorescent light. It should be replaced with a more sympathetic light fitting.</p>
Screed to Rotunda floor	<p>The painted screed over the concrete floor of the Rotunda was added in 1986. It has worn considerably and is in poor condition and should be removed and concrete ground to a smooth finish and if necessary coated with a paving paint.</p>



Figure 6.3: The later security gate to the steps



Figure 6.4: Lattice screens and entry door into undercroft.

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6.6.6. Maintenance

While any significant fabric is in existence it should be maintained, which means continuous protective care. Reconstructed fabric can be of interpretive value (see section 6.5.5) and should also be maintained, unless being replaced with a better reconstruction.

Policy 26: The following fabric should be maintained (have continuous protective care):

- all significant fabric (see policy 21)
- all fabric recorded in this report as a previous reconstruction (works undertaken by Howard Tanner and Associates in 1986).
- all fabric reconstructed (in the future) in accordance with these policies.

Maintenance also applies to any vegetation or landscaping components of the place which include the plantings in the fern bowls, moat, and the open grassed area comprising the immediate setting of the Rotunda.

An appropriate (cyclical) maintenance plan is included in the Appendices.

6.6.7. Maintenance of Significant Finishes

Maintenance also applies to the original and early finishes applied to the structure of the place (e.g. external walls).

Policy 27: Replacement of significant finishes that have deteriorated due to weathering or use should be done with appropriate materials and details. The use of alternative materials should only occur when the effect of the new appearance on the character of the place has been considered and there is a body of experience to the effect that the new materials and details will be technically effective.

The base of the rotunda is constructed of reinforced concrete, while the upper portion of the rotunda compressed cast iron, timber framing and copper roof sheeting. The form and decorative features of the place have been largely informed by the material capability of the materials used, for example, the curved smooth, concrete balustrades, decorative metal detailing, and domed roof.

Policy 28: Reinforced concrete: Repair damage and deterioration to match existing.

Policy 29: Copper: Carefully preserve existing patinated copper whilst replacing incompatible fixings with copper, brass or stainless steel fixings and rectifying areas not draining properly, e.g., flat roofs below clocks.

Policy 30: Cast Iron: Remove all rust, repair as necessary and apply new paint system.

Policy 31: Timber Roof Framing: Rectify possible fungal decay, rusted fixings and failed connections.

6.6.8. Necessary Repair Works

A fabric survey of the place was undertaken in February 2023 and the condition of the place recorded. The condition of the place was observed to be generally good, however there were some elements that were significantly damaged and require urgent repair.

Policy 32: The following repair works should be undertaken as soon as possible, due to poor condition of the building elements:

- The copper roof sheeting is loose and has lifted in place and is vulnerable to being completely detached or damaged beyond repair.
- The roof fixings are incompatible with the copper roof sheeting and have caused significant rusting and corrosion. The nails should be replaced with fixings of a compatible material to prevent further damage and the possibility for roof sheeting to come loose.
- There is inadequate drainage to the roof in places, as the roof panels directly below the clocks do not have an adequate fall, causing water to pool.

Lucas Stapleton Johnson and Partners were commissioned by Ashfield Council to prepare a restoration plan for the Rotunda, including schedules of recommended conservation actions and a scope of works with prioritisation based on the observed condition of the place. Refer to the restoration plan in appendix 2 of this report.

6.7. Intervention in the Fabric Identified to be Conserved

6.7.1. Appropriate Intervention

At places of cultural significance, there is always pressure to make changes (interventions) for many practical reasons. These include maintenance, access and improvement of services. At important sites, there is often also a need to intervene for research purposes. A conservation policy should identify what types and degrees of intervention are appropriate.

Policy 33: Work to the fabric identified to be conserved should be avoided, except for:

- stabilisation and maintenance.
- adaptation in accordance with the Policy for Adaptation and Additions of the Fabric (Policy 43)
- introduction of interpretative devices in accordance with the Policy for Interpretation (Policies 14-16)
- restoration and /or reconstruction in accordance with the Policy for Interpretation (Policy 18).
- As needed for accessibility or other safety requirements in accordance with the Policy for Adaptation for Structural, Service, Statutory, Hazardous Materials or Security Reasons (Policies 44-50).
- other reasons only as listed below.

6.7.2. Areas of Historical and Aboriginal Archaeological Importance

Conservation guidelines should identify areas of archaeological potential and indicate the degree of professional involvement appropriate to any disturbance.

No historical archaeological or Aboriginal archaeological study has been undertaken to date for the Rotunda or Yeo Park. As such, care should be taken during any works that may cause ground disturbance and that reveal the structure of the building (building cavities). Consideration should be given to the possibility of uncovering archaeological relics of local significance. Refer also to sections 5.5.2 and 5.5.3 of this CMP.

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Policy 34: If, during the course of any works, any historical archaeological deposits and/or Aboriginal archaeological deposits or objects are uncovered, all work is to cease in the vicinity of those relics or features and advice should be sought from a suitably qualified and experienced archaeologist.

6.7.3. Investigation for Research and to Guide Conservation

In the physical survey for this report, it has not been possible to determine the age and history of some components and care should be taken that these items are not inadvertently damaged or removed if they are significant.

Policy 35: Where the nature of a component of the place is uncertain, it should be further investigated by documentary and physical research, prior to carrying out work or removal.

Investigation to increase knowledge of Australian history and/or to aid conservation work at the place should also be addressed. Investigation of the archaeological potential of the place and of the significant fabric, including paint scrapings, removal of original/early fabric to uncover services or structure, removal of later fabric to uncover earlier fabric etc. should be undertaken with great care to ensure the preservation of the significant fabric.

Policy 36: Investigation of the place for research should be allowed to increase knowledge of Australian history and other aspects of the occupation and construction of the place. Such investigations should only be allowed when guided by specific and scrutinised research goals and when there are adequate resources available to undertake, complete and publish results of the study and leave the place in a stable condition.

Policy 37: Archaeological investigation to provide information to guide conservation and interpretation work at the place pursuant these policies should be allowed, but only when there are adequate resources to undertake and complete the work and to stabilise areas destabilised by the intervention.

6.8. Adaptation of and Additions to the Fabric Identified to be Conserved

Most extensive intervention at a place will occur during adaptation work to accommodate the expansion of existing uses or for new compatible uses, either by way of altering the existing fabric or by the introduction of new features.

In the case of the Rotunda, as it is a small open air structure, the whole of the form, layout and much of the fabric is important to the significance of the place and as such opportunities for adaptation of the Rotunda and its setting are limited.

For planning purposes, it is useful to relate such types of alterations to the relative significance of elements. Depending on significance, different types of alteration may be appropriate.

6.8.1. Adaptation of Landform and Setting

Altering the landform of the place is a substantial intervention and not often appropriate.

The Rotunda is located within the flat area of a formed amphitheatre which defines the immediate setting of the place. An existing staircase is located northwest corner of the amphitheatre, but otherwise the space is open and clear of vegetation to allow for clear views to the Rotunda. The landform around the Rotunda is an important part of its use as a bandstand in providing a space for people to gather.

Some minor adaptation of the landform is appropriate to allow for the continued historic use of the place as a bandstand and to accommodate compatible uses of the place and services in support of the use of the Rotunda and the park, so long as the area around the Rotunda and within the amphitheatre remains clear of substantial structures or vegetation.

Small features in support of the ongoing use of the place are appropriate. Refer to policies 55-71 below.



Figure 6. 5: Definition of the immediate setting of the place (in orange), which comprises the formed amphitheatre.

Policy 38: The existing configuration and landform of the immediate setting of the Rotunda (the formed amphitheatre) should be retained and maintained, including the stairs and absence of footpaths. Minor alterations may be appropriate to support the historic use or other compatible use of the place.

Policy 39: The amphitheatre should remain clear of visual obstruction, including structures, trees, and the like. Minor features and plantings within the immediate setting of the place may be appropriate to support the historic or other compatible use of the place so long as they do not obscure views to the Rotunda.

6.8.2. Changes to the Rotunda

The Rotunda is a small, detailed park feature that is designed to be seen in the round, and is a landmark feature within Yeo Park. As such, adaptations and additions to the place must be carefully located and designed so as to not detract from the significance of the place.

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In addition to restoration, repair or reconstruction, works to a place can also include adaption or additions. Adaptions comprise any works that involve change to a place to suit an existing or proposed use, including the historical use or other compatible use.

Adaptation also includes additions to the place, which can comprise new structures, new services, or other new elements to the place. Any adaptation should involve minimal change to significant fabric or overall significance of the place.

Conservation guidelines should address adaptation of the place generally, but also address the location and design of additions to the building and immediate setting.

The Yeo Park Rotunda is a small decorative park feature designed to be seen in the round and by which the whole of the form and fabric of the place contributes to its significance. As such, large-scale additions such as new structures to the Rotunda are not appropriate, as they would diminish the form and presentation of the place.

However, small changes such as new features may be added to the place without detracting from the significance of the place if they are sited and designed sympathetically (see sections 6.8.5 to 6.8.9 below).

Policy 40: Large additions such as new structures to the place are not appropriate.

6.8.3. New Features Generally

At most important places, small changes can be made to the landscape without detracting from the character of the place, but none-the-less, should be controlled. The following policies address adaptations and alterations for practical and statutory reasons, as well as the introduction of new facilities and services for improved amenity, security, equitable access and other reasons related to the historical use or compatible new use of the place.

Policy 41: New introduction of new elements including planting within the place are not appropriate, except:

- in accordance with the Interpretation Policy (Policy 16)
- in accordance with the Intervention Policy (Policy 33)
- in accordance with the Adaptation Policy (Policy 43)
- items of a trifling nature associated with an existing use or for a new compatible use as included in the Policy for Use, such as furnishings, decorations, signposts, lighting, etc and provided:
 - they are designed and located to cause minimal intrusion
 - are in accordance with the policies below.

Policy 42: Unavoidable intervention should be located in areas of lesser cultural significance in preference to those of higher cultural significance.

The Yeo Park Rotunda remains substantially intact to its original form and detailing. As such, there is limited opportunity to undertake adaptation to the fabric of the place without significantly altering the place. Altering the overall form of the Rotunda is not appropriate. Enclosure, division or new additions to the Rotunda are also not appropriate.

New features can also be introduced by way of undertaking physical works that interpret the original form, configuration and materials, detail of a particular component of the Rotunda. This approach may be appropriate as components such as the moat and drawbridge do not currently meet safety standards applicable to a building within a public park.

In the case of the moat, it is known that the moat was original filled with water and planted out with waterlilies, and so intended to be a naturalistic element within the park. An appropriate method of interpretation could include refilling the moat with water or introducing substantial water plantings or other water ecosystems. Care and consideration should be given to ensuring the safety of the users of the park in any future proposal to refill the moat.

Both the concrete bridge and drawbridge are unlikely to comply with safety requirements, and as such, the restoration of the drawbridge may not be feasible, however it could be interpreted. Interpretation of the drawbridge could include removing the existing concrete bridge and fixing the existing timber drawbridge over the moat in its place, or similar of an appropriate material and size.

Refer also to sections 6.8.5 to 6.8.9 below for policies relating to minor additions to the place.

Policy 43: Adaptation of the Rotunda in accordance with the following table and Figures 6.6 to 6. 8 is appropriate:

Code		Adaptation Policy
Generally		<p>Retain and conserve fabric as per Policies 21 & 22</p> <p>Fabric identified in Policies 24 & 25 may be altered or removed.</p> <p>Restoration and reconstruction as per Policy 18 is desirable.</p> <p>Very minor adaptation to reinstate the historic use, or accommodate compatible new uses is appropriate.</p> <p>No new, different finishes should be applied. Finishes to match the existing finishes may be applied.</p> <p>Changes to the overall form and configuration are not appropriate.</p> <p>Enclosure or division of the space is not appropriate.</p>
1	Fern Bowls	<p>Retain and maintain fern bowls, including form, configuration and finishes.</p> <p>New and alternative sympathetic plantings are appropriate.</p> <p>Introduction of discreet lights within fern bowls is appropriate</p>

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Code		Adaptation Policy
2	Moat	<p>Retain and maintain low height concrete walls around perimeter of moat, including overall form, fabric, configuration and finishes.</p> <p>New finishes to internal surface of moat is appropriate, including for the purposes of waterproofing.</p> <p>New, minimal openings in the moat are appropriate, provided they are required for the purposes of restoration or interpretation.</p> <p>The restoration of the moat in accordance with Policy 18 is desirable.</p> <p>The interpretation of the moat is appropriate. This may include refilling the moat with water, introducing water plantings or other water ecosystems. Refilling of the moat with water is to comply with the Building Code of Australia (BCA) and any other safety and security considerations.</p> <p>New lighting is appropriate.</p>
3	Undercroft	<p>Retain and maintain the undercroft space, including overall form, fabric, configuration and finishes.</p> <p>The existing lattice screens could be removed or replaced with more sympathetic screens as per Policy 25.</p> <p>Small structures for the purposes of storing or introducing additional services into the Rotunda could be located within the undercroft, preferably concealed within the corners of the space.</p> <p>New lighting is appropriate.</p> <p>New, discreet services are appropriate.</p> <p>The use of the space to store seating and other furniture is appropriate.</p>
4	Drawbridge	<p>Retain and maintain reconstructed timber drawbridge.</p> <p>The restoration of the moat in accordance with Policy 18 is desirable.</p> <p>Removal of the existing concrete bridge in accordance with Policy 25 is desirable.</p> <p>The interpretation of the moat is appropriate. This may include fixing the existing timber drawbridge over the moat with minor adjustments to take into account current safety regulations, or a similar drawbridge or appropriate material and size.</p>
5	Concrete Base	<p>Retain and maintain, including form, fabric, configuration and finishes.</p> <p>No new openings or fixings should be introduced to the external face of the base.</p>
6	Stairs	<p>Retain and maintain, including form, fabric, configuration and finishes.</p> <p>Minor adaptation for the purpose of safety and access is appropriate, including the provision of simple, modern handrails, contrasting stair nosings, etc. New elements should minimise fixings into significant fabric and be reversible.</p>

