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CCL 24/08/2021 – PUBLIC EXHIBITION OF DRAFT GREGSON PARK MASTERPLAN AND AMENDMENTS TO THE HERITAGE PLACES PLAN OF MANAGEMENT FOR GREGSON PARK

PAGE 3 ITEM-84 Attachment A: Draft Gregson Park Masterplan

PAGE 29 ITEM-84 Attachment B: Draft Heritage Places Plan of
Management for Gregson Park Hamilton

Ordinary Council Meeting

24 AUGUST 2021



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ITEM-84 Attachment A: Draft Gregson Park Masterplan

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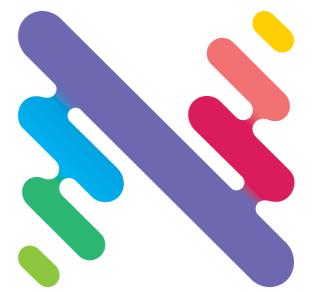
Draft Masterplan

Gregson Park



newcastle.nsw.gov.au

July 2021



**City of
Newcastle**

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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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.



Background

Designed in 1884 by Alfred Sharp, the heritage listing describes it as a 'major suburban park with 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'.

Gregson Park is identified as Precinct 2 within the Newcastle DCP with the Nineways precinct west of the area slated for around 50 new residential dwellings 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 small wildflower meadow (or small wildflower gardens) would be lovely... would be great for pollinators and biodiversity..."

"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..."

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

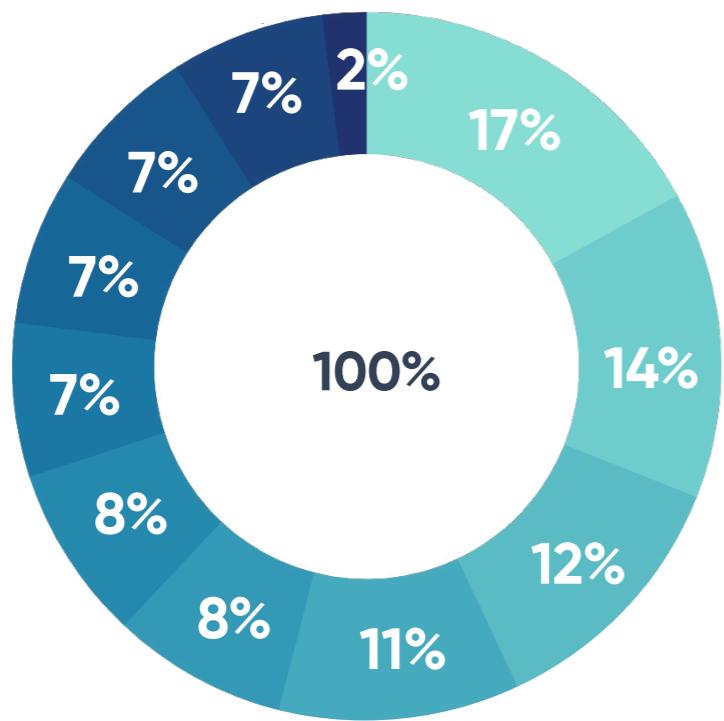
"Maybe a hitting wall (Bat Ball Wall)"

"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?"

"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"

"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)



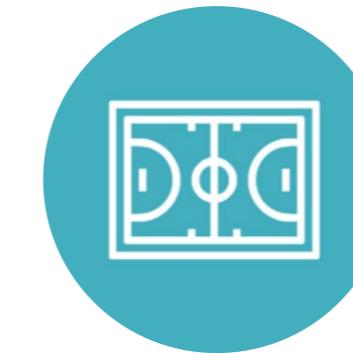
Heritage

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.

