

# PROPOSED PLAN OF MANAGEMENT + MASTER PLAN

---

KING GEORGE PARK

JULY 2021



# PROPOSED



---

## FURTHER INFORMATION

Welsh & Major Architects  
[mail@welshmajor.com](mailto:mail@welshmajor.com)

Inner West Council  
2-14 Fisher St  
Petersham NSW 2049  
T (02) 9392 5000  
[www.innerwest.nsw.gov.au](http://www.innerwest.nsw.gov.au)

Front cover image: Athletics track + Bay Run, King George Park  
Photography by Welsh + Major Architects.



	Document Control	4
	Introduction + Executive Summary	5
1.0	Context Overview	6
	Regional Context	8
	Review of Corporate Objectives + Existing Policy	10
2.0	Categorisation + Ownership	16
	Land to which this Plan applies	18
	Crown Land Categorisation	20
3.0	Leases + Licences	22
4.0	Statutory Conditions + Legislation	26
5.0	Master Plan Strategies	30
6.0	Proposed Master Plan	48
	Appendix	
A	Site Analysis	
B	Community Engagement Outcomes Report	
C	Precedent Studies	
D	A3 Master Plan	

# Document Control

---

DATE:	REVISION NO:	REVISION DETAILS:	APPROVED:
08/03/21	-	Draft Issue for Client Review	DW
09/06/21	A	Draft Issue for public exhibition	MW



# Introduction + Executive Summary

---

Inner West Council have produced a Plan of Management priority list identifying which open spaces within the Inner West LGA they believe are in greatest need of review.

In 2019, Welsh + Major Architects were engaged by Inner West Council to develop Plans of Management and accompanying Master Plans for the seven top priority parks.

This document contains the Plan of Management and Master Plan for King George Park. King George Park is in the suburb of Rozelle, at the north of the Inner West Council area. The park is located on the foreshore of Iron Cove and extends from Callan Park to Iron Cove Bridge. It consists of 11.6 acres (4.7 hectares).

The Plan of Management applies to land known as King George Park (D100045 & D89316) which is Crown land for which Inner West Council is the land manager.

## Plan of Management

The Plan of Management [POM] is a guiding framework which directs the future vision, planning, management and use of the park. It will be used to inform the development of the park over the next ten years.

## Review of this Plan

The King George Park Plan of Management is to be reviewed in ten years to ensure it aligns with Council's operational plans and objectives.

## Master Plan

The Master Plan is a design report outlining the actions required for improvement, intended to guide the physical upgrade of the site over the next ten years. It does this by suggesting how the strategies set out in the Plan of Management can be translated into site specific gestures for application to the park.

## How to use this document

Development of the POM and Master Plan involved some overlap of research and analysis. As such the POM and Master Plan were undertaken simultaneously, and are presented together within the same document.

The site has been considered and designed as a whole, but for ease and clarity within this document it has been presented as three zones.

Developing the Plan of Management and Master Plan involved the following processes:

- Policy review identifying the opportunities and constraints presented by national and local government initiatives.
- Demographic review identifying the local community profile.
- Review of site ownership and legal categorisation.
- Identification of applicable statutory conditions and legislation.
- Undertaking a detailed site analysis.
- Undertaking Community Engagement through drop in sessions and online survey.
- Analysis of the outcomes of the Context Review, Site Analysis and Community Engagement Outcomes to develop Key Objectives and Strategies for management and action.

- Application of the physical strategies into the Draft Master Plan.

## Key features of the Master Plan:

- Replacement of the temporary storage containers with a long term climate suitable solution for sports equipment storage.
- Deterrent for anti social behavior behind amenities block.
- Increase attractiveness of public barbecue area with shade structures, landscaping, benches.
- Lighting to lower foreshore path.
- Introduction of scoreboard for sports events.
- Removal of unused equipment.
- Rationalisation of car parking to maximise efficiency.
- Recommendation to introduce car parking limitations and monitoring.
- Maximise usability of waterfront.
- Introduce soft surfaces under play equipment and fitness station.
- Introduction of passive surveillance to play park.
- Reintroduction and maintenance of water play area.
- Relocation of historic water trough.
- Create more awareness of the history of the place.
- Recommendation to resurface sporting ground and replace/ upgrade flood lighting.
- Enhance play park usability/ density of play opportunities and general attractiveness of park.
- Introduction of cycle slowing measures on Bay Run cycle path.
- Introduction of buffer zone between fitness station and cycle path.
- Managed surface solution for events on sporting ground to prevent damage to surface.
- Introduce a means of properly securing boat racks on the water frontage.
- Replacement of individual exposed bench seats with integrated more user appropriate solution.