Code		Adaptation Policy
7	Rotunda Floor and Balustrades	<p>Retain and maintain, including form, fabric, configuration and finishes.</p> <p>The existing floor screed may be removed and/or replaced with a more sympathetic floor finish.</p> <p>Minor adaptation to the balustrade for the purpose of safety is appropriate, including the provision of a simple, modern handrail. New elements should minimise fixings into significant fabric and be reversible.</p>
8	Cast Iron Columns	<p>Retain and maintain, including form, fabric, configuration and finishes.</p> <p>Attaching temporary signage, lighting, etc to the columns is appropriate, provided it does not involve require intrusion into the fabric.</p>
9	Ceiling	<p>Retain and conserve existing configuration of the ceiling of flat panels with dividing battens.</p> <p>New, sympathetic lighting is appropriate.</p> <p>New cameras and other discreet security devices are appropriate</p> <p>Minimal fixings, such as hooks may be fixed into the ceiling to provide hanging points for temporary signs, lighting, etc.</p> <p>The existing access panel should be retained to allow for access to the roof and utilised for the introduction of any new services.</p> <p>The introduction of new, discrete services is appropriate.</p> <p>The introduction of discreet vents to the ceiling is appropriate.</p>
10	Roof, Flagpoles and Clocks	<p>Retain and conserve including form, fabric, configuration and finishes.</p> <p>Repair as identified in Policy 32 appropriate.</p>

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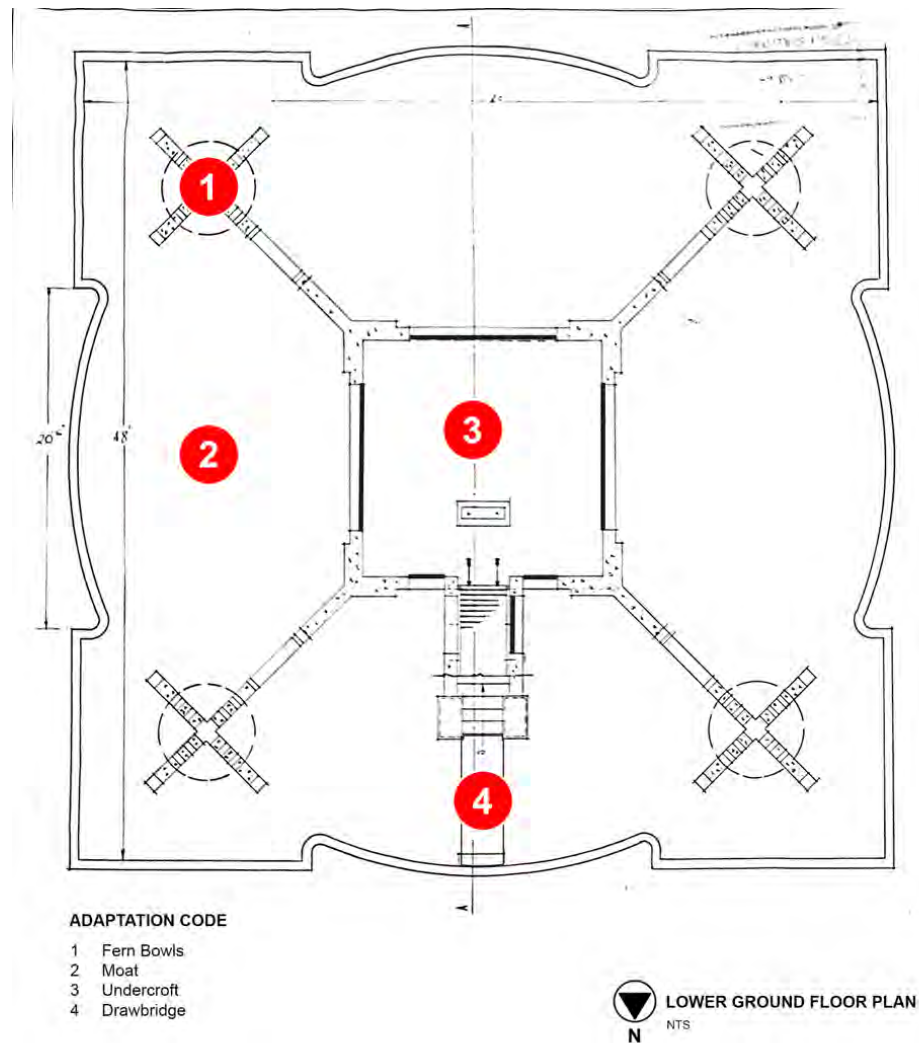


Figure 6.6: Lower ground floor adaptation plan

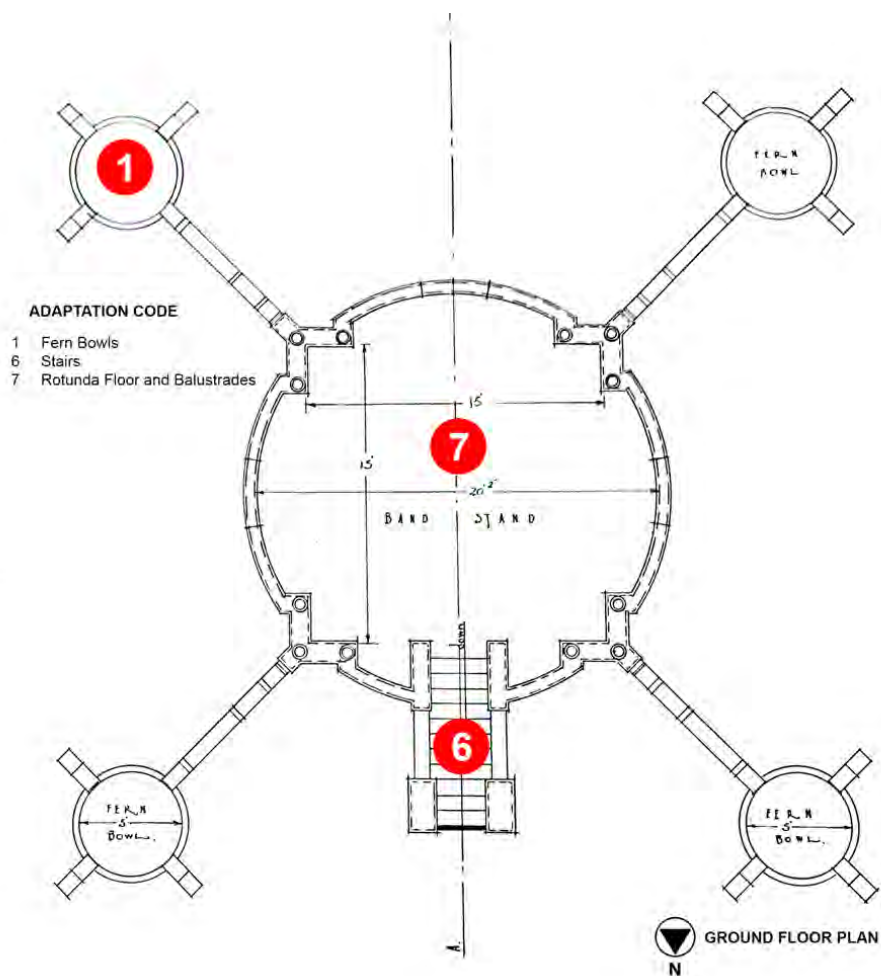


Figure 6.7: Ground floor adaptation plan

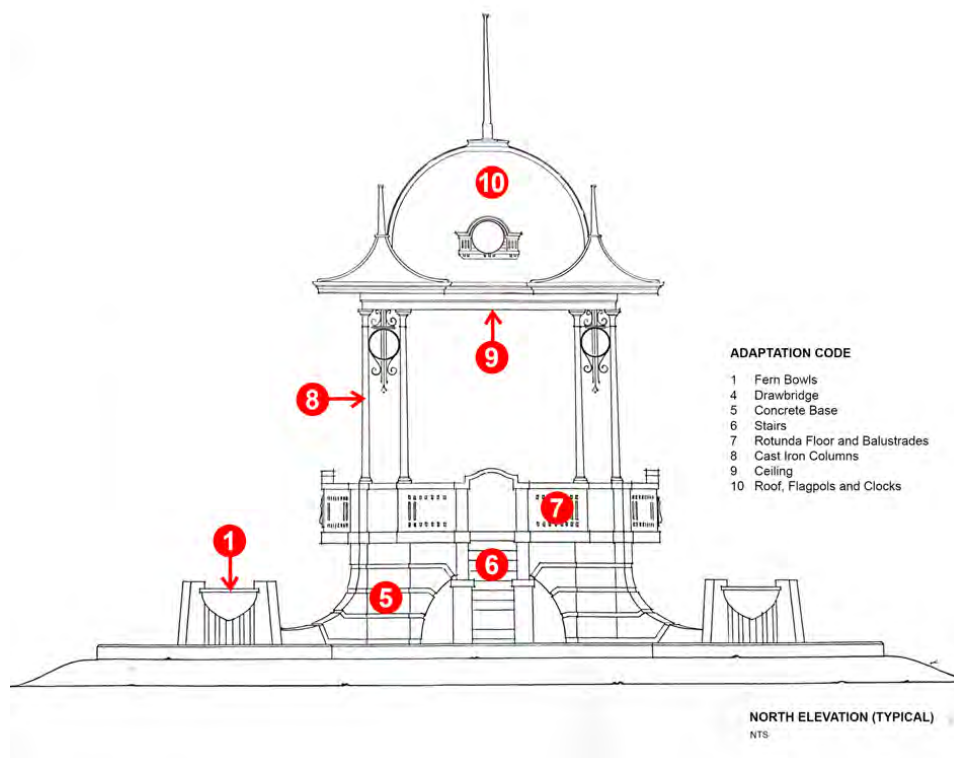


Figure 6.8: Typical elevation adaptation plan

6.8.4. Adaptation for Structural, Service, Statutory, Hazardous Materials or Security Reasons

Adaptations for practical reasons such as the following need to be addressed:

- For structural reasons
- For replacement of existing services
- For installation of new services and equipment
- To meet fire safety and other statutory requirements
- To deal with asbestos and other hazardous materials
- To provide access by people with disabilities
- To secure the place

Structural Reasons

Policy 44: *Structural Safety:* Adaptation of fabric to prevent structural failure of existing fabric is appropriate, provided alteration of fabric identified to be conserved is minimised.

Policy 45: *Maintenance:* The adaptation of fabric to address issues (waterproofing, drainage, etc) is appropriate, provided alteration of fabric identified to be conserved is minimised.

Services and Equipment

Policy 46: Replacement of existing services is appropriate, provided that work is planned and carried out to minimise damage to fabric identified to be conserved and that, as a general rule, building services are concealed in spaces of lower significance and exterior services are located in inconspicuous positions and designed and finished to be self-effacing.

Policy 47: The installation of new services and equipment in the place in connection with uses maintained or introduced in accordance with Policy for Use (Policies 7-11) is appropriate, provided that:

- equipment is installed in areas and spaces of lower significance in preference to those of higher significance
- that the installation is designed and constructed in a way that causes minimum damage to fabric identified to be conserved and is removable without further damage to significant fabric
- the work is planned and carried out with regard to the underground, inter-floor and roof space archaeology of the place.

Statutory Requirements and Accessibility

When implementing the requirements of the BCA, Australian Standards and other statutory requirements at a heritage listed building, alternative solutions should be sought in order to conserve the significance of the place.

The Rotunda is a small, raised building located in the centre of Yeo Park. Access to the central space of the rotunda is via a narrow bridge and steep stairs. Given the nature of the place as a garden feature designed to be seen in the round, adaptation of the place to meet standards for accessibility may not be achievable without detracting from the appearance and integrity of the place.

However, minor additions and alterations to the fabric could feasibly be introduced to improve the safety and accessibility of the Rotunda. In particular, there are currently no handrails to the bridge or stairs. The stairs are also very steep, and in poor condition with broken nosings that have been worn smooth over time. Simple, unobtrusive handrails could be introduced to the bridge and handrails, and the stairs improved with contrasting tactile indicators to improve the safety of the place without diminishing the significance of the place. Care should be taken to minimise damage to fabric identified to be conserved and provide for the removal of the alterations in the future.

Policy 48: *Alteration of the fabric identified to be conserved to facilitate access by people with disabilities or limited mobility is appropriate, but only after investigation of alternative strategies.*

Adaptation should be located in spaces of lower rather than higher significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations

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without further damage to retained fabric. Any adaption should be sympathetic and unobtrusive in design.

Policy 49: Alteration of fabric identified to be conserved in order to comply with the spirit of fire safety and other statutory requirements is appropriate, but only after investigation of alternative fire safety and other alternatives in order to determine design and construction strategies.

Adaptation should be located in spaces of lower rather than higher significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations without further damage to retained fabric.

Hazardous Materials

Policy 50: Adaptation of fabric identified to be conserved shown to contain or requiring removal of asbestos or other hazardous materials is appropriate. Removal of fabric, where it cannot practically be sealed from future disturbance, is appropriate. In such cases and where exposed to view in its normal configuration, fabric should be replaced with fabric of matching appearance.

Security

Currently, the Rotunda is secured by a metal gate to the base of the stairs, and the undercroft has been enclosed with lattice screens. Both of these elements are visually intrusive and detract from the high quality aesthetic finish of the rotunda and should be removed or replaced if possible.

Current security measures are poor and the place has been subject to substantial (largely surface-level) vandalism and antisocial use. As such, the provision of security measures at the place is not unreasonable.

