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**CCL 23/11/2021 –
ADOPTION OF GREGSON PARK MASTERPLAN
AND HERITAGE PLACES PLAN OF MANAGEMENT
FOR GREGSON PARK**

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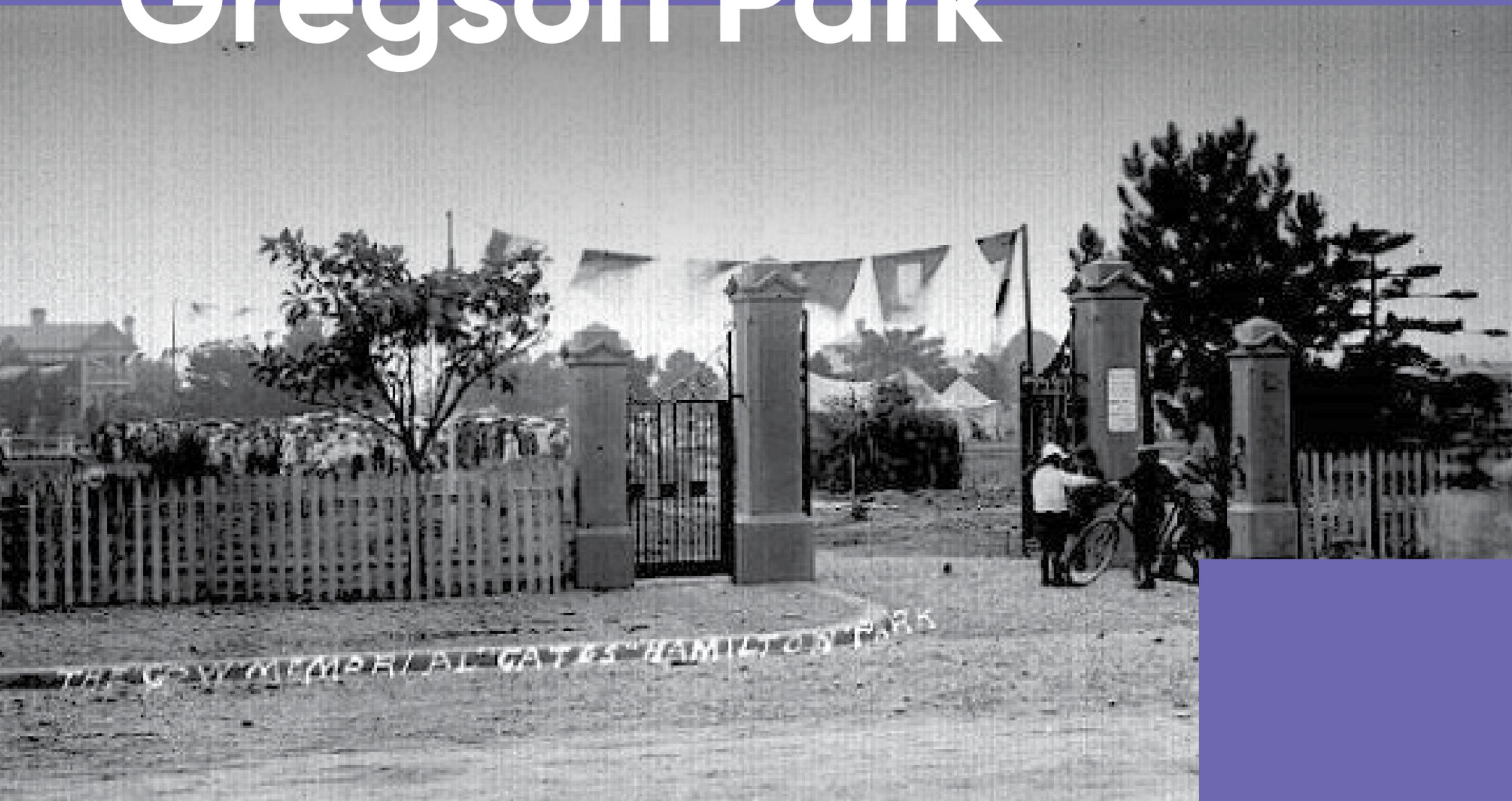
**CCL 23/11/2021 –
ADOPTION OF GREGSON PARK MASTERPLAN
AND HERITAGE PLACES PLAN OF MANAGEMENT
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ITEM-116 **Attachment A:** Gregson Park Masterplan

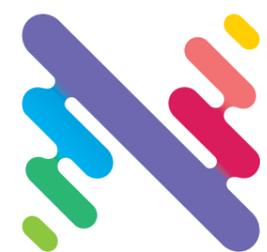
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Masterplan

Gregson Park



November 2021



Acknowledgment

City of Newcastle acknowledges that we operate on the grounds of the traditional country of the Awabakal and Worimi peoples.

We recognise and respect their cultural heritage, beliefs and continuing relationship with the land, and that they are the proud survivors of more than two hundred years of dispossession.

CN reiterates its commitment to address disadvantages and attain justice for Aboriginal and Torres Strait Islander peoples of this community.

Enquiries

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City of
Newcastle

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The aim of the Masterplan

Identify the role of Gregson Park in meeting local recreation needs and respecting the heritage significance of the park.

Identify the way in which the Gregson Park can be most effectively utilised to help meet the broader recreation, sporting and community facility needs of the surrounding communities and the wider Newcastle region.

There is opportunity to celebrate the heritage of the park through interpretation of both indigenous and non-indigenous stories.



Introduction

The aim of the Masterplan is to:

- Identify the role of Gregson Park in meeting local recreation needs whilst respecting the heritage significance of the park.
- Identify the way in which the Gregson Park can be most effectively utilised to help meet the broader recreation and community facility needs of the surrounding community and the wider Newcastle region.
- There is opportunity to celebrate the heritage of the park through indigenous and non-indigenous stories.

Background

- Designed in 1884 by Alfred Sharp, the heritage listing describes it as a 'fine example of a major suburban park with many old plantings and a complex overlay of various layers of memorials and features including gates, fountains, community service buildings and fixtures'.
- The Newcastle Local Strategic Planning Statement and Local Housing Strategy identifies Gregson Park to be located within a Stage 1 Urban Renewal Corridor. As such, CN envisions a higher density of residential development for this area which will capitalise on the outlook and proximity to Gregson Park, which will increase use and expectation of the park as an active and passive recreational hub.



Landscape Panoramas



View northwest through the Tudor Street Entry Gates towards the RSL Memorial (centre left), and the playground with Palm trees (centre right), Steel Street is located on the right.



View southeast over the formal flower beds towards RSL Memorial with the Tudor Street Entry Gates and Holy Apostles Greek Orthodox Church (left). The former Bowling Green site is to the right.



View southwest from Lindsay/Steel Street entry towards the amenities building with the playground and Palm trees (centre left). Lindsay Street and the tennis courts are to the right (background).



View east from Samdon Street along the east-west path. The glasshouse and tennis club house (left) the Rose gardens and maintenance building (centre left), amenities Building (centre right) and former Bowling Green to the right.

Consultation Summary

How many people have we made contact with - and how?



21

Internal staff interviews



265+

Community conversations



14

Key stakeholder interviews



2

Student workshops



827

Online survey submissions



828

Interactive map ideas submitted



163

Engaged over 2 x park drop-ins

Online Map - top comments pinned

"An art walk through the trees, some sculptures and better lighting"

"A community garden would be a lovely addition to Gregson Park, and would be used by people of all ages, from the preschool right up to older adults..."

"Maybe a hitting wall (Bat Ball Wall)"

"All the shade trees are important - they cool the area, not like artificial shade structures which date so quickly and are generally very hot underneath in summer"

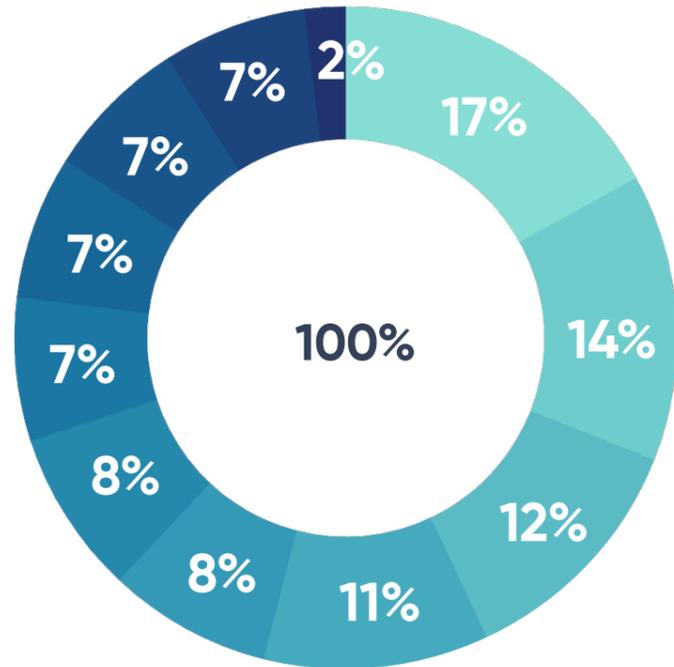
"A small wildflower meadow (or small wildflower gardens) would be lovely... would be great for pollinators and biodiversity..."

"It would be great to see a night market here"

"I love the history of the path, its cannons and monuments. It speaks of a time when parks were such a significant location for the community?"

"Love the paths (need upgrading)... Great for circuit running and for children to ride their bike/scooter"

Online Survey



What do people want to see more of:

- Inclusive play space | 17%
- Sports courts | 14%
- Youth orientated activity | 12%
- Community garden | 11%
- Event space | 8%
- Cafe | 8%
- Accessible toilets | 7%
- Community events | 7%
- Grass areas / Open green space | 7%
- Keep it as it is now | 7%
- Other | 2%

Key Findings

Phase 1 Snapshot Report 2020

Through analysis of the data, several common themes have emerged across the school workshops, stakeholder interviews, in-park drop-in sessions and broader online engagement.



Plantings & aboriginal culture

Retain fig trees and flower beds, add native species and Awabakal cultural interpretation



Community gathering

Upgrade park assets to support events; Pop-up cafe; community edible garden (edible plantings and plots cared for by community organisations)



Heritage

Keep cannons & monuments



Play space

All ages, inclusive, larger footprint



Recreation

Upgrade existing paths for bike/scooter/run; flat and open green grass areas; Add bat ball wall, basketball half court; keep tennis courts, upgrade clubhouse to multipurpose building



Basic amenities

Toilets: upgrade and extend; Shelter & seating: Add more open-sided shelter and seating for larger groups

Guiding Principles For Heritage Items



Reconciliation

- City of Newcastle (CN) recognises that the City occupies an area previously inhabited for thousands of years by indigenous people of Australia.
 - CN will in consultation with the Aboriginal community, acknowledge and present indigenous history along with the presentation of European heritage.
-

Integrity

- The integrity of heritage places can be undermined by inappropriate uses, uncoordinated landscape and visual clutter.
-

Heritage Places

- Are a valuable resource and must be protected into the future.
-

Public Access

- Heritage Places are community land or Crown Land in the care of Council.
 - These places should not be alienated from public access and use.
-

Equitable Access

- Heritage places should be equitable.
 - CN will ensure equitable and universal access.
-



Acknowledgement: Historic images sourced from 'More Hidden Hamilton' by Ruth Cotton, Hunter Press 2016

"Once a water course...

If you or I were to meet Gregson Park for the first time, at this stage of her long life, we'd never guess what she'd once been: a water course, a swamp, a scrubby path of unwanted land. Yet today, beneath her smooth exterior, under the spreading trees, and despite the monuments testifying to civic worth, there is vulnerability."

Source: More Hidden Hamilton, Ruth Cotton 2016 Hunter Press



Buildings & Amenities

4 - Amenities - Upgrade:

Retain in current location and consider internal refurbishment to improve access and safety

Consider inclusion of disabled change room - opportunity to extent foot print into existing unused chess play area

Consider new amenities building on Bowling Green site if play space to be relocated

7 - Maintenance Shed

Consider the need for maintenance staff amenities within the park

If storage is required consider new shed closer to Samdon Street to free up the central areas of the site for public use

Consider the use of the building as a cafe or kiosk

6 - Glass House

Retain part for use of maintenance team and consider to allow for community use for storage for possible community garden

Adaptive reuse can be considered but extensive dilapidation is an issue

Consider removal and possible relocation to Bowling Green site

Shade Structures

Provide more sheltered picnic settings for use for small family celebrations

Consider large central structure to cater for events and market set-up and possible small stage area

Former Bowling Green Site

Consider altering overall shape of site to better integrate into park layout and extending south into turf area

Resolve and consider existing level difference - possibility to integrate informal seating along boundary

Consider variety of possible new site uses:

1. Community Garden

- Consider appropriate extent and accessibility - open for everyone or partially fenced

2. Relocated Play space

- Create a play space with a range of ideas around
- A larger area for play could potentially have a larger and more diverse play experience
- Opportunity to have bike learning circuit nearby

Tree Canopy

Consider removal of selected low retention value trees where beneficial to creation of open areas for informal ball games or extended market areas

Consider planting new native trees in relation to new picnic settings for natural shade and in extended play areas to allow for climbing and informal play

Develop strategy to retain and protect specimen trees through appropriate mulched or planted areas

Consider elevated path structures to protect tree roots while retaining path connections

5 - Tennis Courts & Club House

Consider converting fields to multiple-courts - including Hot-shot tennis to allow for wider and less formal use

Consider refurbishment of Club house or demolition and incorporation of amenities in a combined amenities building at a centralised area of the park with dedicated storage.

Consider offering additional practice walls close to tennis courts.

Consider extension of area to include outdoor fitness

Furniture

Upgrade and consider to replace with one overall range to improve park aesthetic including lighting for amenity and safety

Reconsider locations throughout park to accommodate other park uses

Additional bins including dog waste bag providers

Stormwater Management/Bush Tucker Garden

Consider creating WSUD / wetland areas incorporating passive re-creation on elevated path and platforms or incorporate water / nature play idea

Consider adding retention tanks in suitable locations to increase water holding capacity and use of water for irrigation

Incorporate wet areas into the park through swales and the use of bush tucker plants for wet and dry conditions to enhance biodiversity for fauna and insects

2 - Existing Play Space Site & 3- BBQ Area

Create play experience suitable for all abilities and age groups - include mix of informal play and propriety items / equipment

Retain Palm Grove and incorporate in play area - consider re-instating former water ways for water play

Opportunity to integrate indigenous & European story telling in play themes

Consider extending play area to the north east

Consider re-location of play space to former Bowling Green Site and reconfigure area for more passive recreation and additional picnic settings and BBQ, incorporating existing shelter

Major Entry B

Consider creating a safe pedestrian crossing solution - pedestrian priority area to improve link to new James Street Plaza & Beaumont Street

Consider enhancement of Memorial cannon settings

Path Layout and Wayfinding

Upgrade path surfaces and consider unifying path width based on a hierarchy of main and secondary path - avoid duplication and excessive hardening of the site.

Maintain access and connections through the site

Simplify path network to create more open areas

Dedicate / incorporate area for bike learning to minimise conflict with other park users.

Consider wayfinding signage strategy

Planting Strategy

Flower and Rose garden beds

Retain for aesthetic value but reduce number to enable using more complex patterns in smaller areas

Focus beds on locations where they enhance important elements to improve settings or at entry points to create highlights

Perennial / mixed planting beds

Consider reduction of beds to create more open space and allow for better path connections

Consider introduction of more native species to improve biodiversity and enhance year round interest

Consider including bush-tucker species for educational opportunities



Turf Areas

Retain open turf areas for informal ball games and extended areas for markets as well as informal picnic

Develop maintenance plan to gradually de-compact and re-turf all areas

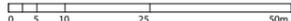


LEGEND

- (A) Enhanced James Street entry and Cannon setting with floral garden beds
- (B) New inclusive play space with nature play, water feature, shade, formal and informal seating and native garden with small yarning circle. 'Maddies bench' to be retained and relocated in play space.
- (C) New swale, footbridges & wetland area for water detention
- (D) Tree protection area - ground cover planting
- (E) Transformed decorative garden beds with mixed rose bed planting
- (F) Central path with enhanced Fountain setting and seating
- (G) Seating steps to raised former Bowling Green area with integrated accessible ramp
- (H) New open shelter & gravel area - picnic, markets, events and community space for multiple uses such as Bocce and Yoga. Provision of picnic settings and BBQs
- (I) Informal Picnic area & passive recreation area, glasshouse removal subject to heritage assessment
- (J) Event and maintenance vehicle access with removable bollards
- (K) Re-aligned path
- (L) Enhanced Tudor Street entry with floral garden beds
- (M) Re-aligned path with seating opportunities
- (N) New tree planting
- (O) Upgraded existing amenities building providing disabled access and facilities
- (P) Potential new Kiosk - Adaptive re-use of maintenance building, subject to relocation of maintenance building
- (Q) New multi-use halfcourt with double sided hit-wall & seating
- (R) Retention of Tennis Clubhouse and tennis courts. Future renewal of Clubhouse and possible multicourt line markings subject to outcomes of City Wide Tennis Strategy.
- (S) Outdoor fitness equipment suitable for all ages, bike racks & seating
- (T) New accessible pathway
- (U) Potential Community Garden with raised beds, subject to agreed community ownership
- (V) New stormwater tank under former Bowling Green
- (W) Opportunity for underground stormwater tank, subject to further investigation
- (X) Widened park entry and path

-  1. Investigate pedestrian crossing improvements to and from the park
-  2. Investigate LED path and play space flood lighting and improvements including feature lighting in accordance with a lighting strategy

 New double bin stations including recycling	 Existing boundary fence retained & refurbished	 New seats	 Elevated board walk
 New bike racks	 New boundary fence to play area	 New table setting	 Mass planting beds (low shrubs & groundcovers)
 New drinking & refill station including dog bowl	 Existing Hunter Water Cooperation Pipe	 Existing tree	 New tree

SCALE: 1:1250 at A3


Play Space Vision



Shade / Passive Recreation / Native Garden / Education

Play Space Character Sketch



View southeast looking at (from left to right);

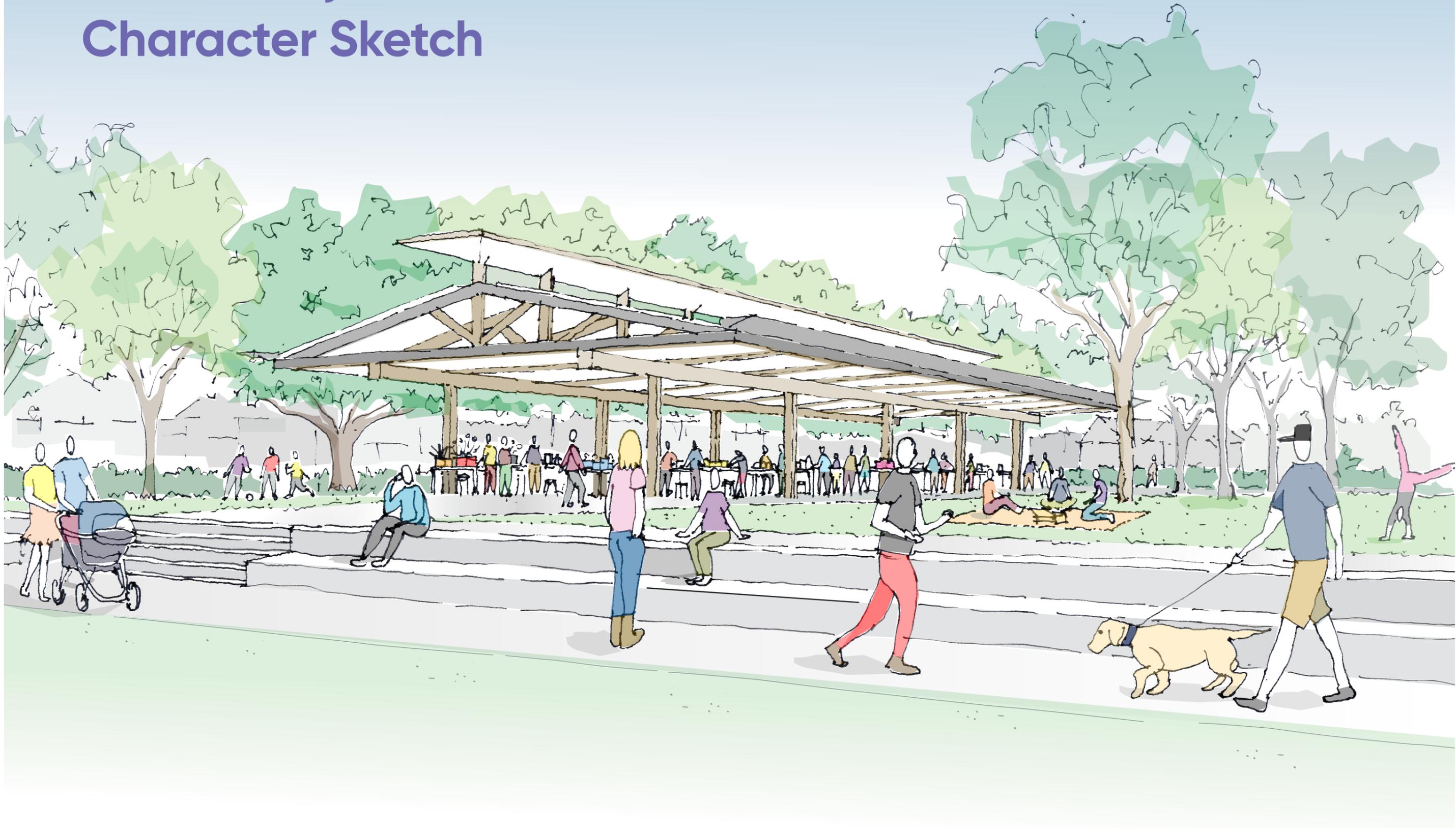
Swale and native planting area, expanded district level playground with shade and feature tree planting, upgraded and expanded amenities building and upgraded, accessible path

Former Bowling Green Community Hub Vision



Shade / Passive Recreation / Events / Community Gardening

Community Shelter Character Sketch



View southwest looking at (from left to right);
Access and seating steps to Former bowling green with shade structure, market space and feature tree plating in informal picnic lawn

Multi Activity Hub Vision



Informal & Casual Exercise / Adaptive Re-use Kiosk

Multi Activity Hub Character Sketch



View southeast looking at (from left to right);

New hit-wall and multi-sports court area, repurposed maintenance building with seating area, main northwest - southeast path, rose garden with mixed planting, former bowling green with shade structure and seating in background



LEGEND

- (A) Enhanced James Street entry and Cannon setting with floral garden beds
- (B) New inclusive play space with nature play, water feature, shade and formal and informal seating and native garden with small yarning circle 'Maddies bench' to be retained and relocated in play space.
- (C) New swale, footbridges & wetland area for water detention
- (E) Transformed decorative garden beds with mixed rose bed planting
- (F) Central path with enhanced Fountain setting and seating
- (G) Seating steps to raised former Bowling Green area with integrated accessible ramp
- (H) New open shelter & gravel area - picnic, markets, events and community space for multiple uses such as Bocce and Yoga. Provision of picnic settings and BBQs
- (I) Informal Picnic area & passive recreation area
- (J) Event and maintenance vehicle access with removable bollards
- (K) Re-aligned path
- (L) Enhanced Tudor Street entry with floral garden beds
- (M) Re-aligned path with seating opportunities
- (N) New tree planting
- (O) Upgraded existing amenities building providing disabled access and facilities
- (Q) New multi-use halfcourt with double sided hit-wall & seating
- (X) Widened park entry and path

-  New tree
-  Extent of long term works - **excluded**



LEGEND

- (D)** Tree protection area - groundcover planting
- (N)** New tree planting
- (P)** Potential new Kiosk - Adaptive re-use of maintenance building, subject to relocation of maintenance building
- (R)** Retention of Tennis Clubhouse and tennis courts. Future renewal of Clubhouse and possible multicourt line markings subject to outcomes of City Wide Tennis Strategy
- (T)** New accessible pathway
- (U)** Potential Community Garden with raised beds, subject to agreed community ownership
- (V)** New stormwater tank under former Bowling Green

-  New tree
-  Extent of Long term works

Gregson Park Masterplan



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FOR GREGSON PARK**

ITEM-116 **Attachment B:** Public Hearing report for recategorisation of land at
Gregson Park

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PUBLIC HEARING AND SUBMISSIONS REPORT FOR PROPOSED RECATEGORISATION OF GREGSON PARK

FINAL REPORT

2 NOVEMBER 2021

Categorisation of Gregson Park

-  Park
-  Sportground
-  General Community Use
-  Area of Cultural Significance



CITY OF NEWCASTLE

PUBLIC HEARING AND SUBMISSIONS REPORT
FOR PROPOSED RECATEGORISATION OF
GREGSON PARK

FINAL REPORT

2 NOVEMBER 2021

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1 INTRODUCTION

1.1 Purpose of this report

The purpose of this report is to convey to City of Newcastle the submissions made in relation to a public hearing held on Thursday 16 September 2021 regarding the proposed recategorisation of parts of Gregson Park in Hamilton.

This report has been prepared under Section 40A of the *Local Government Act 1993*.

1.2 Background to the public hearing

Gregson Park is included in the *Heritage Places Strategic Plan and Plans of Management 2000* (amended 2014). Categorisation of the community land comprising Gregson Park was done as part of preparation of the Heritage Places Plans of Management.

In 2020 City of Newcastle began community engagement for and preparation of a Masterplan for Gregson Park to improve spaces and facilities in the park to meet changed community needs.

The Draft Masterplan includes changes to some park spaces and facilities which require recategorisation of parts of Gregson Park. These changes are addressed in the *Draft Heritage Places Plan of Management – Gregson Park Hamilton 2021* which was placed on public exhibition with the Draft Masterplan between 25 August and 6 October 2021.

A public hearing is required under Section 40A of the *Local Government Act 1993* to receive community submissions about categorising or recategorising community land. Under the Act the public hearing must be chaired by an independent facilitator. The public hearing was held on Thursday 16 September 2021.

1.3 Land covered by this report

Gregson Park and its surrounds are shown in Figure 1.

Figure 1 Location of Gregson Park



1.4 This report

The remainder of this report presents the relevant requirements of the *Local Government Act 1993* regarding Plans of Management and categorisation of community land, and submissions regarding the proposed recategorisation of Gregson Park. The submissions comprise verbal submissions made at the public hearing held on 16 September 2021, and written submissions received by Council between Wednesday 25 August and Wednesday 6 October 2021.