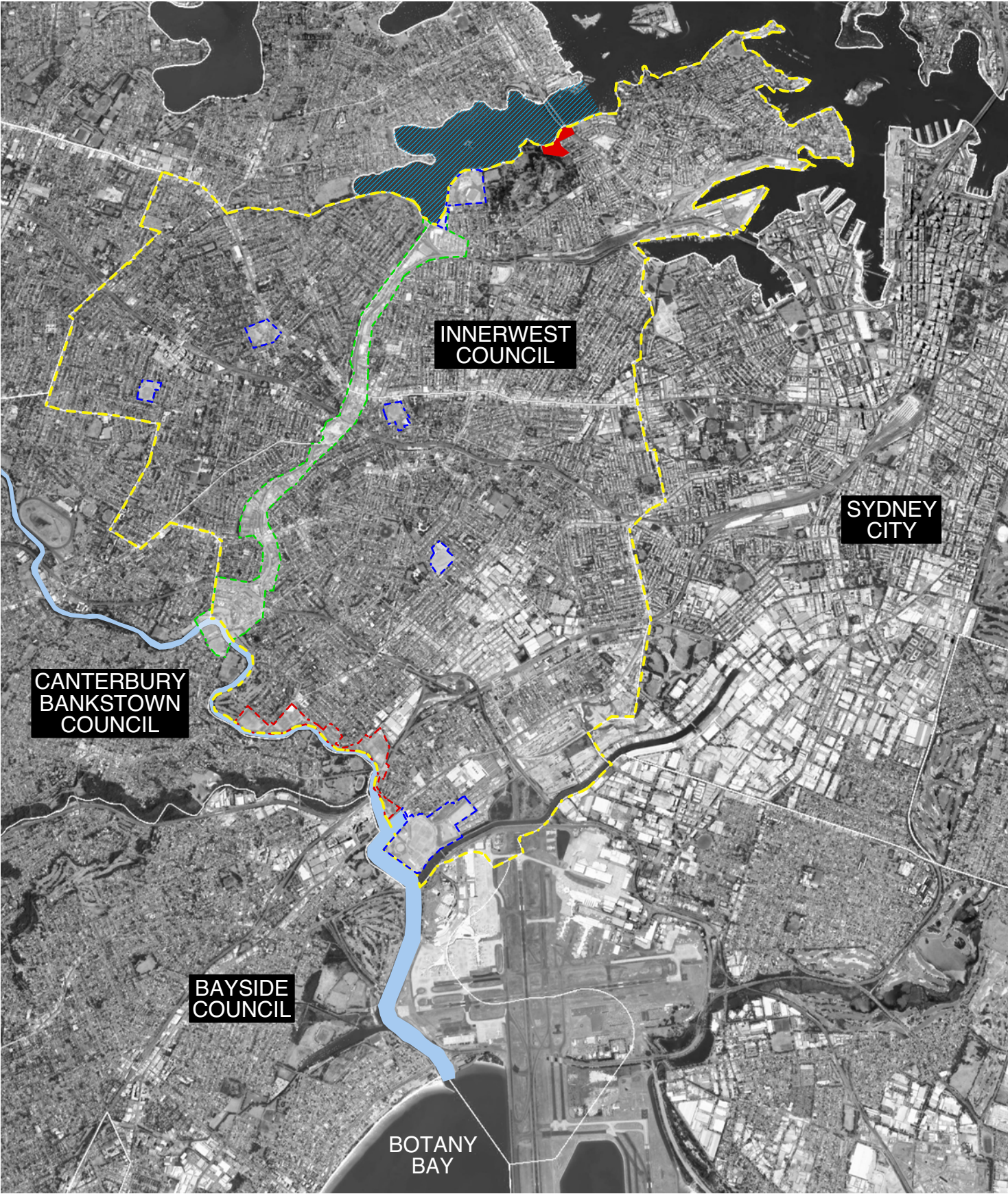


Iron Cove waterfront path. Photography by Welsh + Major Architects.











### Inner West Council

The Inner West Council area is located five kilometres west of the Sydney Central Business District (CBD)

The council areas of Ashfield, Leichhardt and Marrickville were amalgamated pursuant to proclamation in May 2016, to become 'Inner West Council'.

Inner West Council has five wards: Ashfield, Balmain, Leichhardt, Marrickville, and Stanmore.

The Inner West Council has a resident population of 192,000 people, and spans 36km<sup>2</sup> from the banks of Parramatta River at Birchgrove in the north east, to the Cooks River at Dulwich Hill in the south west

There are 269 parks and reserves including playgrounds and sporting grounds in the Inner West Local Government Area (LGA).

These include 31 Crown Reserves managed by Council and 238 Council owned parks and reserves.

### Existing Recreational Needs and Future Projections

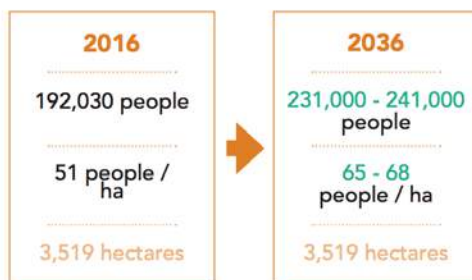
A Recreational needs study commissioned by Inner West Council in 2018 provided an analysis of the existing parklands within the LGA, including their current and predicted usage.

The community is expected to grow with an additional 49,000 residents projected by the year 2036. If new open space is not provided the amount of open space per person will decline from 13.3m<sup>2</sup> to 10.6m<sup>2</sup> per person within this timeframe.

Population growth will also result in additional pressure on current sporting and recreational facilities, and it is anticipated that additional facilities will be needed, and that current facilities will be required to intensify their usage to meet demand.

Based on industry benchmarks, by 2026 there will be a total gap of:

- 8 summer sporting grounds
- 8 winter sporting grounds
- 6 indoor (multipurpose) courts
- 14 outdoor (multipurpose) courts
- 1 indoor leisure centre (dry)
- 1 indoor leisure centre (aquatic)
- 1 skate park/facility.



### INNER WEST PARTICIPATION

Community engagement completed for this study investigated recreation participation in the Inner West. Local participation in recreation broadly corresponds to national and State participation trends - walking is the most popular activity at a local, State and national level.

Across the spectrum of recreation activities, people participated most often in "active recreation" activities, with 80% of survey respondents participating at least weekly.

This was followed by personal fitness with 66% of people participating at least weekly.

In total, 4.5% of people engaged did not participate regularly (at least weekly) in recreation (of any kind), and an additional 1.4% participated regularly in "passive recreation," but not any other kind of recreation.

Figure 4 shows the most popular recreation activities across all community engagement types.