Security has been a concern from the early history of the Rotunda. Despite this, the Rotunda has largely maintained its integrity, owing in part to the robustness of its fabric. As such, solutions that are unobtrusive and do not visually detract from the place should be given preference.

Policy 51: The installation of security devices such as lighting, alarms, intercoms and security cameras are generally appropriate provided they are concealed and/or located in spaces of lower significance and designed and finished to be self-effacing. Wireless options are preferred.

Policy 52: The installation fences or gates for security purposes may be acceptable, provided they are visually unobtrusive and designed to minimise intrusion into significant fabric.

Policy 53: Enclosure of the whole of the Rotunda or its immediate setting with a fence or other barrier is not appropriate.

6.8.5. Mobile and Temporary Structures and Furniture for Compatible Uses

In most places of significance, the introduction of temporary and mobile structures for good reason is acceptable, provided they are capable of easy and quick removal. In the case of the Yeo Park Rotunda, it is preferable for temporary structures to be located outside of the immediate setting of the Rotunda, however in some circumstances may be located within the immediate setting of the place, provided that the setting and views to and from the Rotunda are not unduly obscured.

- Policy 54:** No mobile or temporary structures should be located within the Rotunda itself.
- Policy 55:** Temporary structures should be located away from the Rotunda and its immediate setting if possible.
- Policy 56:** The erection of temporary structures on a short term basis (2 days) within the immediate setting of the place in support of the historical use and other compatible uses of the place identified in the Policy for Use is appropriate (e.g. seating). Any temporary structures should be easily removable and not cause damage to the fabric of the place or its immediate setting. Ideally, they should be sited to avoid obstruction of views towards the rotunda, particularly from the north where the sloped bank of the amphitheatre is located.
- Policy 57:** The introduction of mobile or temporary structures for the purpose of distributing information relating to the place or selling food, drinks or other items is appropriate.
- Policy 58:** More substantial outdoor seating facilities (e.g. marquees and the like) to the immediate setting of the Rotunda may be appropriate, provided they are temporary and on a short term (2 days) basis. Any temporary furniture should be easily removable and not cause damage to the fabric of the place or its immediate setting.

6.8.6. Outdoor Furniture, Rubbish Bins, Signs and Other Facilities

The immediate setting of the Rotunda comprises the formed amphitheatre (refer also to Section 6.8.1 Adaptation of Landform and Setting). The amphitheatre and stairs at the northwest side forms an important part of the historic use of the place, and the introduction of new features to support reinstatement of this use or for another compatible use is appropriate.

At most places the introduction of small features related to public visitation and the historic or compatible use of the place is acceptable, provided they are of suitable design. In this case, such new features should not include larger, more permanent structures that will detract from the significance of the place or its immediate setting or interrupt significant views to and from the place.

In this case, such new features should not include larger more permanent structures that will detract from the aesthetic significance of the place and its immediate setting.

- Policy 59:** The introduction of outdoor seating, rubbish bins, lighting, balustrading, barriers, etc. associated with the historic or other compatible uses identified in Policy for Use (Policies 7-11) is appropriate provided they are minimised in number and size and are sensitively designed with respect to the setting and significant views of the place and provide minimal intrusion.
- Policy 60:** Fixed cooking facilities, picnic pavilions, amenity blocks and other large outdoor facilities are not appropriate.
- Policy 61:** Overt modern design for ancillary landscape and site features is not appropriate and new features and elements should not be visually detracting in views of the place from within Yeo Park.

Discreet modern elements (such as minimal balustrading, handrails) may be appropriate where they do not obstruct or detract from the significant elements of the place.

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6.8.7. Roads, Car Parks and Vehicles

Yeo Park is an established public park. There is street parking available to the east and west along old canterbury Road and Victoria Street respectively. There is no public vehicular access into the park, however service vehicles are able to enter from either the east or west along a path to the south of the Rotunda.

The introduction of new roads or carparking in the vicinity of the Rotunda would have an adverse impact on the setting of the place and is not appropriate.

Policy 62: New roads within the immediate setting of the place are not appropriate.

Policy 63: New car parks within the immediate setting of the place are not appropriate.

Policy 64: Parking vehicles and moveable equipment relating to compatible uses identified in the Policy for Use within the place is appropriate.

6.8.8. Signage – Permanent and Temporary

As the Rotunda is located within Yeo Park, the provision of external signage to the park, including the immediate setting of the Rotunda is expected. There is limited permanent signage on or around the rotunda excepting a number of trachyte and brass plaques. Given the nature of the Rotunda as a small, open air park element, new signage should be minimal and restricted only to the immediate surroundings. Attaching permanent signage to the Rotunda is not appropriate.

Policy 65: Attaching signage to the exteriors of the Rotunda is not appropriate.

Policy 66: Discreet signage could be erected within the immediate setting of the place.

The erection of temporary signage, including banners, posters, garlands, balloons, and the like in support of the historic or other compatible use of the place is appropriate. Any temporary signage should not be fixed into the building or otherwise cause damage to the fabric of the place.

Policy 67: Temporary signage erected in support of the historic or compatible use of the place is appropriate, provided it is short-term (2 days), is able to be easily removed, and is not fixed directly into the reinforced concrete or cast iron structure of the Rotunda or otherwise damage the significant fabric of the place.

Policy 68: Commercial signage for the purposes of advertising is not appropriate.

6.8.9. Lighting and Floodlighting – Permanent and Temporary

Because of the significance and location of most important places, flood lighting is appropriate provided it does not reduce the amenity of the place in a way that weakens its economic viability.

Policy 69: Floodlighting elements of the place is appropriate, provided the services are designed and constructed in a way to cause minimal visual intrusion and the lighting does not weaken the economic viability of the place.

New or additional lighting to the Rotunda itself and surrounding area may also assist in facilitating the historic or other compatible use of the place and is appropriate. Any new lighting should not obstruct or detract from the significant elements of the place, and minimise intrusion into the significant fabric of the place. This includes temporary lighting, which may be introduced in support of the historic or new compatible use of the place. Refer also to Policy 41 above.

Policy 70: The introduction of lighting associated with the historic or other compatible uses identified in Policy for Use (Policies 5-10) is appropriate provided they are minimised in number and size and are sensitively designed with respect to the setting and significant views of the place and provide minimal intrusion.

Policy 71: Temporary lighting such as free-standing lights, string lights, candles, etc. are appropriate, provided they are not fixed directly into the reinforced concrete or cast iron structure of the Rotunda or otherwise damage the significant fabric of the place.

6.9. Conservation Procedures and Practice at the Place

6.9.1. Procedures

Because the place is of outstanding cultural significance, procedures for managing change and activities at the place should be in accordance with recognised conservation methodologies such as that of Australia ICOMOS *Burra Charter*. Issues to be addressed by conservation policies should include:

- management and conservation philosophy
- the setting of the place and associated places
- professional advice
- trade skills
- documentation
- archaeological finds
- site recording.

Policy 72: *Burra Charter*. The place should be treated as of high cultural significance, and consequently activities at the place should be guided by the philosophy of the Australia ICOMOS *Burra Charter* (see Appendix 1).

Policy 73: *Management*. The place should be managed in a way which permits the maximum number of these policies included in this report to be followed.

Policy 74: *Setting and Associated Places*. The management body of the place should if possible involve itself in the protection of the setting of the place and associated places and objects from inappropriate uses and activities.

Policy 75: *Professional Conservation Team*. Personnel skilled in disciplines of conservation practice at a professional level should be engaged as appropriate to advise on and implement conservation aspects of the place.

Policy 76: *Skilled Trade Team*. Skilled traditional building and engineering trades should be engaged as appropriate to advise on the conservation of the place and to carry out all conservation aspects at the place.

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- Policy 77:** *Reference Documentation.* Copies of all known historical illustrations and the major written primary and secondary records relating to the place should be assembled, catalogued and made readily available, in a permanent archive.
- Policy 78:** *Archaeological Finds.* All archaeological finds that have been or are in the future removed from the place should be assembled, catalogued and safely housed. These should be stored in the one place, apart from individual items that might be distributed to repositories elsewhere for particular research or interpretative reasons.
- Policy 79:** *Systematic Photographic Survey.* Systematic photographic surveys of the place should be carried out before, during and after any works and the results catalogued and archived.

6.9.2. Practice - Generally

Because of the significance of the place it is important that the proposed changes are achieved involving a high standard of conservation practice.

Policy 80: Changes at the place should be achieved in the following way:

- (a) *Conservation Guidelines:*
 - Proposals for the place should be assessed in the light of what is recommended in this report. It may be necessary to carry out further research in order to assess and implement the proposed work to a high standard.
 - Research can include physical intervention, for example a search for former decorative surface finishes.
- (b) *Configuration Survey:* Before commencement of work to a component of the place, a full photographic and measured survey should be carried out. Recording should:
 - identify the extent and nature of the fabric; and
 - if possible, the age of each part of the fabric.

This information should be reproduced in a report with a copy held at the archive for the place, as recommended above. Some of this work may already be included in this report.
- (c) *Documentation of Conservation Works:* Proposed work to a component should be documented for implementation in a way that allows the scrutiny of others before the work is executed and also in posterity. A statement setting out the precise aims of the work should be made. The documentary or physical evidence upon which restoration and reconstruction decisions are made for each component should be cited. A copy of the documentation, including schedules and plans, should be held at the archive for the place.
- (d) *Preservation of Fabric and Patina:* During documentation of proposed work to a component of the place, and during the work, the maximum amount of significant fabric and patina should be retained consistent with the preservation of the element and in relation to the relative significance of the element. Replacements, no matter how accurate, should be considered of far less heritage value than the original fabric.
- (e) *Information Revealed during Conservation Work:* New information about the materials, configuration, use, age, evolution, etc. of a component of the place that comes to light during the work should be recorded in a report, a copy of which should be held at the archive of the place.
- (f) *Identification of Personnel:* Personnel involved in the documentation and implementation of works to components of the place should be recorded for future reference.

6.10. Adoption and Review of Conservation Policies

Naturally, conservation policies should include recommendations about the adoption and review of the conservation policies and compliance with same.

Policy 81: *Adoption of Conservation Guidelines.* These policies should be adopted as the Conservation Management Plan for the place, to guide the operation of the management body. If not adopted, these policies should be revised and then adopted before further works or activities are carried out at the place.

Policy 82: *Amendment of other Plans.* Any master development plan or management plan that may exist for the place should be revised to be consistent with these policies.

Policy 83: *Compliance with Conservation Management Plan.* Works and activities at the place should be in compliance with the adopted Conservation Management Plan.

Proposals that are not in accordance with the Conservation Management Plan should only be implemented following a revision of the whole of the Conservation Management Plan which results in the conclusion that such proposals are consistent with the revised plan. That is, ad hoc changes in Conservation Management Plans should be avoided.

Policy 84: *Review of Conservation Management Plan.* The Conservation Management Plan should be reviewed after first major works at the place and otherwise at regular intervals, firstly say, seven years from its adoption.

Policy 85: *Distribution of Conservation Management Plan.* Unless for reasonable security reasons, copies of the Conservation Management Plan should be held at the archive for the place and be made available to local and other public libraries and be freely available for public inspection.

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Appendix 1

Australia ICOMOS Charter for Places of Cultural Significance

The Burra Charter

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia; ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31st October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Articles

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

1.2 *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.

1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents, and objects.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its cultural *significance*.

1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.

1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

1.15 *Associations* mean the connections that exist between people and a *place*.

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1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

2.1 *Places of cultural significance* should be conserved.

2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3 *Conservation* is an integral part of good management of *places of cultural significance*.

2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric, use, associations and meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a *place*.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the *place* in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. *Conservation* may also include retention of the contribution that related places and related objects make to the *cultural significance* of a *place*.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

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Article 16. Maintenance

Maintenance is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its *maintenance* is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the *place*.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the *place*, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must report and respect and have minimal impact on the *cultural significance* of the *place*.

Article 23. Conserving use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

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Article 34. Resources

Adequate resources should be provided for *conservation*.

Words in italics are defined in Article 1.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



Appendix 2

Schedule of Recommended Repair and Reconstruction Works

Yeo Park Rotunda, Yeo Park, Ashfield

SCHEDULE OF RECOMMENDED REPAIR & RECONSTRUCTION WORKS

Prepared for: Inner West Council

April 2023

This schedule should be read in conjunction with LSJ drawings no. 126550/ 01 – 03 (see appendix 7).

Please note this document is not for tendering. There are repair and reconstruction works that require the input of specialist consultants (structural, electrical and landscape) and items of reconstruction that require detailed design. Some of the work described below will require statutory approval.

1.0 Roof

- 1.1 Replace all fixings in copper fish scale roof sheeting with stainless steel round-head screws with composite stainless steel and neoprene washers. Screws shall be sized to suit the substrate of timber sarking boards (original spec. 1 1/2" = 38mm thick). Provide sample of fixing for approval before commencing the work. Ensure all sheets and flashings are weathertight and that overlaps are dressed flat with no buckled areas or lifted edges.
- 1.2 Carefully take up and re-lay copper flat roofs under the four clocks (currently ponding) to create a slope to the outside of at least 1.5 degrees. Insert tapered substrate of marine plywood to suit. Reuse the existing patinated copper dressing it flat over the substrate and underlay adding new sections where necessary. Work shall be in accordance with Copper Development Association handbook.
- 1.3 Check over all other copperwork to ensure that it is securely fixed, dressed flat and weather-tight.
- 1.4 Repair 2 no. timber finials to corner minarets (original spec. ex.125mm square) by cutting back to sound timber and splicing-on new sections to match existing. Install circular timber cappings to match the remaining intact finials on the south-eastern and north-eastern corners.
- 1.5 Repair the central flagpole (original spec. ex.200mm square) and fit new timber capping to future detail, allow for 200mm diameter x 50mm thick Western Red Cedar. Flagpole height above the apex of the dome should be equal to its height within the roof space of the dome.
- 1.6 Check over all gutters, clear any debris, and ensure correct falls to outlet spouts.
- 1.7 Remove glass from faces of all four clocks, clean the face, hands and the glass and reinstate securely.