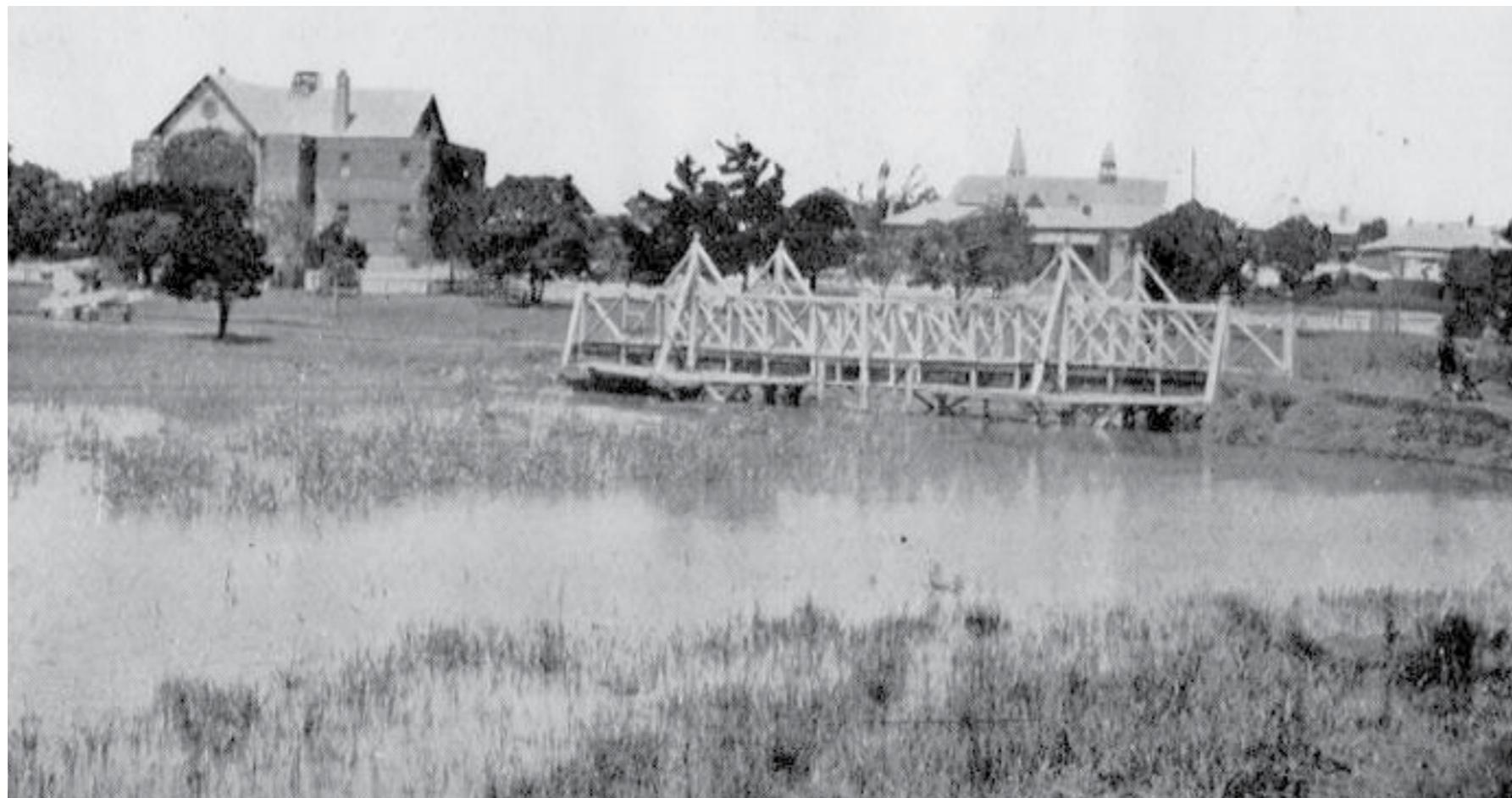


Acknowledgement: Historic images sourced from 'More Hidden Hamilton' by Ruth Cotton, Hunter Press 2016