	<b>Walking</b> (Most popular activity in the survey with 34% participating at least weekly, 3rd most popular in the community map, 5th in the school workshops, popular in the multicultural focus groups)
	<b>Walking for transport</b> (2nd in the survey with 24% participating at least weekly)
	<b>Playing in a playground/playing in a park/taking children to play</b> (3rd in the survey (24%), 5th in the community map, 4th in the school workshops, high in multicultural focus groups)
	<b>Personal fitness/outdoor fitness</b> (4th in the survey with 23% participating at least weekly)
	<b>Walking the dog</b> (5th most popular in the survey (23%), 4th most popular in the community map, 6th in the school workshops)
	<b>Cycling</b> (6th in the survey (19%), 2nd in the community map, 3rd in the school workshops)
	<b>Swimming</b> (7th in the survey (19%), most popular activity in the community map and school workshops)
	<b>Running</b> (8th in the survey with 18% participating at least weekly)
	<b>Relaxing in a park</b> (9th in the survey with 16% participating at least weekly)
	<b>Hockey</b> (10th in the survey (13%). It should be noted that the survey was completed by a high number of hockey players.)
	<b>Soccer</b> (11th in the survey (10%), 2nd in the school workshops)
	<b>Tai Chi, table tennis, and badminton</b> were also popular activities amongst the older population of people who speak a language other than English at home.

Figure 4 - Most popular recreation activities identified through community engagement completed for the Inner West Recreation Needs Study (Source: Cred Consulting, 2018)

### POPULAR INNER WEST PLACES FOR RECREATION

The most popular recreation spaces in the Inner West identified through a range of consultation activities were:

- Footpaths, streets, and town centres
- Cycle paths
- Bay Run
- Cooks River foreshore path
- Leichhardt Park Aquatic Centre
- Annette Kellerman Aquatic Centre
- The GreenWay
- Steel Park
- Private gyms
- Hawthorne Canal/Richard Murden Reserve
- Enmore Park, and
- Ashfield Park.

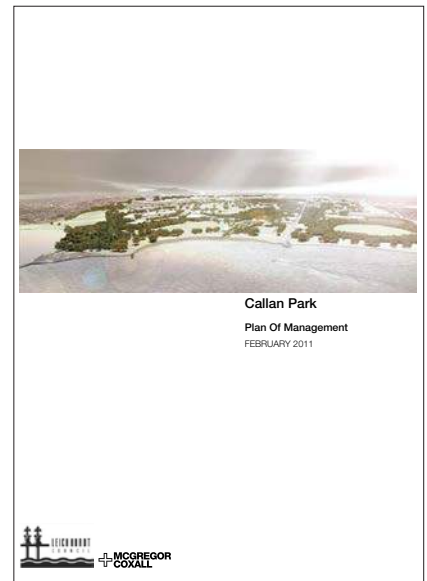
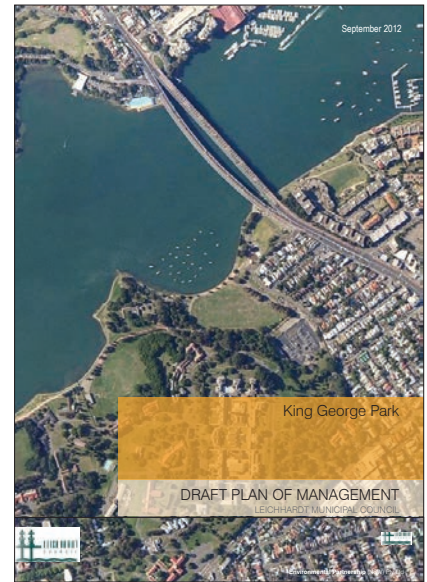
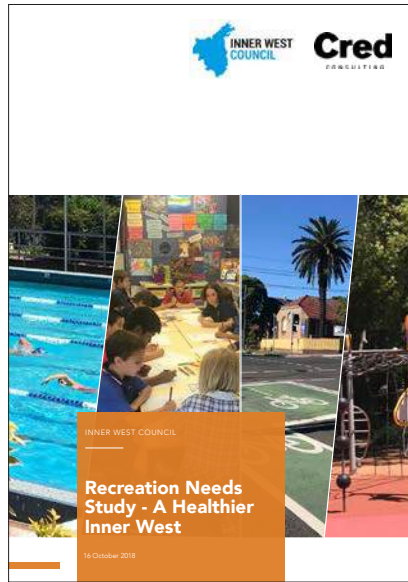
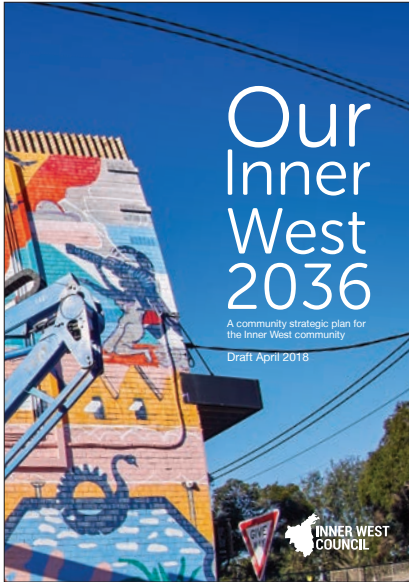
Key differences between different groups were that:

- Females used children's playgrounds, aquatic centres, and footpaths more often, while males used cycle paths, sporting fields and courts, and the Greenway more often than females.
- People who speak a language other than English at home used all facilities less regularly than the general community.

The most common types of facility that people visited for recreation in the Inner West were:

	<b>Parks</b> (80% of people using them at least weekly)
	<b>Footpaths, streets and town centres</b> (75% at least weekly)
	<b>Sporting fields/courts</b> (38% at least weekly)
	<b>Aquatic centres/baths</b> (37% at least weekly), and
	<b>Children's playgrounds</b> (36% at least weekly).

Figure 5 - Most common types of facility that people used for recreation in the Inner West identified through community engagement completed for the Inner West Recreation Needs Study (Source: Cred Consulting, 2018)





## REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Our Inner West 2036; A community strategic plan for the Inner West community

Inner West Council, draft endorsed by council 06/2018

This plan identifies the community's vision for the future, outlines long term goals, strategies to get there and how to measure progress towards that vision. It guides all of Council's plans, policies and budgets.