2.0 Roof Space & Ceiling

- 2.1 Replace decayed timber rafter splice plates, corroded nail and bolt fixings, failed connections and insert bolts through the centre post (flagpole) intersecting the longitudinal split, along the length of the split, to clamp the split together. All this work will be documented separately by

the structural engineer.

- 2.2 Replace the cracked ceiling panel in fibre cement to match existing. A hygienist is to test for presence of asbestos. Rectify any gaps at joints between battens or between battens and ceiling by securely fixing battens to ceiling joists and battens repairing locally as necessary.
- 2.3 Insert an eaves vent in each of the four corners of the ceiling. Use Bradford Poly Eave Vent 220 x 418mm positioned 100mm from each edge of the ceiling with the long side orientated north-south.
- 2.4 Put the eastern and western clocks in working order. Check over, lubricate and leave all four clocks set at the correct time and in working order.
- 2.5 Investigate interior lighting of clock faces and, if it was present but is not currently working, replace globes and leave in working order with timed switching to cover the hours of darkness.
- 2.6 Replace existing ceiling mounted light fitting with new circular fitting on turned timber backplate to future detail. Allow a provisional sum of \$250 plus GST for light fitting. Check switching and leave in working order timed to hours of darkness.
- 2.7 Install security CCTV camera and spotlight to view entrance to rotunda.

3.0 Columns & Walls

- 4.1 Replace all rusted bolts to cast iron columns with galvanised bolts to match existing.
- 4.2 Repair perforated rendered balustrade and walls where cracked or damaged e.g. western side has a large crack and has been poorly repaired in the past. Scabble back to a sound surface and repair with cement repair mortar to engineer's specification. Finish to match surrounding surfaces.

4.0 Paintwork

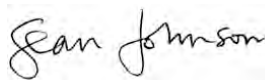
- 4.1 Arrange for a hygienist to test paintwork on all surfaces for the presence of lead. Take necessary precautions in dealing with lead paint when preparing surfaces for repainting.
- 4.2 Provide access for heritage architect to take paint scrapes to determine original colours of columns, wrought iron filigree decoration, ceiling beams, eaves fascia, etc..
- 4.3 Prepare and repaint whole rendered façade in acrylic paint for exterior masonry as specified, remove all areas of defective paint, i.e. paint that is peeling, cracked or flaking. Sound areas will be encapsulated by over-painting as per AS 4361
- 4.4 Remove all rust from all metalwork (including cast iron columns, wrought iron decoration) using hand and power tools to "St 3" standard as specified in AS2312.1: 2014.
- 4.5 Thoroughly prepare and repaint all metalwork and apply PUR6 paint system in accordance with AS 2312.1:2014 consisting of a Surface Tolerant High Solids Epoxy Coating 1st coat, a General Purpose Epoxy Coating 2nd coat and a High Build Recoatable Polyurethane top coat. Allow for 3 colours.

5.0 Floor & Stairs

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- 5.1 Check fall of Rotunda floor for drainage.
- 5.2 Remove paint finish, grind concrete and allow for levelling compound to provide an even surface with 1:100 fall to drain to stairs. Paint in heavy duty paving paint of grey colour.
- 5.3 Strip paint from stairs, repair nosings where necessary and repaint in paving paint. Install black carborundum self-adhesive strips between existing grooves in nosings.
- 6.0 Undercroft & Drawbridge**
 - 6.1 Replace timber lattice screens in arches with painted steel grilles to detail including gate to southern arch.
 - 6.2 Preserve and repaint iron security bars in half arches under stairs.
 - 6.3 Remove concrete bridge, make good surrounding surfaces and extend timber and steel drawbridge to form walkway to stairs.
 - 6.4 Add steel handrails to stair and drawbridge to future detail.
- 7.0 Moat, Fern Bowls & Surrounds**
 - 7.1 Remove old coatings, repair moat surface and build up the levels to ensure a maximum depth of water of 300mm up to overflow outlets. Install a waterproof membrane up to the level of drainage overflows.
 - 7.2 Check over and rectify water supply and relief drainage system.
 - 7.3 Install wiring and controls for flood lighting of the rotunda and moat from all four sides.
 - 7.4 Fill moat with fresh water up to a maximum depth of 300mm and install planting including water lilies to the design of landscape architect in consultation with heritage architect.
 - 7.5 Clean out fern bowls, waterproof interiors and install planting medium with ferns to landscape architect's details.
 - 7.6 Repair chips and cracks in perimeter walls. Cracks should be cut out beforehand. Cut and install 8 no. movement control joints with waterproof sealant joints to engineer's detail.
 - 7.7 Employ a bronze conservator to evaluate the condition and original finish of the plaques and carry out cleaning and waxing.



Sean Johnson
Lucas Stapleton Johnson & Partners Pty Ltd
LSJ Heritage Planning & Architecture

Appendix 3

Maintenance Plan for Buildings (following repair and reconstruction works)

Every month

Inspect external lighting, security measures, access ways and safety barriers.

Inspect and clean out eaves gutters, and spouts.

Clean moat of litter and weed growth.

Check operation of stormwater drains.

Every 6 months

Check operation of the four clocks and adjust as necessary.

Every year

Check moat for leaks, clear overflow pipes, check water supply valves.

Inspect structural timbers for termites and rot and take remedial action

Check external steelwork and spot prepare and paint if needed

Oil locks, hinges, etc.

Every 3 years

Check roof timbers and masonry walls for structural faults and take remedial action

Investigate corrosion at junctions of steelwork and footings, steelwork and floor slabs, steelwork and walls and spot repair, prepare and paint.

Check over and repair roof coverings and flashings

Every 5 years

Clean out stormwater drains

Paint external painted render, masonry, cement fibre etc. surfaces

Paint external metal surfaces

Paint all external joinery.

Appendix 4 AHIMS Basic Search Report



AHIMS Web Services (AWS)
Search Result

Your Ref/PO Number : Yeo Park

Client Service ID : 765652

Date: 21 March 2023

Kate Denny

Suite 101/191 Clarence Street

Sydney New South Wales 2000

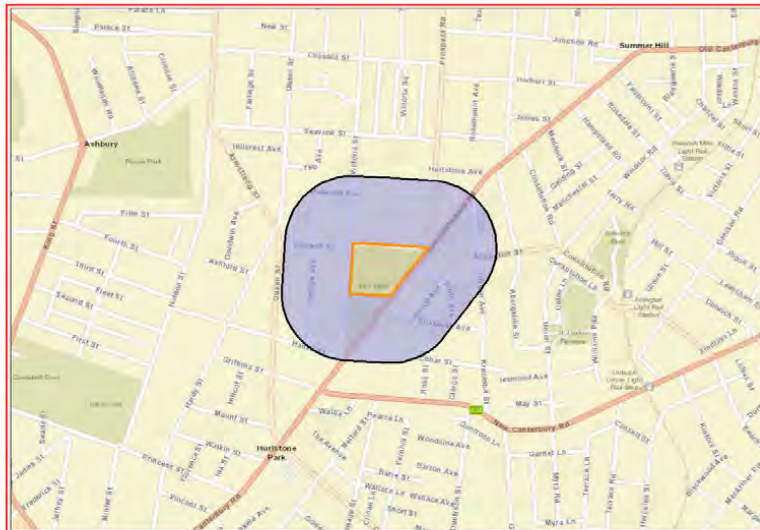
Attention: Kate Denny

Email: kdenny@lsjarchitects.com

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 7020, DP:DP93165, Section : - with a Buffer of 200 meters, conducted by Kate Denny on 21 March 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

Level 6, 10 Valentine Ave, Parramatta 2150
Locked Bag 5020 Parramatta NSW 2124
Tel: (02) 9585 6345

ABN 34 945 244 274
Email: ahims@environment.nsw.gov.au
Web: www.heritage.nsw.gov.au

Appendix 5
Copies of Heritage Listings

Item Details

Name

Rotunda

SHR/LEP/5170

Rotunda

Address

Victoria Street (Yeo Park) ASHFIELD NSW 2131

Local Govt Area

Inner West

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Parks, Gardens and Trees

Category

Bandstand/Rotunda

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Victoria Street (Yeo Park)	ASHFIELD/NSW/2131	Inner West	Unknown			Unknown	Primary Address

Boundary Description

Public reserve

Owners			
Organisation	Stakeholder Category	Records Retrieved: 0	
No Results Found		Date Ownership Updated	
Description			
Designer	Builder/Maker		
Physical Description			Updated
Physical Condition			Updated
Modifications And Dates			
Further Comments			
Current Use			
Former Use			

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Ashfield Local Environmental Plan 2013	336	12/23/2013 12:00:00 AM		
Heritage study					

Records Retrieved: 2

Procedures/Exemptions

Section of Act	Description	Title	Comments	Action Date	Outcome
			No Results Found		

Records Retrieved: 0

History

Historical Notes or Provenance

Updated

Historic Themes

National Theme

State Theme

No Results Found

Local Theme

Records Retrieved: 0

Recommended Management

Management Summary

Management

Management Category

Management Name

Date Updated

Records Retrieved: 0

No Results Found

Report/Study

Heritage Studies

Report/Study Name

Report/Study Code

Report/Study Type

Report/Study Year

Organisation

Author

Records Retrieved: 0

No Results Found

Reference & Internet Links

References

Type

Author

Year

Title

Link

Records Retrieved: 0

No Results Found

Data Source

The information for this entry comes from the following source:

Data Source

Record Owner

Heritage Item ID

Local Government

Inner West Council

1020696

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to heritagemailbox@environment.nsw.gov.au

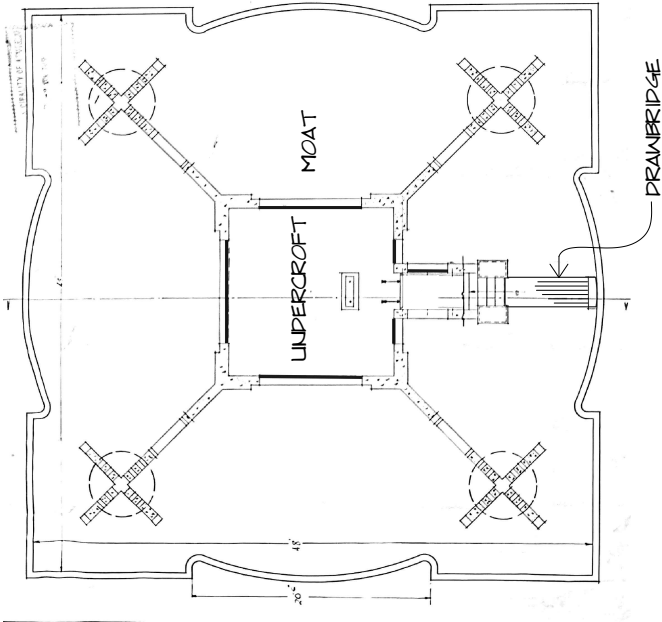
All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

Appendix 6

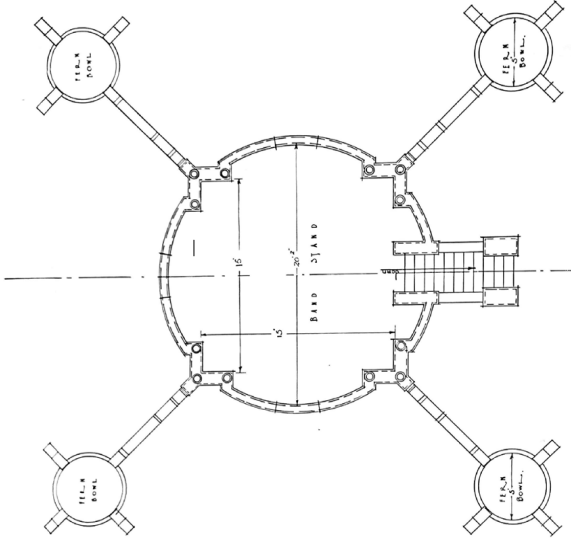
Architectural Plans and Original Specification