"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



Opportunities Plan

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

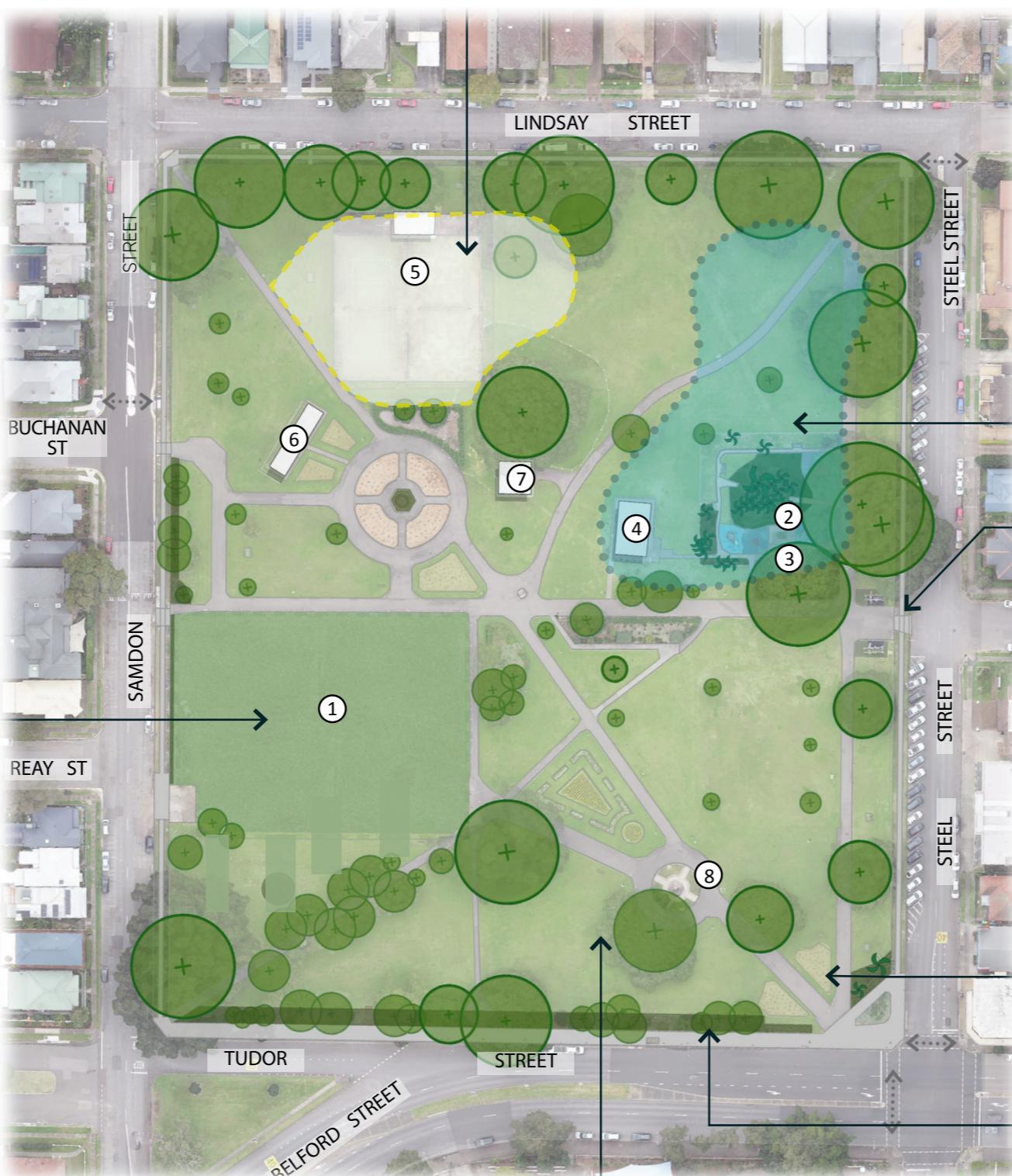
5 - Tennis Courts & Club House

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



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

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

Vision - Draft Gregson Park Masterplan



KEY

Existing Hunter Water Cooperation Pipe

- Existing boundary fence retained & refurbished**
- New boundary fence to play area**

SCALE: 1:1250 at A3

0 5 10 25 50m

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 and outdoor fitness equipment suitable for all ages
 - 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