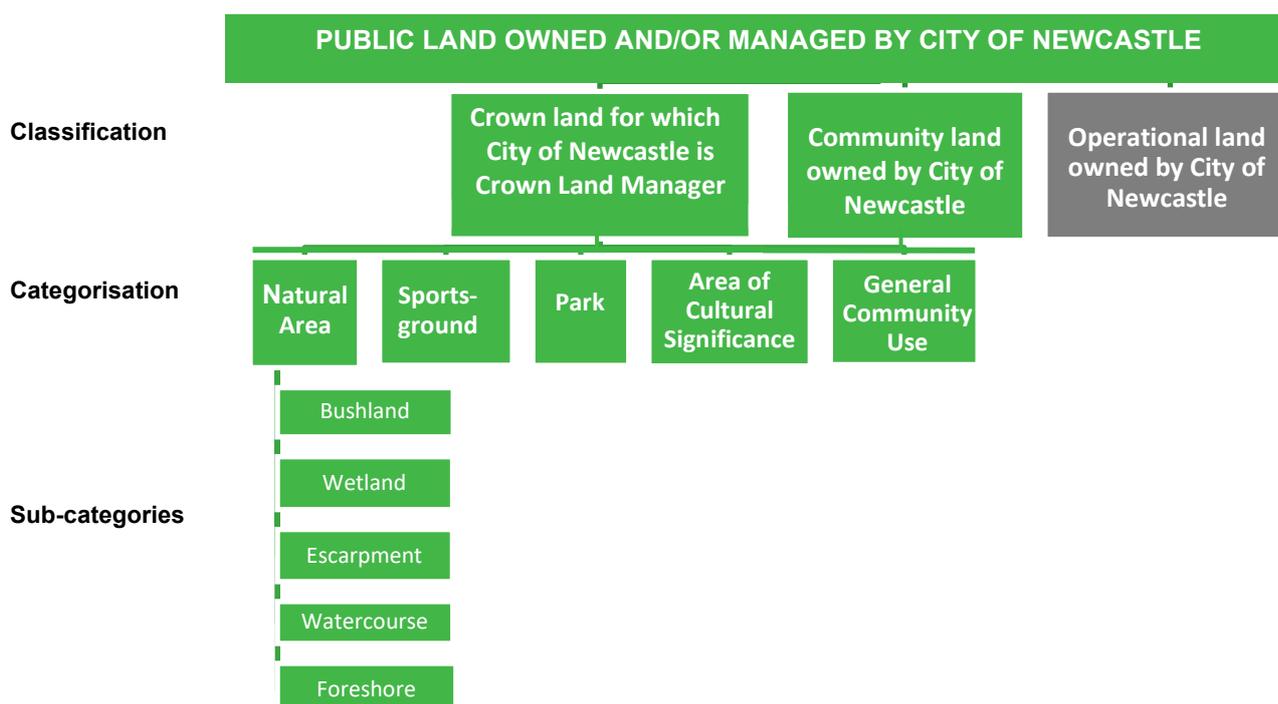
2 PLANNING CONTEXT

2.1 What is community land?

The *Local Government Act 1993* sets out a range of requirements for the management of public land that City of Newcastle is legally bound to adhere to.

The Local Government Act requires that all public land owned by Council must be classified as 'community' or 'operational' land (Section 26). Gregson Park is community land owned by City of Newcastle.

Figure 2 Classification and categorisation of community land



Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent, it cannot be sold, and its use is restricted to the above purposes.

Conversely, operational land is land that can be used for any purposes deemed fit by Council such as those that it may want to restrict public access to (for example a works depot), may be used for commercial purposes, be leased for a longer period of time, and can be sold.

2.2 What are the categories of community land?

The *Local Government Act 1993* requires that all land owned by the Council which is classified as community land be categorised.

As shown in Figure 3, community land may be categorised as one or more of the following under Section 36(4):

- a natural area.
- a sportsground.
- a park.
- an area of cultural significance.
- general community use.

Land that is categorised as a natural area is to be further categorised as one or more of the following under Section 36(5) of the Act:

- bushland.
- wetland.
- escarpment.
- watercourse.
- foreshore.
- a category prescribed by the regulations.

2.3 What are the guidelines for categorising community land?

Guidelines for categorising community land as a particular category are in Clauses 102 to 111 of the *Local Government (General) Regulation 2021*.

The Department of Local Government's revised Practice Note on Public Land Management (Department of Local Government, 2000) made general recommendations on the guidelines for categorising community land. The Practice Note stated:

“Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision.”

Also, Council may have a piece of community land, parts of which may be best managed as different categories, for example a piece of land with remnant bushland in one part and children's play equipment in another. Council is able to categorise land as part 'Natural Area – Bushland' and part 'Park'. It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community.”

2.4 Core objectives for managing community land

Each category and sub-category of community land has core objectives that apply to it under the Local Government Act. The core objectives outline the approach to management of the land covered by the particular category. The core objectives for each category of community land are set out in Sections 36E to 36N of the *Local Government Act 1993*.

2.5 Guidelines and core objectives for categories of community land considered for Gregson Park

The guidelines and core objectives for the current and proposed categories of Park, Sportsground, General Community Use and Area of Cultural Significance which apply to Gregson Park are in Table 1.

Table 1 Guidelines and core objectives for current and proposed categories of community land in Gregson Park

Category	Guidelines	Core objectives
Park	Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities - provide for passive recreational activities or pastimes and for the casual playing of games - improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Sports-ground	If the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games, and - ensure that such activities are managed having regard to any adverse impact on nearby residences.
General Community Use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	<ul style="list-style-type: none"> - promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to: <ul style="list-style-type: none"> - public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public. - purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).
Area of Cultural Significance	<p>Land should be categorised as an area of cultural significance under section 36(4) of the Act if the land is—</p> <p>(a) an area of Aboriginal significance, because the land—</p>	(1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present

Category	Guidelines	Core objectives
	<ul style="list-style-type: none"> (i) has been declared an Aboriginal place under section 84 of the <i>National Parks and Wildlife Act 1974</i>, or (ii) whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or (iii) is of significance or interest because of Aboriginal associations, or (iv) displays physical evidence of Aboriginal occupation (for example, items or artifacts such as stone tools, weapons, engraving sites, sacred trees, sharpening grooves or other deposits, and objects or materials that relate to the settlement of the land or place), or (v) is associated with Aboriginal stories, or (vi) contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or 	<p>or future generations by the active use of conservation methods.</p> <p>(2) Those conservation methods may include any or all of the following methods—</p> <ul style="list-style-type: none"> (a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance, (b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material, (c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state, (d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact), (e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.
	<ul style="list-style-type: none"> (b) an area of aesthetic significance, by virtue of— <ul style="list-style-type: none"> (i) having strong visual or sensory appeal or cohesion, or (ii) including a significant landmark, or (iii) having creative or technical qualities, such as architectural excellence, or (c) an area of archaeological significance, because the area contains— <ul style="list-style-type: none"> (i) evidence of past human activity (for example, below-ground features such as building foundations, occupation deposits, features or artifacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or (ii) any other deposit, object or material that relates to the settlement of the land, or (d) an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or (e) an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or (f) an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons. 	<p>(3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.</p>

2.6 Plans of Management for community land

Council must prepare a Plan of Management for community land (Section 36(1)).

Community land is required to be used and managed according to a Plan of Management applying to the land (Section 35).

Among the requirements of the Local Government Act for the contents of a Plan of Management for community land are:

- categorisation of the land
- core objectives for management of the land.

2.7 Public hearings

2.7.1 Why hold a public hearing?

A public hearing is required under Section 40A of the *Local Government Act 1993* if:

- a Plan of Management proposes to categorise (that is, the Plan has not been previously been prepared and adopted by Council, or has not categorised community land) the public land covered by the Plan of Management
- a Plan of Management proposes to re-categorise (changing the adopted category) the public land covered by the Plan of Management

Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the Local Government Act and cannot be sold.

2.7.2 Who conducts a public hearing?

An independent chairperson conducts the public hearing, and provides a report to Council with recommendations on the proposed categorisation of community land.

Under Section 47G of the Act, the person presiding at a public hearing must not be:

- a) A Councillor or employee of the Council holding the public hearing.
- b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

2.7.3 What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing.

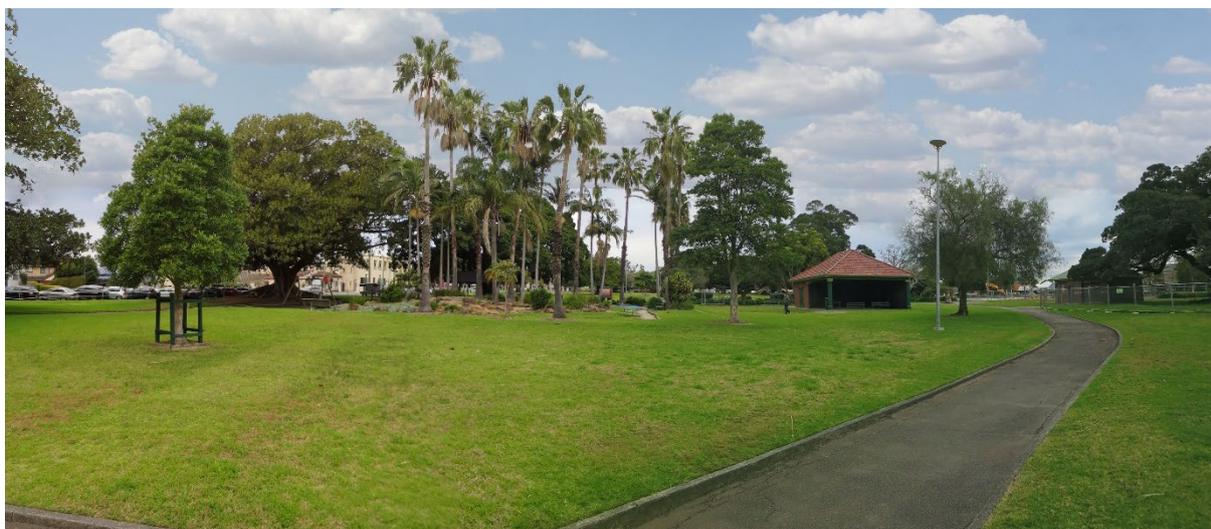
The public hearing report will be presented to Council for its information when it considers adopting the *Heritage Places Plan of Management – Gregson Park Hamilton 2021*.

3 PROPOSED RECATEGORISATION OF GREGSON PARK

3.1 Images of Gregson Park

Gregson Park in Hamilton is shown in Figure 3.

Figure 3 Images of Gregson Park



View of the park to the playground (centre left) and the maintenance building (centre right)



Flower beds



Tennis courts



Former bowling greens



Heritage gates

3.2 Current categorisation of Gregson Park

Gregson Park is managed by City of Newcastle under the *Heritage Places Strategic Plan and Plans of Management 2000* (amended 2014).

Gregson Park is currently categorised in the *Heritage Places Strategic Plan and Plans of Management 2000* (amended 2014) as:

- ❑ **Park** – playground
- ❑ **Sportsground** – tennis courts, clubhouse
- ❑ **General Community Use** – former bowling clubhouse and two greens
- ❑ **Area of Cultural Significance** – remainder of the park. Gregson Park is a locally significant landscape heritage item under the Newcastle Local Environmental Plan 2012. Several locally listed built and landscape items are situated in the park.

The current categorisation of Gregson Park is shown in Figure 4.

Figure 4 Current categorisation of Gregson Park



GREGSON PARK - CATEGORISATION MAP

LEGEND

- | | |
|---|---|
|  Area of Cultural Significance |  General Community Use |
|  Park |  Sportsground |



Source: *Heritage Places Strategic Plan and Plans of Management 2000* (amended 2014)

3.3 Proposed recategorisation of Gregson Park

City of Newcastle has prepared the Draft Gregson Park Masterplan (Phillips Marler, July 2021) as shown in Figure 5, and the *Draft Heritage Places Plan of Management – Gregson Park Hamilton 2021*, both of which were on public exhibition for comment from Wednesday 25 August to 6 October 2021.

Figure 5 Vision - Draft Gregson Park Masterplan

Vision - Draft Gregson Park Masterplan



LEGEND

- (A) Enhanced James Street entry and Cannon setting with floral garden beds
 - (B) New inclusive play space with nature play, water feature and formal and informal seating and native garden with small yarning circle. Maddies bench to be retained and relocated in play space.
 - (C) New swale, footbridges & wetland area for water detention
 - (D) Tree protection area - ground cover planting
 - (E) Transformed decorative garden beds with mixed rose bed planting
 - (F) Central path with enhanced Fountain setting and seating
 - (G) Seating steps to raised former Bowling Green area with integrated accessible ramp
 - (H) New open shelter - picnic, markets and event space, with provision of picnic settings and BBQs
 - (I) Informal Picnic area & passive recreation area, glasshouse removal subject to heritage assessment
 - (J) Event and maintenance vehicle access with removable bollards
 - (K) Re-aligned path
 - (L) Enhanced Tudor Street entry with floral garden beds
 - (M) Re-aligned path with seating opportunities
 - (N) New tree planting
 - (O) Upgraded existing amenities building
 - (P) New Kiosk - Adaptive re-use of maintenance building, subject to relocation of maintenance building
 - (Q) New halfcourt
 - (R) Re-surfaced tennis courts, possible multicourt linemarkings subject to outcomes of Tennis Strategy Plan, hit-wall, outdoor fitness equipment suitable for all ages & small shade structure with seating
 - (S) New accessible pathway
 - (T) Potential Community Garden with raised beds, subject to agreed community ownership
 - (U) New stormwater tank under former Bowling Green
 - (V) Opportunity for underground stormwater tank, subject to further investigation
 - (W) Widened park entry and path
1. Investigate pedestrian crossing improvements considering kerb blisters and road narrowing and road surface treatments
2. Investigate lighting upgrade & improvements including feature lighting and lighting strategy

KEY

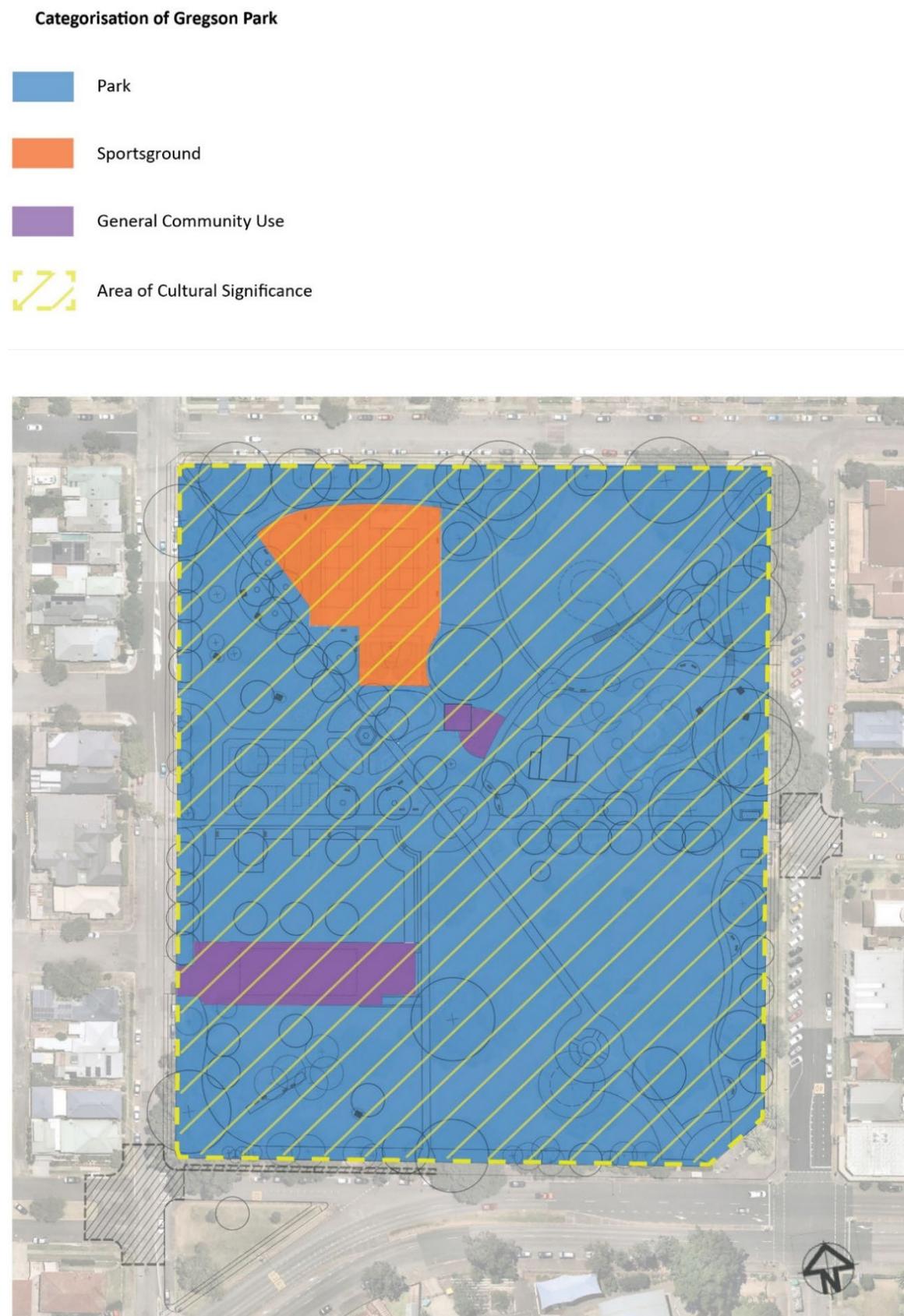
- - - Existing Hunter Water Cooperation Pipe
- Existing boundary fence retained & refurbished
- New boundary fence to play area
- Existing tree
- New tree
- Elevated boardwalk
- Mass planting beds (low shrubs & groundcovers)

SCALE: 1:1250 at A3



The proposed changes to parts of Gregson Park shown in the Draft Gregson Park Masterplan and which was considered at the public hearing will require recategorisation of some parts of the park to reflect the Draft Masterplan, as shown in Figure 6 and explained in Table 2 below.

Figure 6 Proposed recategorisation of Gregson Park



The proposed changes in categorisation are explained in Table 2.

Table 2 Current and proposed categories of community land in Gregson Park

Category of community land	Current categorisation 2000	Proposed recategorisation 2021
Sportsground	Two tennis courts and clubhouse	Two tennis courts, new basketball half-court, hit wall
General Community Use	Two bowling greens, clubhouse and part of the park	New kiosk in adaptive use of maintenance building with an outdoor seating area New open shelter for picnics, markets, events
Park	Playground	Remainder of the park
Area of Cultural Significance	Remainder of the park	Applies to the whole park as an item of local heritage significance
	<p><i>Source:</i> <i>Heritage Places Plan of Management 2000 (amended 2014)</i></p>	<p><i>Sources:</i></p> <ul style="list-style-type: none"> - <i>Draft Heritage Places Plan of Management – Gregson Park Hamilton 2021</i> - <i>Draft Gregson Park Masterplan</i>

4 THE PUBLIC HEARING

4.1 Advertising and notification

4.1.1 Public notification and exhibition requirements

Section 38 of the *Local Government Act 1993* states that Councils must give “public notice” of a draft Plan of Management, and the length of time that it must be on public exhibition and for submissions to be made. The public notice contents are set out in Section 705 of the Act.

4.1.2 Online notification

Council notified the community of the online public hearing on its website <https://newcastle.nsw.gov.au/have-your-say/projects/gregson-park-masterplan> and on its public notice webpage <https://newcastle.nsw.gov.au/council/news/public-notice> from Wednesday 25 August to Wednesday 6 October 2021.

A background information document explaining the proposed categorisation and the public hearing, and an online submission form, were also provided on the project page.

4.1.3 Other notification methods

Council also promoted the public hearing and the invitation to make a submission about the Draft Gregson Park Masterplan and proposed amendments to the *Draft Heritage Places Plan of Management – Gregson Park Hamilton 2021* by:

- placing eight signs onsite
- letterbox drop to 1,000 nearby properties on 25 August 2021
- emailing 36 key stakeholders
- emailing Community Engagement e-newsletter to 2,384 subscribers on 27 August and 29 September 2021
- emailing City e-news (monthly) to 2,573 subscribers on 3 September 2021.

4.2 Public hearing arrangements

The public hearing for the proposed recategorisation of Gregson Park was scheduled on Thursday 16 September 2021 from 6:00pm to 7:30pm as an audio-visual conference using Microsoft Teams due to COVID-19 public gathering restrictions.

Community members could join the public hearing online or call in by telephone. Registrations prior to the hearing were requested before 12 noon on Thursday 16 September 2021.

Nine community members and one Councillor registered to attend the public hearing.

4.3 Attendance at the public hearing

As required under Section 47G of the *Local Government Act 1993*, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing. Ms Hoy has not been a Councillor or employee of City of Newcastle at any time.

Rachel McConkey (Recreation Planning Co-ordinator), Renee Read (Recreation Planner) and Natalie D'Arcy (Community Engagement Co-ordinator) represented City of Newcastle, providing information and answering questions on Council's behalf during the public hearing.

Julie Marler, Principal Landscape Architect from Phillips Marler, attended to answer any questions about the Draft Gregson Park Masterplan.

Eight community members and one Councillor attended the online public hearing.

4.4 The public hearing

Ms Hoy opened the public hearing at 6:05pm.

Ms Hoy explained the purpose of the public hearing, the legislative basis for categorisation and recategorisation of community land, and the requirement for public hearings, based on the background information document provided online.

Rachel McConkey explained the background to and reasons for Council proposing to recategorise Gregson Park.

The question that the Chair asked people attending the hearing to address is:

Do you agree or not with the proposal to recategorise parts of Gregson Park as Park, Sportsground, General Community Use, and Area of Cultural Significance as shown on Page 6 of the *Heritage Places Plan of Management – Gregson Park Hamilton* (August 2021) and Figure 5 of the background information document?

Why or why not?

The content of submissions which are relevant to the proposed recategorisation are outlined in more detail in Section 5 of this report. Other comments and questions were noted but are outside the scope of this report.

With there being no further submissions or questions, Ms. Hoy closed the hearing at 7:00pm.

4.5 Submissions

Submissions about the proposed recategorisation of Gregson Park could be made:

- via the online submission form** on the City of Newcastle's Have Your Say page <https://newcastle.nsw.gov.au/have-your-say/projects/gregson-park-masterplan> from **Wednesday 25 August to Wednesday 6 October 2021**
- verbally at the public hearing**
- in writing to Council until Wednesday 6 October 2021** by:
 - post to: Chief Executive Officer, City of Newcastle, PO Box 489, Newcastle NSW 2300 with the subject line: *Draft Gregson Park Masterplan and Draft Heritage Places Plan of Management – Gregson Park Hamilton 2021.*

Eight community members attended the public hearing, and online submissions responding to the proposed recategorisation via Have Your Say and email were received from 170 people.

5 CONSIDERATION OF SUBMISSIONS

5.1 Introduction

Verbal and written submissions relating to the proposed recategorisation of Gregson Park are set out below, according to:

- verbal submissions to the public hearing and Council's response
- other topics raised at the public hearing outside the scope of recategorisation and the public hearing
- written submissions about the proposed recategorisation.

5.2 Public hearing submissions

5.2.1 Submissions about recategorisation

Table 3 Verbal submissions to the public hearing about recategorisation

Submissions		Council/Chair response
General support	No problems with the categorisation.	Noted
Support Area of Cultural Significance over whole park	Pleased to see the larger heritage significant overlay over the entire park	Noted
Query about gardeners storage in the Park category	Does the Park category prevent the construction of any building such as amenities, storage that would support a function happening in the park? The removal of the current gardeners shed and the glasshouse/greenhouse that has been taken of the plan. If that meant the gardeners didn't have enough storage space in the park would the categorisation of the Park area prevent building another storage area for the gardeners?	Gardeners' storage would support the Park category. Council would assess the need for storage space and whether it is worthwhile taking up park space. Council would look at the location, the need for additional storage in the park, and whether existing amenities could be extended.
Support change to the Sportsground category	It makes sense to do the Sportsground categorisation I can see why the footprint of the tennis courts is changed.	Noted

Submissions	Council/Chair response	
Query about changes to tennis clubhouse permissible in Sportsground category	The tennis courts and clubhouse aren't changing in terms of categorisation. Does categorisation as Sportsground have any impact on rebuilding or changing the footprint of the tennis clubhouse? Once that clubhouse was allowed to be built. Does the categorisation as Sportsground impact on the demolition, rebuilding, movement, expansion of the tennis clubhouse which would be on the footprint of the Sportsground category?	The Masterplan is indicating removal of the tennis clubhouse and replacing it with a shade shelter. The Sportsground categorisation would not prevent any associated structures for a sportsground.
Support for General Community Use for potential lease areas	Support foresight/forethought to potential community use lease areas in the future, subject to thinking about the footprints of those areas	
Support for General Community Use to Park over former bowling club	The change in the categorisation in the south-west corner [General Community Use to Park] makes complete sense to get rid of the legacy of the pre-bowling club lease.	Noted
Query about commercial use permitted in various categories	On the before and after plan, provision of new amenities and the potential future kiosk has not changed in the category listing. That assumes that any area as Park can be modified to add leasehold or other catering or kiosk facilities in the future. Does the category 'Park' allow anything else to be developed in there? It is not designated as culturally significant area. The current amenities block and Council workshed will be modified, so it is just General Community Use. The categorisation doesn't identify the maintenance building and kiosk as separate category. Does that prevent future commercialisation elsewhere in the park? For example, could someone put a childcare centre in the corner where the bowling club was demolished and removed? Could the kiosk be expanded to make it a pay per use gym facility? Is there any way the categorisation limits or prohibits certain commercial activities happening in the park? Happy with the plan if only the kiosk and shelter are identified for commercial use.	The intention is to identify any building or place in the park where a lease or licence would be issued (apart from one-off events) which are the maintenance building and the large shelter. Commercial activities would take place only in the General Community Use category.