Item 13

Attachment 1

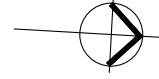
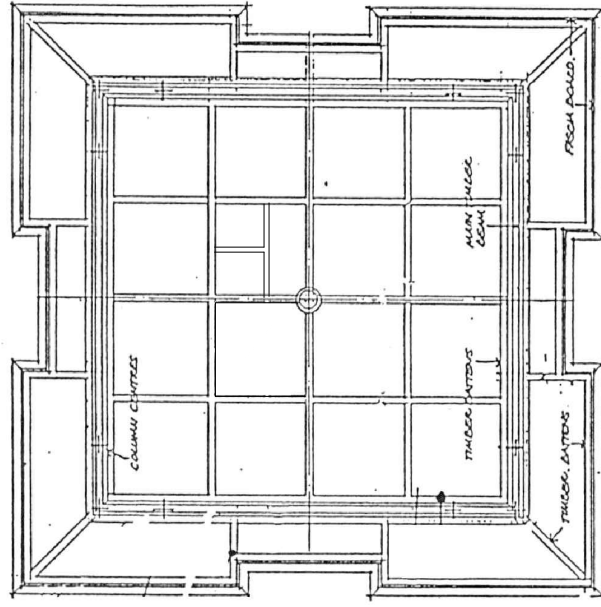
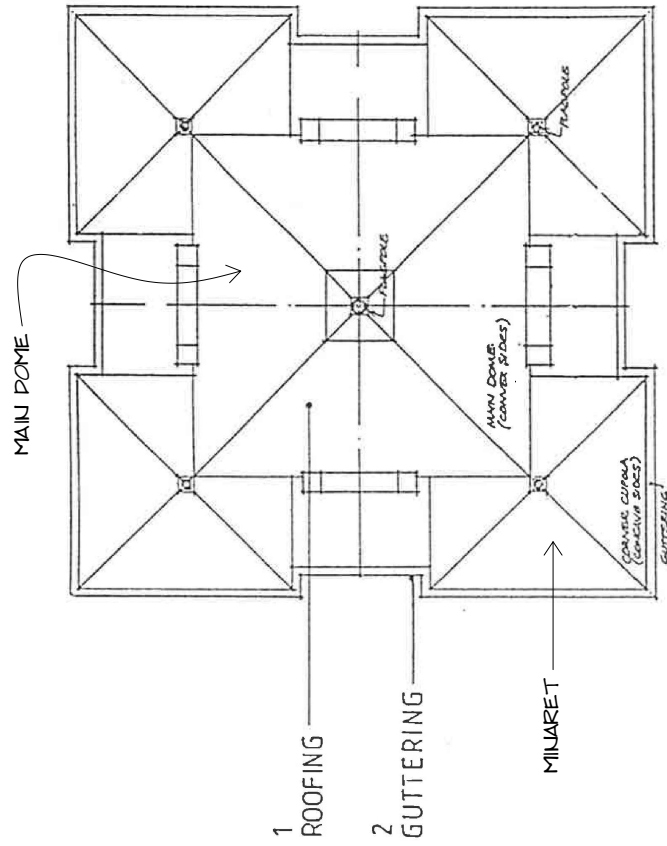


1 LOWER GROUND FLOOR
Scale 1:100 approx.

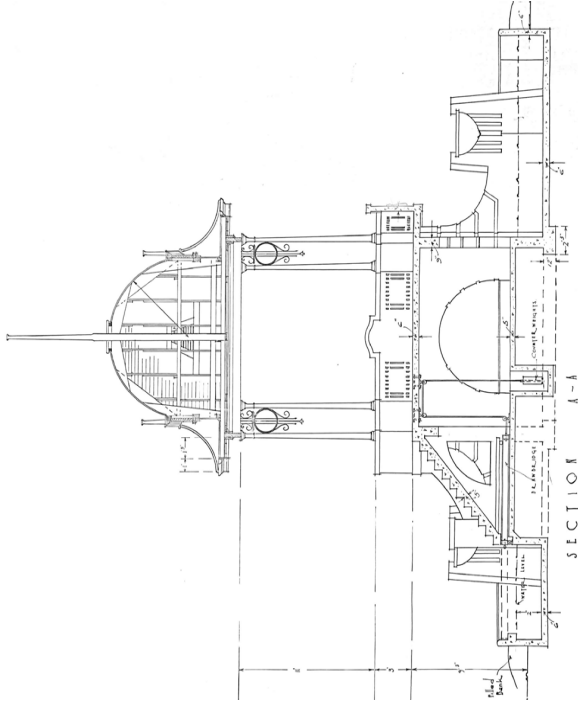


2 FLOOR PLAN
Scale 1:100 approx.

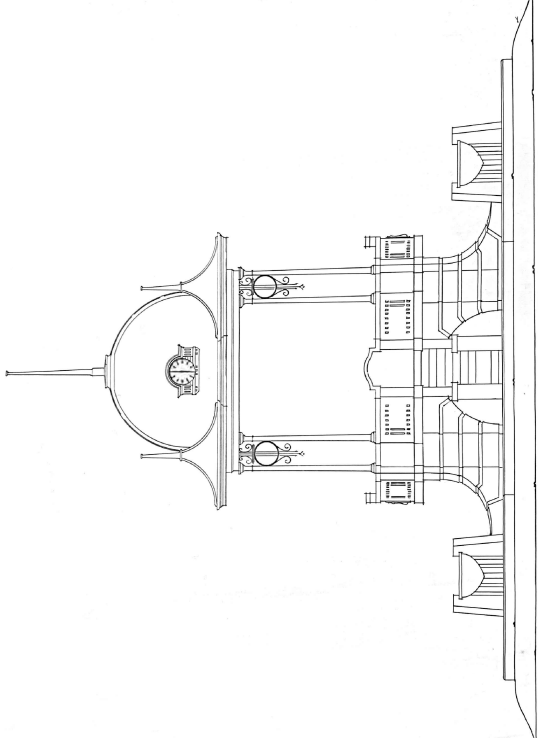
LUCAS STAPLETON JOHNSON 151 Heritage Planning & Architecture	YEO PARK - ROTUNDA REPAIR & RESTORATION WORKS			
	PLANS			
	126550/ 01			
Lucas Stapleton Johnson & Partners Pty Ltd Suite 301 155 King Street Sydney, NSW, 2000 T: (02) 9357 4811 F: (02) 9357 4811 A: 155 King Street Sydney NSW 2000 Nominated Architect: Ian Stapleton (Reg. 402) Email: mail box@ljarchitects.com Web site: www.ljarchitects.com		YEO PARK - ROTUNDA REPAIR & RESTORATION WORKS		
© Lucas Stapleton Johnson & Partners Pty Ltd Check all dimensions. Figured dimensions to be taken in preference to scale.		14/04/2023		
Date		Drawn		
No.		EC		
Amendment		1:100		



LUCAS STAPLETON JOHNSON L5J Heritage Planning & Architecture	Lucas Stapleton Johnson & Partners Pty Ltd (ABN 52 630 155 315) King Street Sydney, NSW, 2000 ACN 607 743 360 154 ACN 602 584 189 Nominated Architect: Ian Stapleton (Ref: 4032) Email: mail@l5jarchitects.com Website: www.traditionalonlineadvertisements.com		YEO PARK - ROTUNDA REPAIR & RESTORATION WORKS RCP and ROOF PLANS	Draw: No: 1265850 / 02
	Date: 14/04/2023	Scale (or A3): 1:100	Drawn: EC	Issued in preference to: John



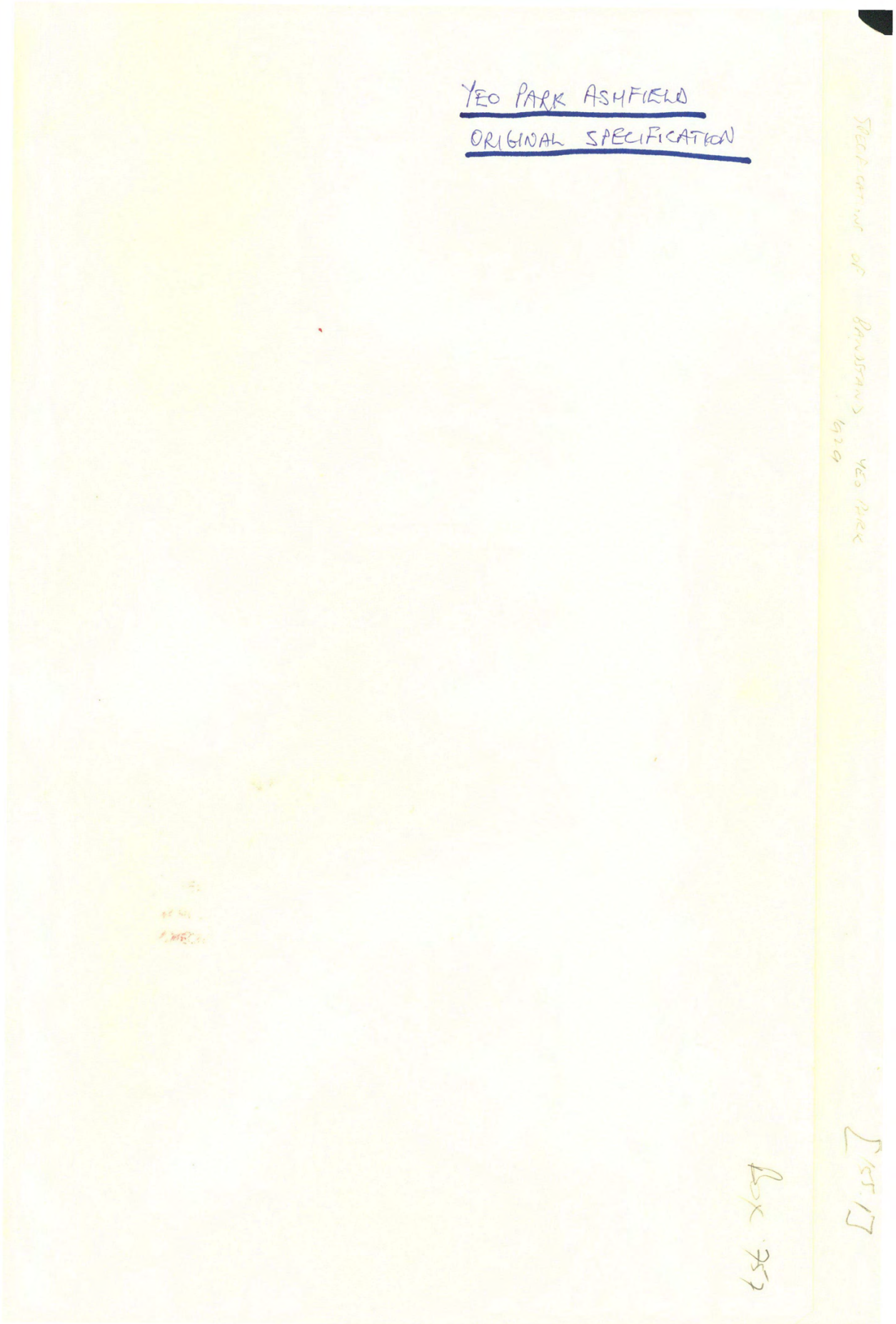
1 SECTION A - A
Scale 1:100 approx.



2 NORTH ELEVATION (TYPICAL)
Scale 1:100 approx.

LUCAS STAPLETON JOHNSON LSJ Heritage Planning & Architecture	Lucas Stapleton Johnson & Partners Pty Ltd Suite 303, 155 King Street Sydney, NSW, 2000 T: (02) 9357 4811 F: (02) 9357 4811 A: 155 King Street Sydney NSW 2000 Nominated Architect: Ian Stapleton (Reg. 4032) Email: mail box@lsjarchitects.com Web site: www.lsjarchitects.com	Job YEO PARK - ROTUNDA REPAIR & RESTORATION WORKS	Drawn EC	Scale (at A3) 1:100	Date 14/04/2023	Page No. 126550/ 03

Date No. Amendment

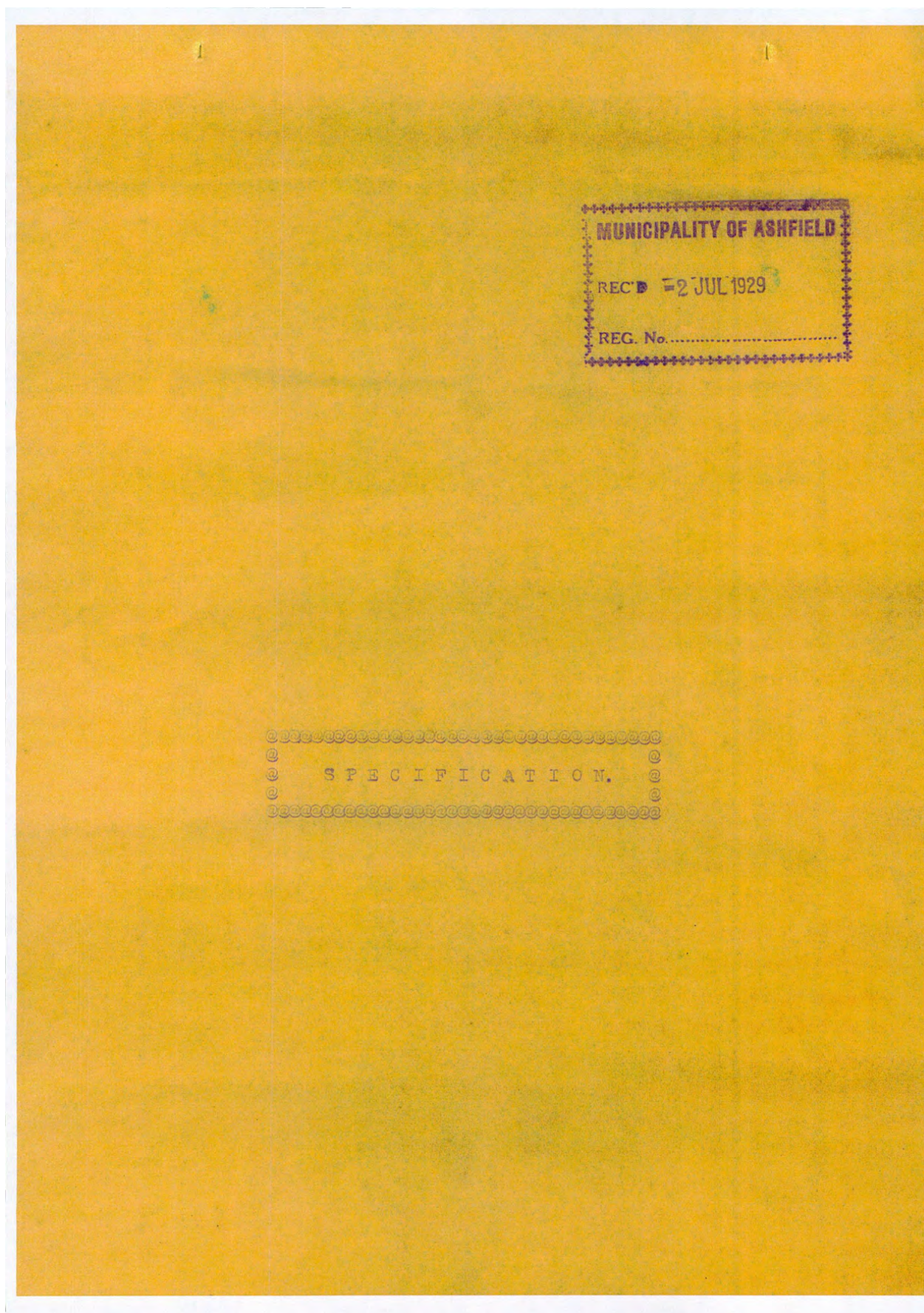


YEO PARK ASHFIELD
ORIGINAL SPECIFICATION

Specification of Bandstand
Yeo Park
1919

Box 252

[1.52]



SPECIFICATION of work to be done and Materials to be used in and about the Erection and Completion of Reinforced Concrete Bandstand at Yeo Park, ASHFIELD, in accordance with the accompanying drawings and such other details as may from time to time be issued and under the Superintendence and to the directions and satisfaction of the Ashfield Municipal Council or their representative.