The strategic directions set out are:

- 1 - An ecologically Sustainable Inner West
- 2 - Unique, liveable, networked neighbourhoods
- 3 - Creative communities and a strong economy
- 4 - Caring, happy, healthy communities
- 5 - Progressive local leadership

Among the stated aims, those which apply directly to the regeneration of public parkland are to increase community satisfaction with: green infrastructure, the total area of habitat for wildlife managed under bush-care programs, protection of the natural environment, safety of public spaces, cycleways, maintaining footpaths, aquatic and recreation centres, availability of sporting grounds and facilities and walk-able open space. [Also aligns with State and District Plans]

Recreation needs study - A healthier Inner West

Cred Consulting for Inner West Council, published 10/ 2018

Analysis of the current and projected recreation needs of the Inner West community, with a view to both maintaining and improving social and mental health as the population of the Inner West Council (IWC) area continues on its projected path of growth and change.

The study identified that the IWC area lacked sufficient public open space for the growing population. It outlines a strategic 'action' framework and explores how this framework could be applied.

The study calls out that the sporting ground at King George Park has not been renewed for more than 20 years and flags that it is currently operating at 157% capacity.

[For reference, the study defines 'optimum' or '100%' capacity as 'the maximum amount of use per week that would still enable a usable surface condition']

Westconnex; Rozelle Interchange tunnel design document

Published by RMS, September 2019

This document outlines the final layout of the Rozelle Interchange which will commence construction in 2020.

The Rozelle Interchange is a proposed network of underground tunnels beneath Lilyfield and Rozelle. The interchange will

connect Sydney's new M4 and M5 roads to main roads from the city (A4) and northern Sydney (A40) and will also provide a bypass of central Rozelle with the 'Iron Cove Link' - a tunnel from Anzac bridge to Iron Cove bridge.

The document shows a tunnel entry and exit point on the A40 adjacent to King George Park. The map provided at this stage is diagrammatic so it is unclear whether the road will impact on the footprint of the park.

For the purposes of this Plan of Management and Master Plan we will assume that the road will not impact the footprint of the park.

## OUR INNER WEST 2036 - COMMUNITY STRATEGIC PLAN

Outcomes	Strategies
<b>1.1 The people and infrastructure of Inner West contribute positively to the environment and tackling climate change</b>	<ol style="list-style-type: none"> <li>1. Provide the support needed for people to live sustainably</li> <li>2. Reduce urban heat and manage its impact</li> <li>3. Create spaces for growing food</li> <li>4. Develop planning controls to provide ecosystem services*</li> <li>5. Provide green infrastructure that supports increased ecosystem services*</li> </ol>
<b>1.2 Biodiversity is rich, with connected habitats for flora and fauna</b>	<ol style="list-style-type: none"> <li>1. Support people to connect with nature in Inner West</li> <li>2. Create new biodiversity corridors and an urban forest across Inner West</li> <li>3. Maintain and protect existing bushland sites for species richness and diversity</li> </ol>
<b>1.3 The community is water sensitive, with clean, swimmable waterways</b>	<ol style="list-style-type: none"> <li>1. Collaborate to make plans, designs and decisions that are water-sensitive</li> <li>2. Supply water from within Inner West catchments</li> </ol>
<b>1.4 Inner West is a zero emissions community that generates and owns clean energy</b>	<ol style="list-style-type: none"> <li>1. Support local adoption of clean renewable energy</li> <li>2. Develop a transport network that runs on clean renewable energy</li> </ol>
<b>1.5 Inner West is a zero waste community with an active share economy</b>	<ol style="list-style-type: none"> <li>1. Support people to avoid waste, and reuse, repair recycle and share</li> <li>2. Provide local reuse and recycling infrastructure</li> <li>3. Divert organic material from landfill</li> <li>4. Advocate for comprehensive Extended Producer Responsibility+</li> </ol>

Outcomes	Strategies
<b>2.1 Development is designed for sustainability and makes life better</b>	<ol style="list-style-type: none"> <li>1. Pursue integrated planning and urban design across public and private spaces to suit community needs</li> <li>2. Identify and pursue innovative and creative solutions to complex urban planning and transport issues</li> <li>3. Improve the quality, and investigate better access and use of existing community assets</li> <li>4. Develop planning controls that protect and support a sustainable environment and contribute to a zero emissions and zero waste community</li> </ol>
<b>2.2 The unique character and heritage of neighbourhoods is retained and enhanced</b>	<ol style="list-style-type: none"> <li>1. Provide clear and consistent planning frameworks and processes that respect heritage and the distinct characters of urban villages</li> <li>2. Manage change with respect for place, community history and heritage</li> </ol>
<b>2.3 Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings</b>	<ol style="list-style-type: none"> <li>1. Plan and deliver public spaces that fulfil and support diverse community needs and life</li> <li>2. Ensure private spaces and developments contribute positively to their surrounding public spaces</li> <li>3. Advocate for and develop planning controls that retain and protect existing public and open spaces</li> </ol>
<b>2.4 Everyone has a roof over their head and a suitable place to call home</b>	<ol style="list-style-type: none"> <li>1. Ensure the expansion of social, community and affordable housing, distributed across Inner West, facilitated through proactive policies</li> <li>2. Encourage diversity of housing type, tenure and price in new developments</li> <li>3. Assist people who are homeless or sleeping rough</li> </ol>
<b>2.5 Public transport is reliable, accessible, connected and enjoyable</b>	<ol style="list-style-type: none"> <li>1. Advocate for improved public transport services to, through and around Inner West</li> <li>2. Advocate for, and provide, transport infrastructure that aligns to population growth</li> </ol>
<b>2.6 People are walking, cycling and moving around Inner West with ease</b>	<ol style="list-style-type: none"> <li>1. Deliver integrated networks and infrastructure for transport and active travel</li> <li>2. Pursue innovation in planning and providing new transport options</li> <li>3. Ensure transport infrastructure is safe, connected and well-maintained</li> </ol>

## REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Outcomes	Strategies
<b>3.1 Creativity and culture are valued and celebrated</b>	<ol style="list-style-type: none"> <li>1. Grow Inner West's reputation as a leading creative and cultural hub, celebrating and supporting diverse creative industries and the arts</li> <li>2. Create opportunities for all members of the community to participate in arts and cultural activities</li> </ol>
<b>3.2 Inner West is the home of creative industries and services</b>	<ol style="list-style-type: none"> <li>1. Position Inner West as a place of excellence for creative industries and services and support them to thrive</li> <li>2. Facilitate links to programs and services to help businesses grow, innovate and improve their competitiveness</li> <li>3. Encourage the establishment of new enterprises in Inner West</li> <li>4. Facilitate the availability of affordable spaces for creative industries and services</li> </ol>
<b>3.3 The local economy is thriving</b>	<ol style="list-style-type: none"> <li>1. Support business and industry to be socially and environmentally responsible</li> <li>2. Strengthen economic viability and connections beyond Inner West</li> <li>3. Promote Inner West as a great place to live, work, visit and invest in</li> </ol>
<b>3.4 Employment is diverse and accessible</b>	<ol style="list-style-type: none"> <li>1. Support local job creation by protecting industrial and employment lands</li> <li>2. Encourage social enterprises and businesses to grow local employment</li> </ol>
<b>3.5 Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained</b>	<ol style="list-style-type: none"> <li>1. Promote unique, lively, safe and accessible urban hubs and main streets – day and night</li> <li>2. Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment</li> <li>3. Pursue a high standard of planning, urban design and development that supports urban centres</li> <li>4. Promote the diversity and quality of retail offerings and local products</li> </ol>

Outcomes	Strategies
<b>4.1 Everyone feels welcome and connected to the community</b>	<ol style="list-style-type: none"> <li>1. Foster inclusive communities where everyone can participate in community life</li> <li>2. Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity</li> <li>3. Empower and support vulnerable and disadvantaged community members to participate in community life</li> <li>4. Increase and promote awareness of the community's history and heritage</li> </ol>
<b>4.2 The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West</b>	<ol style="list-style-type: none"> <li>1. Celebrate Aboriginal and Torres Strait Islander cultures and history</li> <li>2. Promote Aboriginal and Torres Strait Islander arts and businesses</li> <li>3. Acknowledge and support the rights of the Aboriginal community to self determination</li> <li>4. Actively engage Aboriginal people in the development of programs, policies and strategies</li> </ol>
<b>4.3 The community is healthy and people have a sense of wellbeing</b>	<ol style="list-style-type: none"> <li>1. Provide the facilities, spaces and programs that support wellbeing and active and healthy communities</li> <li>2. Provide opportunities for people to participate in recreational activities they enjoy</li> </ol>
<b>4.4 People have access to the services and facilities they need at all stages of life</b>	<ol style="list-style-type: none"> <li>1. Plan and provide services and infrastructure for a changing and ageing population</li> <li>2. Ensure the community has access to a wide range of learning spaces, resources and activities</li> <li>3. Support children's education and care services to ensure a strong foundation for lifelong learning</li> </ol>

Outcomes	Strategies
<b>5.1 People are well informed and actively engaged in local decision making and problem-solving</b>	<ol style="list-style-type: none"> <li>1. Support local democracy through transparent communication and inclusive participatory community engagement</li> </ol>
<b>5.2 Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes</b>	<ol style="list-style-type: none"> <li>1. Support leadership and mentoring initiatives that build and strengthen the capacity of individuals, businesses and communities</li> <li>2. Support local capacity for advocacy</li> <li>3. Collaborate with partners to deliver positive outcomes for the community, economy and environment</li> </ol>
<b>5.3 Government makes responsible decisions to manage finite resources in the best interest of current and future communities</b>	<ol style="list-style-type: none"> <li>1. Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations</li> <li>2. Ensure responsible, sustainable, ethical and open local government</li> <li>3. Deliver innovation, excellence, efficiency and effectiveness and probity in Council processes and services</li> </ol>



# RECREATION NEEDS STUDY - A HEALTHIER INNER WEST

## Key Findings:

A number of findings about recreation within the Inner West are highlighted by the report. These include its benefits and its changing perception and role within society generally. These have assisted in providing a foundation for the strategies and objectives of this Plan of Management and Master Plan. A summary of the key findings includes;

- Participation in recreation brings significant health and social benefits to individuals, including mental health benefits and improved development outcomes for children and young people.
- Recreation provides benefits at the community level, supporting community cohesion and community development, and public health benefits.
- A majority of Australians participate in sport or other physical activities at least 3 times a week.
- Nationally, the most popular recreation activities include walking, fitness, swimming, cycling and running, and this is reflected by local participation trends in the Inner West.
- The major change in participation in recreation is a trend to more flexible and non-organised participation.
- Children have declining access to unsupervised participation in recreation activities, with Planet Ark estimating that only 35% of Australian children play outside every day, compared to 72% a generation ago.
- People with disability have lower levels of participation in

recreation and are less likely to take part as a spectator.

## Community Engagement:

The study undertook extensive engagement with the community to determine both recreational participation within the inner west as well as comments and suggestions about the quality of public open space within the LGA. These findings in conjunction with community engagement carried out specifically for Tempe Reserve form a body of information about the community's needs and desires for public open space which have informed this Plan of Management and Master Plan.

## Objectives:

The report found a number of opportunities for improving recreational spaces within the LGA through a needs and gaps analysis.

These opportunities were grouped into broad themes. A number of these key opportunities which relate specifically to the scope of this Plan of Management and Master Plan have been summarised in this review.