5.2.2 Submissions outside the scope of the public hearing and recategorisation

Submissions made at the public hearing which are not related to the proposed recategorisation or are relevant to the proposed amendments to the *Draft Heritage Places Plan of Management – Gregson Park Hamilton 2021* are listed below but are outside the scope of this report. Such submissions and comments include:

- It's an excellent park at the moment and it will be even better with the signalled improvements.
- Interested in the proposed detail of the tennis court and court area in terms of screening, heights, areas involved. How large is the area west of the tennis courts for the climbing wall and basketball so they don't distract/conflict with tennis?
- Concern about loss of the tennis clubhouse, which is important for tennis players.
- The tennis clubhouse stores items for court maintenance. Has storage been considered for incorporation in the shade structure?
- Will there be some acknowledgement of the history of the tennis club (photos, trophies) in the shelter?
- Hamilton Baptist Church have used the park extensively over the years for Carols in the Park. The new public area where the bowling green is not the area that has been used for big crowds and events. Carols attracted a couple of thousand people in the corner between the tennis courts and between Steel Street, with a hired stage and public address system. The church wants a place to hold carols.
- Three large trees are proposed in front of the new large shelter [at N on the Masterplan]. There is no provision for a large grassed open area in front of the shelter, which would be ideal. The old figs will die out over time.
- What are the plans for resurfacing of the tennis courts with an appropriate surface? The tennis club has historically been responsible for resurfacing of the tennis courts. The tennis club would appreciate financial assistance for resurfacing the courts.
- Is a wall adjacent to the tennis courts to hit balls against part of the plan?
- A community garden is important for local people to contribute to. The community garden is a wonderful opportunity, especially in COVID times.
- Will there be storage/a shed for garden maintenance (rakes etc.) close to the community garden?
- Will there be some seating in the playground?
- The half basketball court is brilliant, and will be popular. A full basketball court may take up space? Is there any chance of another half basketball court?
- The Masterplan shows the garden bed near the ANZAC statue is going.

5.3 Written submissions about the proposed recategorisation

Visitors to Council's Gregson Park project page <https://newcastle.nsw.gov.au/have-your-say/projects/gregson-park-masterplan> during the public exhibition of the Draft Masterplan and Draft Heritage Places Plan of Management – Gregson Park Hamilton (August 2021) were invited to comment on the following question:

Do you agree or not with the proposal to re-categorise parts of Gregson Park as Park, Sportsground, General Community Use, and Area of Cultural Significance as shown on Page 6 of the Heritage Places Plan of Management – Gregson Park Hamilton (August 2021)?

The level of agreement with the proposed recategorisation is shown in Table 4.

Table 4 Level of agreement with proposal for recategorisation

Response	No. responses	% of responses
Yes	94	55%
Don't know	42	25%
No	34	20%
TOTAL RESPONSES	170	100%

From Table 4 it appears that support for the proposed recategorisation generally outweighs a don't know/neutral position and not supporting the proposed recategorisation.

However, the level of support for the proposed recategorisation must be treated with caution because:

- many people giving reason(s) for their responses referred to the Draft Masterplan proposals and not the recategorisation
- some people who indicated 'Don't know' stated they were not clear about the implications of the recategorisation "Not sure of the consequences of me selecting?," "I am not sure what the current zoning is", and/or had not read the background information document provided on the project page.

Comments from the Gregson Park Masterplan online survey which directly relate to the proposed recategorisation are listed below.

Table 5 Comments about the proposed recategorisation

Submissions	Assessment
Support for recategorisation – general	
Agree with the re-categorisation of the park	Noted
Zoning Reclassification: the new zones makes sense & should allow for future needs so well done.	Noted
The categories signify the important aspects of interest and value in the park	Noted
It's appropriate	Noted
Makes logical sense	Noted
All of these areas are important.	Noted
I agree that all these categories are useful to the parks longevity.	Noted
This will reflect the primary use of the park and highlight it being a multi-purpose space.	Noted
I think there is adequate consideration of the heritage component, cultural history while increasing flexibility of the park's use.	Noted

Submissions	Assessment
There are a variety spaces that benefit the community.	Noted
I like the idea of mixed use. I like the idea of more variety of activity to encourage community to use it and feel safe if there are other activities going on.	Noted
Sensible zonings that allow a good range of activities.	Noted
I understand it is now time for some changes in making ten park a more activated community space - if this requires changes to some if the zonings I am happy with that	Noted
The multi-use modernisation will provide motivations for access by increased numbers of community members, families, the arts and recreational uses.	Noted
It should have a wide number of uses, there's room to cater for the listed uses	Noted
Consistent with overall proposed Masterplan.	Noted
Consistent with the intent of the Draft Masterplan	Noted
This is necessary if the Vision and Draft Masterplan for Gregson Park is to be realized, and allows for the park to be developed in accord with best practice and to better meet the community's changing and future needs .	Noted
Personally, I believe that rebranding these sectors of the park will allow for further understanding of the sites possible usage.	Noted
If it helps justify spending for particular purposes then yeah go for it.	Noted
I'm not sure of full implications, but generally support the concepts.	Noted
Support for Area of Cultural Significance category	
Very happy to see the heritage overlay encompassing the entire park and specific items.	Noted
very important to keep a Heritage flavour there.	Noted
I do like some part being designated area of cultural significance and maybe more could be added to this.	An overlay of the Area of Cultural Significance category is proposed over all of Gregson Park
I particularly would like the cultural significance to take priority as this is Awabakal land that Gregson Park is built on. We need to be considering the swampland as being a major source of food for the Awabakal people and the Awabakal language needs to be clearly supported in the signage as well as the bush tucker selected	Noted
I think the entire park should be designed as a cultural resource. All of the proposed activities described in the masterplan are part of our culture.	Noted
Need to show indigenous and environmental heritages of area	Noted

Submissions	Assessment
We must acknowledge the traditional custodians of this land and pay our respects to what was once theirs. A yarning circle is a great idea, even plaques with historical information and stories would be great too.	Noted
White man 'heritage' ain't no heritage	Noted
It also allows for the recognition of cultural significance and potential LGBTIQ+ inclusivity that may have otherwise gone unnoticed.	Noted
Neutral /don't know	
Not bothered either way.	Noted
I don't know if this is the best use of the area	Noted
I am ambivalent to the change, provided it avoids restructuring any part of the public's common areas to become available for private development.	Gregson Park is community land owned by City of Newcastle. Private development of community land is not permitted.
Support for expanding the Sportsground category	
Because it doesn't allow enough area for sports, and the identified area is tennis courts which advantages the sport of tennis which is not especially popular.	Noted
Purely from a Sports point of view I believe the space and community can benefit greatly from an increased and modernised sports capacity. More should be added however and not removed or altered.	Noted
Yes, I think that is fine. However, subject to my comments above, there should be an orange space [Sportsground category] for the tennis club house.	Noted
Don't support Sportsground category	
I object to the categorisation of Sportsground. The 2 tennis courts are fine, just need some repairs. I object to further sports infrastructure and object to the hard surfaces the proposed sports facilities would require. I believe that hitting walls and half courts could and should be part of an upgrade of the District Park facility in Broadmeadow.	Noted
I do agree with most, however there are many sports grounds all over in close proximity the grounds at Lambton for example, so I do think Gregson Park should be for families and small children and the elderly ONLY. Thank you	Noted
Areas of the Park should not be recategorised as Sportsground. There are many sports areas nearby.	Noted
Disagree with location of General Community Use category	
I just think the location of the community space may have a more appropriate location to service the needs of parents with young children playing in the play area	Noted

Submissions	Assessment
Don't support recategorisation in general	
The danger of zoning the park into precincts is that it loses its cohesion. Each section of the park needs to be designed so that it integrates seamlessly with the adjacent areas and the park functions as a cohesive whole.	Categorisation of community land is required under the <i>Local Government Act 1993</i>
I believe the park will be well planned and executed. As such, I think these areas will be distinct and it will be unnecessary to formally categorise parts of the park.	Categorisation of community land is required under the <i>Local Government Act 1993</i>
The whole park can be used for many general uses. I see the categorising of the park into different uses as unnecessary red tape.	Categorisation of community land is required under the <i>Local Government Act 1993</i>

Other written submissions on the Draft Gregson Park Masterplan and Draft *Heritage Places Plan of Management – Gregson Park Hamilton 2021* are addressed in a separate Community Engagement Report prepared by Creative Ingredient.

6 RECOMMENDATIONS

6.1 Consideration of submissions

The written and verbal submissions regarding the proposed recategorisation of Gregson Park have been carefully considered and assessed below.

The proposed recategorisation of Gregson Park is intended to reflect the Final Masterplan for Gregson Park.

Many submissions to the Draft Masterplan and Draft Plan of Management, and to the public hearing, suggested changes to the footprints of various facilities and spaces within Gregson Park. In particular, the community supported retaining the tennis clubhouse and the tennis courts in their existing position rather than replacing the tennis clubhouse with a shade shelter and shifting the tennis courts north as had been shown on the publicly exhibited Draft Masterplan (Figure 5).

The final Masterplan (Figure 8 next page) shows the tennis clubhouse and the tennis courts in their existing position, and a new multi-use half-court with double-sided hit wall and seating to the south of the tennis courts. The relationship of the final Masterplan to the Sportsground categorisation is shown in Figure 7 below.

Figure 7 Current and proposed Sportsground categorisation

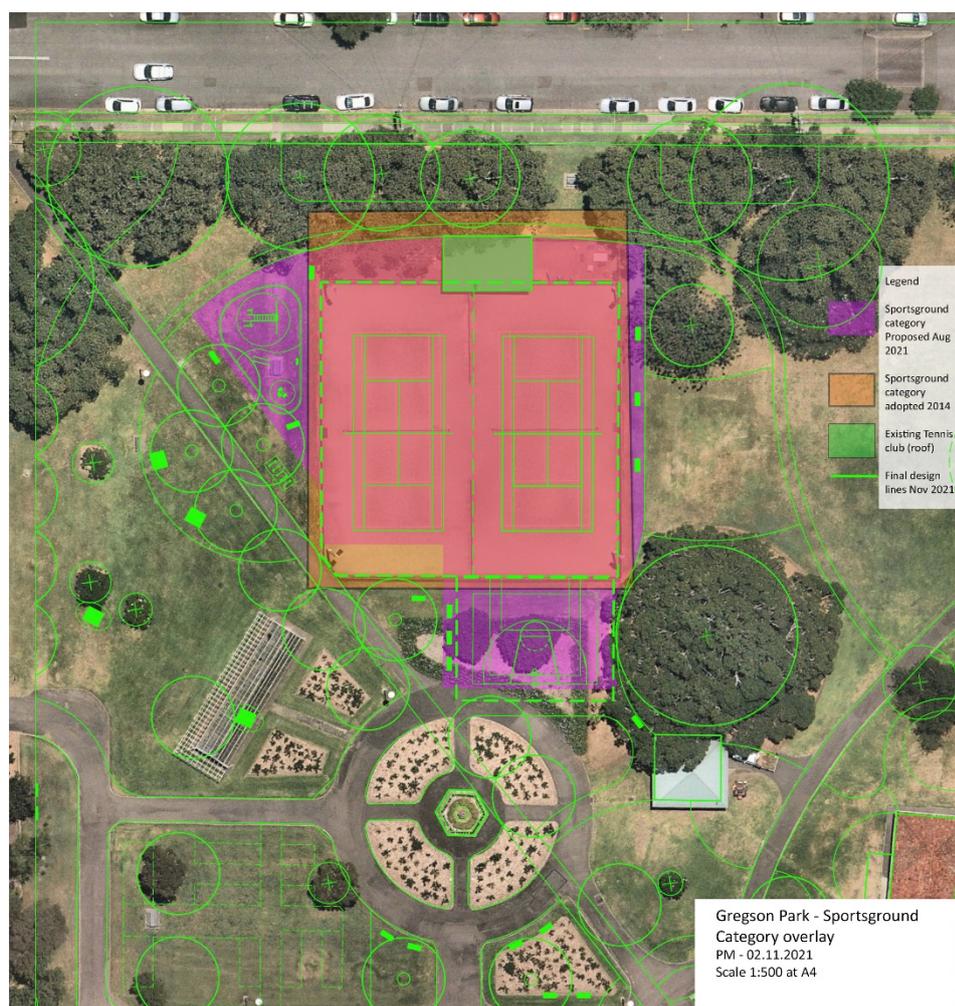


Figure 8 Final Gregson Park Masterplan



- New double bin stations including recycling
- New bike racks
- New drinking & refill station including dog bowl
- Existing boundary fence retained & refurbished
- New boundary fence to play area
- Existing Hunter Water Cooperation Pipe
- New seats
- New table setting
- Existing tree
- Elevated board walk
- Mass planting beds (low shrubs & groundcovers)
- New tree

phillipsmarler

THE CREATIVE INGREDIENT
TRANSFORMING BUSINESS | PEOPLE | PLACE

VISION

Gregson Park Masterplan

SCALE: 1:1250 at A3

City of Newcastle

Date: 02.11.2021 Page: 8

LEGEND

- (A)** Enhanced James Street entry and Cannon setting with floral garden beds
 - (B)** New inclusive play space with nature play, water feature, shade, formal and informal seating and native garden with small yarning circle. 'Maddies bench' to be retained and relocated in play space.
 - (C)** New swale, footbridges & wetland area for water detention
 - (D)** Tree protection area- ground cover planting
 - (E)** Transformed decorative garden beds with mixed rose bed planting
 - (F)** Central path with enhanced Fountain setting and seating
 - (G)** Seating steps to raised former Bowling Green area with integrated accessible ramp
 - (H)** New open shelter & gravel area- picnic, markets, events and community space for multiple uses such as Bocce and Yoga. Provision of picnic settings and BBQs
 - (I)** Informal Picnic area & passive recreation area, glasshouse removal subject to heritage assessment
 - (J)** Event and maintenance vehicle access with removable bollards
 - (K)** Re-aligned path
 - (L)** Enhanced Tudor Street entry with floral garden beds
 - (M)** Re-aligned path with seating opportunities
 - (N)** New tree planting
 - (O)** Upgraded existing amenities building providing disabled access and facilities
 - (P)** Potential new Kiosk- Adaptive re-use of maintenance building, subject to relocation of maintenance building
 - (Q)** New multi-use halfcourt with double sided hit-wall & seating
 - (R)** Retention of Tennis Clubhouse and tennis courts. Future renewal of Clubhouse and possible multicourt line markings subject to outcomes of City Wide Tennis Strategy.
 - (S)** Outdoor fitness equipment suitable for all ages, bike racks & seating
 - (T)** New accessible pathway
 - (U)** Potential Community Garden with raised beds, subject to agreed community ownership
 - (V)** New stormwater tank under former Bowling Green
 - (W)** Opportunity for underground stormwater tank, subject to further investigation
 - (X)** Widened park entry and path
1. Investigate pedestrian crossing improvements to and from the park
 2. Investigate LED path and play space flood lighting and improvements including feature lighting in accordance with a lighting strategy

It is understood that the multi-use half-court is mostly within the proposed change to the footprint of the Sportsground category which was considered at the public hearing and placed on public exhibition for comment. The multi-use half-court extends 1.5 metres south of the Sportsground category considered at the public hearing into the Park category, but as the extended area comprises a safety runoff area from the multi-use court this is a use consistent with the informal recreation purpose of the Park category.

The small, mostly rectangular area comprising the southern section of the western tennis court was not included in the Sportsground footprint which was considered at the public hearing and publicly exhibited, but as it is currently categorised as Sportsground (refer to Figure 4) the adopted Sportsground category should be retained for this small, mostly rectangular area.

Submissions supported the proposed recategorisations in general to allow a range of spaces and activities in the park to meet community needs. The Area of Cultural Significance category was supported as an 'overlay' applying to the whole park.

Submissions about the proposed expansion of the area categorised as Sportsground were evenly split. Some people supported more area in the park for sport and retention of the tennis clubhouse. Opponents to expanding the Sportsground category gave reasons including to retain only the two tennis courts, sports facilities were more appropriate in other nearby parks, and Gregson Park should be for informal use only. Community engagement supported tennis remaining in Gregson Park and the proposed multi-use hardcourt and hit wall, so the expansion to the Sportsground category is recommended.

One person objected to the proposed location of the community space/shelter in the south-west corner of the park (proposed to be categorised as General Community Use), saying it should have a more appropriate location to service the needs of parents with young children playing in the play area. It would be difficult to locate a shelter of the proposed size near the play area without disrupting other elements and features of the park. The new open shelter is better located in the south-west corner of the park to accommodate larger community gatherings.

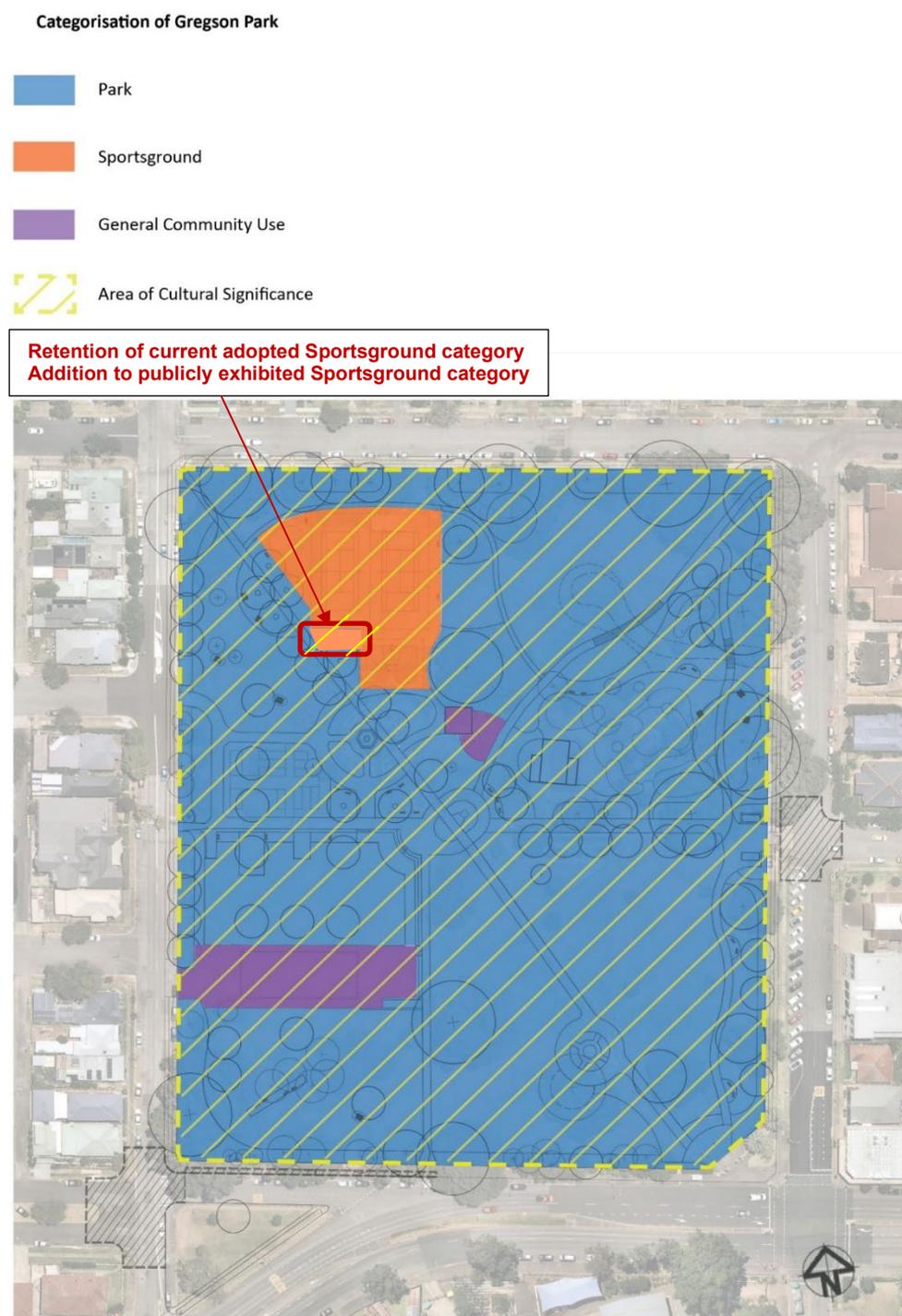
Three submissions objected to dividing the park into categories/zones as the cohesion of the park would be lost, and it is unnecessary 'red tape'. However categorisation of community land is required under the *Local Government Act 1993*.

6.2 Recommendations

Based on the representations to the public hearing on 16 September 2021 and written submissions made to Council by 6 October 2021, my recommendations to City of Newcastle are that Council:

1. Note the verbal and written submissions made in Section 5.
2. Recategorise Gregson Park as publicly exhibited in August to October 2021, with the minor change of retaining the adopted Sportsground category over the southern section of the western tennis court. Refer to Figure 9.

Figure 9 Recommended recategorisation of Gregson Park



6.2 Adoption of proposed recategorisation

This public hearing report will be presented to Council for its information as part of its approval of the proposed recategorisation of Gregson Park.

Section 114 of the *Local Government (General) Regulation 2021* states that if Council receives any submission objecting to the proposed categorisation of land, and the Council adopts the categorisation without amending the categorisation that gave rise to the objection, the resolution by which Council adopts the categorisation must state the Council's reasons for categorising the relevant land in the manner that gave rise to the objection. Refer to Section 6.1 for the objections to the proposed recategorisation.

If Council intends to adopt the proposed recategorisation, it must state the reasons why it did not make changes to categorisation in response to any objections received in its resolution to adopt the categorisation.

If Council adopts the proposed recategorisation of Gregson Park, Council will update the *Draft Heritage Places Plan of Management – Gregson Park Hamilton 2021* and its Land Register to reflect the recategorisation.

If Council decides to alter the proposed recategorisation of Gregson Park from the existing adopted categories or the categories and boundaries considered at the public hearing, Council must hold a further public hearing (Section 40A(3) of the *Local Government Act 1993*).

6.3 Reporting

Within four days of receiving this final report, Council is required under Section 47G(3) of the *Local Government Act 1993* to make a copy of this report available for inspection by the public at a location within the area of the Council. It is recommended that Council:

- send a copy of the public hearing report to the people who registered and/or attended the public hearing and/or made a written submission.
- keep a copy of the public hearing report for inspection at:
 - Council's Customer Service Centres
 - Newcastle City Library, Laman Street, Newcastle
 - Hamilton Branch Library, 45 James Street, Hamilton.
- post an electronic copy of the public hearing report on Council's website.



Sandy Hoy
Director
Parkland Planners

2 November 2021

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**CCL 23/11/2021 –
ADOPTION OF GREGSON PARK MASTERPLAN
AND HERITAGE PLACES PLAN OF MANAGEMENT
FOR GREGSON PARK**

ITEM-116 **Attachment C:** Heritage Places Plan of Management for Gregson Park

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Heritage Places Plan of Management Gregson Park Hamilton



Gregson Park, Hamilton

Part A

Supporting Information - Gregson Park

Cultural Significance

History

The municipality of Hamilton was established in 1871, its name taken from that of the governor of the AA Company, whose mining operations in the area had begun in 1848. As its mining activity declined, the company released land for residential subdivision, and in 1889 it transferred a parcel of land to the municipality for public open space. This was named Gregson Park after Jesse Gregson, superintendent of the company at the time.

A competition for the design of the park was held in 1890, won by Alfred Sharp, who in the same year won a similar competition for the design of the Upper Reserve (King Edward Park). Unfortunately Sharp's ideas seem to have been ignored in both cases. At Gregson Park he proposed to develop the line of a creek flowing through the area, a tributary of Styx Creek, into a serpentine lake with islands. Instead the stream was covered over, and is no longer visible.

The park, however, quickly became a popular public area, with tree planting and other improvements carried out by the municipality alongside the formation of the Hamilton Bowling Club in 1896, the fourth such club to be formed in Newcastle (Newcastle/City 1889, Waratah 1890, Lowlands 1892). Other features and monuments were added in the first decades of this century, including: a pair of guns from Victoria Barracks, erected in 1905 at the corner of Tudor and Steel Streets, subsequently moved to their present position opposite James Street; iron gates with stone posts to the James Street entrance in 1908, and a fountain in the same year; the gates to the Tudor/Steel Streets entrance commemorating the members of the first Hamilton Council, erected 1912; and the war memorial of c 1919, the floodlighting of which in 1937 attracted a crowd of 7000. A band rotunda was also part of the original features of the park, and was mysteriously demolished in 1940. In recent years the link between Gregson Park and Beaumont Street, the main street of Hamilton, via James Street, as been reinforced by its use as part of the Carnival festival process.

Description

Category of Land

Community Land classification: Area of Cultural Significance, Park, General Community Use and Sportsground.

Character Statement

The park is a good example of an urban Victorian park, serving an identifiable community. Its limited size, clear shape and sense of containment by surrounding building frontages give it a strong sense of unity and identity. In terms of its relationship to its context, it has two principal public faces:

To Tudor Street to the south: this address to a major thoroughfare is well defined at the Tudor/Steel Street corner, but less coherent towards the west, and there is an opportunity to reconsider the landscaping of this southern side to reinforce this aspect of the park;

To James Street to the east: James Street forms a strong visual and functional link between Beaumont Street, the main street of Hamilton, and the park; while some features (e.g. the gateposts) support this, others (the Ladies' bowling clubhouse) conflict with it, and there is an opportunity to better acknowledge and reinforce this aspect.

Adjacent to the park on its southern, Tudor Street boundary is a triangle of land that should be included in any future landscape plan.

The following items are listed as heritage items in the Newcastle LEP 2012:

- Gregson Park - Landscape Item
- Fountain Monument – Built Item
- Gregson Park Steel Street gates – Built item
- Gregson Park Tudor Street gates – Landscape item
- War Memorial – Built Item

Refer to State Heritage Inventory for details of each item

Physical Area

3.8 ha, bounded by Lindsay, Steel, Tudor and Samdon Streets.

Landform

Generally level site, formerly containing course of creek in NE corner, no longer visible.

Current Uses

Park – passive leisure, picnics
 Tennis – two courts plus club house
 Playground
 Amenities Building
 City of Newcastle park maintenance building
 Events – markets etc

Masterplan for Gregson Park 2021

A Masterplan has been prepared for Gregson Park with two key aims being to:

- Identify the role of Gregson Park in meeting local recreation needs and respecting the heritage significance of the park.
- Identify the way in which the Gregson Park can be most effectively utilised to help meet the broader recreation, sporting and community facility needs of the surrounding communities and the wider Newcastle region.

Phase 1 Community Engagement was undertaken from August to December 2020.

Through analysis of the data, several common themes have emerged across the school workshops, stakeholder interviews, in-park drop-in sessions and broader online engagement.

Plantings and Aboriginal Culture

- Retain fig trees and flower beds, add native plant species and Awabakal cultural interpretation.

Basic amenities

- Upgrade and extend toilets
- Add more open-sided shelter and seating for larger groups

Playspace

- All ages, inclusive, larger footprint

Community gathering

- Upgrade park assets to support events; pop-up cafe; community/edible garden (edible plantings and plots cared for by community organisations).

Heritage

- Keep cannons and monuments

Recreation

- Upgrade existing paths for bike/scooter/run; Flat and open green grass areas.
- Add bat ball wall, basketball half court; keep tennis courts, upgrade clubhouse to multipurpose building.

Phase 2 Exhibition of the Masterplan and Plan of Management was held from August to October 2021. The Masterplan will be placed on City of Newcastle's website once adopted by Council.

Part B

Gregson Park Heritage Places Plan of Management

Categorisation

Gregson Park is community land categorised as Park, General Community Use and Sportsground, and the whole park is Area of Cultural Significance to reflect the local landscape heritage value of the park.