Play Space Vision



Shade • Passive Recreation



Events • Community Gardening



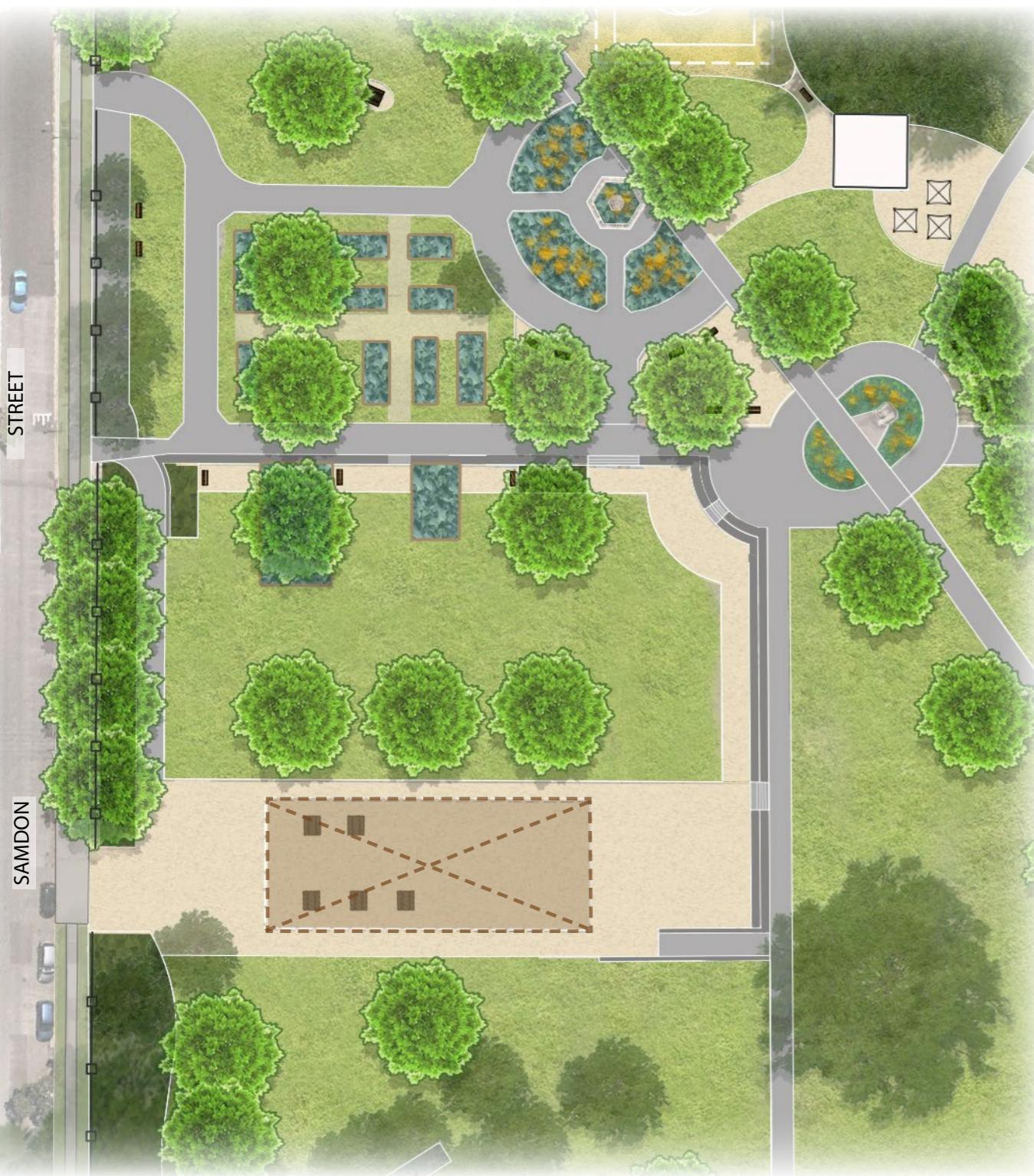
Play Space Character Sketch



View southeast looking at (from left to right);