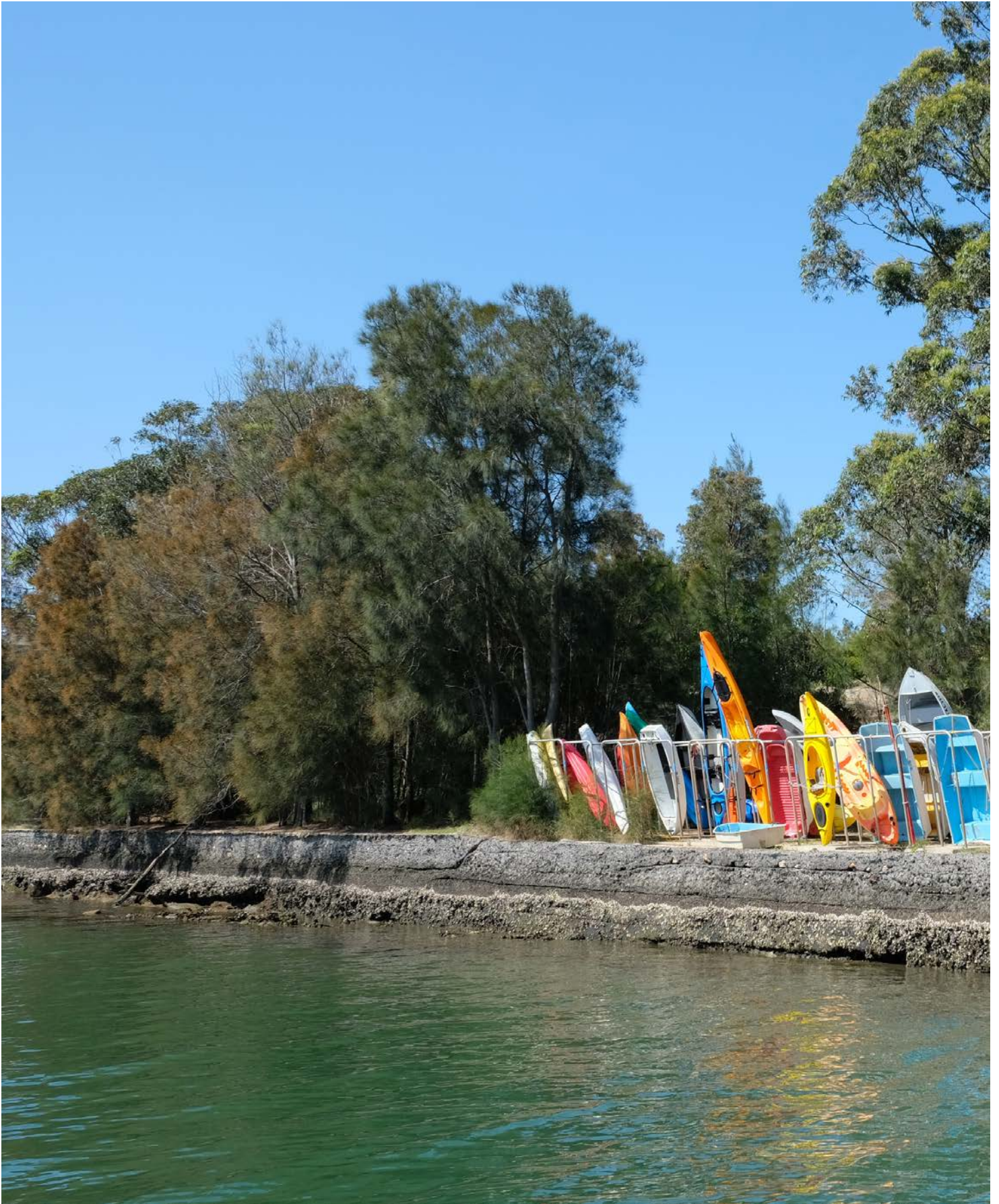
NEED
Increased quality of open space to optimise use and address demand in areas with a low provision of open space. Including enhancing open space to meet higher and more diverse needs.
Well maintained, clean public toilets, including toilets located close to playgrounds. Water bubblers and bins in parks.
Picnic and BBQ facilities, seating and shade for informal social gatherings, as well as informal grassed passive recreation areas.
Lighting and design of parks, paths, streets and town centres in order to increase (feelings of) safety for pedestrians and cyclists particularly in the evening and at night. Lighting should be fauna- friendly and use sustainable technologies to support environmental outcomes.

OPPORTUNITIES
<ul style="list-style-type: none"><li>• Multi-use, flexible open space that is designed to support sharing and reduce conflict between users</li></ul>
<ul style="list-style-type: none"><li>• Extend the Marrickville Public Toilet Strategy recommendation that all residents and visitors be within 400m of a public toilet that is open during daylight hours throughout the LGA.</li></ul>
<ul style="list-style-type: none"><li>• In particular local parks in high density areas to provide space for social gatherings outside of the home.</li></ul>
<ul style="list-style-type: none"><li>• Lighting on streets including connections to open space and linear parks/shared paths</li><li>• Lighting on the Bay Run and Cooks River, and</li><li>• Lighting in parks for informal night time use eg at outdoor gyms, dog parks, running paths, large flat areas for informal sport.</li></ul>

## REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Improved car parking	<ul style="list-style-type: none"> <li>Formalisation and increased capacity of car park</li> </ul>
Improved waste management and maintenance in parks and sporting grounds.	<ul style="list-style-type: none"> <li>Increased maintenance resourcing</li> <li>Consider ongoing maintenance costs at the design stage of new/upgraded open space</li> <li>Consultation with outdoors staff at the design stage to identify possible future maintenance issues, and</li> <li>Self-cleaning BBQs.</li> </ul>
Improved sporting ground playing surfaces through upgrades to drainage, turf, soil.	<ul style="list-style-type: none"> <li>Review sporting ground condition and capacity across the LGA and continue / implement a rolling program of sporting ground upgrades.</li> </ul>
Improved spectator infrastructure, water bubblers at sporting grounds, and provide uses such as cricket nets and soccer goals.	<ul style="list-style-type: none"> <li>Review existing infrastructure and survey spectators to identify gap in existing provision</li> </ul>
Update booking processes for recreation facilities to improve customer service (eg showing what's been booked/paid for/ invoices online) and to allow sporting organisations to plan their seasons earlier.	<ul style="list-style-type: none"> <li>New booking system and allocations policy.</li> </ul>
Safer shared paths, and/or separate bike/pedestrian paths.	<ul style="list-style-type: none"> <li>Continuing good cyclist education programs</li> <li>Continuing to widen and possibly separating the Bay Run paths</li> </ul>
Play spaces for older children / young people, with new equipment and different types of playgrounds like water play. Play opportunities for other age groups and abilities, such as older people's play, sensory play, and play for adults with intellectual disability.	<ul style="list-style-type: none"> <li>Include inclusive play equipment in all playgrounds, rather than only in some dedicated inclusive playgrounds</li> <li>Play for older children such as basket swings, trampolines, climbing walls, monkey bars, flying foxes</li> </ul>
Increased access to recreation opportunities for older people.	<ul style="list-style-type: none"> <li>Footpath improvements</li> <li>Bushcare program</li> </ul>
Inclusive recreation opportunities for people from the LGBTQI+ community.	<ul style="list-style-type: none"> <li>Welcoming change and bathroom amenities for gender diverse people.</li> </ul>
Inclusive recreation opportunities for people from culturally and linguistically diverse backgrounds.	<ul style="list-style-type: none"> <li>Recreation opportunities that reflect popular activities (eg informal sports, badminton, volleyball, table tennis, basketball, Tai Chi), and</li> <li>Working with sporting clubs to support inclusiveness and increased participation.</li> </ul>
Ongoing provision and maintenance of existing dog off leash areas. and Managing and preventing conflicts between users of parks, particularly children and dogs.	<ul style="list-style-type: none"> <li>Increasing resources for enforcement</li> <li>Clarity in signage to enable regulation and enforcement</li> <li>Design of parks and playgrounds to minimise conflict eg planting borders 10m from playgrounds to identify dog free areas.</li> </ul>
Understanding and planning for climate impacts on recreation opportunities in the council area.	<ul style="list-style-type: none"> <li>Undertake a study of the impacts of climate change on Council's recreation facilities including in particular sea level rise impacts on foreshore parks and paths.</li> </ul>
Managing flooding and storm events.	
New community and verge gardens.	<ul style="list-style-type: none"> <li>Continue actions from Council's community garden strategies, and</li> <li>Relax regulation for verge gardens to encourage more verge gardening.</li> </ul>
Access and storage for water sports at Iron Cove (eg canoeing)	<ul style="list-style-type: none"> <li>Continue to provide and expand public storage for water-based recreation activities (eg kayaking, canoeing storage) in foreshore parks particularly on the Balmain peninsula and in Iron Cove to support informal recreation on the Harbour.</li> </ul>



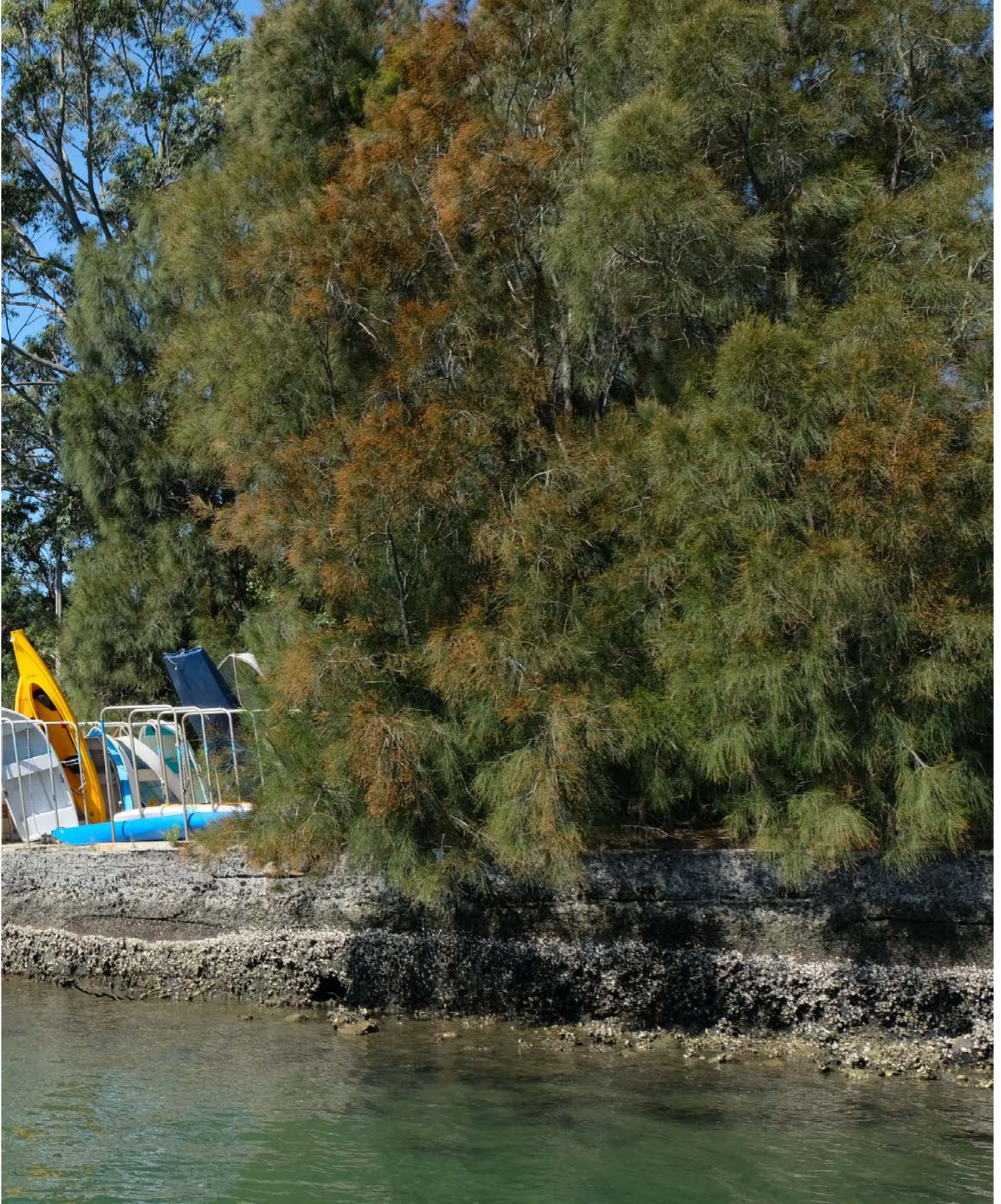


Boat racks on King George Park foreshore, viewed from jetty. Photography by Welsh + Major Architects.