"The core objectives for management of community land categorised as Park are:

- (a) to encourage promote and facilitate recreational, cultural, social and educational pastimes and activities,
- (b) to provide for passive recreation; activities or pastimes or for the playing of casual games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management." (Sec 36G LGA 1993).

"The core objectives for management of community land categorised as Sportsground are:

- (a) to encourage promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences." (Sec 36F LGA 1993).

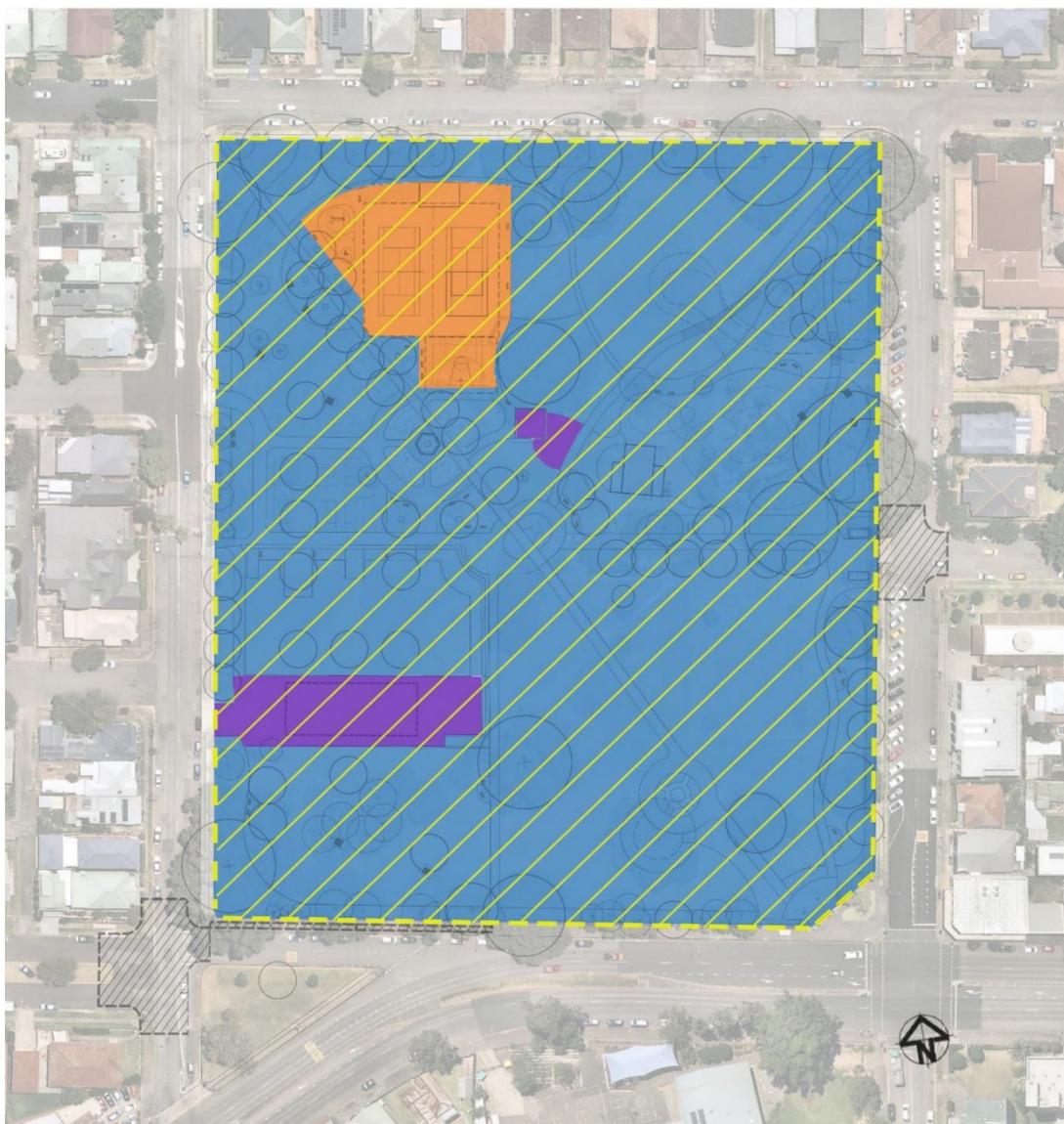
"The core objectives for management of community land categorised as General Community Use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities). "(Sec36I LGA 1993).

"The core objectives for the management of community land categorised as Area of Cultural Significance are to retain and enhance the cultural significance of the area for past, present or future generations by the active use of conservation methods" (Sec. 36H Local Government Act 1993).

Categorisation of Gregson Park

-  Park
-  Sportsground
-  General Community Use
-  Area of Cultural Significance



Action Table

Objective	Means	Performance target	Performance Indicator
Finalise and approve Gregson Park Masterplan	Public exhibition and adoption of Masterplan and amended POM	Late 2021	All steps are completed and timetable is met
Improve the amenity and heritage value of Gregson Park	Implement Gregson Park Masterplan	Over a 10 year period	Key actions with the Masterplan have been met

Leases and Licences Gregson Park

Community Use: This Plan of Management expressly authorises leases, licenses and other estates at Gregson Park on the site categorised as General Community Use to community based organisations for the purpose of public recreation, physical, social, cultural and intellectual welfare activities.

Kiosk: This Plan of Management expressly authorises a kiosk to be established in the existing maintenance building within the park. The kiosk may be leased or licensed on a commercial basis.

Tennis: Tennis and associated court-based recreational activities are a legitimate activity in Gregson Park, at a scale and design appropriate to the categorisation of Gregson Park as an Area of Cultural Significance. **This** Plan of Management expressly authorises leases or licences at Gregson Park for tennis and associated activities in that part of the park categorised as Sportsground.

General: This Plan of Management expressly authorises the granting of leases, licences and other estates in Gregson Park for community uses that **enhance** the community development of Newcastle, e.g. weddings, photos, festivals, functions.

For the purposes of section 46(1) (b) (iii) of the Act, the use or occupation of community land for the following events is prescribed as a **purpose** in respect of which a Council may grant a licence in respect of community land on a short-term casual basis:

- (a) the playing of a musical instrument, or singing, for fee or reward,
- (b) engaging in a trade or business,
- (c) delivering a public address,
- (d) commercial photographic sessions,
- (e) picnics and private celebrations such as weddings and family gatherings,
- (f) filming for cinema or television, and
- (g) the agistment of stock.

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**CCL 23/11/2021 –
ADOPTION OF GREGSON PARK MASTERPLAN
AND HERITAGE PLACES PLAN OF MANAGEMENT
FOR GREGSON PARK**

ITEM-116 Attachment D: Public Exhibition Report

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Gregson Park Masterplan

Public exhibition report

October 2021

October 2021

Prepared by: Community Engagement, City of Newcastle

Enquiries: engage@ncc.nsw.gov.au or (02) 4974 2000

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Executive summary

This report outlines key findings collected during the Phase 2 public exhibition of the draft Gregson Park Masterplan between 25 August and 6 October 2021. The draft Masterplan was available for review on the City of Newcastle's Have Your Say website and the community were invited to provide feedback by completing an online feedback form or by submitting a response via email, mail or by phone.

A total of 216 responses were gathered during the public exhibition period including 205 submitted feedback forms and 11 responses received via email. Of the 216 respondents, 140 resided in the suburb of Hamilton.

Many respondents commented positively about the Masterplan and are eager for works to begin. There was dominant support for the retention of the two tennis courts, the playground upgrade and the addition of a bat ball wall and a basketball halfcourt in the multi-activity hub. Respondents were most concerned about the removal of Tennis Clubhouse and the Tennis Club from the park and questioned the re-purposing of the gardeners shed with the assumed removal of gardeners from the park. There was also concern about the placement of the wetland in the northeast corner having an impact on Sunday soccer and the removal of heritage gardens at two locations within the park.

Respondents also made suggested changes or additions to the draft Masterplan. Many requests were received for a dedicated off-leash dog exercise area and a similar high number of responses were received calling for the retention and renovation of the Tennis Clubhouse. Other frequently mentioned requests included the addition of a second basketball halfcourt or replacing the halfcourt with a full sized basketball court and the need for night lighting to improve safety.

This engagement report will accompany a report to Council on adoption of the draft Masterplan.

1. Background

Gregson Park is a local heritage listed park located in Hamilton, NSW. The park has historical significance and is bordered by a growing community with diverse interests. The draft Masterplan builds on key existing attributes of Gregson Park to vision a vibrant, inclusive space for all ages, that supports community needs and aspirations.

The draft Gregson Park Masterplan has been prepared by Phillips Marler Landscape Architects in partnership with the City of Newcastle (CN). Using community feedback collected during Phase 1 consultation in 2020, the Masterplan suggests future improvements and development of Gregson Park with consideration to elements of green space, heritage, community use, passive and active recreation.

2 Engagement objectives

To better understand community opinion on the draft Gregson Park Masterplan, CN publicly displayed the Masterplan from 25 August to 6 October 2021.

More specifically, the public exhibition sought to:

- Raise awareness of the draft Masterplan
- Seek community feedback on the draft Masterplan.

2. Communication and promotion

During the public exhibition, a communications campaign was implemented to raise awareness of the draft Gregson Park Masterplan and promote the opportunity for community members to provide feedback.

Key communications activities are summarised on the following page, and key pieces of communications collateral are available in **Appendix I**.

Channel	Description
 <p>Have Your Say webpage</p>	<p>A dedicated project webpage was created on CN's Have Your Say. The page aimed to provide information and raise awareness about the draft masterplan, and to encourage people to submit their feedback via an online form, email or mail.</p>
 <p>Flyers and onsite signage</p>	<p>Flyers were distributed to 1,000 surrounding Gregson Park.</p> <p>Onsite signage was also installed at eight key locations at all entrances to the park, and within the park itself.</p>
 <p>Social media</p>	<p>The public exhibition was promoted via an unpaid post of CN's Facebook page on 25 August 2021. The post intended to raise awareness and encourage people to have their say. The post reached 8,986 people.</p>
 <p>Newsletters</p>	<p>An e-newsletter was distributed to 2,384 members of CN's community panel on 27 August and 29 September.</p> <p>A further article was included in the City e-news EDM on 3 September 2021, which was distributed to 2,573 people.</p>
 <p>Council meeting</p>	<p>Councillors voted to place the draft Gregson Park Masterplan on public exhibition for 42 days in the Council meeting held on 24 August 2021.</p>
 <p>Media coverage</p>	<p>A media release was issued on 18 August 2021 advising of the draft masterplan and the upcoming exhibition.</p>

3. Engagement activities

The community were invited to provide feedback on the draft Gregson Park Masterplan from 25 August to 6 October, 2021.

The community were able to provide comment on the draft Masterplan by submitting feedback via an online feedback form on CN's Have Your Say project web page, or by mail or email.

Online feedback form

An open online form inviting comments on the draft Masterplan, with a mechanism to upload an attachment, and fields for demographic information was included on the Gregson Park Have Your Say webpage. The form also sought to capture feedback on the draft Gregson Park Heritage Plan of Management, which was on exhibition at the same time as the Masterplan. A copy of the online feedback form can be found at **Appendix II**.

In total, 205 people provided feedback via the online feedback form. Findings from the online form are presented in section **4. Key findings**

Other submissions

Community members were also able to provide feedback on the draft Gregson Park Masterplan by mail, email or phone. In total, 11 submissions were received via these channels. De-identified copies of submissions received are included in Appendix III.

4. Key findings

A total of 216 community members provided feedback during the consultation period. Due to COVID restrictions feedback was invited using Council's online feedback form or via email, mail or phone.

Of the online comments received, ten forwarded a formal letter of response or images to provide greater understanding and depth to their response. One of these letters was from a community organisation on behalf of its members. These formal letters of response are shown in **Appendix III**. The sentiments of these letters have been included in the summary of findings below.

A majority of respondents resided in the suburb of Hamilton (140), followed by Adamstown/Highfields (9), Wallsend/Rankin Park (9), Broadmeadow (8) and Newcastle/Cooks Hill (7). A full list of respondents residential suburbs are shown in Table 1.

Table 1: Respondent residential suburb

Suburb	N	Suburb	N
Hamilton	140	Tiges Hill	3
Adamstown/Highfields	9	Cardiff	2
Wallsend/Rankin Park/Elemore Vale/Maryland	9	Wickham	2
Broadmeadow	8	Charlestown	1
Newcastle/Cooks Hill/The Hill	7	Shortland	1
Islington	6	Bolton Point	1
Merewether/The Junction	5	Fullerton Cove	1
New Lambton/New Lambton Heights	4	Stockton	1
Waratah	4	Not provided	5
Mayfield	4		
Lambton/Jesmond	3	Total	215

What you told us

Due to the high volume of responses, similar ideas have been grouped to allow for easier interpretation. The responses listed in the tables below appear in order from most mentioned to least mentioned for each category. The (N) column represents the number of respondents providing a similar comment. Additionally, responses were provided for park elements that lay outside the scope of the Masterplan, however are important to be mentioned to compliment a long term vision for the area. These appear at the bottom of Table 4 as indicated.

Community feedback has been separated into three categories being:

- Likes
- Issues
- What needs to change or is missing

Likes

Many respondents thought the Masterplan was great and they are eager for works to begin (43). The community also liked the retention of the two tennis courts (26), the playspace upgrade (24), the addition of a bat ball wall (20) and basketball half court (19). Some agreed that a community

garden (16), planting of additional trees for shade (15) and choosing native plants that support local biodiversity (14) were all good ideas for Gregson Park.

The community also liked the large outdoor shelter for family/cultural and community events (14), additional seating, BBQ's and picnic tables (11), the idea of outdoor gym equipment (11), the multi-activity hub (10) and the addition of a kiosk (10). Some also appreciated the retention and restoration of heritage features including the cannons and park fencing (10).

There was also support for an amenities upgrade (9) and the provision of activities for all ages (9). A full list of grouped sentiments are shown in Table 2.

Table 2: Positive feedback

Response	N
The plan looks excellent/great/good, can't wait to see it finished, amazing, love it all	43
Retention of two tennis courts (leave as is/not multipurpose court/keep grass surface)	26
Playspace upgrade with Indigenous themes in current location	24
Bat ball wall	20
Basketball half court (pls fast track, prioritise for delivery)	19
Community/edible/bush tucker garden and orchard	16
Retention of green space, retention and planting of trees/shade, leafy outlook, trees as windbreaks	15
Native garden/plantings, local biodiversity supported	14
Large outdoor shelter for family gatherings, events and markets	14
Additional seating, BBQ's and picnic tables	11
Adult exercise/outdoor gym area	11
Multi activity hub	10
Addition of a kiosk	10
Retention/restoration of heritage/historical park features including cannons, fences	10
Provision of activities for all ages	9
Amenities upgrade	9
Upgrade to community space that supports community connection, health and wellbeing	6
Retention of heritage garden beds	5
Upgraded entrances	3
Yarning circle	3
Rainwater tanks capturing runoff	3
Wetland area	3
Pathway upgrade/resurfacing	2
Inclusion of Indigenous concepts	2
Drainage and lighting upgrade	2
Repurposing of existing buildings	1
Resurfaced tennis courts with multicourt markings	1

Issues

Many respondents disliked the removal of the Tennis Clubhouse and the Tennis Club (organisation) from the Park (58), followed by the removal of gardeners from the park and the repurposing of the gardeners work shed (21). Some disliked the position of the wetland (9), the removal of heritage gardens near the memorial (6), the part removal of the circular rose garden (5) and the loss of entry to the park from the Samdon/Tudor St corner (5).

Respondents also considered that a 10 year Masterplan was too long to wait for some of the park features to be added or upgraded, another indication of positive anticipation for delivery of the Masterplan. A full list of grouped sentiments are shown in Table 3.

Table 3: Issues for consideration

Response	N
Removal of the Tennis Clubhouse and the Tennis Club as an operating community organisation	58
Repurposing of gardeners shed/removal of gardeners from the park	21
Wetland position encroaches heavily on informal Sunday family soccer space (could it be relocated closer to tennis courts?)	9
Removal of heritage gardens especially around the Anzac memorial/'retain the A'	6
Removal of rose garden beds especially the circular designed bed that has been sliced in half to accommodate a basketball half court	5
Time frame too long – 10 years before completion	5
Loss of entry to the park from corner of Tudor/Samdon Sts, removal of an entry point on one corner of the park (loss of historical symmetry)	5
Community garden – unsightly, risk of being left unkept	3
Size of wetland encroaching on green space/open space	3
Large covered area for markets/don't need more markets	3
Playground could be designed better/more detail required in Masterplan, would like to see climbing tower, slides, flying fox, trampoline etc	3
Too much equipment for active recreation	2
Repurposing of the glasshouse	2
Kiosk (commercial entities in the park)	2
Basketball half court/bat ball wall (noise)	2
Location of the basketball half court/bat ball wall (move to western side of the park closer to Tudor St)	2
Flowerbed around base of cannon – children climb these daily (practical?)	2
Location of large open shelter – better placed near children's playground?	1
Path realignment/loss of paths	1
Resurfacing of tennis courts/possible multicourt line marking	1
Addition of BBQ's	1
Playground overly complex/complicated	1
Not enough trees	1
Retention of tennis courts	1

What needs to change or is missing

Many respondents suggested that a dedicated dog off-leash area was required in the park (40) followed by requests for the retention and repair of the Tennis Clubhouse (38), the addition of a full sized basketball court (18) and improved night lighting (12). A full list of suggestions are shown in the Table 4.

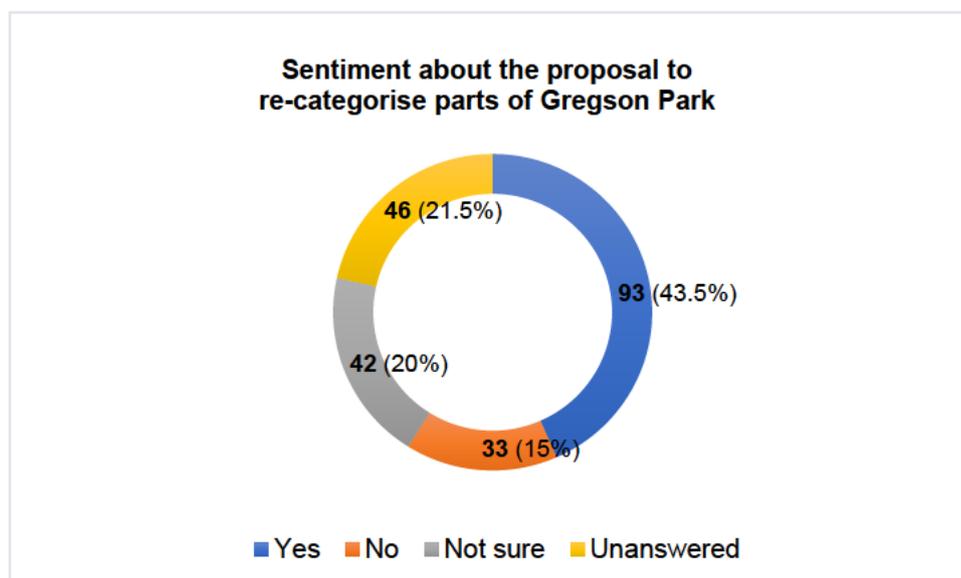
Table 4: Suggested additions or changes

Response	N
Dedicated off-leash dog exercise area (includes few requests for early morning dog off leash only) Location suggestions (if any): <ul style="list-style-type: none"> Ex-Bowling Club site (14) SW corner (2) Small triangular patch of land at corner of Samdon and Tudor St's (1) 	40
Retained/renovated/repared/rebuilt and upgraded Tennis Clubhouse to include toilet, meeting space, plumbed kitchen facilities	38
Full size basketball court (replacing the basketball half court)	18
Night lighting to improve safety Included: Night lighting for tennis/basketball courts outside of DLS (2) and requests for solar power lighting (3)	12
Area or circuit to scooter/skateboard/skate/bike ride (youth)	7
A mix of undercover seating eg. Large outdoor shelter to cater for large family/cultural groups/events and smaller separated tables (to assist social distancing)	7
Indigenous features/interpretation, Indigenous art, continued consultation	6
Two basketball half courts instead of one	6
A fully fenced children's playground	5
Include space for temporary food vans or pop-up kiosk (on concrete slab or similar hard surface) instead of permanent kiosk	5
Add a seated Café/restaurant with large deck	5
Ensure all abilities access to ex-Bowling Club site, playground and other facilities including amenities	5
Ensure exercise areas/playground/seating areas are part shaded, consider round tree seating	5
Ensure the Masterplan provides for passive recreation space – this is a unique/special quality of Gregson Park	4
Move large outdoor shelter to the Steel/Tudor St quarter to increase visibility from busy street/move away from residential	3
Move the Library into the Park	3
Include a bocce area, gravel/crushed sandstone strip (a nod to the cultural past)	3
Add recycling bins	3
Add dog poo bag stations and dog drinking water stations	3
Add water drinking stations for humans	3
Add a simple raised stage or wooden deck for events and yoga/pilates classes (instructor elevated) or small amphitheatre	3
Add bicycle racks/lockup stations	2

Response	N
Ensure playground is given the highest priority for construction	2
Retain open grass areas for children to run freely and play unorganised ball sports	2
Use Indigenous language to name park elements (with English equivalent) eg. toilets, playground/use traditional name for the Park	2
Locate full or half court basketball area away from Tennis courts	2
Remove glasshouse	1
Signage to remind dog owners to pick up after their pets/keep dog on leash	1
Restoration to in park memorials, reinstating entry gates	1
Provide a more detailed program of works – what is happening across the 10 year lifespan of the plan?	1
Demonstrate how the Plan aligns with local strategic planning, state and regional planning policies/Premier's priorities	1
Add a boutique place making sign – as a reflection of the past but new direction of the park	1
Both the ex-Bowling Green and SE corner of the park need to be levelled	1
Acknowledge/respect Indigenous custodians	1
Needs a Camperdown Commons system of community gardening/food production	1
Add a hedge around the perimeter of the park to separate the park from city feels	1
Add a sensory garden for the communities aging population	1
Add netball court	1
Add art installation	1
Attention to drainage/flooding issues in the NW corner that may impact the multi activity hub (moisture, moss, slippery)	1
Retain tennis court fence and synthetic grass surface on tennis courts to assist play following wet weather	1
Improve accessibility to and from and inside the established Tennis venue	1
Support for Hamilton (Gregson) Park Tennis Club community legacy	1
Path resurfacing	1
Out of Masterplan scope - but important suggestions for bigger picture thinking	N
Safe road crossings /pedestrian access into the park for all ages and abilities (mentioned: Lindsay/Steel St's, Lindsay/Samdon St's, Lindsay/James St's, James St speed humps?)	12
Provide safe cycleways too and from Gregson Park	4
Parking considerations for both residents and visitors on weekends	3
Create a Tree Planting Plan to gradually replace aging fig trees with younger fig trees	2
Better public transport access	1
Make it clear to park users how many people are allowed to gather in a public space without a permit	1
Upgrade bus shelter near (current) main entrance to the park in line with upgrades to park	1
Include wayfinding from Hamilton Train Station	1

Proposal to re-categorise parts of Gregson Park

Additionally, respondents were asked if they 'agreed with the proposal to re-categorise parts of Gregson Park as Park, Sportsground, General Community Use, and Area of Cultural Significance as shown on Page 6 of the Heritage Places Plan of Management – Gregson Park Hamilton (August 2021)?' Results show that there is strong support for this to occur (43.5%) when compared to those who disagreed (15%).



When asked to provide a reason for their response, the community commented in both the affirmative and the negative as shown in the tables below. NOTE: Some respondents did not provide a reason as they had not read the document mentioned, were unable to access it at time of responding or chose not to answer this question.

Table 5: Support for re-categorisation

Response	N
A variety of spaces that benefit a diversity of community need/sensible zones that allow for a range of activities (incl pets/active lifestyles)	15
Opportunity to promote a healthy and active lifestyle/increased recreation opportunities	10
Makes logical sense/useful for the Parks longevity/if it helps justify spending or sourcing funding	8
Improves accessibility/inclusiveness/multi-use of the park (all ages)	8
Protect heritage values/connect to the past/bring community closer together through shared history	7
Important to accommodate a growing community/plan for the future growth of the area	7
Acknowledge traditional custodians/cultural significance of the area	6
Great to have amenities to enable hosting of events/place making/culturally animating the space	5

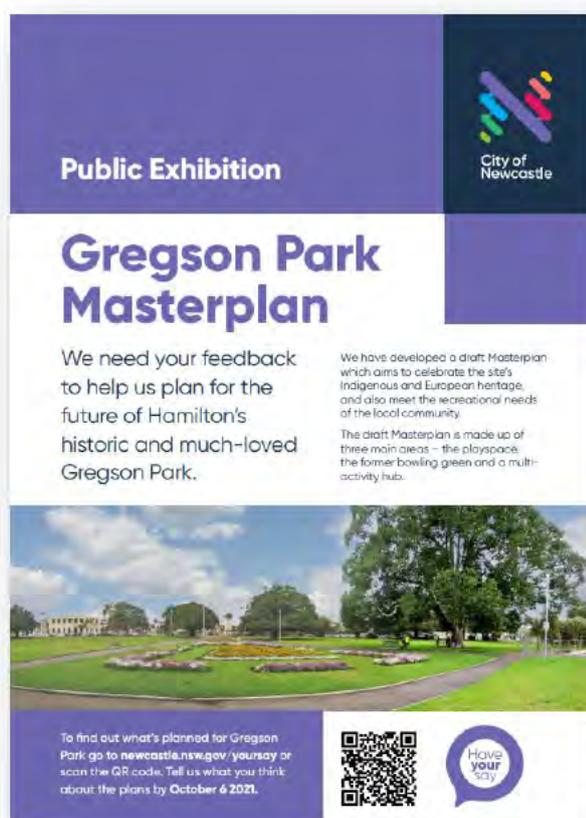
Table 6: Non-support for re-categorisation

Response	N
The only organised sport in the park should be the tennis club/courts – not enough space for large sports fields	15

Response	N
No dedicated sportsground – others are located in close proximity	5
Needs a basketball/netball court but not as organised sport – informal/ad hoc games preferred	3
If it is too busy, it will ruin the ambience of the Park/no large crowds	3
Unnecessary/keep as one/too much red tape	3
Impacts to accessibility/restrictions	1
Will this reduce the possibility of a dog off leash area?	1
Spend time/money fixing up other parts of Newcastle eg. Jesmond Park	1
No addition of 'new' sports infrastructure eg. basketball, bat ball wall	1
Entire park should be designed as one cultural resource – do not want to lose cohesion	1
Respect Indigenous and environmental heritage of the area as one	1

Appendix I – Promotional materials

Flyer and onsite signage



Social media

 **City of Newcastle**
27 August · 🌐

Last year, we asked the community what they thought the future of Hamilton's much loved Gregson Park should look like. We've listened to this feedback and created a new Draft Masterplan. Click 'learn more' by Oct 6 to read it and tell us what you think.