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NOTICES. Give notices to Municipal and other authorities, comply with all rules and regulations, pay all fees in connection with same except where waived by reason of work being Council Property.

MATERIALS & LABOR. All materials to be of the best of their respective kinds and only the most skilled and approved labor to be employed throughout.

NOTE. Tenderers are required to inspect the site in their own interest and tender accordingly, to familiarize themselves with the surroundings and the nature of the soil etc.

NOTE. All work to be carried out to the full and true intent and meaning of the drawings and specifications taken together, and anything not particularly shown on the drawings but mentioned in the specifications, and anything not particularly mentioned in the specifications, but shown on the drawings, also all minor works that may have inadvertently been omitted from both the plans and specifications, but are obviously necessary for the due and proper completion of the works, are to be taken as shown and specified, and duly carried out as part of the contract.

CONDITIONS. All work to be carried out in strict accordance with the rules and regulations adopted by the Master Builders Association of N. S. W. and the Institute of Architects, and with the working

DAMAGE. Any damage whatever during the course of the contract, to be made good in a thorough workmanlike manner to the satisfaction of the Council or their representative. Any defects, shrinkages or any other faults etc that may appear within Three (3) months from date of completion of the contract, arising from improper or defective materials or unskilled workmanship, to be rectified by the Builder at his own cost, and in case of default, the Council may have such defects faults etc made good, and take proceedings against the contractors to recover the cost of same.

The sum of One Hundred Pounds Stg. (£100), will be held in hand by the Council for a period of Three (3) months from the date of completion of the work, as a guarantee of faithful workmanship and proper materials being used.

NOTE. Contractors are requested to state in their tenders the time they required to complete the work and hand over to the Council ready for use.

ATTENDANCE. The contractor shall attend personally on out away and make good after other trades and at all other times, shall keep a competent Foreman on the works as his representative, to take the directions of Council or their representative.

PROVISIONAL SUM. Contractors are requested to allow the provisional sum of One Hundred Pounds Stg. (£100), in their tender, to cover the cost of of any unforeseen works etc that may arise or become necessary during the execution of the contract, such sum if not used, to be deducted from the contract sum on completion of the works, if or what portion of same, is not expended.

EXTRAS. No extras will be allowed unless authorised by the Council or their representative in writing, and the price for same agreed upon before such work is carried out. In the event of any extra work being done except under these conditions, it will be deemed as

INSURANCE. Insure the work for the Full contract amount before starting building operations in an approved office in the joint names of Builder and Council and lodge the policy with the Council, also indemnify the Council against loss or damage to any person place or thing for the duration of the Contract. Builder will be also required to cover all trades etc under the Workmens Compensation Act.

PLANT ETC. The contractor is to provide all necessary plant, gear, scaffolding etc, etc, that may be required throughout to carry on work work in a tradesmanlike manner and as expeditiously as possible.

RESPONSIBILITY. The contractor will be held responsible for the setting out of the works, levels etc, and any mistakes he or any of his employees shall make, and shall at all times keep a competent foreman on the works, to see that such are carried on in a workmanlike manner in accordance with the drawings, details and specifications and to receive the directions of the Council representative.

The contractor shall not sub-let any part of the works etc without the consent of the Council or their representative, unless otherwise specified, such consent not to be unreasonably withheld, the contractor however will be held responsible whether the work is sub-let or not.

P. C. SUMS. All sums quoted PC will be dealt with as set out in and to comply with the rules etc in clause of Conditions of Contract affixed to agreement, as adopted by the Master Builders Association and the Institute of Architects, unless otherwise specified or agreed upon.

RUBBISH. All rubbish as it accumulates to be collected and cleared out from the premises and site? Keep space under concrete free from debris and organic matter. Spread superfluous earth over on ground

the surrounding ground or park, or if no suitable place is found, cart away and tip, as directed by the Council or their representative.

EXCAVATOR.

Excavate to the various widths and depths shown on the drawings or required, to good sound bottoms, in all cases approved of by the representative of the Council before placing footings etc in same, removing all tree stumps etc that may be encountered, also excavate for water and drain pipes as necessary. Water pipes to have at least 12" cover and drain pipes sunk enough to allow of water being drained off from round bandstand as specified later.

Excavations to be timbered where necessary to prevent falling in of earth and to ensure a reasonable smooth or straight surface to concrete to backs of walling etc.

DRAINER.

Allow for placing in position approximately One Hundred Ft run (100), of 4" glazed earthenware drain pipes laid with proper fall to convey water from moat around bandstand to the most convenient drain, gutter or gully to the directions and approval of the Council or their representative, and connect same up to bottom of floor of Moat as specified in plumbing. Joint between pipes and concrete retaining wall to be made watertight.

C O N C R E T E . O R .

Concrete for floor and retaining walls of reservoir, to be composed of 4 parts $\frac{3}{4}$ " blue metal, 2 parts sharp sand and 1 part best portland cement, this will also apply to all other concrete throughout, the whole accurately measured and mixed in a batch mixer of approved design, and of sufficient size as will allow of one complete bag of cement being used with each batch. Sufficient water to be added to bring the resultant mixture to a quaking consistency.

MATERIALS.

CEMENT. The cement shall be of the best quality, Australian manufacture, supplied in bags, and sealed and stamped as having passed the tests prescribed by the N.S.W. Government. All cement shall be protected from moisture, no damaged caked or lumpy cement shall be used in any portion of the work throughout.

SAND. Good sharp sand shall be used throughout, free from clay, dirt organic matter and all foreign substances.

WATER. Only clean fresh water free from impurities may be used.

AGGREGATE. Aggregate shall be broken blue metal screened to pass to size mentioned above, and the whole to be perfectly clean and free from dust etc.

PROPORTIONS. Gauge boxes to be used for determining the proper proportions, boxes for the aggregate and sand to be of such size as to allow of one complete bag of cement being used.

CENTERING.

The centering must be erected rigid, true and properly braced, of sufficient strength to easily carry the dead weight of the liquid concrete without deflection. All joists to be absolutely tight to prevent undue leakage of water from the concrete.

The design of the centering shall be such that the sides of beams can be struck first, then the slab centering complete,

FINISH.

On removing centering, leave the work reasonably smooth, though rough enough to form key for cementing as shown on drawings.

PLACING CONCRETE.

Before placing any concrete the shuttering must be thoroughly cleaned of all sawdust, wood, dirt or any other foreign matter.

The concrete shall be placed in position as soon after mixing as possible and on no account to be incorporated in the work after it has begun to set. The concrete to be thoroughly puddled into the work forms and round reinforcement as soon as it is placed to leave no voids in the work. It shall be well spaded back from the faces of work or shuttering to ensure a good surface.

When concreting is commenced it must rigorously as far as possible, be carried to completion without a break, as far as possible. When this is impossible, the plane of stoppage must be at right angles to the reinforcing steel, made vertical and thoroughly cleaned off and grouted solid with neat cement before concreting is resumed. The plane of stoppage shall in general be in the center of beams or slabs. In no case shall the stoppage take place in beams or slabs where a concentrated load comes thereon.

Decking slabs must in all cases be cast at the same time as the beams of which they form part, this is very important.

After placing concrete in forms, care to be taken that it is not disturbed by walking or wheeling over or by vibration of the forms in any way, until the concrete has thoroughly set. The top surface of all flat work shall be levelled off with wood screed in conjunction with wood blocks.

REINFORCEING STEEL.

The reinforcing steel shall be rib bars, having a mechanical bond with the concrete and to be placed in correct position and number as shown on the working detail drawings,

Contractor is to allow in tender the sum of Seventy Four Pounds Stg. (£74). P.C. to cover the cost of reinforcing steel throughout, supplied, together with all placement details etc etc unless otherwise directed by Council or their representative, by the Trussed Concrete Steel Co. of Aust, which price includes the delivery of steel to site, bent, tagged and with placement lists and details ready for placing in position.

OT WEATHER. Exposed surfaces must be kept damp and suitably protected from the sun during hot weather with approved materials to prevent premature drying of concrete and subsequent cracking.

TRIKING CENTERING. CAUTION. This is an operation which required great caution and before any centering is removed, the foreman must ascertain that the concrete has set sufficiently hard to carry the load coming thereon. He must personally supervise the removal of all centering and see that no heavy loads come on the work when centering is struck unless special provision is made for same. Column forms may be removed 4 days after concreting, beam sides may generally be removed 10 days after. Slab centering up to 6ft spans in 10 days, over 6ft spans, 2 days per ft. of span.

Beam bottoms and supporting props may be removed after 30 days from placing concrete. The above times are a minimum and will vary in different circumstances. Permission must be obtained by the contractor from the Representative or Engineer in writing before centering is removed.

ENERALLY. All walls, slabs, beams, stairs etc. to be to sizes shown on concrete Engineers details, with reinforcement of size, number and position indicated in same, properly placed, concreted and left for the requisite time in forms. Confer with carpenters, plumber and steel workers re making provision for bolts etc. etc. throughout and leave the whole of the concrete work in a finished tradesmanlike manner to the approval of the Council representative

PAVING.

FLOORS.

Floor to bandstand also treads and risers to steps to same to be finished with at least $1\frac{1}{4}$ " thickness of topping composed of 2 parts fine blue metal screenings and 1 part best portland cement of an approved brand, the whole thoroughly and evenly mixed and steel trowelled smooth to a polish and graded to shed water to the directions and satisfaction of the Council representative.

Treads to steps to be nosed as shown on the details and finished with 3 safety grooves run in same, returned to against copings to drain same of water.

Floor to reservoir or moat surrounding bandstand to be finished with 1" of good cement, thoroughly trowelled smooth and graded to shed water to outlet or drain-offittings etc as specified later, this topping to be composed of 3 parts sharp sand and 1 part best portland cement.

All floors to reservoir and bandstand to be neatly coved to against all vertical wall and pier surfaces and the whole to be left in a finished tradesmanlike manner to the approval of the Council Representative.

STEELWORK.

Provide and fit twelve (12) cast iron columns complete with wrought iron scrollwork to detail, with all necessary holding down bolts and plates top and bottom, well anchor and bed in concrete of piers.

Allow the PC sum of One Hundred and Ninety Pounds Stg, (£190) to cover cost of columns and scrollwork, delivered to site ready for fixing in position. This estimate was obtained from J. Murray, structural Engineer, Albert St, GLADESVILLE, though the contractor is allowed to obtain quotes elsewhere with the

CARPENTER.

TIMBERS. All timbers to be sound, free from shakes or dry rot, bad knots, thoroughly seasoned and to the full trade sizes specified.

CEILING JOISTS. To be 4x2 oregon spaced 18" centers, carried out to the full projection shown, with short joists mortised and tenoned into 2 sides to give projection all round, well spiked to 15"x4" dressed oregon plates, well bolted to iron columns. Ceiling joists to be fitted with 5x2 stiffener to center of span and well cleat to joists. Trim for manhole to roof where directed and fit with cover to match surrounding ceilings to the directions and satisfaction of the Council representative. Finish with 9x1½ beaded oregon fascias and also Fibrolite soffits as elsewhere specified, also 2" ovolo or scotia planted on under to receive gutter.

COF. Construct as shown on the drawings, rafters to main dome being from 1½" thick stuff up to 10" wide to allow of segments being cut forming curve, rafters for corner turrets or minarets to be from 1½" stuff of the necessary widths also to allow of curve being obtained, the whole to be well spiked together and to ceiling joists etc, all rafters spaced 18" centers. Trim for flat apex to roof with 2" stuff as required. Provide and fit flagpole from 8x8 dressed oregon with turned top and bottom complete, this will also form center ridgepole to roof and to be well anchored and bolted to 5x2 stiffeners which will run both ways to suit at base as shown on the drawings.

Put 3x2 oregon collar ties to each alternate pair of rafters to main dome, both ways spiked to all joists etc.

Fit spires to corner minarets from 5x5 dressed and turned oregon complete with bottoms similar to large pole and well anchor and fix same complete with small mould neatly mitred round bases of poles over flashing or roof finish.

Form all necessary woodwork required for copper louvre

between minarets or turrets with 4x $\frac{3}{4}$ T&G Baltic, properly cut down, mitred to angles, craped up nailed and punched, the whole laid, finished and left in a workmanlike manner with vents formed and left ready to receive copper to the satisfaction of the Council or their representative.

CEILINGS. EAVES. Ceilings and eaves to be Fibrolite, well secured to rafters firring etc with galv fibronails, and main ceiling fitted with 6x1 oregon planted on inside of plate and similar strip on ceiling against same with 2" ovolo or scotia to angle, and center of ceiling strapped or panelled out with 4x1 coverstrips. Finish the eaves with Fibrolite similar to main ceiling using 4x1 coverstrips and plant 7x2 oregon on outside of plate with 1 $\frac{1}{2}$ " ovolo under, the whole as shown on the drawings and to the satisfaction of the Council or their representative.