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

Former Bowling Green Community Hub Vision



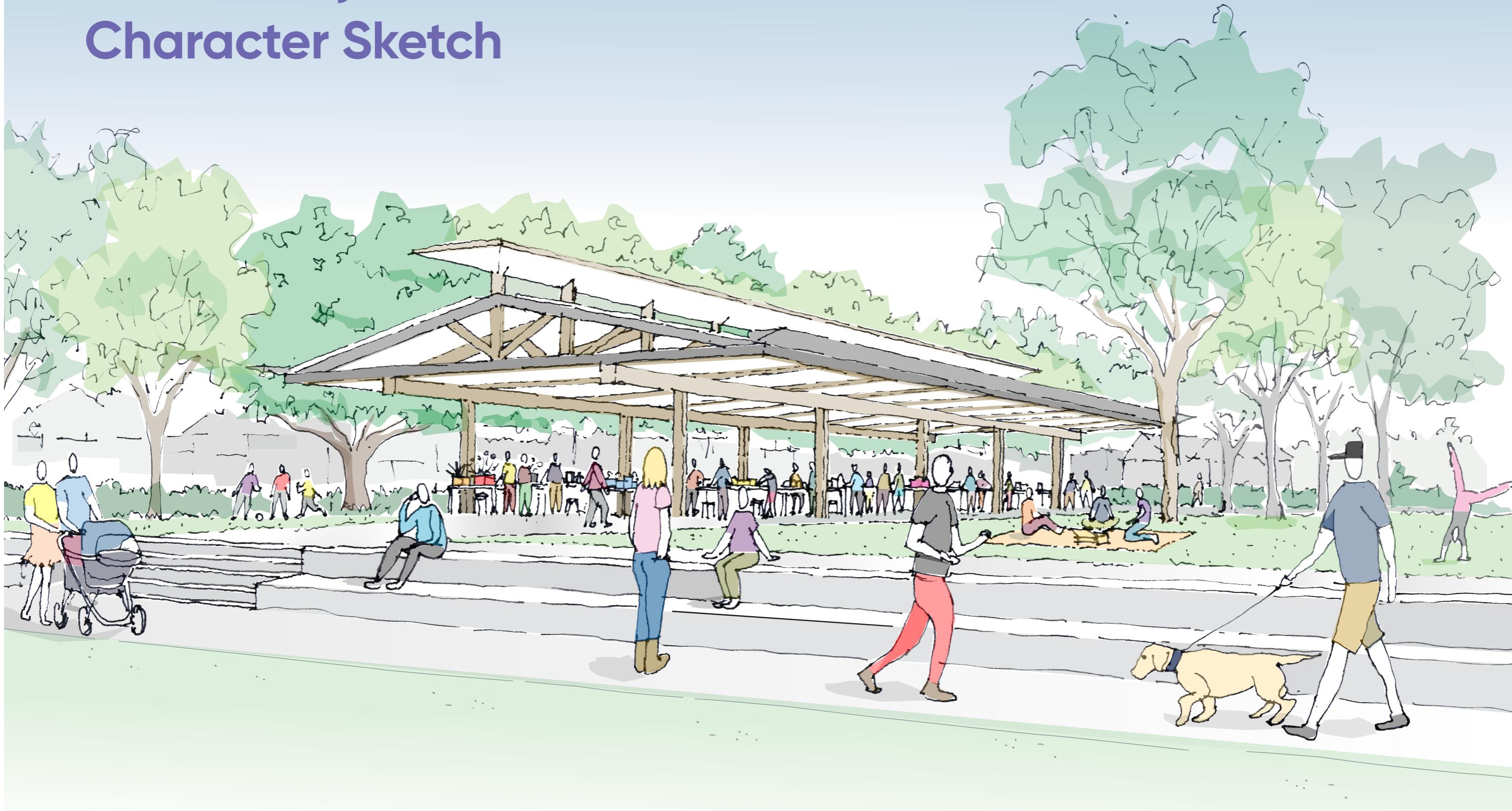
Shade • Passive Recreation



Events • Community Gardening



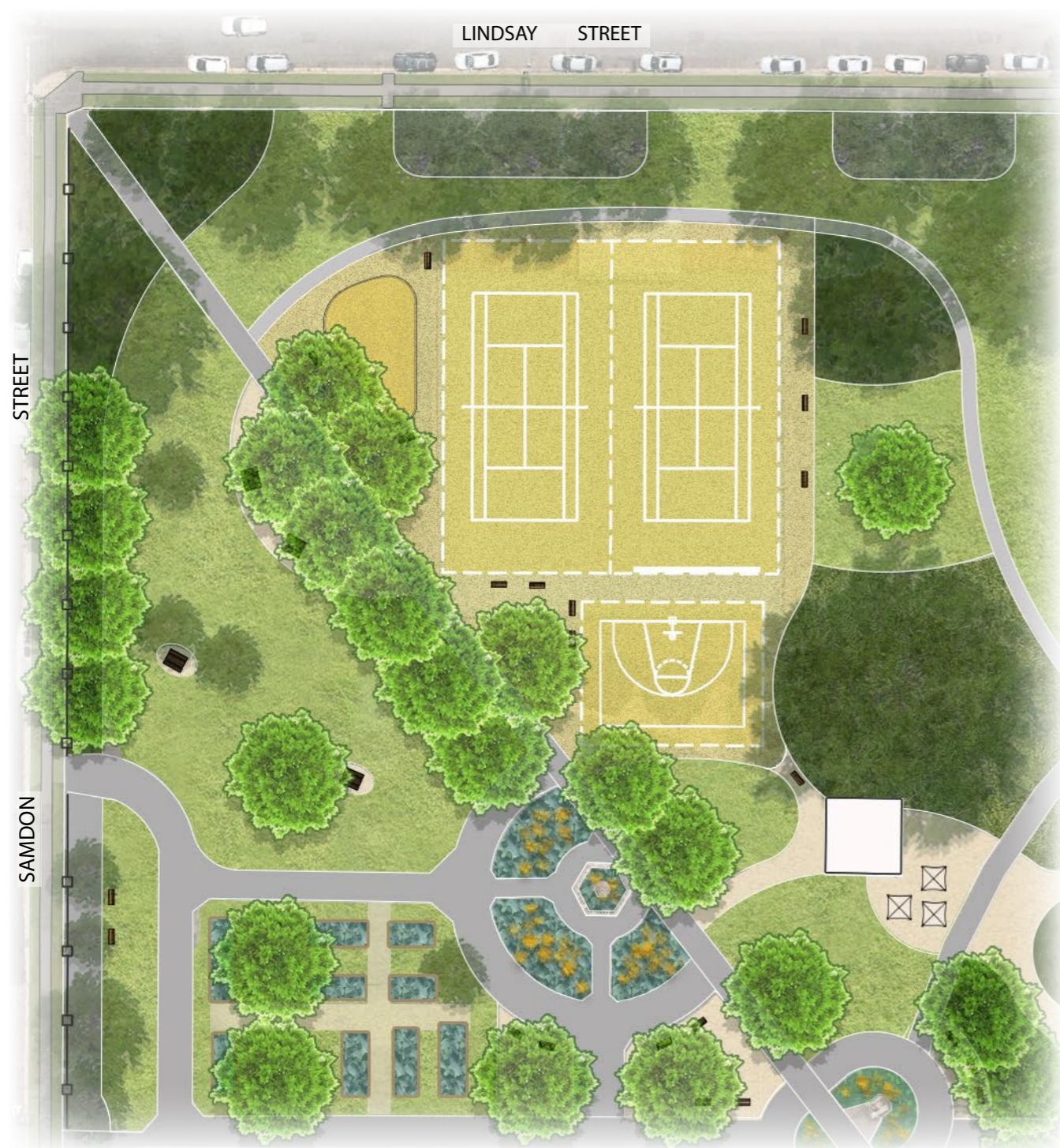
Community Shelter Character Sketch



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 Events



Adaptive Re-use Kiosk



Multi Activity Hub Character Sketch



View southeast looking at (from left to right);

New fitness 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, markets and seating

Draft Masterplan – Short Term



KEY

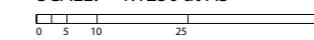


New tree



Extent of long term works - excluded

SCALE: 1:1250 at A3



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
- (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
- (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
- (W) Widened park entry and path

Draft Masterplan – Long Term



LEGEND

- (D) Tree protection area - groundcover planting
- (N) New tree planting
- (P) New Kiosk - Adaptive re-use of maintenance building, subject to relocation of maintenance building
- (Q) New halfcourt
- (R) Re-surfaced tennis courts, hit-wall and outdoor fitness equipment suitable for all ages
- (S) New accessible pathway
- (T) Potential Community Garden with raised beds, subject to agreed community ownership
- (U) New stormwater tank under former Bowling Green

SCALE: 1:1250 at A3
0 5 10 25 50m

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**CCL 24/08/2021 - PUBLIC EXHIBITION OF DRAFT GREGSON PARK
MASTERPLAN AND AMENDMENTS TO THE HERITAGE PLACES
PLAN OF MANAGEMENT FOR GREGSON PARK**

ITEM-84 Attachment B: Draft Heritage Places Plan of Management for
Gregson Park Hamilton

Ordinary Council Meeting

24 AUGUST 2021



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Attachment B**Draft Heritage Places Plan of Management****Gregson Park Hamilton**

City of Newcastle

2021

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, has 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

The Masterplan will be placed on City of Newcastle's website once adopted by Council.