NEWCASTLENSW.GOV.AU
Have Your Say on Gregson Park [Learn More](#)

👍❤️ 51 14 comments 10 shares

👍 Like 💬 Comment ➦ Share

Newsletter

Have Your Say EDM and City e-news



Have your say

You're encouraged to have your say on a range of projects open for feedback and read updates on previous projects.

Community shapes vision for Gregson Park

We recently unveiled a new vision for Hamilton's historic Gregson Park as part of the development of a draft masterplan.

The draft masterplan showcases three key components including a new playspace, community hub on the former bowling green and multi-sports activity hub and aims to celebrate the existing heritage of the site and Awabakal culture, while meeting the recreational needs of the local community.

The draft masterplan is on public exhibition for community feedback until 6 October 2021.

HAVE YOUR SAY



Community shapes vision for Gregson Park

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The draft masterplan is on public exhibition for community feedback until 6 October 2021.

Learn more and have your say on [our website](#).

Media release

18 August 2021

<https://www.newcastle.nsw.gov.au/council/news/latest-news/community-steers-vision-for-historic-gregson-park>

Appendix II – Online feedback form

Your say

Please provide comments / feedback on the Gregson Park Masterplan and/or the Heritage Plan of Management:

If you want to provide further detail, upload a Word or PDF file here:

Choose File No file chosen

Do you agree or not with the proposal to re-categorise parts of Gregson Park as Park, Sportsground, General Community Use, and Area of Cultural Significance as shown on Page 6 of the Heritage Places Plan of Management – Gregson Park Hamilton (August 2021)? :

- Yes
 No
 Don't know

Please provide your reasons for your response above:

Your details

First name:*

Last name:*

Email:*

Suburb:*

Postcode:*

Submit

Appendix III – Other submissions

Submission 1: Hamilton Child Care Centre

To: The Newcastle City Council

Re: Feedback to Gregson Park Masterplan

Some of our preschool aged (4-5 years) children of Hamilton Child Care Centre would like to provide some feedback in regard to the Gregson Park Masterplan, as well as share their hopes and dreams for the future of this park, which is a place of special significance to them.

Our children frequently use this park during and outside of their time attending Hamilton Child Care Centre. The children love to walk to Gregson Park, and we often use this space to host events, and connect to the Awabakal Country, our community, and the environment. Our families often meet at Gregson Park together so our children can play and spend time together long after they leave our centre. It is a beautiful place that serves as a 'hub' and 'piazza' for our community of Hamilton Child Care Centre.

The children would like to contribute their ideas for the master plan, to ensure their voice is heard and valued and their favourite elements are considered in the upgrade. Please see below some of the children's images, who have worked tirelessly during the lockdown period.

Warm regards,

The preschool children and staff of Hamilton Child Care Centre

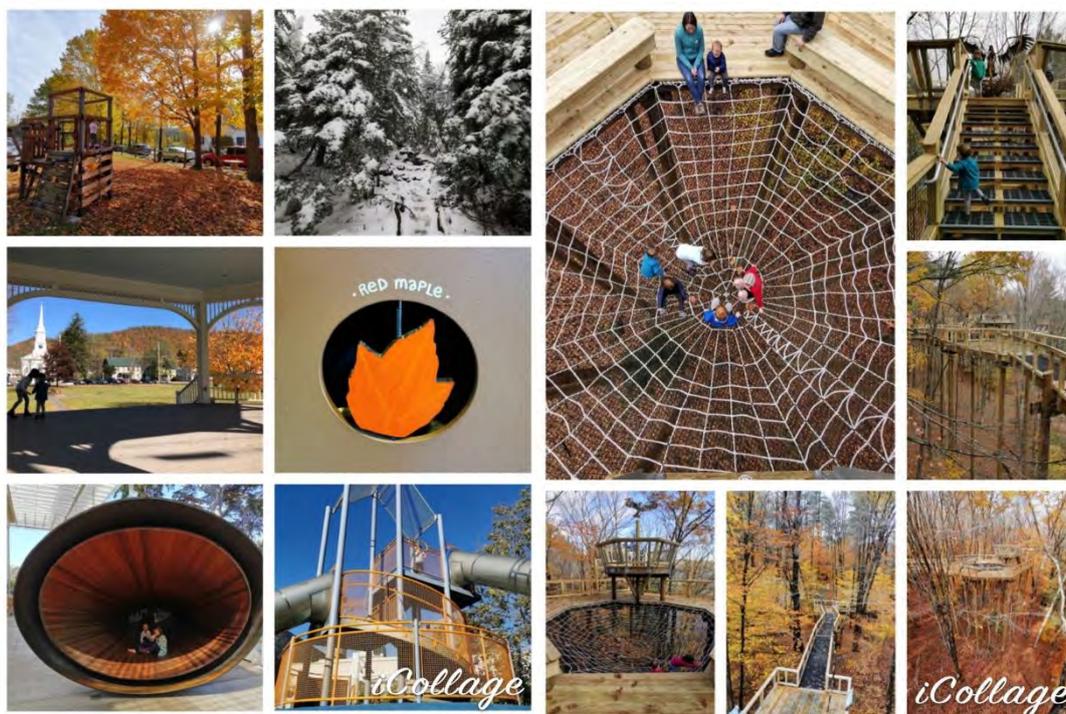
Images attached: 4

Rex: would like climbing towers, complete with a flying fox and a slide. He would also like a skate park and bike flip ramp!

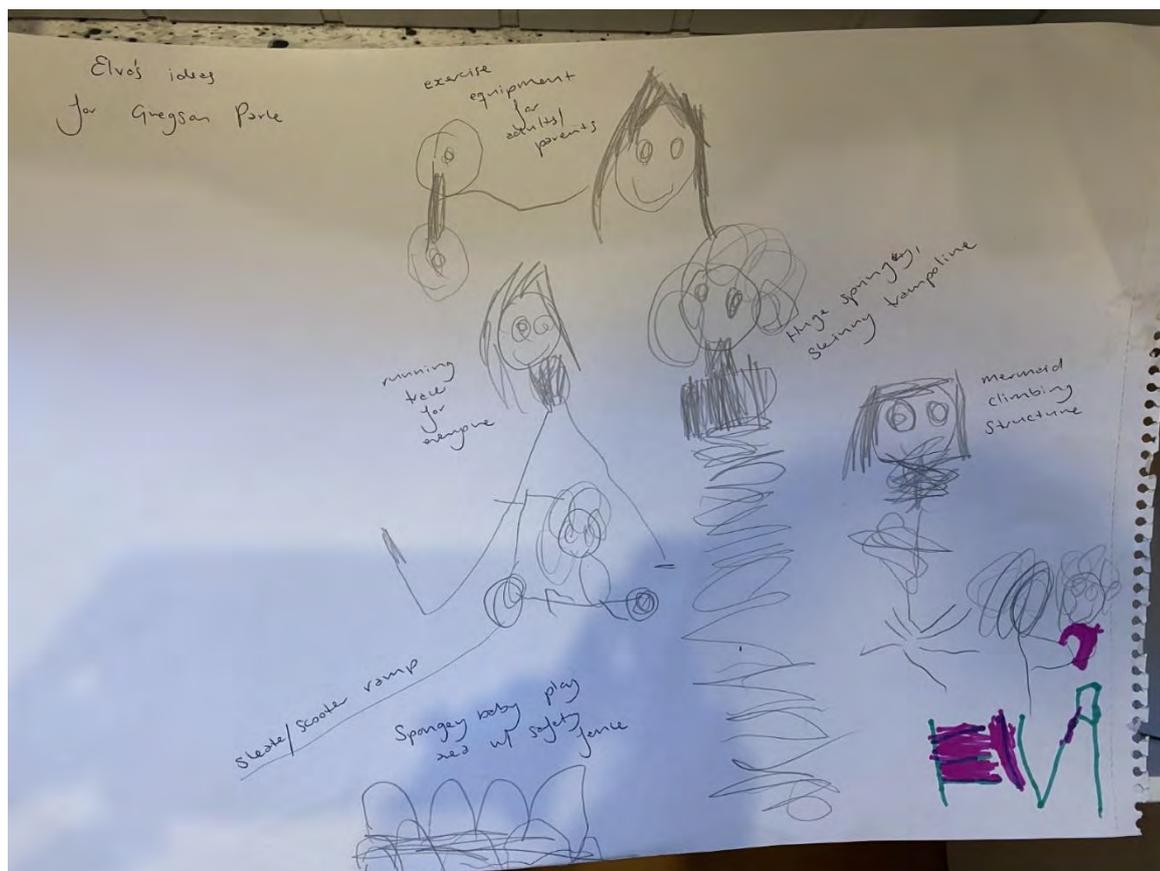




Audrey: Created an interest board and would like to make things “BIG” - this includes lots of climbing equipment!



Elva: Has thought of not only her needs and wants, but those of parents and families as well.



Submission 2: Resident [REDACTED]

Thank you to Council for creating a vision for Gregson Park. I live across the road from the park near the tennis courts. The following key points come not only from my personal use of the park but my observations over many years as to how the park is used by the community.

1. **The rose garden:** It strongly oppose destroying the symmetry of the rose garden (marked as E on the plan) by realigning the existing path to cut through it. This garden is a beautiful heritage feature of the park and should remain as such.

I realise that straightening the path creates space for the proposed half basketball court at the southern end of the tennis courts, but the basketball court could also easily be located on the western side of the courts which I have observed is only very lightly used. That would mean the existing path around the rose garden could remain. It seems an odd decision to remove a heritage feature plus the existing established planting at the southern end of the tennis courts simply to add a basketball court that could be located elsewhere. It seems particularly odd to remove this heritage feature given that in the meeting held on 16 September, the landscape architect pointed out that there would be a new Victorian style garden planted in the location marked M on the draft plan. It seems odd to destroy one established Victorian garden but, realising the importance of that style to the park, add another Victorian garden elsewhere.

I strongly object to realigning the path and in doing so, destroying the rose garden.

2. **Tennis club house:** I strongly object to removing the tennis clubhouse. The clubhouse is valuable for a number of reasons: the club stores its equipment and first aid in the clubhouse and hold their meetings there; the hirers congregate there after playing, use the kitchenette and the fridge for their drinks. Members of the public hold children's birthday parties there. The clubhouse definitely needs some maintenance and a toilet, but I see it as a community facility that should be refurbished or replaced so it has even greater potential for community use, not removed as proposed.

I strongly object to removing the tennis clubhouse.

I propose that the clubhouse be upgraded or replaced by an enhanced building.

3. **Tennis hit wall:** I note that including a tennis hit wall was requested by many community members in the consultation phase. I wholeheartedly support it. The draft plan indicates a new tennis hit wall (R in the legend) but it is not clear where it will be located.

If the thick white line drawn on the fence line at the southern end of the tennis courts is mean to represent a hit wall (although it's not in the multi-activity hub character sketch), it seems that the plan is for people to use the hit wall from within the tennis courts. If that is the case, I must disagree with that location. The courts are kept locked for security reasons, and hirers are given a code to open the gate. If this method was also used to access the hit wall, it would create the following problems:

- a. Hit wall users would need to book their time

b. This would take possible hiring hours away from those who want to use the courts to play tennis

c.

Hit walls are usually located in a space that is open and accessible to the public, with no bookings or costs associated with using it (Empire Park is an example). I believe this model is also the most appropriate for Gregson Park.

I strongly object to the hit wall being located within the tennis court fencing.
I propose that the hit wall be located where it is easily accessible by the community.
I would like more information to be made available about the location of the hit wall please.

Submission 3: Resident [REDACTED]

Thank you for the preparation of the Gregson Park Master Plan. Please find my comments regarding various parts of the master plan. Please feel free to call to discuss with me if required

All ages playground

This has been lacking maintenance for many years. The improved playground area would be a welcome change.

Community garden

This idea ranked as the 3rd highest in what would you like to see more of. Was in the top comments pinned. Was in the top fire responses. Was number 2 in the Top 5 most popular pins and was in the top 5 pins with the least opposition. It is ranked as the highest preference idea for the use of the space in the bowling green area.

Given the above feedback please explain why the community garden is not located on the site of the old bowling green. This appears to be the most logical place to put it. The space that has been allocated is quite small and appears that it would not cater for the demand or popularity in the survey.

The community garden also has 3 new shade trees shown planted above it. Community gardens need sunlight for plants to grow. Please explain why there are shade trees planted over the gardens?

Given the high response rate for the community garden why is this the only item that is marked as "Potential"? Similarly given its popularity why is it a long term works? The Master plan does not align with the community feedback. Why is there a reluctance for the council to provide a community garden?

Paths

More paths were requested however the plan now shows less paths than what is currently there. Is this just an error from the artists impression?

Reading the comments it appears one of the major concerns was the lack of upkeep of the paths. A walk around the park will show that many of the paths have cracks, lips and uneven surfaces. Benefit would be gained by resurfacing but this has not been included in the master plan.

K & M– Realigned path

Where is the benefit to re-aligning the path? What is wrong with the current alignment. If you observe the children at the moment they love racing each other down the straight path. Better value would be put into the resurfacing of the path.

E – Decorative garden bed

The garden bed appears to have been chopped in half. Is this a true representation of what is to be done? Where is the value in removing the configuration of the garden bed? It does not seem to be warranted to fit the basketball court in.

P - Kiosk

Existing building has been converted into a kiosk. If this is done what will happen to the gardener's storage and equipment? Please have a plan before this is enacted.

C- Swale drain

The swale drain has been placed in the middle of the open field. This field is used for soccer, kicking a ball and the annual Christmas concert. Can a more sympathetic design be developed to allow the current activities to continue?

The swale drain says that it is for detention. The park goes under water and at times the water doesn't go away. Why is the swale drain and detention required? Gregson Park already has an issue with mosquitos. Would this increase the mosquito population?

A – Floral beds

Kids regularly climb on the cannons. Do floral beds and this activity go hand in hand? The artist impression for one cannon has the bed surrounding the cannon.

H – Open shelter

Would it make more sense to have the open shelter in position **N** as this is close to the playground as is the current shelter. This would allow the children to be supervised while parents prepared food. An alternate idea would be to make two smaller shelters, one in each location.

W – Widened park entry

I could not find this location??

Submission 4: Resident and local historian [REDACTED]

[REDACTED]
Hamilton NSW 2303
30 September 2021

Chief Executive Officer
City of Newcastle
PO Box 489
Newcastle NSW 2300

Dear Sir

*Draft Gregson Park Masterplan and Draft Heritage Places Plan of Management
Gregson Park Hamilton 2021*

I am writing to confirm my overall agreement with the Draft Masterplan and Draft Heritage Places Plan of Management for Gregson Park, Hamilton. That agreement is subject to some concerns I have. I would also like to make some observations.

I commend the planners for achieving a good balance between retaining the existing features of the park which are integral to its identity (such as fig trees, fences, flower plantings, pathways, and built heritage items) while modernising and upgrading it to better meet community needs. Inclusion of Indigenous heritage and culture, as well as improving the accessibility of the park for people with disabilities, is welcomed. My comments follow.

1. An important amenity of the park currently is open space for unstructured play (eg young children kicking a ball around) as well as casual exercise and passive recreation. I am concerned that these opportunities may be lost as a result of seeking to address the multiplicity of other identified needs. I appreciate that new play spaces (across a range of ages) have been provided in the Draft Masterplan and these are most welcome.
2. Welcome too is the provision of additional seating and tables which will become even more important post-Covid, as people look for outdoor settings to enjoy take-out food from Beaumont Street and have small group picnics.
3. I note that implementation is divided into short and longer term, over a ten year period, and is subject to funds. The ten year time frame is disappointing. While some projects are flagged to begin in 2022, the prospect of an imminent hot summer in a 'living with Covid' environment calls for more immediate action. Specifically, the provision of temporary seating and tables in shaded areas as people seek safe outdoor eating opportunities. In her feedback, Hamilton resident Vicki Coughlan has advocated this, drawing attention to one such an initiative in Bryant Park, Mid-Town Manhattan, New York. This is an excellent model for Gregson Park (image p.3) which I hope can be emulated.
4. As an older person with limited mobility, I find the state of current pathways hazardous. It is pleasing that these will be replaced/upgraded and that should be a priority. No mention is made of the material to be used. Whatever that is should be smooth and safe, for example for older people using canes, walkers or other aids. There are also well-known safety issues

for older people using multi-user paths. I hope that the new paths will be designed in such a way as to limit hazards from riders of scooters and bikes.

5. I note that a new accessible Lindsay Street entrance is planned, and that there is to be an accessible ramp to the former Bowling Green area. While there is reference to the amenities block being upgraded, it is not clearly stated that the block will be accessible to people with disabilities. I assume it will be, to meet the requirements of the NSW Disability Inclusion Act.
6. On the south-west corner of the park there is an unusual corridor of over-arching grevillea trees. It is not clear from the plan how this special feature might provide a centrepiece for a section of park that has tended to be under-utilised.
7. A swale is proposed on the northern edge of the park. No detail is provided as to why this area has been chosen. People who walk regularly in the park during all seasons report multiple other locations where water pools and the ground becomes soggy.
8. Furthermore, there is considerable variation in ground levels right across the park, possibly the result of landfill when it was first established. While I recognise the challenges of levelling, and the value of having some variation, there may be some locations inaccessible to people with walking aids. This makes it all the more important to have pathways that are smooth, and also safe.
9. I want to record my strong support for the retention of the tennis courts and clubhouse or something similar. I think of tennis as a 'heritage sport' (indeed, tennis has been played in the park since 1898). Many children use this park who don't have the advantage of schools with tennis courts, and it is good to have some spaces in which to demonstrate and encourage the game. The addition of other features to increase the flexibility of ball play options nearby is welcomed. The maintenance of the courts has been the responsibility of a community club; this should continue as it is not easy to find organisations to take on such roles. I note the establishment of community gardens is contingent on a suitable organisation coming forward to own/manage them.
10. Finally I understand that the demolition of the greenhouse and adaptive reuse of the gardeners' maintenance building as a kiosk may put at risk the future use of Gregson Park by the City's gardeners as their base. Use of Gregson Park as the base has contributed to the outstanding work done to maintain and beautify the park over many decades. I hope that the Draft Masterplan will not result in a diminution of this outcome.

I appreciate the thoughtful work that has gone into the Draft Masterplan and the opportunity to comment. I look forward to the next stage.

Kind regards

██████████

Images attached: 1



Image: Bryant Park, New York

Submission 5: Photo [REDACTED]



Image: Children's Birthday Party inside the Gregson Park Tennis Clubhouse

Submission 6: Resident [REDACTED]

[REDACTED]
[REDACTED]
HAMILTON NSW 2303

To Whom it May Concern,

I am composing this letter regarding the draft masterplan vision of the beloved Gregson Park in Hamilton. Recreational parks within a vibrant city such as Newcastle provide intrinsic environmental and aesthetic benefits, as well as creating a sense of community.

I want to preface this letter by acknowledging the history of the park and how appreciated it has always been as an outdoor space for locals, however I believe this has been even further highlighted in more recent times, during a global pandemic. A wider love and community appreciation for the park has been evident amidst restrictions imposed. It is a thriving place for families and friends alike, transcending multiple age demographics. For many I suppose you could say it is a 'Happy Place'.

I have responded to a few of the draft plans below. I haven't included the flower beds and tree planting, as I believe any extension on these are a good idea. The cannon history is beautiful at the Steel St entrance and upgrading the entrances to the park aesthetically and historically would be beneficial. The dot points are the NCC Vision, with my response underneath.

- New inclusive play space with nature play, water feature and formal and informal seating and native garden with small yarning circle.
Love idea of the yarning circle and native garden idea. Creating a place of belonging for all people.
- New swale, footbridges & wetland area for water detention
I think this is a fabulous idea & like the look of the photo impressions. It supports water quality improvement and supporting of habitats. Obviously with Urban sprawl over upcoming decades and urbanisation, there would be further changes to water balance and quality as well as further disruption of habitats. I think the wetland plans is an important consideration with climate change also.
- Seating steps to raised former Bowling Green area with integrated accessible ramp
Great variety in seated areas for all.
- New open shelter - picnic, markets and event space, with provision of picnic settings and BBQs
- New Kiosk - Adaptive re-use of maintenance building, subject to relocation of maintenance building
I think this is a wonderful idea – to combine the old with the new and transform the maintenance building into a kiosk.
- New halfcourt
- Re-surfaced tennis courts, possible multicourt line markings subject to outcomes of Tennis Strategy Plan, hit-wall, outdoor fitness equipment suitable for all ages & small shade structure with seating

Does this mean that the half court would be shared with a hit/wall ball ? I think the wall ball option is wonderful and should be a definite inclusion, not a maybe.

- Potential Community Garden with raised beds, subject to agreed community ownership
As a local community member, owner & occupier of my residential property, I envisage I will remain in the Hamilton area for a significant period, in which I would love to be apart of the community garden concept and maintenance. There is much to be said for community gardens giving people purpose, pride and fostering reconnection to food, nature and community. There is much literature to support that community garden initiatives have positive community building outcomes, promote social cohesion, and create a variety of benefits for both individuals and communities.

I do note that there was a bit of mention around dog off leash areas. Whilst I'm unsure what the consensus or attitudes toward this is, within recent times, many people take their dogs to Gregson Park. Whether a dog off leash time period could be looked at to facilitate this environment, perhaps for consideration before 9am and after 5pm?

Thank you for taking the time to read this.

Kind regards,

██████████

████████████████████

Submission 7: Resident [REDACTED]

From: [REDACTED]
Sent: Wednesday, 27 October 2021 8:49 PM
To: Engagement Team <engage@ncc.nsw.gov.au>
Subject: RE: Gregson Park Masterplan review

Hi Natalie

Thanks for getting back to me and providing me with an opportunity to make comments.

Whilst in many ways I support the masterplan, I have certain concerns. What I like is that you are looking towards retaining a recreational focus, considering the heritage of the park and making improvements without wild changes.

My objections and comments are aimed at reducing unnecessary and pointless cost, reduce impacts and provide better outcomes, these are:

1. The location of the markets.

The markets have traditionally been held in the south eastern area on the park. This being a part of the park that adjoins angle parking and is not surrounded by sensitive receivers. That is, near a school, motel, non residential facilities such as offices, yoga centre, church and community hall. Switching the markets to the west side of the park means that the impacts such as noise, traffic and parking burdens the residential properties in Samdon Street and properties in the side streets. That is, you are placing the markets in a residential area, away from the backdrop of a noisy main road, and further away from the far better (previous) setting.

2. The location of the basketball facility

The facility is proposed on the south side of the tennis courts. This will necessitate the loss of formal gardens and an interesting circular pathway feature of the park. It make no sense to run a feature of the park when it could be easily and more cheaply be located to the east or west of the tennis courts, these are parts of the park that are seldom used.



3. The covered community centre and BBQs

Why move the BBQ picnic area away from the playground where it is? The infrastructure costs are unnecessary. The shelter will be a white elephant. Again you are pushing the traffic and noise impacts of the park into a residential area that has far more peace and quiet. This is worse than the bowling club, the bowling club was much quieter and had far fewer impacts than this presents. Council should at the very least do an acoustic assessment for this and the markets.



4. Suggestions

- a. Retain the glasshouse, it has character and is a historical feature. Not all historical significant features are aesthetically pleasing.
- b. Extend the kerb on the west side of Samdon St to the north so that vehicles cannot enter Tudor St but not so far as to block the exit. This will pedestrianise the area, make it safer for vehicular traffic, (the Tudor street intersection is too close to Belford St intersection), will provide more parking for the car yard that is meant to provide on site parking but never has (and of course NCC does nothing as usual) and eliminate a rat run.

Yours sincerely

██████████

Submission 8: Resident [REDACTED]

I am happy with/agree with most of the visions for Gregson Park, however, I have issues with the following:

1. The removal of the tennis clubhouse
2. The location of the bat-ball/hitting wall

1. The removal of the tennis clubhouse

I strongly oppose the removal of the clubhouse for the following reasons:

- The clubhouse stores equipment that the club members use to maintain the courts
- The clubhouse stores first aid kit
- The hirers gather in the clubhouse for lunch and wet weather circumstances
- Hirers use the kitchenette and fridge in the clubhouse to keep food/drinks
- The clubhouse has been there since 1959, and holds historical significance

Instead of removing the clubhouse, there is potential to renovate the clubhouse to further increase community engagement with the courts, and thus the park. This renovation should include a new permanent toilet in the clubhouse that the hirers can use, offering a more suitable alternative to walking to the main toilet block in the park. Above practicality, this should be considered for the following safety reasons:

- A child who is being coached on the courts does not have to walk to the main toilet block, instead they can use a toilet located in the clubhouse that can be supervised from the courts
- The park's main toilet block often closes in the nights before the tennis courts do, meaning the court hirers cannot access the toilets. When they are open however, it poses a safety issue walking to the park's main toilet block in the dark.

I strongly oppose the removal of the clubhouse.

I propose it is upgraded or renovated with the inclusion of a permanent toilet.

1. The location of the bat-ball wall

The proposal of a bat-ball/hitting wall in Gregson Park is an excellent idea and is highly requested by the community. If the thick white line on the draft masterplan represents this hitting wall, it appears the plan is for people to use this wall from within the tennis courts. If this is the case, this proposed location of the wallball is problematic for the following reasons:

- The tennis courts are locked and accessed with a code for security reasons
- The hitting wall would reduce access to the tennis courts
- A hitting wall is solid (usually concrete). The location of this hitting wall is a major safety concern for the tennis hirers who will be playing with a solid wall behind them. If they were to run into it, they are bound to injure themselves.

Alternatively, the hitting wall could be located on the western side of the park, away from the tennis courts. This would allow the hitting wall to be open, accessible to the public, and bring more people to a part of the park that is currently minimally occupied.

I strongly oppose the location of the hitting wall being located within the tennis court fencing.

I propose that the location be on the western side of the park in an open, accessible space.

Submission 9: Hamilton Park Tennis Club [REDACTED]

Draft Gregson Park Masterplan - Gregson Park, Hamilton 2021

Hamilton Park Tennis Club Response

4 October 2021

Dear Chief Executive Officer

Thank you for the opportunity to respond to the Gregson Park Draft Masterplan. There are many elements of the draft masterplan that will no doubt prove to be great additions to what is already a lovely and well used community park.

In response to the public exhibition of the draft masterplan, and noting particularly the proposed demolition of the tennis clubhouse, the members of Hamilton Park Tennis Club wish to raise the issues outlined below.