DRAWBRIDGE. Construct to details from 6x2 rebated hardwood frame with 5x2 center stiffener and 4x1 $\frac{1}{2}$ decking spaced as shown with ends chamfered, complete with all necessary ballbearing pullys, wheels tracks, etc, all of gun metal or other approved not rusting metal, also wire cables and cast iron counterweights, also draw out and snap fastening apparatus, the whole as per details and to the directions and approval of the Council or their representative.

GENERALLY. Do all work necessary in connection with the trade whether specified or not but is obviously necessary for the due and proper completion of the works and leave the whole in a finished tradesmanlike mannerto the approval of the Council or their representative.

P L U M B E R.

GUTTERS ETC. Fit 4½" 24 gauge galv quadrant gutters with soldered joints and returned ends, well secured to eaves with long tailed brackets and straps, clips etc, and fit 24 gauge 1½" dia. short ornamental spouts, (2) to each minaret in center of stretch of gutter to same.

ROOF. Cover the whole of the roofs as shown on the drawings with stout copper fish scale and plain sheets well lapped and properly laid complete with all necessary ribbed hip rolls, also apex to main roof dome as shown on the drawings. The main dome to be covered with fishscale (large pattern) with stock pattern hip rolls, minarets and flats between same same to be finished with () gauge plaincopper sheeting complete with hip rolls where necessary or directed or otherwise finished to hips to the approval of the Council.

Form louvre vents in roof of stout copper wrought to detail and finished in a watertight manner to the approved design selected by the Council.

The whole of the copper work specified above to be carried out by Wunderlich Limited at the PC sum of Two Hundred and Seventy Five Pounds Stg. (£275), fixed, this does not include the (4) louvres for which the sum of One Hundred and Eight Pounds Stg. (£108), fixed, the whole roof complete with the exception of the guttering spouting and flagpole fixing, though all necessary flashing etc is allowed for in this price. The contractor is also to supply and erect all necessary scaffolding and do all necessary woodwork sarking etc called for and shown in details or directed by the Company and otherwise reasonably assist the firm above mentioned. The prices quoted above include 10% commission to the contractor.

WATER.

Lay on from the mains, supply and fit meter and stop cock and make provision for and enclose same from public interference to the approval of the Council and run line of 2" galv iron pipe to give service to fill reservoir. Test and leave the whole in workmanlike manner, ready for use and in compliance with all rules and regulations of the Water Sewerage and Drainage Board.

DRAW OFF.
OVERFLOW.

Provide means of drawing off water to allow of cleaning of reservoir by means of 3" wrought iron galv properly trapped pipes and connect same to 4" run of earthenware drain pipes as previously specified. Pipes to be fitted with small mesh stout copper or brass crimped wire strainers to prevent pipes becoming fouled with refuse and mout of trap or pipes to be set or sunk in sunk or shallow depression in floor of reservoir to the directions and satisfaction of the Council or their representative.

The draw off pipes to be long enough to allow of overflow line of similar pipes being brought in behind wheel valve which will be specified later, and the before mentioned line of earthenware drain pipes. Overflow line of pipes to be carried over to against bandstand island, fitted with elbow, carried up to height to be directed from floor of reservoir and fitted with strainer similar to draw off pipes.

Draw off pipes to be fitted with stop cock, (wheel valve or key operated) to the selection of the Council, path box etc complete to allow of water being drained off from round bandstand to allow of cleaning reservoir when required, the whole to the directions and satisfaction of the Council or their representative and in compliance with all rules and regulations.

ELECTRIC LIGHT.

Is not provided for in this specification, but will be carried out by Council, during or on completion of the bandstand, Contractor to give access and reasonable assistance if done while bandstand is building.

PLASTERER.

CEMENTING.

Neatly cement render at least $\frac{1}{4}$ " thick to the whole of the surround walling both sides from just under ground line to top and from floor to top inside and neatly round off top as shown also cement the whole of the island above floor level and floor to same under bandstand including pit for counterweights, also the whole of the interior walling to island and underside of main bandstand floor slab and soffit to steps, also fascias ramps piers and risers to steps, also the whole of the interior and exterior concrete work to bandstand walls and piers neatly finishing to inside of all openings in walls etc, also the ~~whole~~ whole of the slopes abutment piers and bown supports, and all other visible concrete throughout that should in the opinion of the Council or their representative be cemented and so directed. Fern plant bowls to the four corners may be cast in position or bought separately and built in position, but in all cases to be to shape shown and to match surrounding cement work finish unless otherwise directed or approved by the Council or their representative.

Make provision to drain off surplus water from earth in fern bowls .

Do all other cementing required whether shown or not but is obviously necessary for the completion of the works, neatly finish to all openings in walls and abutment piers etc, run all moulds copings, rustications etc, finish all angles arrises etc neatly, thoroughly point up in good cement where required and make good throughout and leave the whole in a finished tradesman like manner to the approval of the Council or their representative.

P A I N T E R.

MATERIALS.

Paint to be composed of genuine white lead and only the best approved brands of oils and color to be used throughout. Paints as far as possible being mixed on the premises and ingredients rubbed through several thicknesses of fine cheese cloth. The tints in all cases to be chosen by Council or their representative.

All paint to be mixed with 1/6th its bulk copal varnish.

METHOD.

Clean down, knot, stop, prime and otherwise prepare all wood and ironwork throughout, usually painted or intended to be painted and give all woodwork (4) coats of top of priming and ironwork and copper where directed or specified 1 good coat.

The whole of one coat to be finished and left to dry before another is applied, after rubbing down. Various coats to be applied in different colours and finishing coat to be brought to a fine blemish free finish to the approval of Council.

Minarets and louvres to be given 1 good coats of paint in selected tint, also all guttering and spouting, remainder of copper work throughout, being left unpainted.

COLOR.

All fibrolite to be finished with 2 good coats of approved cold water paint in tints to be selected by Council.

GENERALLY.

Do all work necessary in connection with the several trades whether specified or not but is obviously necessary for the due and proper completion of the works, test services and fittings, clean floors and collect rubbish etc remove same and plant etc and leave the whole complete and ready for use, in compliance with all rules and regulations and to the approval of the Council or their representative.

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INNER WEST



Engagement outcomes report

122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale – Site –specific amendment to the Leichhardt Development Control Plan 2013.

Contents

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Summary

The site-specific Development Control Plan (DCP) for 122-130 Pyrmont Bridge Road and 206 Parramatta Road, Annandale was publicly exhibited for 31 days from 22 May to 21 June 2023. The exhibition material was made available online at Your Say Inner West (YSIW) and 5088 letters posted to surrounding neighbours, including landowners and occupiers.

21 submissions were received during the exhibition period, 16 through YSIW and 5 by direct email. Of 21 respondents who were asked 'do you support the site-specific DCP amendment?', 9 respondents supported the proposed amendment, 5 opposed it, 2 were unsure and 5 others didn't communicate a formal position on the proposal.

Background

On 5 May 2023, the Department of Planning and Environment (DPE) finalised an amendment to the Inner West Local Environmental Plan (LEP) 2022 for the above site.

The new LEP planning controls will facilitate a health services facility on the site, now zoned B5 Business Development Zone with an FSR of 4:1 and a maximum height limit of 35m. The site-specific LEP provisions require that a DCP be prepared which provides detailed guidance for the redevelopment of the site.

At its meeting on 14 March 2023 (C0323(1) Item 4), Council endorsed to place the draft site-specific DCP amendment on public exhibition to seek community's feedback in line with the requirements of Council's Community Engagement Framework, Environmental Planning and Assessment (EP&A Act 1979) and Environmental Planning and Assessment (EP&A Regulation 2021).

Engagement methods

What was the method of engagement?

- Online: on yoursay.innerwest.nsw.gov.au
- By mail: 5088 notification letters to surrounding neighbours including landowners and occupiers in Inner West and City of Sydney areas
- By email: to YSIW subscribers

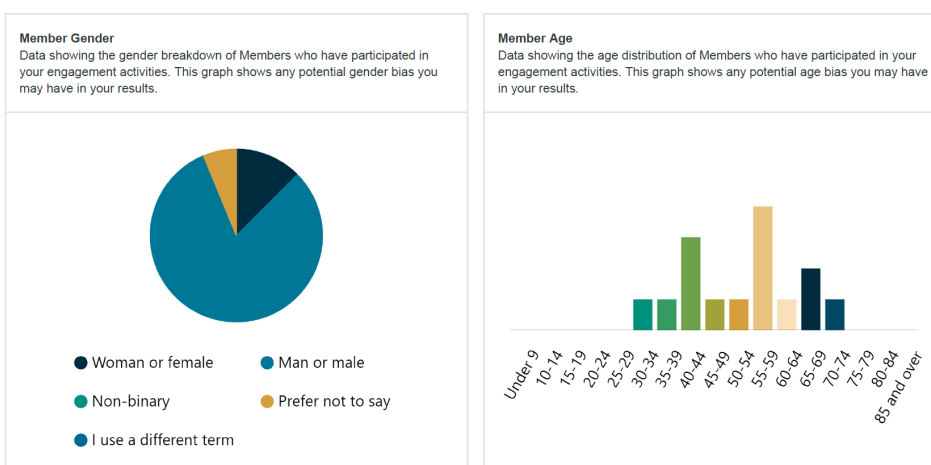
Engagement outcomes

How did people respond?

21 submissions were received during the exhibition period, 16 through YSIW and 5 by direct email. The YSIW project page had 303 individual visitors and relevant documents downloaded 44 times.

Who did we hear from?

The YSIW community submissions were predominantly from residents in Camperdown and Annandale. The figures below identify the demographics and locations of the respondents.

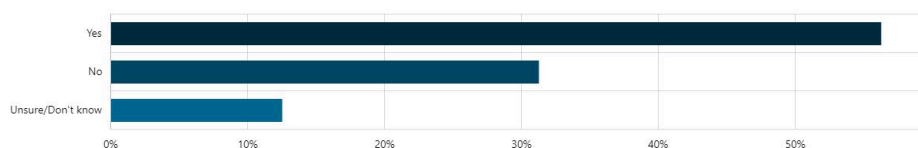


Member Contributions by Location Information regarding the location of Members who have made contributions in your engagement activity.				
Location	Postcode	Contributors	Contributions	
Camperdown	2050	6	6	38%
Annandale	2038	5	5	31%
Stanmore	2048	2	2	13%
Birchgrove	2041	1	1	6%
Camperdown	1450	1	1	6%
Dulwich Hill	2203	1	1	6%

There were 5 email submissions, 4 from the community, and one from a consultant on behalf of the proponent.

What did they say?

Of the 16 YSIW respondents who were asked 'do you support the site-specific DCP amendment?', 9 respondents supported the proposed amendment, 5 opposed it and 2 were unsure/didn't know. See below graph for breakdown:



There were 4 email submissions from the community, none of which were clearly for or against, but all provided valuable feedback to be considered for the draft DCP.

Summary of feedback

An overall support for the proposed DCP controls as the site provides an opportunity for:

- reinvigoration and revitalisation of the area.
- employment and additional amenity to local businesses and residents.
- improved public domain including footpath on and crossing of Parramatta Road for cyclists and pedestrians.

Concerns were raised relating to:

- Lack of controls to deliver enhanced community and cultural outcomes, especially for First Nations and Connecting with Country principles.
- The height is excessive, causing overshadowing concerns, loss of amenity for neighbours, creating a wrong precedent, and out of scale next to surrounding single-storey dwellings.

- Inadequate environmental targets with no requirement for rooftop solar.
- Inadequate quantitative controls relating to tree canopy and height (draft controls considered to be subjective).
- Insufficient supporting infrastructure, including parking, roads and access, for the intended use.
- Inadequate adaptive re-use of the existing industrial facades.
- Lost opportunity to deliver housing.
- Adverse impact to local residents during construction phase and after delivery, including insufficient parking, pedestrian safety and traffic congestion.

The proponent's submission requested the following changes to the DCP:

- Removal of reference to 8 storeys to allow an additional storey.
- Remove reference to stepping down to Johnstons Creek.
- Remove references to land dedication and easement.
- Remove reference to undergrounding power cables.
- Delete reference to underpass and the link being publicly accessible.
- Reduce tree canopy and deep soil requirement to 5%.
- Minor formatting changes relating to wording in sections for desired future character, access, public domain.

The following tables provide detailed assessment of community's feedback, proponent's submission and supporting response from Council officers.