Part B

Gregson Park Heritage Places Plan of Management

City of Newcastle will manage Gregson Park consistent with the Vision, Guiding Principles, Objectives and Strategies of its Heritage Places Strategic Plan 1998.

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).

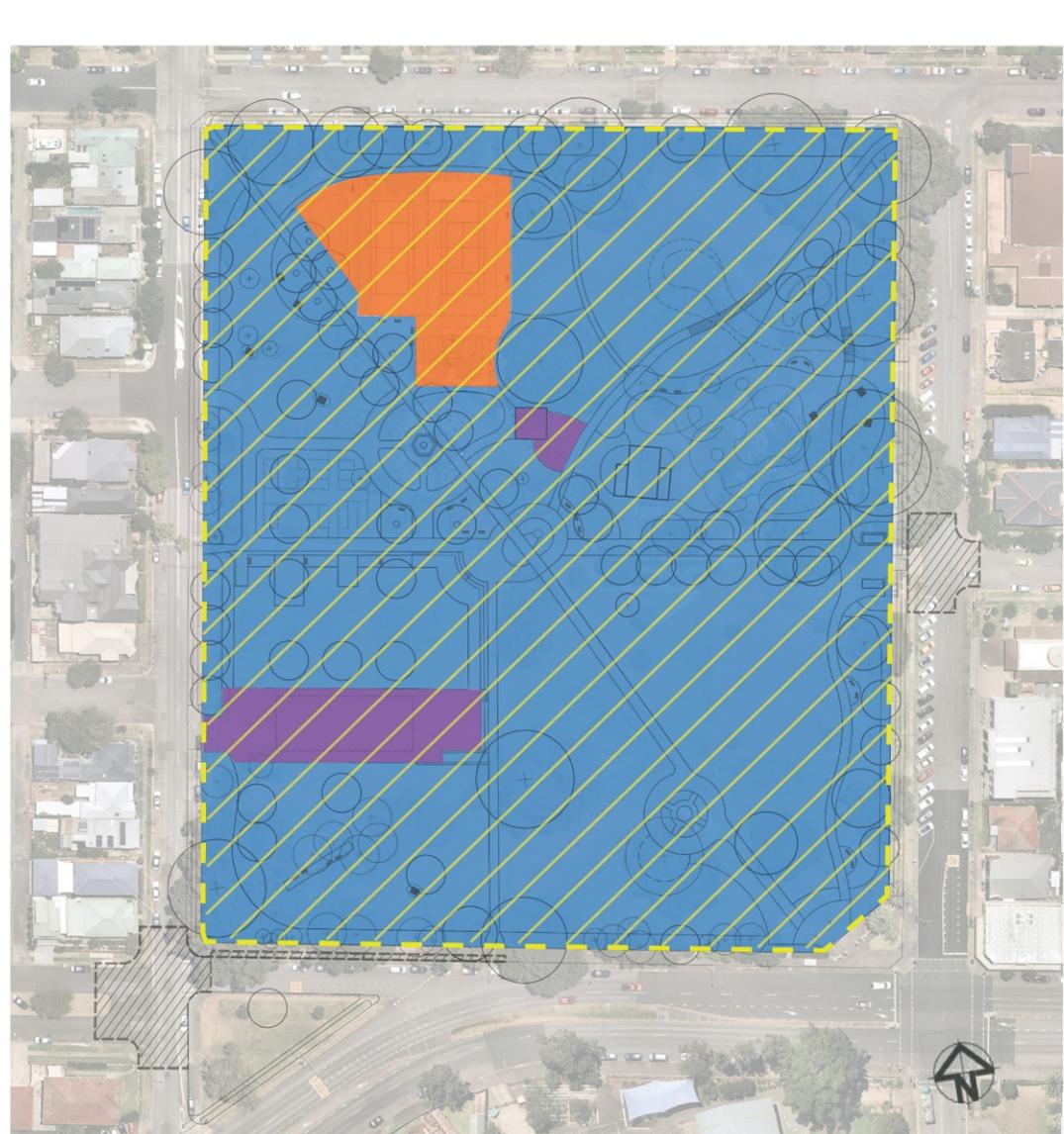
"The core objectives for management of community land categorised as General Community Use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (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). "(Sec 36I 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
- [Z] Area of Cultural Significance



Action Table

Objective	Means	Performance target	Performance Indicator
Finalise and approve Gregson Park Masterplan	Public exhibition 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.