1. Summary

- **the tennis clubhouse should be retained and improved**
- **a permanent toilet should be located in the tennis complex**
- **the existing perimeter fence should be retained**
- **the court surface should continue to be green synthetic grass**
- **child safety, diversity and accessibility should inform decision making**

2. Introduction

Gregson Park is community land bestowed upon the people of Hamilton in the late 1800s. The tennis courts are a community asset run by members of the community. The tennis club which operates the courts is self-funded and almost all of the cost of maintaining and operating the tennis court complex this century has been born by the tennis club. This model is successful and ideal for the City of Newcastle, and the masterplan should reflect support for the tennis club so that this scenario continues for as long as possible.

3. Clubhouse

A clubhouse is required to support both the activities of club and the proper operation of the court complex. The masterplan should recognise the retention and/or improvement of the existing clubhouse.

We note references to “upgrade clubhouse to multipurpose building” in both the Community Engagement Report and Part A of the Draft Heritage Places Plan of Management. However, the Draft Masterplan shows that the existing clubhouse will be removed and replaced with a “small shade shelter”. This is a change which we strongly object to.

It is typical for Australian community sporting clubs to have a clubhouse. We believe that our need for a clubhouse is no different.

A clubhouse is required for the tennis club for the following reasons:

- storing maintenance and court cleaning equipment

- storing spare nets
- first aid generally including a possible defibrillator
- housing the electricity meter box and control switches of the court lights
- kitchenette including a fridge for first aid ice packs and refreshments
- meeting room
- change room (some players come to the courts directly from work)
- historical tribute wall commemorating the history of the club and its members
- noticeboard
- coaching needs
 - Coaching equipment is stored in the clubhouse
 - Activities are held in the clubhouse when on-court coaching is paused during wet weather (there is table tennis equipment currently housed in the clubhouse)
- covered walkway
- shade and rain protection (e.g. during a short rain shower) for players including children waiting off-court
- bookswap
- social space.

It is impractical if the court maintenance and cleaning equipment is not stored adjacent to the courts.

4. Toilet

The tennis complex requires an on-site toilet and to fulfill this need we are currently renting a temporary toilet. This toilet should be replaced with a permanent toilet which is either a separate structure or housed somehow in the clubhouse. It has long been our goal to save enough money to build a permanent onsite toilet for players. A permanent toilet should be included in the masterplan.

Toilet facilities would increase the safety for all players – particularly children – using the tennis courts. When coaching groups of children, it is not practical to stop a lesson to escort a child off-site to the main park toilet. A child should not be permitted to leave by themselves because that compromises both their safety and the coach's duty of care.

The general park toilet closes at 5pm (or thereabouts) each evening. The majority of our mid-week players play after 5:00pm. Therefore, the off-site toilet does not serve as a practical replacement of an on-site toilet.

Our coach is providing coaching services to groups with special needs. Our goal is to provide toilet facilities that are inclusive by providing accessible facilities that can be used by all our players including the wheelchair users who are now being coached at the courts.

5. Fencing

Currently, the tennis facilities are enclosed by a 3m high fence. It is not clear on the draft masterplan whether the fence around the tennis complex will be impacted. A fence around a tennis complex is standard and should be retained in our case for a number of reasons including:

- it prevents tennis balls from being hit into the park
- it protects the playing surfaces from general park traffic

- through this protection the life of the playing surface is maximised and costs are reduced
- it provides security for equipment and furniture located in the complex
- it protects players – particularly children – whilst using the venue.

The external fence should be retained and should remain at its current regulation height.

6. Court Surface

The draft masterplan includes reference to “Re-surfaced tennis courts, possible multicourt linemarkings subject to outcomes of Tennis Strategy Plan”.

Currently, the tennis court surface is green synthetic grass and has been since 1995.

We believe the use of green synthetic grass should continue. We believe that multicourt linemarkings are not necessary for coaching at the complex but we are happy to wait and discuss the recommendations of the Tennis Strategy Plan which we understand is being informed by work currently conducted by Tennis NSW.

We believe that synthetic grass is the appropriate surface to use in order to:

- reduce injury including impact injuries from falls
- avoid slippery courts after rain
- maintain continuity (current hirers are used to playing on this surface)
- suit all ages including older players.

The colour green is ideal given that the courts are within a park.

7. Child Safety

Whatever changes to the tennis complex are being proposed in the masterplan, they should not lessen, and should ideally improve safety conditions for children in relation to:

- accessing a toilet
- maintaining adult supervision (e.g. by the coach) particularly because parents may not be on-site during coaching
- preventing children wandering off the tennis complex
- reducing the need for children to leave the tennis complex
- dealing with sensitive circumstances with suitable privacy.

We believe that the complex as a whole, which includes the clubhouse, proposed on-site toilet and the perimeter fence, is important in addressing these needs.

Particularly because of the park setting, the complex as described above represents a unique venue ideal for active social events including birthday parties.

8. Diversity and Accessibility

The tennis courts are located near to Lindsay Street and nearby parking is usually available. The court complex and the surrounding area is flat. The coach operating at the venue, Danial Stredder of Access Tennis, is determined to be the leading local provider of tennis coaching services to special needs groups

and minority groups. These elements combined present a tremendous opportunity for what could be achieved at the site of the tennis courts. Much of the related detail doesn't need to be shown in a park masterplan but the infrastructure required to support these activities should be. We believe that support should be shown for a clubhouse, an on-site toilet and modifications to improve accessibility both in and out of, and within the venue.

9. A Case For Supporting the Goals of the Tennis Club

Tennis in Gregson Park has never been as popular as it is now. Further to this:

- Tennis NSW recently reported that the level of tennis activity at the complex last financial year far exceeded state-wide benchmarks
- potential hirers have been turned away during the lockdown because demand has exceeded supply
- the tennis complex in Gregson Park is operated by volunteers for the benefit of all tennis players in the local area
- the operation of the tennis complex is self-funded
- there is genuine affection for the complex on the part of the community
- because tennis has been played in Gregson Park for over 120 years, both the tennis complex and the Hamilton Park Tennis Club represent a living heritage item of the park
- Hamilton Park Tennis Club, as the last of the once three tennis clubs in the park, is the custodian of the Gregson Park tennis legacy.

Given the above, we believe that the operation of the tennis complex in Gregson Park by Hamilton Park Tennis Club should be supported at every opportunity and that the removal of the clubhouse is the antithesis of the support the club deserves. We look forward to moving past discussions of demolition and onto the discussions alluded to in Part A of the Draft Heritage Places Plan of Management, that being an upgraded multipurpose building.

10. Conclusion

We hope we have made some useful suggestions and made our case clearly for not just the preservation of a clubhouse but for support, both now and into the future, of the needs of the tennis complex housed within beautiful Gregson Park and for the tennis club that operates it.

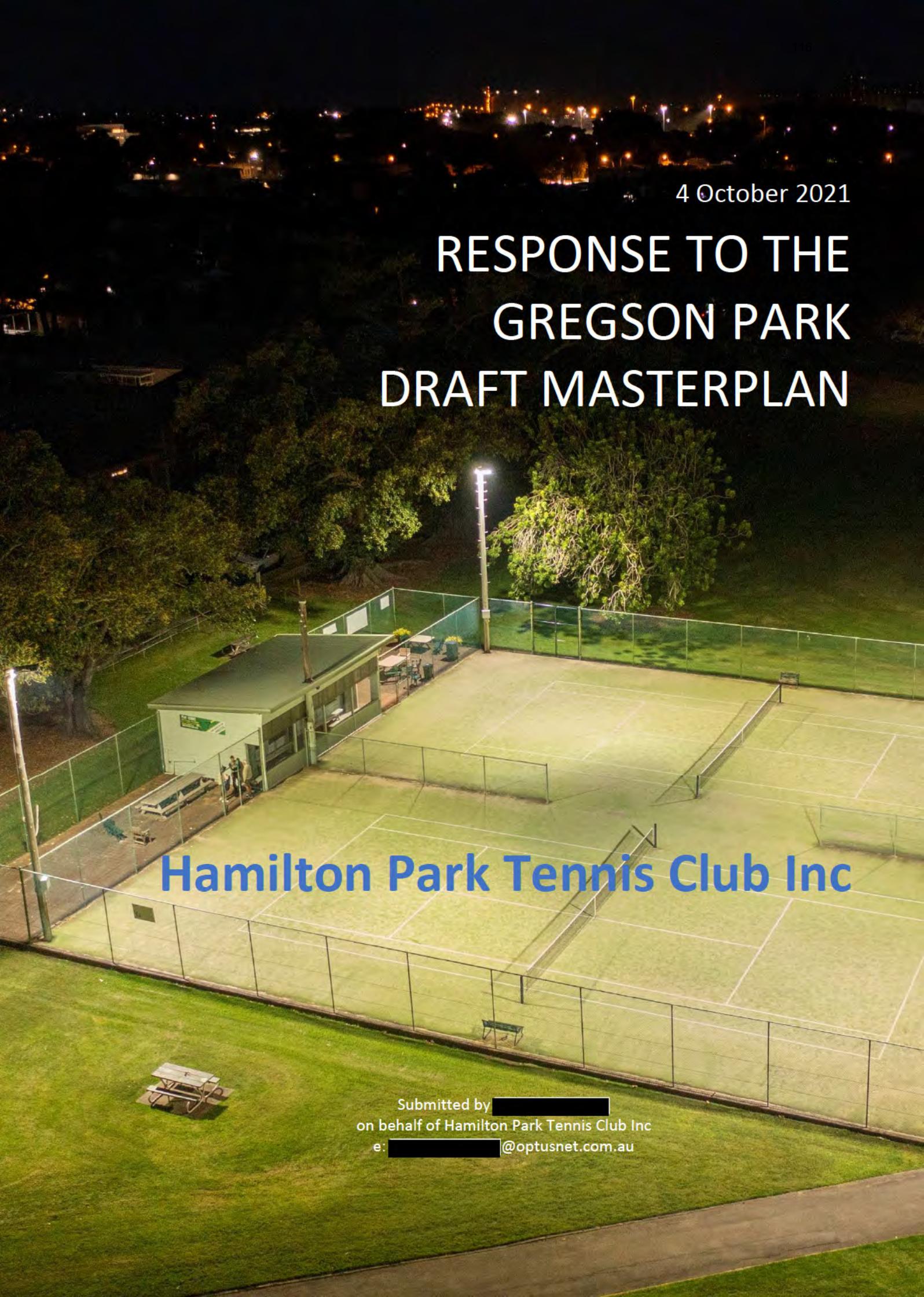
For the benefit of any reader not fully aware of the activities of Hamilton Park Tennis Club, the high use of the tennis courts by the community and the heritage significance of tennis in Gregson Park, we have included a PDF document intended to help educate anyone with an interest in the club.

Thank you for considering our response.

Yours sincerely,



On behalf of Hamilton Park Tennis Club



4 October 2021

RESPONSE TO THE GREGSON PARK DRAFT MASTERPLAN

Hamilton Park Tennis Club Inc

Submitted by [REDACTED]
on behalf of Hamilton Park Tennis Club Inc
e: [REDACTED]@optusnet.com.au

On Saturday 4th September...

Court 1

7am – 7pm

12 hours

Fully Booked

Court 2

7am – 7:30pm

12.5 hours

Fully Booked

Over 24 hours of community
service in 1 day!



ABOUT US

Hamilton Park Tennis Club

maintains and operates the two tennis courts within the beautiful setting of Gregson Park.

Typical of clubs of its type, the club has a membership and is run by a committee of **volunteers** elected from that membership.

Membership is open to all adult and junior tennis players and although not large, currently includes both male and female players and Indigenous Australians.

Tennis **coaching** is provided at the courts by Danial Stredder of Access Tennis Newcastle, a Tennis Australia accredited coach who specialises in all levels of coaching with a strong focus on underrepresented groups such as Disability, Indigenous and Girls in Sport.

Children from the local Hamilton Public School regularly attend coaching at the courts.

In 2021, the first wheelchair coaching session was conducted at the courts.

The two tennis courts are available for hire by the community.



IN NUMBERS

<p>30</p>	<p>The number of permanent hire groups who play at the same time each week.</p>
<p>The number of permanent hire sessions played between 24 May 2020 and 18 September 2021</p> <p>1,863</p>	
<p>383 and 1,237</p>	<p>The number of different casual hire groups and the number of bookings they have made between 24 May 2020 (resumption after 2020 lockdown) and 18 September 2021</p>
<p>The number of hire groups that hired the courts during the COVID lockdown between 7 August and 24 September 2021</p> <p>464</p>	
<p>12+</p>	<p>The number of coaching sessions delivered in 2021 for people with disabilities including wheelchair and people with intellectual disabilities.</p>
<p>July to September Increase in bookings this year compared to the same period last year!</p> <p>58%</p>	

HISTORY

Tennis has been played in Gregson Park since approximately 1898.

Hamilton Park Tennis Club has operated within Gregson Park since the very early 1900s.

Picture:
The Hamilton Park Tennis Club clubhouse c. 1956.

The replacement to the pictured clubhouse was unveiled in 1959 and remains the clubhouse to this day.



The first synthetic grass courts were first laid in October 1995. Prior to that the court surface was gravel.

The current synthetic grass surface was laid in 2007 after the Pasha Bulker storm.



Picture:
Hamilton Ladies Tennis Club
Gregson Park c. 1949

Gregson Park was once home to three tennis clubs. Hamilton Park Tennis Club is only one remaining.

RESPONSIBILITIES

Custodian

The club is the custodian of a 100+ year history of tennis in Gregson Park and is responsible for continuing the local tennis legacy into the future.

Hamilton Park Tennis Club is currently financially responsible for the:

- Tennis court resurfacing
- Tennis nets
- Lights
- Fence, gates and locks surrounding the court complex
- Electricity
- Insurances

Financial

...plus the hire of the Portaloo that acts as our on-site toilet.

Court Hire

The club is responsible for making the courts available for hire by the public.

The volunteers of the club handle the communication with all hirers and schedule the bookings and coaching sessions.

They handle and reconcile all payments which are now made electronically.



REQUIREMENTS: FENCE, SURFACE

Fence

A fence around a tennis complex is standard and prevents tennis balls from going all over the park! It also:

- Protects the playing surfaces from general park traffic
- Provides security for equipment and furniture located in the complex
- Protects children whilst they use or visit the venue

The external fence height must be a suitable regulation height.

The presence of the fence means that children's parties can be held at the club complex with parents knowing their children can't wander off into the wider park.

The current internal dividing fence provides a perfect balance between separating but not isolating each of the two courts.



Court Surface

The tennis court surface is currently synthetic grass.

The courts in Gregson Park regularly receive positive feedback sometimes being described as "the best courts in Newcastle".

The club believes that synthetic grass is more suitable than a hard court surface because of the reduced risk of injury over the long term.

The colour of the surface should also be green to suit its park context.

REQUIREMENTS: CLUBHOUSE



Clubhouse

It is normal for a tennis club to have a clubhouse.

The clubhouse serves many purposes.

Tennis is played at Gregson Park in all seasons including winter with, interestingly, summer being the least popular season.

The clubhouse gives players a refuge from both the heat and cold when not on court.

It provides an indoor venue for coaching activities when the courts are too wet.

The clubhouse is the venue for committee meetings. It is an integral part of the social activities which occur at the venue.

Some regular hirers hold luncheons in the clubhouse and make use of the table, chairs, fridge, kettle, microwave and the BBQ.

The bookswap, an initiative of the community, is housed in the clubhouse. It, along with the noticeboard, acts as a bridge between the hirers and members who often aren't at the venue at the same time.

REQUIREMENTS: CLUBHOUSE

Storage

The clubhouse is where lots of things are stored including:

- Coaching equipment
- Court maintenance equipment
- Tennis balls
- Spare nets

If the club acquires a defibrillator, it will be stored in the clubhouse.

When entering the clubhouse, one may be impressed by the old tournament shields, vintage tennis racquets and photographs and historical memorabilia of the club.

There aren't a lot of items but what is there gives a real sense of the longevity of the club.

Memorabilia

Light Control

In 2021, Hamilton Park Tennis Club contributed funds for the installation of LED lights costing over \$20,000.

It was an upgrade well received by all players and the nearby residents.

The control box for these lights is located in our clubhouse.

REQUIREMENTS: TOILET

Toilet

The toilet is a very important part of our venue.

The photograph below includes so much. A sunset, beautiful Gregson Park, two terrific tennis courts and...

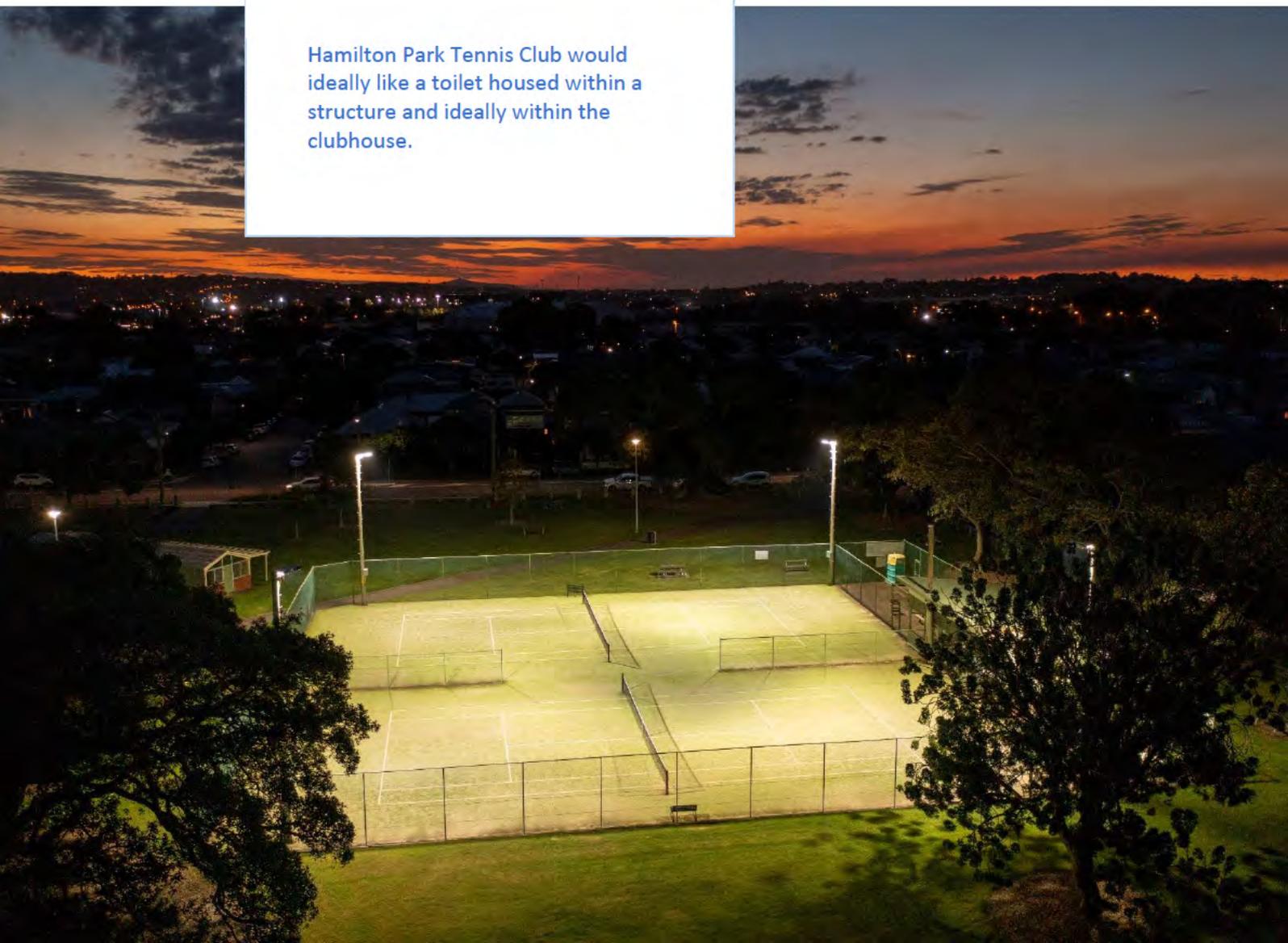
...a Portaloo!

The nearby Gregson Park toilets get locked at around 5pm. The majority of our mid week hirers start after 5pm.

Child Safety

It is much safer for children being coached to visit an on site toilet.

Hamilton Park Tennis Club would ideally like a toilet housed within a structure and ideally within the clubhouse.



THE FUTURE

Hamilton Park Tennis Club strives to provide a high quality venue for tennis players and make that venue accessible to the local community.

During this current lockdown, the importance of that venue has been reinforced by how many people have sought exercise on our tennis courts.

We have local school children being coached on the courts which brings with it the wonderful sound of young people having fun.

The club is financially sound and has a strong income from healthy levels of court hire.

The tennis courts in Gregson Park can, and should, be enjoyed by many future generations.



HPTC
+ Gregson Park
= "Great Future"

© 2021
Hamilton Park Tennis Club Inc
Phone [REDACTED]

Submission 10: Resident [REDACTED]

Hamilton NSW 2303
e [REDACTED]@optusnet.com.au

6 October 2021

Chief Executive Officer
City of Newcastle
PO Box 489
Newcastle NSW 2300

Dear Chief Executive Officer,

Re: Draft Gregson Park Masterplan and Draft Heritage Places Plan of Management - Gregson Park Hamilton 2021

Thank you for the opportunity to respond to the Gregson Park Draft Masterplan (the Plan).

My family lives on Lindsay Street adjacent to Gregson Park, a place where we spent a lot of time. Two things my wife and I like most are walking through the park and admiring the flora and playing tennis. Consequently, my two main concerns regarding the masterplan relate to supporting the work of the park gardeners and supporting the continued operation of the tennis club.

? Concern - Gardener's Shed and Glass House

The Plan's Vision indicates the proposed removal of the Glass House. In contrast, the Plan's Opportunities Plan refers to its retention. The Plan's Vision indicates the repurposing of the Maintenance Shed so that it becomes a Kiosk. This would have a significant impact on the ability of park's gardeners to maintain their high level of work. I therefore strongly disagree with this proposal unless some other on-site amenities are provided for them as replacements. I have observed the changing landscape of the park for the last 23 years and know that when the gardeners aren't supported, the beauty of the park suffers. Please refer to the appendix The Case of the Disappearing Strelitzia.

? Concern - Tennis Clubhouse

The Plan's Vision indicates the proposed removal of the tennis clubhouse. In contrast, the Plan's Opportunity Plan refers to the possible refurbishment of the clubhouse. I strongly support the refurbishment of the clubhouse. The tennis club provides a valuable service to the community and should be supported. City of Newcastle has provided very little financial support for that clubhouse since it was unveiled in 1959. I think now is an opportunity to provide long overdue support to the tennis club, help them introduce toilet facilities and perhaps create an amenity building that can be shared with all park users.

Some further opinions follow.

✓ Like - Vision - Draft Gregson Park Masterplan – Reference H – New Open Shelter

I can see this being used and can imagine it providing opportunities for the community to come together. When the detail of the shelter is being developed, its design should support Carols in the Park events at Christmas, markets and also large community lunches.

✓ Like – Additional Sporting and Activities Area – Near Reference R

I believe that fixtures like a basketball half court and tennis hitting wall will be well used particularly by teenagers and young adults. I support their introduction. Having said that, firstly, none of these fixtures should impact the fencing around the existing tennis courts. Secondly, a cautionary word about the flooding that occurs in the north-west corner of the park. I have attached a photograph which I hope is informative. Without mitigating work, this flooding indicates a risk that hard surfaces in that area will regularly be moist, mossy and hence slippery.

? Concern - Vision - Draft Gregson Park Masterplan – Reference E – Decorative Garden

This garden is currently circular, symmetrical and hints at a modest grandeur from a bygone era. Breaking this symmetry should not be done.

? Concern – Annual Garden Bed

The annual garden bed near the Anzac memorial is beautiful and is admired by many visitors to the park. It is a fixture that has been enjoyed for as long as I can remember.

It is not clear from the plan if this small area will be retained. I support its retention or if not retention, its relocation but not its complete removal.

Thank you again for the opportunity to contribute to the important task of improving Gregson Park.

Yours sincerely

██████████



Photograph: North-west corner of Gregson Park facing southwards. c March 2021



This photograph was taken in Gregson Park in 2003 in an area south of the tennis courts. The top of the tennis court fence can be seen in the background.

The Case of the Disappearing Strelitzia

A Case For Looking After Our Gardeners

There were once Strelitzia adorning a garden area just south of the Gregson Park tennis courts. There were murraya in that same garden, a garden surrounded by agapanthus.

The murraya are now tree like and the agapanthus produce a stunning display of flowers each season. But where are the strelitzia?

Answer: They were removed and replaced by woodchip.

I can't know for certain why woodchip now sits where the strelitzia plants once did but I suspect it had something to do with reducing the requirement for garden maintenance.

To me it speaks to the difference between the mentality of a park maintenance crew (who without doubt perform a valuable service) and that of a team of gardeners.

The masterplan must firstly support the retention of gardeners within Gregson Park, and secondly ensure they can perform their gardening function at least as well as they do now. For this reason, the existing gardener's shed shouldn't be repurposed if it means the gardeners have no base in the park. The glass house shouldn't be removed unless another park location can be used to store plants as is currently the case.

The change in the park since the gardeners have returned to Gregson Park has been remarkable and I, for one, do not want that to diminish. My point doesn't relate to strelitzia specifically (I can give other examples of plants that disappeared during the same stage of the park's history). Rather, I appreciate what the gardeners achieve and want to enjoy the results of their efforts for many years to come.

Submission 11: LGBTQI+ Public Art Installation Project [REDACTED]

Are You a Friend of Dorothy's?

Death + Life of Queer Cities

Georgie, Kyra, Sean

I begin today by acknowledging the Awabakal people, Traditional Custodians of the land on which we are joining from today, and pay my respects to their Elders past, present and emerging. I extend that respect to Aboriginal and Torres Strait Islander peoples here today.

As a team, we wished to create an immersive architectural installation that alludes to local LGBTIQ+ heritage of Newcastle City, with a strong focus on community interaction, colour symbolism and effective use of light.

Good afternoon councilors and fellow peers,
I begin today by acknowledging the Awabakal people, Traditional Custodians of the land on which we are joining from today, and pay my respects to their Elders past, present and emerging. I extend that respect to Aboriginal and Torres Strait Islander peoples here today.

As a team, Sean, Kyra and I wished to create an immersive architectural installation that alludes to local LGBTIQ+ heritage of Newcastle City, with a strong focus on community interaction, colour symbolism and effective use of light.



Gregson Park, Hamilton Newcastle 2303

Proposed design addition for the Newcastle City Council's re-development vision of Gregson Park, Hamilton. Placed and designed in conjunction with the 'Family and Community Hub' concept without altering any pre-existing or proposed landscaping.