Officer comments

Community Feedback

Issue Raised	Council Officer Response
Traffic and Parking <ul style="list-style-type: none"> - The site location at the corner of a busy intersection poses a safety risk. - Access and proposed entry/exit points are not suitable at this busy intersection. Areas of concern being the turn from Parramatta Road on to Mathieson Street. - Parking provision is inadequate and unjustified. - The site will burden local roads affecting local amenity. 	<p>The Planning Proposal and draft DCP are supported with Transport Assessment report prepared for the proponent by MLA Transport Planning. The report considers the proposed access arrangements, loading and servicing requirements, parking and safety.</p> <p>Section 4.7 of the draft DCP sets out objectives and controls relating to parking and access which sufficiently consider these concerns. Section 4.7 Parking & Access Control C15 requires a Traffic Report to be submitted at the Development Application (DA) stage to address accessibility and safety requirements at the detailed design stage.</p> <p>Construction impacts can be addressed through the construction management plan at the DA stage.</p>

Issue Raised	Council Officer Response
<ul style="list-style-type: none"> - The construction period will be especially burdensome on local roads, parking, pedestrian safety and community. - Provision to turn both left and right on to Pyrmont Bridge Road from Cahill Street should be considered. - No access to and from Pyrmont Bridge Road should be considered. - Unclear if the Parramatta Road Urban Amenity Improvement Plan has been considered. 	<p>The proposed parking controls are consistent with the requirements of Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and Council/ DPE's precinct-wide Traffic and Transport Study recommendations. In addition, Section 4.7 Parking & Access Control C5 requires a detailed parking demand assessment and parking management plan at the DA stage.</p> <p>The draft DCP controls to encourage the use of active transport including bicycle parking, and showers/changeroom facilities for staff as described in Section 4.7 Parking and Access.</p> <p>Section 4.5 Public Domain Control C4 includes reference to integrating with the Parramatta Road Urban Amenity Improvement Plan.</p> <p>Further, Council officers will be recommending minor changes to the Section 4.7 Parking and Access to strengthen controls relating to encouraging sustainable transport and improve pedestrian and cyclist safety on and around the site which will assist in addressing community's concerns.</p>
<p>Height and overshadowing impacts</p> <ul style="list-style-type: none"> - The height is excessive and sets a precedent for future development in the area. - The excessive height will affect local communities and neighbouring properties, notably houses across the street on Mathieson Street. - There is no local precedent for a building of this height. - Overshadowing/loss of solar access is a concern for neighbouring housing. - Concern for how council will ensure controls are adhered to. - The height increase is incongruous with surrounding development - 	<p>The maximum height and FSR controls are set by the IWLEP 2022 which was finalised by DPE. The role of this DCP is to provide supporting guidelines for the future development – it cannot contradict or change the LEP height/FSR controls.</p> <p>The Draft DCP includes controls to manage adverse visual and amenity impacts through detailed design guidance, including the stepping down of buildings to the north-west of the subject site along Cahill Street, see Section 4.4 Built form, height and design – Control C2.</p> <p>The proposed development is likely to create additional overshadowing impacts given its proposed height, although there are limited residential areas adjacent to the site which may be impacted as the precinct is predominantly industrial. Overshadowing impacts are to be managed through appropriate setbacks and transitions as outlined in the DCP controls so that the surrounding sites continue to receive adequate solar access. Section 4.4 Built form and design Control C10 requires the building design to reduce building bulk, minimise overshadowing and loss of privacy to the neighbouring properties.</p>

Issue Raised	Council Officer Response
<p>the whole precinct should have FSR increases.</p> <ul style="list-style-type: none"> - Incorrect overshadowing analysis as part of proponent's report 	<p>Any future development is required to demonstrate its consistency with the LEP and DCP provisions at the DA stage.</p> <p>With reference to FSR and height increases for the area, Council is preparing a masterplan which will inform changes to planning controls for the wider precinct.</p>
<p>Environmental performance</p> <ul style="list-style-type: none"> - Lost opportunity to deliver rooftop solar on new development, generating power that can be fed back into the grid. - 5 Star Green Star Rating is inadequate, minimum 8 Star should be required including mandatory rooftop solar and batteries. 	<p>Section 4.8 Ecologically Sustainable Development Control C2 (b) of the draft DCP requires incorporation of optimised rooftop solar photovoltaic systems.</p> <p>The highest Green Star Rating Buildings is 6 Star – World leadership. The proposed 5-star Green Star Buildings Rating for Australian Excellence is adequate for this site.</p> <p>Council officers will be recommending new objectives and controls in the Section 4.4 Built form and design regarding enhanced sustainability requirements in relation to circular design/ adaptability beyond the 6 Green Star rating.</p> <p>This new approach will help meet enhanced sustainability reporting requirements and emissions obligations, boost sustainability ratings, and ultimately contribute to making the innovation precinct more liveable, resilient and sustainable.</p>
<p>Revitalisation</p> <ul style="list-style-type: none"> - A good use of space and revitalisation for the area which needs uplift. - The site will improve amenity for local residents and businesses. 	<p>Council notes the support for revitalisation and intends to deliver the objectives of Tech Central, PRCUTS, Camperdown–Ultimo Collaboration Area and Sydney Innovation Precinct for Health Education Research in the locality through future redevelopments.</p>
<p>Zoning and use</p> <ul style="list-style-type: none"> - B5 Zoning no longer exists and should be E3 Productivity Support as per update to Standard Instrument. - More holistic planning required so that these impacts don't occur in a 	<p>This site is a Deferred Matter under the Employment Zones Reform until 26 April 2025. As such, the previous employment zones (i.e. B5 Business Development Zone) will continue to apply until a precinct-wide land use approach is finalised through the master planning process.</p>

Issue Raised	Council Officer Response
<p>piece-meal fashion, subjecting residents to years of construction impacts and uncertainty.</p> <ul style="list-style-type: none"> - Lost opportunity to deliver much needed housing. 	<p>This site-specific proposal is ahead of Council's Planning Proposal for the wider area. Council's master plan will provide a holistic approach to planning for the area.</p> <p>Residential uses are not appropriate on this site given the industrial nature of the precinct, associated land-use conflict issues and its future role as an innovation precinct to support health and education uses. This is identified across NSW Government's and Council's strategic plans.</p> <p>Appropriate sites to support housing are being investigated around the employment areas in the master plan.</p>
<p>Public domain</p> <ul style="list-style-type: none"> - Request to improve the pedestrian and bike crossing provision of Parramatta Road, including widening of footpath. - Provision of new public space is a good outcome. - Controls lack definition and measurable metrics. - Inadequate controls for the provision of public art. 	<p>Section 4.5 Public domain Controls C1, 2 & 3 require widening of footpaths on Pyrmont Bridge Road, Parramatta Road and Mathieson Street as also indicated in Figure 4 Indicative site plan layout and public domain improvements.</p> <p>In addition, a publicly accessible plaza of at least 600m² is to be provided to improve the public domain as outlined in Section 4.5 Public domain Control C2.</p> <p>Section 4.5 Public domain Control C1i requires high quality public art to be incorporated in the publicly accessible locations of the future development.</p> <p>Council officers will be recommending minor changes to this section to augment the public domain requirements.</p> <p>Further, a new objective and control are also added to provide an appropriate level of comfort in the public domain through provision of daylight, appropriate scale, sense of enclosure and wind mitigation.</p>
<p>Design and heritage</p> <ul style="list-style-type: none"> - No preservation of industrial heritage of existing buildings incorporated into design. - Inadequate acknowledgement of First Nations people and Connecting with Country principles. 	<p>The site is not a Heritage Item nor is it within a Heritage Conservation Area.</p> <p>Section 4.10 Building materials and finishes of the DCP focuses on quality of building materials, ensuring they are of high quality, sustainable, low-maintenance, durable and robust.</p>

Issue Raised	Council Officer Response
<ul style="list-style-type: none"> - Construction quality should be a strong focus in the controls. 	<p>Council officers will be recommending new controls in the Section 4.5 Public domain for the development to showcase "Connecting with Country" framework.</p>
<p>Trees and landscaping</p> <ul style="list-style-type: none"> - Provision of deep soil planting is good as there is none currently on the site. - Inadequate controls for landscaping targets. - Increase in tree canopy cover target to 30% 	<p>There are currently no trees on the site. Section 4.6 Deep Soil Planting Controls C1 & C2 set minimum requirements for deep soil planting of 10% and canopy cover of 15% at maturity</p> <p>Council officers have investigated the tree canopy and deep soil targets and consider these to be appropriate given the constraints on the site and Council's future public domain plans for precinct including new landscaping opportunities along Pyrmont Bridge Road. Whilst it would be beneficial to have increased targets, this is likely to impact the floorplate sizes required for the future uses.</p>

Public Agency Consultation

Who was consulted?

- Greater Cities Commission
- City of Sydney
- NSW Health
- Sydney Local Health District
- Sydney Airport
- NSW Department of Planning and Environment
- Transport for NSW

What did they say?

Only two agencies provided responses, and both were in support of the DCP, Additional comments provided in the summary below;

Sydney Local Health District (SLHD)

- SLHD supports the draft site-specific DCP in principle as it aligns with principles of Tech Central, Sydney Innovation Precinct for Health Education Research.
- Further information is required at the Development Application stage to understand the implications for the public health clinical services.
- Concerns about patients and visitors being exposed to traffic noise and air toxins due to proximity to a main road. Suggested use of mechanical ventilation be included in the development controls as per the *Development near rail corridors and busy roads – interim guideline* section 2.4.3 which deals with sensitive land uses including hospitals

Council officer comment:

According to Clause 2.120 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP)* and associated *Planning Circular PS 21-018 Development near rail corridors and busy roads – interim guideline*, these apply to development adjacent to busy classified roads. Any new development on this site due to its frontage to Parramatta Road will therefore be required to demonstrate consistency with the SEPP and Guidelines. Notwithstanding, new controls are recommended to be added in the draft DCP to reduce the impact of noise and air pollution on patients and staff.

Greater Cities Commission (GCC)

- GCC supports the key features of the site specific DCP amendment related to public domain, creation of a new public plaza along Mathieson Street entrance, landscaping, building efficiency and parking and access requirements.

Proponent's submission

The below table provides detailed comments from proponent's submission and Council officer's response.

Proponent's comment	Council response
Height and built form <ul style="list-style-type: none"> - Remove reference to 8 storeys. The LEP control of 35m can accommodate an additional storey. - Remove step down reference to Johnstons Creek 	<p>The proposed 35m height control in the LEP allows 8 storey development on this site in line with PRCUTS and the exhibited urban design scheme.</p> <p>Community has raised concerns regarding the proposed height and it would not be appropriate to amend number of storeys at this stage of the DCP process.</p> <p>Council officers will be recommending new objectives and controls in the DCP to stipulate minimum storey heights to allow flexibility and adaptability of uses/ floorplates in the future.</p> <p>Minor changes will be recommended to appropriately reference Johnstons Creek. This reference cannot be removed as it is necessary to achieve stepping down to manage visual impact of the new development.</p> <p>Building section diagram along Cahill Street will be updated to provide appropriate upper-level setbacks t the north-western corner.</p>
Public domain <ul style="list-style-type: none"> - Remove reference to land dedication to council - Clarify setbacks are at ground floor. - Request zero lot setback at eastern boundary - Remove reference to undergrounding of power cables 	<p>Land dedications are required along Mathieson Street to improve the public domain and safeguard the street network to service the future users of the precinct. Mathieson Street is a narrow street with 9m width. It is intended to become a key route for pedestrians, cyclists, cars and service vehicles.</p> <p>Setbacks along Pymont Bridge Road and Cahill Street are to be made publicly accessible but don't have to be dedicated to Council. These can be provided as easement through DA conditions of consent. Further Council's transport planners have confirmed that land dedication to Council along Cahill Street is not required.</p>

Proponent's comment	Council response
<ul style="list-style-type: none"> Replace reference from 'minimise visual impact' to 'appropriately manage' visual impact 	<p>The draft DCP control requiring adequate setback along eastern boundary is adequate and compliance can be demonstrated at DA stage.</p> <p>Undergrounding of power cables is essential to improve the amenity in the precinct by reducing visual clutter. Whilst this might occur on a site-by-site basis as redevelopment occurs in the precinct, in due course it will substantially improve the amenity of the precinct.</p> <p>The proposed control requiring the development to minimise visual impact is appropriate. It is also relevant considering community feedback regarding the impacts of this development.</p> <p>Minor update will be recommended to the DCP to remove reference to land dedication to Council on Cahill Street.</p>
<p>Access</p> <ul style="list-style-type: none"> Remove 2nd pedestrian entry on Mathieson St that is unfeasible due to level change 	<p>This is a minor change and considered acceptable given the change in street level.</p> <p>Minor update will be recommended to Figure – 9 Access points.</p>
<p>Parking and traffic</p> <ul style="list-style-type: none"> Changes to wording for vehicle access control and parking and traffic control. Remove reference to a maximum of one driveway per site Delete underpass control. 	<p>The proposed controls are relevant to minimise traffic impacts and improve safety. Any future development should prioritise minimising traffic impacts and not result in significant traffic impact on local street network. This is also required to manage community concerns relating</p> <p>The proposed control for underpass is appropriate to allow safe 24 X 7 access for pedestrians.</p> <p>Overall, the proponent's comments are inward looking to benefit the future development on the site alone. It does not consider redevelopment opportunities for neighbouring sites in the precinct.</p> <p>Council's proposed controls are appropriate and will be further strengthened where required to ensure that the site does not preclude redevelopment opportunity of the adjacent</p>

Proponent's comment	Council response
	<p>sites. New objectives and controls regarding encouraging sustainable transport and requiring green travel plan will be included.</p> <p>Vehicular access control C1.b will be updated to remove reference to limit on number of driveways per site to be consistent with the Figures and Transport report.</p> <p>No other changes recommended to this section.</p>
<p>Landscaping and trees</p> <ul style="list-style-type: none"> - Reduce deep soil planting and mature canopy cover targets to be both 5% 	<p>The proponent's proposition is extremely low for tree canopy and deep soil cover given that this precinct is envisioned to be a highly sustainable innovation precinct with high public domain amenity outcomes.</p> <p>For comparison, DPE's Greener Neighbourhoods Guide sets targets for business zones to provide 25% deep soil planting and 35% tree canopy cover.</p> <p>Community has also raised significant concerns regarding increasing tree canopy and deep soil targets.</p> <p>Note: No changes recommended to this section of the DCP.</p>
Minor changes to wording	Council officers will be accepting some minor changes to the proposed wording as suggested by the proponent where appropriate.

Next steps

The public exhibition of the draft site-specific DCP was generally supported by the community with valuable feedback both provided via the YSIW page and email. Minor changes will be recommended to the DCP in response to community, SLHD and proponent feedback, with the inclusion of additional objectives controls and changes to wording for clarification.

This Engagement Outcomes Report and the revised DCP will be reported to Council for finalisation in 2023. All respondents will be contacted with any updates relating to the project.