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Death and Life of Queer Australian Cities

Are You a Friend of Dorothy's?

Location

Georgia Collins
Sean Bryant
Kyra Hinett

Our architectural installation is a proposed addition for the Newcastle City Council's redevelopment vision of Gregson Park, Hamilton. Placed and designed in conjunction with the 'Family and Community Hub' concept without altering any pre-existing or proposed landscaping. This design will bolster the intent of the masterplan through its ability to identify the role of the park in meeting local recreational needs and respecting the local historical significance.

We would like to acknowledge Councilor Carol Duncan who championed the investment for the redevelopment of the Park. We hope our ideas today can further your vision for this beautiful, queer inclusive space.

- LGBTIQ+ Historical Sites
- Public Transport
- Installation Design Site



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Are You a Friend of Dorothy's?

Site Analysis

Georgia Collins
Sean Bryant
Kyra Hinett



In our site analysis we mapped venues that historically held importance to the local queer community with yellow dots, further emphasising the relevance of the park in relation to the queer history of Hamilton. These spaces have now sadly all disappeared. Additionally we have located public transport through blue dots. The proposed location for our installation is marked in red.



Past

Present

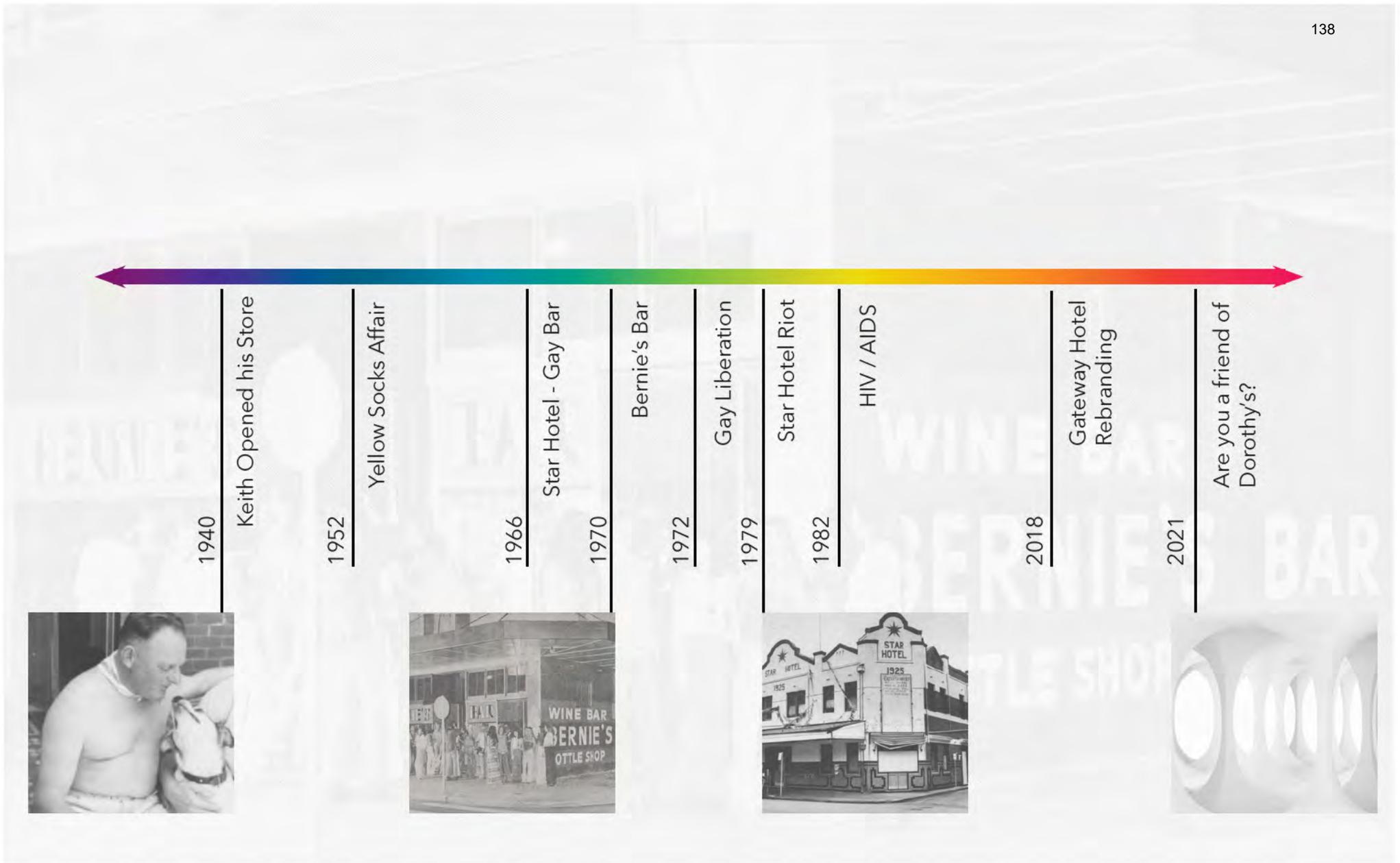
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Are You a Friend of Dorothy's?

Evolution of Queer Space

Georgia Collins
Sean Bryant
Kyra Hinett

Queers spaces are most often general spaces adapted to fit the specified needs of the community. In the past, up until fairly recently, this included the privacy and safety offered by blacked out windows and outward cohesion with the predominant built environment. Today they are more outwardly queer, although mostly still existing as adapted spaces, rather than as architecture that is essentially queer.



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Are You a Friend of Dorothy's?

Timeline

Georgia Collins
Sean Bryant
Kyra Hinett

An important factor to understand the need to recognise queer spaces in the current day is to first understand the history of queer Newcastle and its destruction. This timeline also places importance on exactly why we chose Gregson Park as our location. We chose to focus on two of the most influential aspects on this slide which are the Yellow Socks Affair and Bernies Bar.

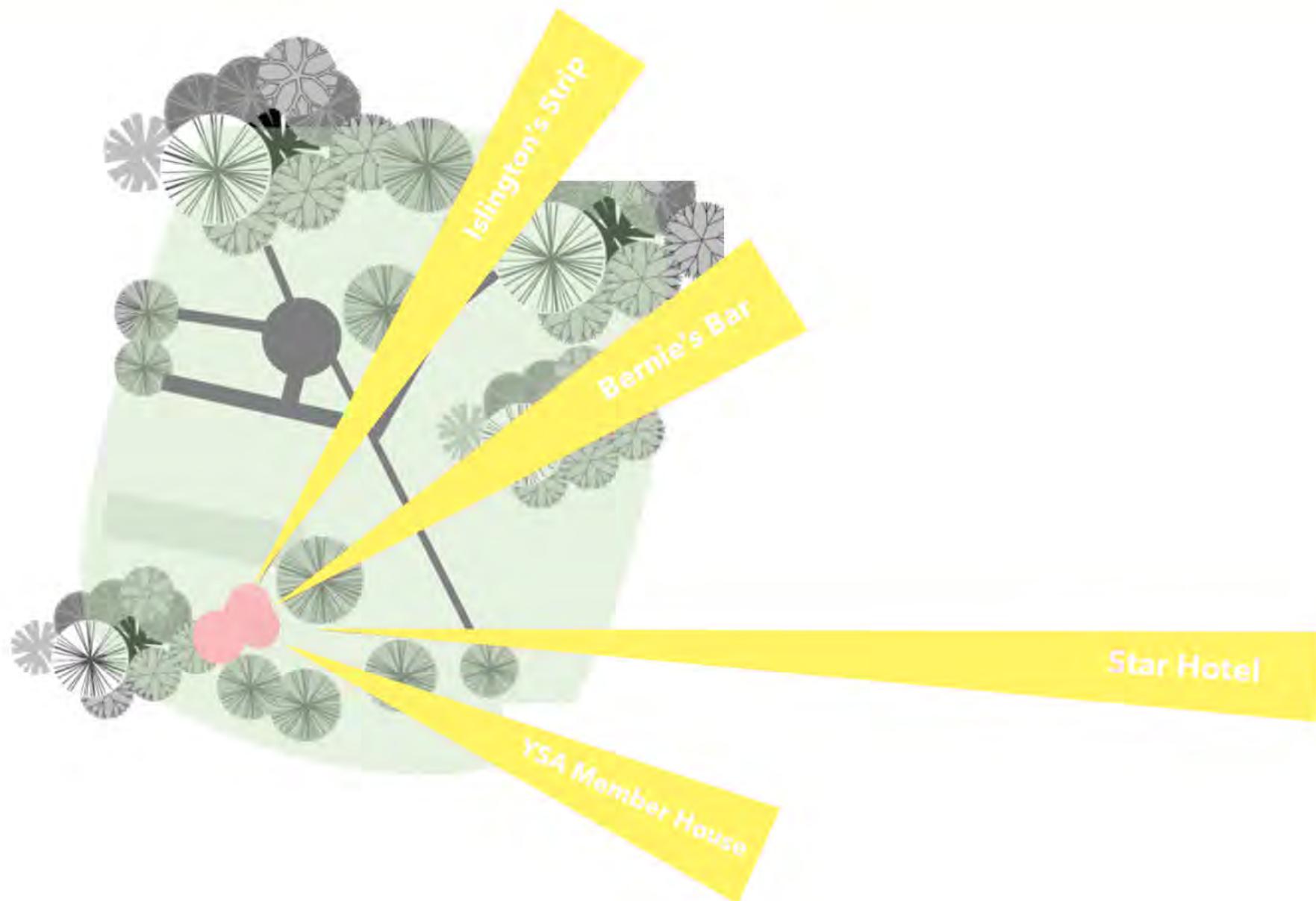
The Yellow Socks Affair is important as in 1952, 12 men were arrested and doxed in Newcastle because they were homosexual.

Homosexuality was illegal in NSW up until 1984 and this persecution has become known as the Yellow Socks Affair. One of the members of this group lived in an apartment building adjacent to the Park.

Bernie's Bar was the second venue we believed significant to our location. Bernie's was described as a place for wining, dining, and relaxation, and as it was one of the only licensed venues to stay open till midnight it became inviting to every individual from the community. Through interior decoration, the bar vividly supported the queer community, unlike any venues in Newcastle today.

In the early 1980's the first case of AIDS was diagnosed in Australia. The discovery and spread of this virus was a disaster for gay men in Australia, yet within the tragedy would lie seeds of change and hope. As the public health crisis unfolded, the queer community was recognised through health care, research and education.

This admitted political and collective activism for the queer community, however as support started being shown through these intangible ways, the queer venues started disappearing and to this day we now have nothing physical to show for it. We strive to change that.



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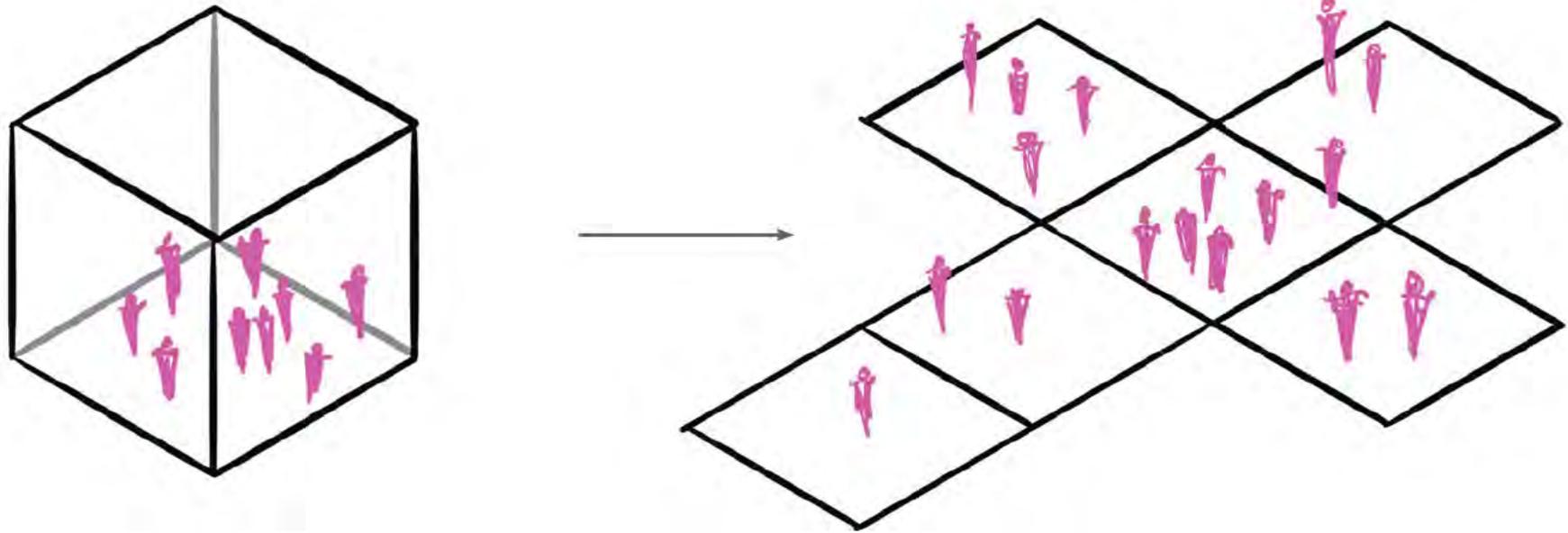
Are You a Friend of Dorothy's?

Light Vista Site Map

Georgia Collins
Sean Bryant
Kyra Hinett

We decided as these venues were such significant part of shaping queer Newcastle it was important to pay recognition, and we did this through using light vistas. We imagine these lights acting as paths highlighting the directions from the past queer venues and symbolising a safe public space for the queer community to emerge from, where they will be accepted and supported.

These lights will not be leading out but rather inviting individuals in towards our installation, whilst commemorating queer history and immersing the entire community into in interactive space. Getting the locations of venues involved could also be a symbolic way of unity, and we'd ask the locations shown on this map to have similar yellow light wrapping the exterior of their buildings. This need for interactive space also relates to the masterplan of Gregson Park as interactive play space was the highest voted development need from the Newcastle public.



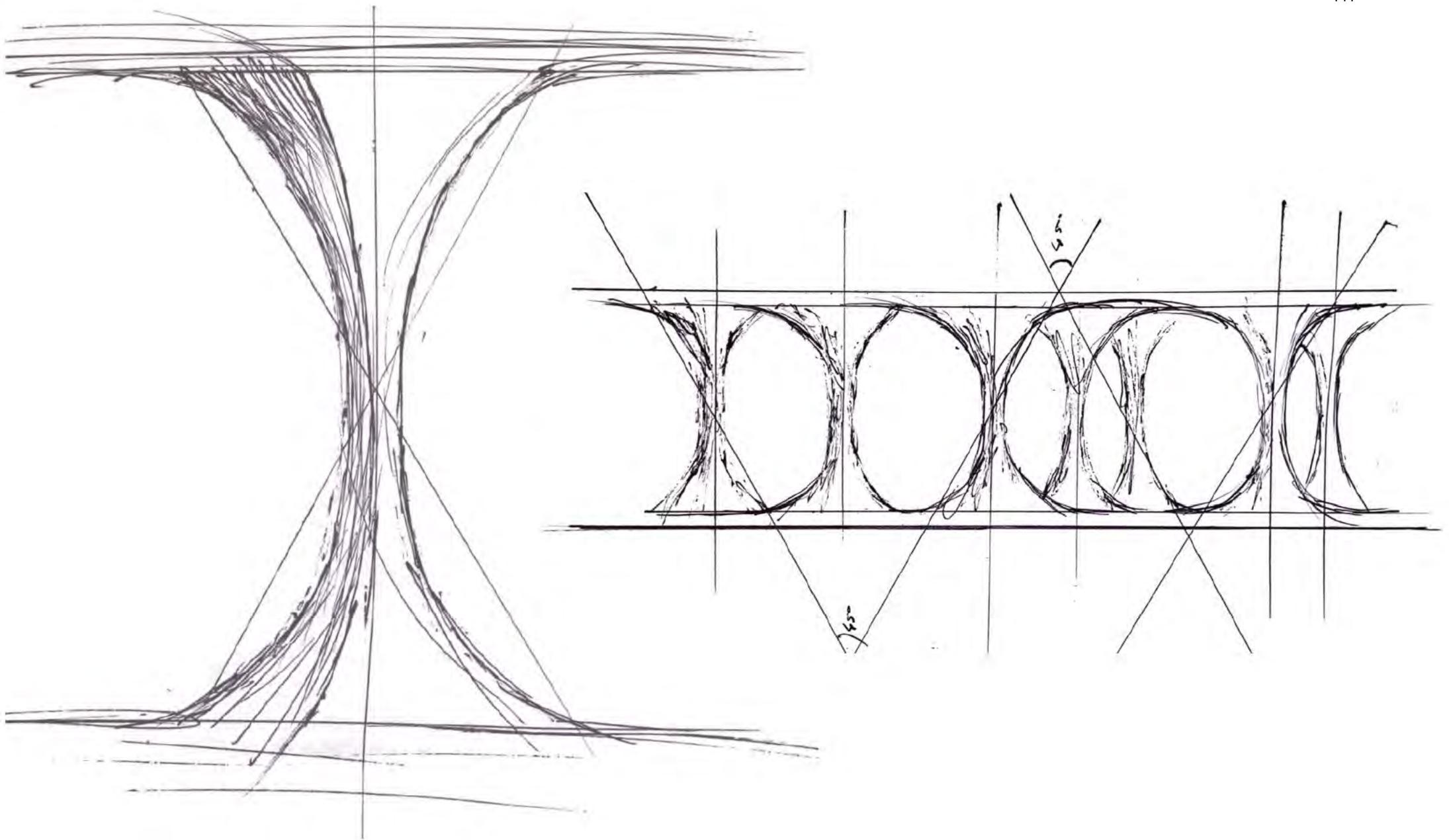

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Are You a Friend of Dorothy's?

Atmosphere

Georgia Collins
 Sean Bryant
 Kyra Hinett

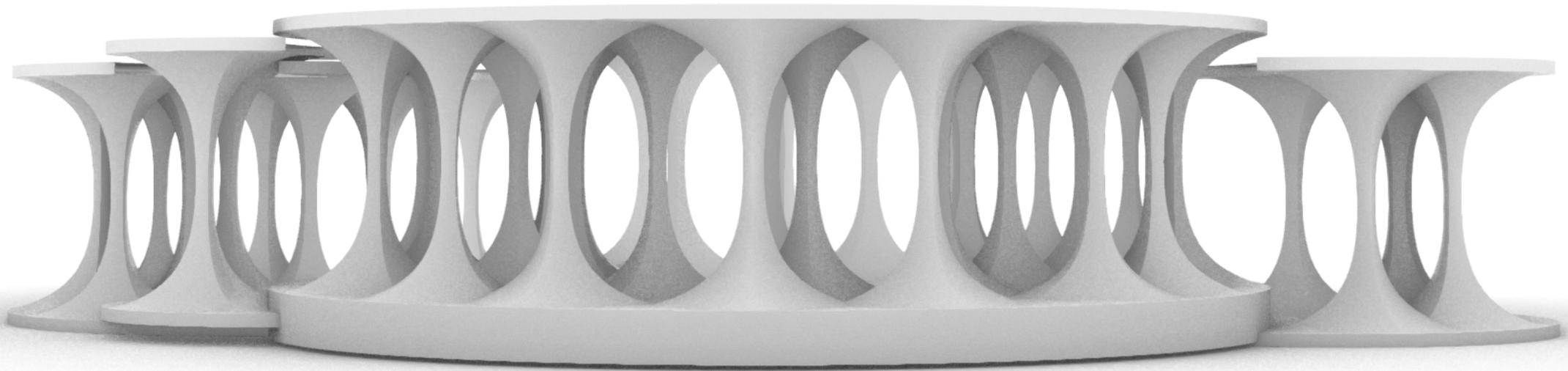
It was important to us that our design not only commemorate local queer history, but also embody the contemporary spirit of progress, and joyous pride that characterises the community.
 In the past the queerness of spaces was an internal atmosphere, hidden from the wider world. Today queer space is internal AND external. This is a core part of our concept.



Our concept began with a large focus on the form. Creating an immersive space that would blend in with its environment yet stand out through its uniqueness, as any queer space should.

Through site studies, the enormous fig trees stood out as a reflection of Hamilton's history. We wished to parallel this notion through a design that emphasised the way in which they are embedded into the park, via implanting the LGBTIQ+ community into a family forward, public space.

Initially designed as being enclosed to envelop the intrinsic atmosphere, we took into consideration the safety of the community and the usability. Instead, creating a transparent pavilion that was more inviting and visually striking.



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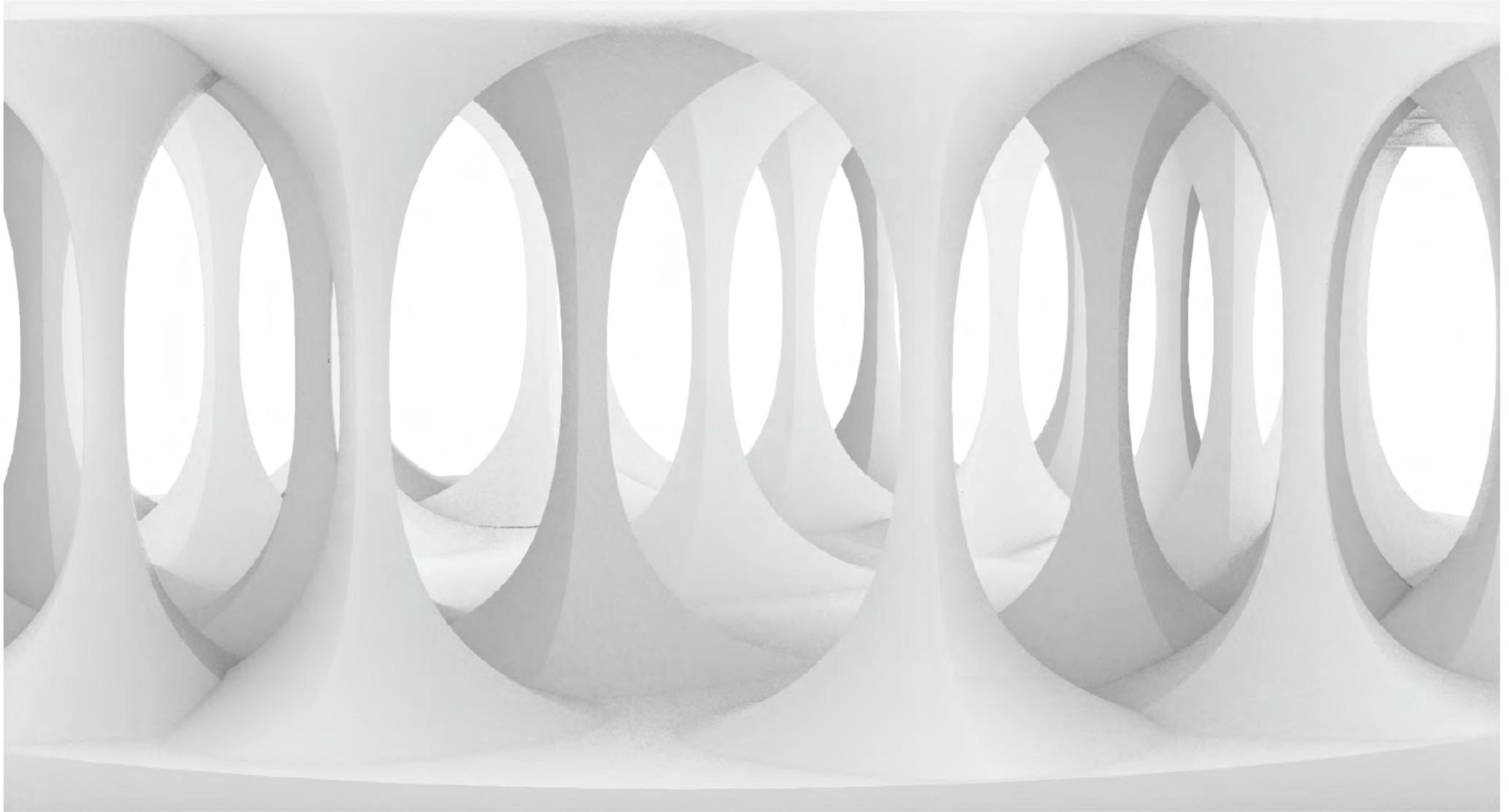
Are You a Friend of Dorothy's?

3D CAD Model

Georgia Collins
Sean Bryant
Kyra Hinett

Through combining our intensive research, metaphorical focus and conceptual designs, our 3D CAD model was formed. The organic, curvilinear lines represent the surrounding flora, while subconsciously promoting a peaceful, meditative state.

The portal-like perspectives allude to the notion of an individual emerging from within, exposing their intrinsic selves. Our design was formed with the importance of sensory inclusivity in mind. Knowledge surrounding the disabled within the community is paramount to the success of an installation piece, especially when those individuals identify as a part of the LGBTIQ+ community. It is a space that should be experienced by all.



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Are You a Friend of Dorothy's?

3D CAD Model

Georgia Collins
Sean Bryant
Kyra Hinett

Our design plays with compression and release. The compression technique acts as a literal embrace. The organic character of the columns is additionally reflected in their arrangement.. Some columns are closer together, some more dispersed, picking up on the language of the natural world.



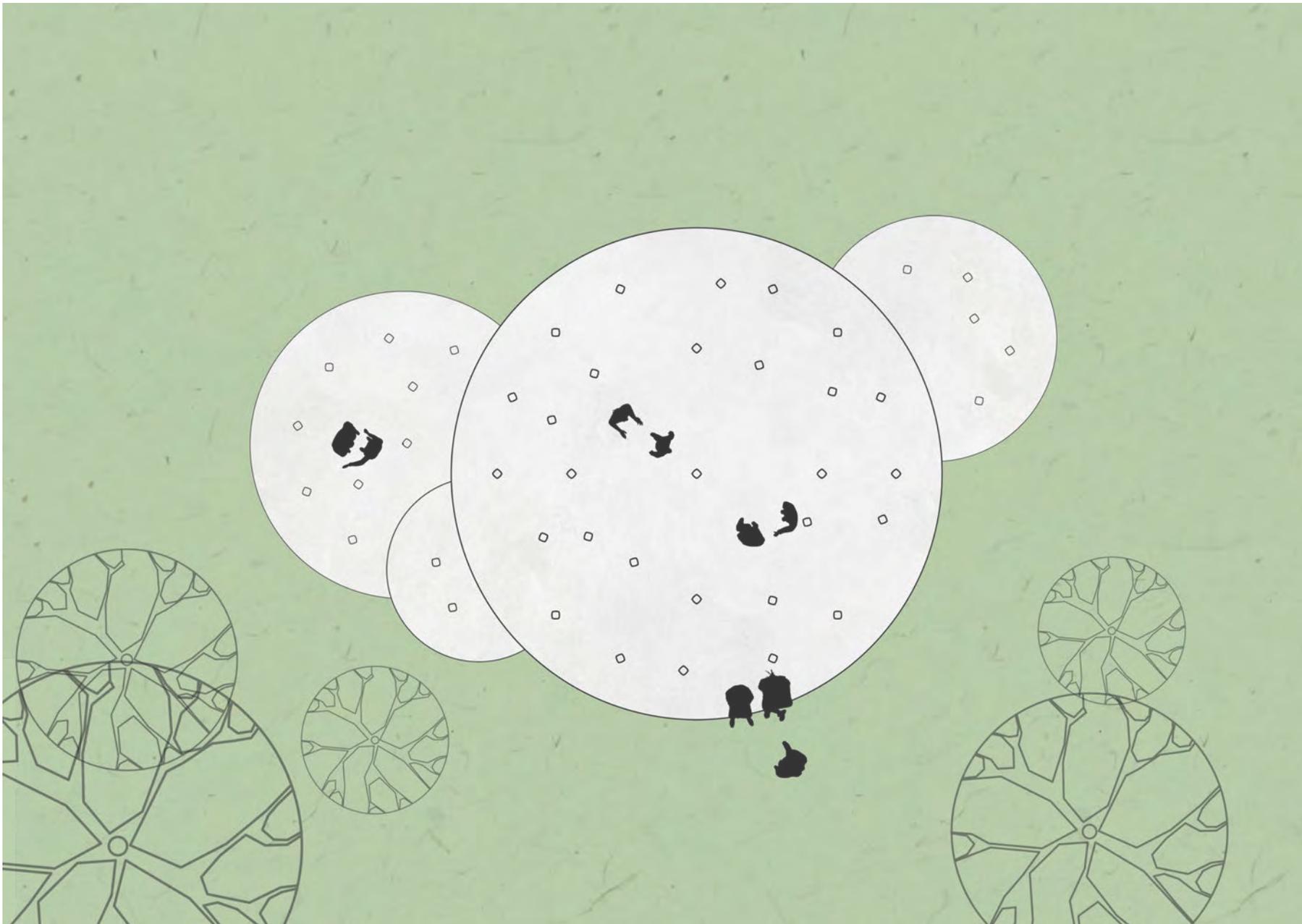
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Are You a Friend of Dorothy's?

3D CAD Model

Georgia Collins
Sean Bryant
Kyra Hinett

The structure is a porous one. Comfortable to enter, easy to find the exit. It offers the opportunity to exist within or observe it from the outside. It is a space for interaction and community.



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Are You a Friend of Dorothy's?

Floor Plan

Georgia Collins
Sean Bryant
Kyra Hinett

The plan again shows the organic arrangement of the space. We can see how perhaps the public would start to inhabit the space, whether that's conversating with friends, reflecting on their identity and queer history, or just merely sitting along edge to have some lunch. In the centre there is a single column with additional room provided around it.



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Are You a Friend of Dorothy's?

Column Concept

Georgia Collins
Sean Bryant
Kyra Hinett

An important part of our installation is recognising the personal experiences of individuals within the queer community. We have demonstrated this along our centre column. We put out a form to the Newcastle's queer community asking them, what is one thing you would tell your younger queer self? The answers run up strip LED lights within the centre column. The answers and information displayed are ever evolving, allowing for the installation to be stagnant yet always advancing alongside the community.

"Grab love when you find it and it finds you."

"Enjoy an active LGBTIQ community and nightlife while you have it."

"It wasn't a phase."

"Don't buy the twilight books."

"There will be people who will appreciate you for who you are."

"Being queer is literally the most wonderful thing. And it will one day be the thing you love most about yourself."

"Sometimes it takes us longer to figure out who we are."

These are some examples of the replies we got, which gives a really personal connection between the queer community of Newcastle and this location.

As individuals walk through our installation these messages will run along the middle column, encouraging people to stop and appreciate the space. Individuals could lean along the columns or sit within the compressing shapes, which as well allows this installation to become an amenity to the park in it's own unique way.




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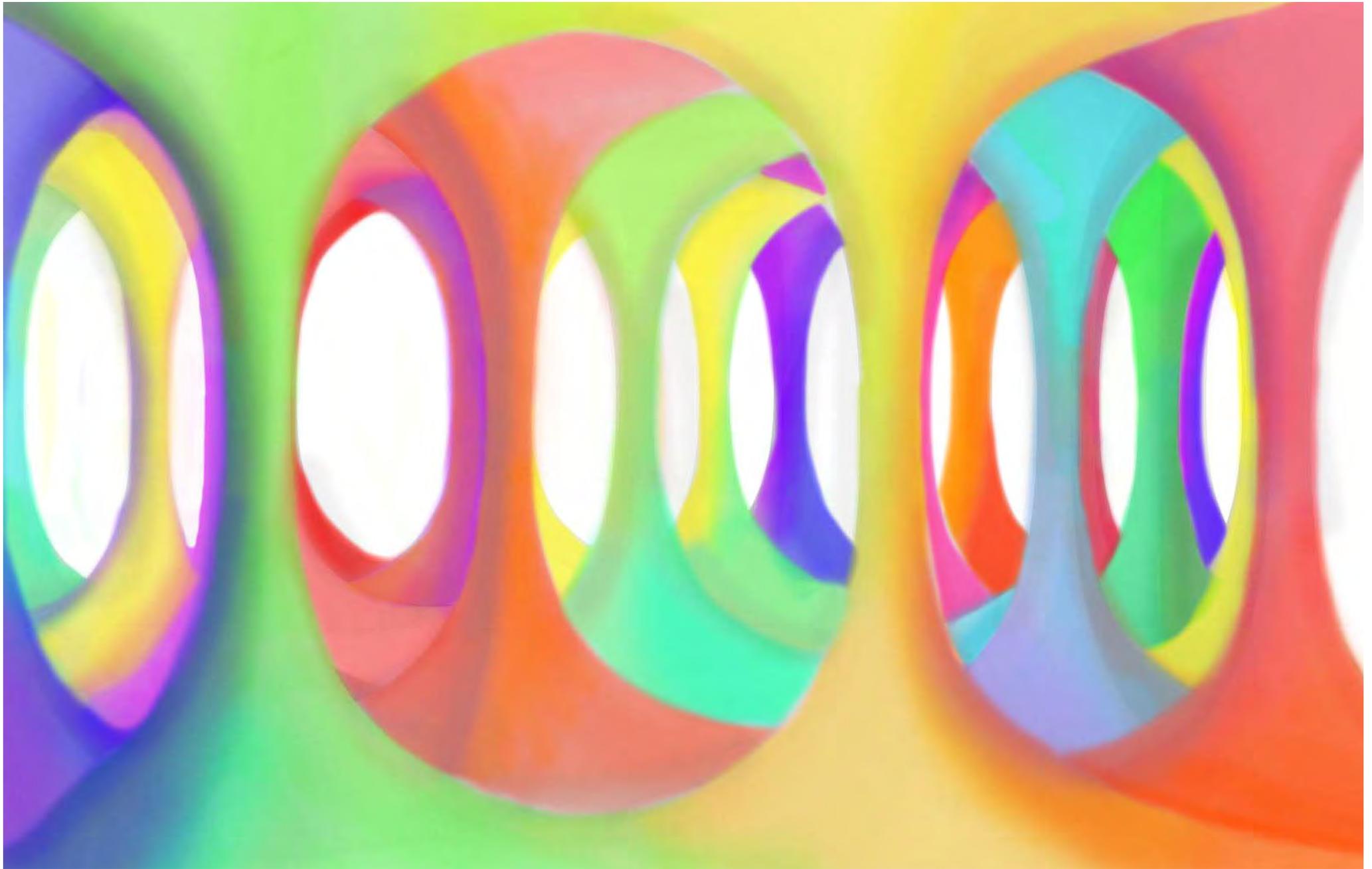
Are You a Friend of Dorothy's?

Perspective

Georgia Collins
 Sean Bryant
 Kyra Hinett

Through digital super imposing, we have overlaid the 3D model into an image taken on site. This somewhat demonstrates the scale of our architectural piece while alluding to the interactive aspects.

The open design allows it to belong, enveloped by the trees, furthering the notion that it belongs as much as any other form or structure placed in the park. This metaphor is of great importance to not only our design, but to the inclusivity of queer communities.

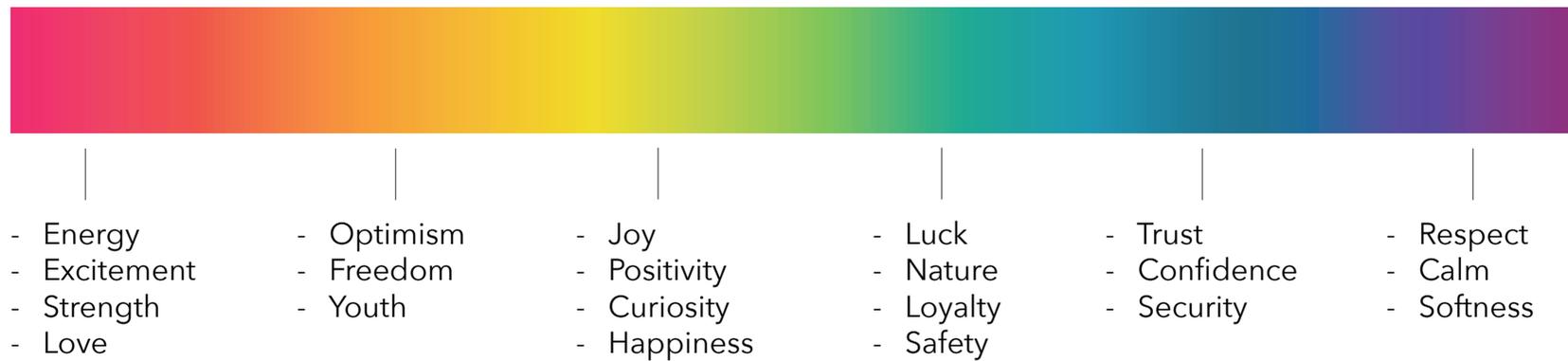


One of the most pivotal aspects in creating an atmospheric space was colour.

Traditionally, the LGBTIQ+ community has been represented via the rainbow flag. We understood the importance of this symbol and expanded it, ensuring the inclusivity of all hues.

The materiality of the columns will differ in colour, yet being translucent enough that internal lights can reflect and refract the various hues. The use of the full colour spectrum further hints at the intrinsic hidden self in all of its beauty.

This interactive, joyful space embraces creativity, inclusivity and imagination, promoting education and fun for all members of the community. An open pavilion that quite literally changes those who walk within it, through their state of utter awe and new understanding.



Stepping away from the typical red, orange, yellow, green, blue and purple stripes allowed us to dive deeper into the exploration of hues and their symbolism.

Colour plays a large catalyst in the deliverance and altering of one's emotions.

Through focusing on the positive sensations that derive from these warm gradients, we feel we have created an immersive space where anyone can belong.

Columns

*High-density Polyethylene*

Optimal strength/density, vary in flexibility, cost effective, UV resistant

*Plexiglass*

Fluorescent Acrylic Sheet is a specialized type of sheet with the unique ability to glow at the edges in natural light, allowing it to catch and disperse sunlight or ambient room light to create a distinct glow

Flooring/Roofing

*Polished Concrete*

Reflective, tough, hard-wearing, durable, weather resistant.

When it came to material research for this installation we compiled a list of potential materials in relation to economic factors, sustainable factors, aesthetic, and durability. These are the listed top ideas so if this installation was to be built the best interests of the community and environment would be utilized.

You can see for the columns there's options of high-density polyethylene and plexiglass, both cost effective and UV resistant.

For roofing and flooring the best option would be polished concrete as it would reflect the interior lights, is hard wearing and especially weather resistant for an outdoor installation.



Outdoor Strip Lighting

Low power usage, low heat output



Spotlights

Enabled easy path, easy highlighted locations



LED Light Strips

Energy saving, flexible colour choices, long life span, less heat generation, environmentally friendly

For lighting the interior columns could have LED light strips, creating less heat generation and are environmentally friendly. The outdoor lights creating the light vistas could be created by either strip lighting or spotlights, both have low power usage and just depend on what aesthetic is most proficient.

Are You a Friend of Dorothy's?

Death + Life of Queer Cities

Georgie, Kyra, Sean

Late Submission: National Trust of Australia (NSW), received 28 October 2021

Hunter Regional Committee
PO Box 791
HAMILTON NSW 2303
October 27th 2021

Attn: Councillor Carol Duncan & Isabelle Rowlatt (Heritage Planner).

RE: Hamilton Park Tennis Clubhouse, Gregson Park.

The National Trust notes the Review of the Draft Strategic Master Plan currently before Newcastle Council with respect to Gregson Park.

Gregson Park is on the National Trust Register and as we're sure you are aware is a listed item itself on the CN LEP 2012 (Item 151) with numerous individual heritage items within its boundaries:

- John William Parsons Monument (Item 152)
- Fountain Monument (Item 155)
- Steel Street Gates (Item 156)
- Tudor Street Gates (Item 153)
- War Memorial (Item 154)

It has been brought to our attention that the Gregson Park Tennis Club building is potentially earmarked for demolition & future replacement with an awning like structure as part of the Draft Master Plan. The Clubhouse is not a heritage listed item on the CN LEP however it does fall within Gregson Park which is a listed item, & from a heritage perspective we believe there is merit in its retention & repair. Tennis has been played in Gregson Park in some form since 1898, and the Hamilton Park Tennis Club has existed since the early 1900s - so there is a continuous social significance attached to the Tennis Club albeit not this particular building. Therefore a facility that ensures the continued running of the Hamilton Park Tennis Club is of historical importance.

Some of the National Trusts justification for retention of the Clubhouse include the following:

- The current building was constructed in 1959 & is a good example of 1950s architecture in NSW associated with tennis clubhouses at the time.
- The 1950s Clubhouse reflects the post war limited availability of materials. Many of this style of structure were often supported by community donations of funds, materials & labour. Examples of these types of buildings are rapidly disappearing.
- An enclosed clubhouse has existed on this site in some form since the early 1900s. Refer to images below. Therefore a need has existed for an enclosed clubhouse throughout the club's history.



1956 Clubhouse (Source: Hamilton Park T.C)



Today's Clubhouse (Source: A.Hinds, 2021)

- The Clubhouse adds to the layers of history which contributes to the rich fabric of Gregson Park. We need to value buildings from different eras if they can feasibly be repaired, otherwise we'll only have new builds remaining. Over time various buildings in Gregson Park have already been lost: The two bowling clubs, original green house, wooden gardeners sheds, Mechanics Institute Tennis club, Ladies tennis club & potentially the current green house.



Gardeners Sheds (Source: Flickr)



Hamilton Ladies Tennis Club, 1949 (Source: HPTC)

- A Clubhouse building is a home for the deep history associated with the tennis club such as trophies, flags, photos of members, historic newspaper articles & communication boards etc. These need a secure place to be stored & on display.
- A clubhouse throughout its history was not just for use during the warmer months but also during Winter, which an open awning structure would not accommodate as successfully. An enclosed clubhouse gives greater protection from the elements of the weather allowing increased use of the facilities.
- The enclosed Clubhouse over time has assisted with a smoother functioning tennis club by allowing storage of the various equipment on site which the club utilises. Hamilton Park Tennis Club is the last remaining tennis club in Gregson Park – there were once 3 clubs.
- The Hamilton community has a connection with the Clubhouse as a location for birthday parties over the years, & various meetings associated with the club that often make use of the kitchen facilities.

However, if it is deemed to be unfeasible to repair the Tennis Clubhouse the National Trust would make the following suggestions for any rebuilds:

- To take up a similar location & footprint to the existing building.
- A new building should be simple & sympathetic in design.
- Keep a visual connection from Lindsay St through the tennis courts to Gregson Park proper.
- If additional shelter is required then may we suggest open shade awnings projecting off the shorter side elevations of the Clubhouse would be acceptable. A possible skillion roof form.

We hope our feedback can be of assistance & if you have any queries please don't hesitate to get in touch.

Yours sincerely,

██████████
 BA (Arch), B.Arch (Hons), M.B.A (Glasgow)
Secretary, Hunter Regional Committee
 National Trust of Australia (NSW)

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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**CCL 23/11/2021 –
ADOPTION OF GREGSON PARK MASTERPLAN
AND HERITAGE PLACES PLAN OF MANAGEMENT
FOR GREGSON PARK**

ITEM-116 Attachment E: Summary of Submissions

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Gregson Park Masterplan Exhibition 25 August to 6 October 2021

Summary of Submissions and Comments

	Issue	Comment	Change to Masterplan?
1.	<p>Tennis Clubhouse</p> <p>Many submissions highlighted the history of the tennis club and courts; the membership numbers; the need for a clubhouse providing a refuge from weather events; is used for committee meetings; and occasionally used for hirers to hold luncheons and use of kitchen facilities. The request was for the club house to remain and for toilets to be installed as the main toilets in Gregson Park are closed at 5pm,</p>	<p>Given the amount of public interest in this matter it is agreed that for the short term the tennis clubhouse is to remain. CN is undertaking a Tennis Strategy (including condition reports for all tennis related buildings) for the Newcastle LGA in accordance with the Strategic Sports Plan 2020. Tennis groups and users will be engaged as part of the process. The purpose of this Strategy is to determine future demand for tennis and bat ball courts across the Newcastle LGA. Consultation will be conducted with the community, tennis clubs, Venues NSW, neighbouring Councils and Tennis NSW. The Strategy will be workshopped with Council in 2022 prior to public exhibition.</p> <p>It is noted that there are public toilets located less than 50m away from the clubhouse; these amenities are proposed to be refurbished and will service all activities within the park. Toilets to be considered as part of tennis strategy.</p> <p>After thorough review, the Draft Gregson Park Masterplan is proposed to be amended to show retention of the Tennis clubhouse, with a note that further engagement will be part of the development of the Tennis Strategy.</p>	<p>Yes</p> <p>Retain tennis clubhouse in masterplan. Note on plan that City wide Tennis Strategy review is being undertaken and further engagement will be part of that process.</p> <p>The inclusion of the tennis clubhouse in the Masterplan will shift the boundary of the tennis courts slightly to the south (in line with where they currently sit). The hitwall originally proposed within the tennis courts space will be moved external to the tennis courts.</p>

	Issue	Comment	Change to Masterplan?
2	Removal of Council Gardener's Building Concern with Council gardener's being removed from the maintenance building and the role they play in the park.	The long term option of this building, being converted to a kiosk, has been supported by many and is a Stage 2 (long term) proposal within the Masterplan. The proposed relocation of CN's gardening, maintenance and storage equipment in the park is part of a wider operational matter for CN as part of provision of services in parks across the city.	No change to Masterplan. Note that this is a long term proposal (greater than 5 years)
3	Removal of gardens near memorial	The Masterplan aims to use garden beds more effectively to enhance the heritage items and entries to the park and to ensure that garden beds enhance the overall heritage significance of the park. The Masterplan shows the changes that are being proposed.	No change to Masterplan
4	Part removal of circular rose bed	This is proposed to allow for enhancement of the main path access through the park, improving the appreciation of the garden beds along this main axis. It allows for improved path connections and open space and creating a landscaped space around the fountain.	No change to Masterplan
5	Position and size of wetland <ul style="list-style-type: none"> • Will affect informal soccer matches that are regularly played in this area • Encroaches on green space 	There is extensive open space within the park for recreation. The improvements to the southeast and southwestern corner of the park will allow for informal activities. The location of the wetland reflects the important history of the park as a natural watercourse and would allow opportunities for nature play.	No change to Masterplan
6	Loss of entry from Samdon/Tudor Street	The protection of the root system of the large significant fig tree is a key reason to remove the access path. This will free up the southwest area of the park for picnics and informal recreation activities. The path from Tudor Street is retained, and a new entry is proposed from Samdon St to the shelter, and there will be a new improved access in the middle of the park as proposed (along Tudor St).	No change to Masterplan Minor changes will be made to the southwestern corner in relation to placement of seating.

	Issue	Comment	Change to Masterplan?
7	Request for an off leash Dog Park	CN's adopted Dogs in Open Space Plan (2019) does not identify Gregson Park as a suitable area for off leash dogs given the size of the site, the multiple user groups and special features of the site (e.g. playspaces, picnic areas). There are many grassed areas and paths for dogs on leads to enjoy at Gregson Park, and the Islington Park off-leash dog park is only 2km away. A fully fenced off leash area is available at Acacia Avenue North Lambton, and there is also an off-leash area at West End Park, Adamstown.	No change to Masterplan
8	Active Recreation – Basketball <ul style="list-style-type: none"> • Request for a full size basketball court • Request to construct half size court now • Too much equipment for active recreation • Basketball half court/bat ball wall (concerns about noise) • Location of the basketball half court/bat ball wall (move to western side of the park closer to Tudor St) and retain garden beds • Should have two basketball half courts instead of one – not enough room • Locate full or half court basketball area away from Tennis courts 	<p>6 full size basketball courts have recently been constructed in National Park to cater for the majority of casual basketball court use in the inner part of the city. A half size court is more suited to the scale of Gregson Park.</p> <p>The active recreation precinct is part of the longer term plan. Consideration may be given to funding a half court sooner. This will be dependent on other priorities and whether it could be brought forward without the adjacent elements in the Masterplan.</p> <p>There is a good balance between active and passive recreation proposed for the park. The half basketball court is located in the middle of park which is considered to be the most desirable location and at a maximum distance from surrounding residences.</p>	Small change to Masterplan - a slight adjustment to the location of the basketball court slightly east and move tennis wall to southern edge of tennis courts to create a multi-use space subject to detailed design. Move the hitwall to be on the external part of the tennis courts and form part of the basketball space.
9	Night lighting	A lighting strategy will be undertaken and has been noted in the Masterplan. Lighting along main paths is needed and will be investigated during detailed design.	No change to Masterplan

10	<p>Shelter</p> <ul style="list-style-type: none"> • Provide a mix of undercover seating eg. Large outdoor shelter to cater for large family/cultural groups/events and smaller separated tables (to assist social distancing) • Large covered area for markets/don't need more markets; Concern that all markets will be located in this area • Move large outdoor shelter to the Steel/Tudor St quarter to increase visibility from busy street/move away from residential • Need an acoustic assessment 	<ul style="list-style-type: none"> • Undercover seating will be looked at during detailed design. The Masterplan is considering bench seating around the park as well as the large outdoor shelter. Additional picnic settings could be considered in detailed design phase if space allows. • The shelter will not only be used for markets; its main use is for general community, picnics etc. Markets can continue to be held throughout the park as they currently are. • It is believed that the shelter, located on the site of the former bowling club is the best location, given its access to Samdon Street, serving the whole park, and utilises a large vacant open area allowing free informal recreation on either side of the shelter. • The site was previously a bowling club, the intention of the shelter is for low key events and people using them for picnics, shade and shelter. It is not expected to generate significant noise. 	No change to Masterplan
11	<p>Kiosk</p> <ul style="list-style-type: none"> • Include space for temporary food vans or pop-up kiosk (on concrete slab or similar hard surface) instead of permanent kiosk • Add a seated Café/restaurant with large deck 	<ul style="list-style-type: none"> • There is plenty of space near the shelter for pop up van if needed; there is no need for additional platforms outside the shelter. Kiosk could potentially have outdoor casual area in the long term, subject to design. 	No change to Masterplan
12	<p>Community garden Could become unsightly, risk of being left unkept</p>	<ul style="list-style-type: none"> • Community involvement and commitment to the gardens is critical to its success and will be undertaken as a trial initially. 	No change to Masterplan
13	<p>Playground</p> <ul style="list-style-type: none"> • Could be designed better/more detail required in Masterplan, would like to see climbing tower, slides, flying fox, trampoline etc • A fully fenced children's playground 	<ul style="list-style-type: none"> • Detailed design for playground still to be undertaken. Further consultation will take place at that time. • A fully fenced playspace is not proposed, however the Masterplan shows a fence along Steel Street. 	No change to Masterplan

	<ul style="list-style-type: none"> • Ensure playground is given the highest priority for construction • Flowerbed around base of cannon – children climb these daily – is this practical? • Why move BBQ and shelter to other side of park away from the playground? 	<ul style="list-style-type: none"> • Design for the playground to commence in 2022. • The cannons are not safe as a climbable element and should not be used for this purpose. • As part of the playground design a shelter and BBQ area will be included in this design. 	
14	<p>Indigenous interpretation Indigenous features/interpretation, Indigenous art, continued consultation. Use Indigenous language to name park elements (with English equivalent) eg toilets, playground/use traditional name for the Park.</p>	Consultation will continue with the Awabakal community to investigate using indigenous language to name park elements. Consideration of indigenous features in playspace during detailed design.	No change to Masterplan
15	<p>Glasshouse Consider retention</p>	The Masterplan proposes the removal of the glasshouse due to structural issues. The future of the glasshouse would be subject to a heritage assessment.	No change to Masterplan
16	<p>Area or circuit to scooter/skateboard/skate/bike ride (youth)</p>	Existing and proposed path network allows this. No formal skate elements are being provided in the park.	No change to Masterplan
17	<p>Shade Ensure exercise areas/playground/seating areas are part shaded, consider round tree seating</p>	This will be considered at detailed design phase.	No change to Masterplan
18	<p>Bocce Include a bocce area, gravel/crushed sandstone strip (a nod to the cultural past)</p>	Part of the large shelter space will be open and free of park furniture community use and could be used for bocce.	No change however include note in Masterplan under 'H' to mention bocce
19	<p>Add a simple raised stage or wooden deck for events and yoga/pilates classes (instructor elevated) or small amphitheatre</p>	Part of the large shelter space will be open and free of park furniture for community use and could be used for yoga and pilates when markets and events are not occupying the space.	No change however include note in Masterplan under 'H' to mention yoga
20	<p>Retain open grass areas for children to run freely and play unorganised ball sports</p>	Noted and this has been achieved in the Masterplan	No change to Masterplan

21	Access Ensure all abilities access to ex-Bowling Club site, playground and other facilities including amenities	Noted – access ramp to former Bowling green site is now integrated into park; some changes to levels will be required. Access standards will be met during detailed design and construction.	No change to Masterplan
22	Amenity Suggestions: <ul style="list-style-type: none"> • Add recycling bins • Add recycling bins • Add dog poo bag stations and dog drinking water stations • Add water drinking stations for humans • Add bicycle racks/lockup stations 	Location of bins, drinking stations and bike racks will be considered in the Masterplan.	Masterplan to be amended to include approximate location of some of these facilities.