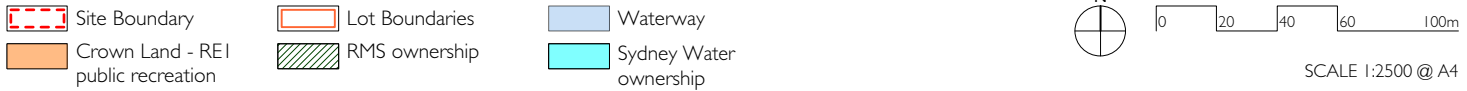


## 2.0 Categorisation + Ownership

---







## LAND TO WHICH THIS PLAN APPLIES

The plan refers to King George Park, located in the suburb of Rozelle at the north edge of the Inner West Council Area, King George Park is one of a chain of parks along the Iron Cove foreshore. It connects regional parks to its west (Leichhardt Park and Callan Park), with local parks to its east (Bridgewater Park and Balmain Cove Park).

King George Park is bounded by Iron Cove, a busy road, a residential neighbourhood to two sides, a large electrical substation, and Callan Park; a state government owned park whose future condition is as yet undetermined.

The majority of King George Park is flat, low land reclaimed from the mudflats of Iron Cove. The northern part of King George Park sits on higher ground which existed prior to reclamation.

Prior to European settlement the local area was inhabited by the Gadigal Clan of the Eora Nation, and was the food source and core habitat for their social gatherings. Aboriginal heritage items have been identified within adjacent parks.

#### Owner of this land



King George Park occupies land owned by the Crown. It is managed by Inner West Council as Crown Land Manager of King George Park (D100045 & D89316) under the Crown Land Management Act 2016.



At the time of writing, Leichhardt LEP 2013 applies to the land. The land zoning map clarifies that the entirety of King George Park is zoned for 'Public Recreation'.

Lot/DP	Name / Location	Ownership	Area (approximate)
1 / 1236217	Byrnes Street, Rozelle	Crown Land [RMS ownership]	9,950 m <sup>2</sup>
2 / 1236217	Byrnes Street, Rozelle	Crown Land	2,270 m <sup>2</sup>
632 / 752049	Byrnes Street, Rozelle	Crown Land	820 m <sup>2</sup>
633 / 752049	Byrnes Street, Rozelle	Crown Land	1,580 m <sup>2</sup>
3 / 879129	Manning Street, Rozelle	Crown Land	1,120 m <sup>2</sup>
662 / 729277	Byrnes Street, Rozelle	Crown Land	710 m <sup>2</sup>
663 / 729277	Byrnes Street, Rozelle	Crown Land	28,420 m <sup>2</sup>
1 / 807747	Sydney Water SPS 27 Glover Street, Lilyfield	Sydney Water [not legally part of King George Park]	310 m <sup>2</sup>





 Site Boundary  
 Waterway

 Land category - Park  
 Land category - Sports Ground



0 20 40 60 100m

SCALE 1:2500 @ A4



## CROWN LAND CATEGORISATION

## Crown Land Reserves

Crown Land Reserves are owned by the State of New South Wales (NSW) and managed by Councils on behalf of the NSW Government for the benefit of the general public.

Crown Land Reserves managed by Council have been set aside for a particular public purpose. Where local councils are the land manager of Crown Reserves they are to be managed as if they are 'public land' under the Local Government Act 1993. Crown reserves which are classified public land require a Plan of Management.

The Crown Land within King George Park falls into the categories listed in the table below.

## Management Principles

The principles of Crown land management are:

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

Category (Crown land)	Core objectives (as defined by the Local Government Act 1993)
Sporting ground	The core objectives for management of community land categorised as a 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.
PARK	The core objectives for management of community land categorised as a park are— (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of 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.



Path under Victoria Road bridge connecting King George Park to foreshore via staircase. Photography by Welsh + Major Architects.





---

The Local Government Act allows Council to grant leases, licences or other estates over all or part of Community Land.

Leases and licences are a method of formalising the use of land and facilities. Leases or licences can be held by groups such as community groups, sporting clubs and schools, and by commercial organisations or individuals providing facilities and/or services.

Where exclusive control of all or part of an area or facility is proposed or desirable, a lease is appropriate. There are also other factors which may influence the granting of a lease. These include the level or scale of investment, the necessity for security measures and the relationship between the activity on the land and the activity of the controller of the land.

The activities undertaken by a leaseholder should be compatible with any zoning or Council requirements and provide benefits and services or facilities for the users of the land. Terms and conditions of a lease should reflect the interest of the Council, protect the public and ensure proper management and maintenance.

Where short term, intermittent or non-exclusive occupation or control of all or part of an area or facility is proposed, a licence may be used. Providing there are no conflicts of interest, several licences may apply concurrently.

In considering whether to grant any lease or licence, Council should take into account the consistency of the proposal with the values and management strategies of this Plan of Management, particularly with regard to the following:

The Lessee/Licensee is responsible for ensuring the area is maintained to a standard which is acceptable to Council.

There is a need to define the times the land or facility will be available for use by the Lessee/Licensee, the impact of the lease/licence on the public/private space use of the Parks, the impact on maintaining the Parks as one cohesive open space.

The Plan of Management for King George Park allows for the provision of leases and licences in accordance with the Local Government Act 1993, Crown Lands Management Act 2016, Crown Lands Management Regulations 2018 and any subsequent legislation. Future leases and licences will be allowable for uses consistent with this Plan of Management, the former Leichhardt Local Environment Plan or Inner West Council Local Environment Plan (pending adoption) and any other applicable legislation. Any licences for biodiversity works are permitted.



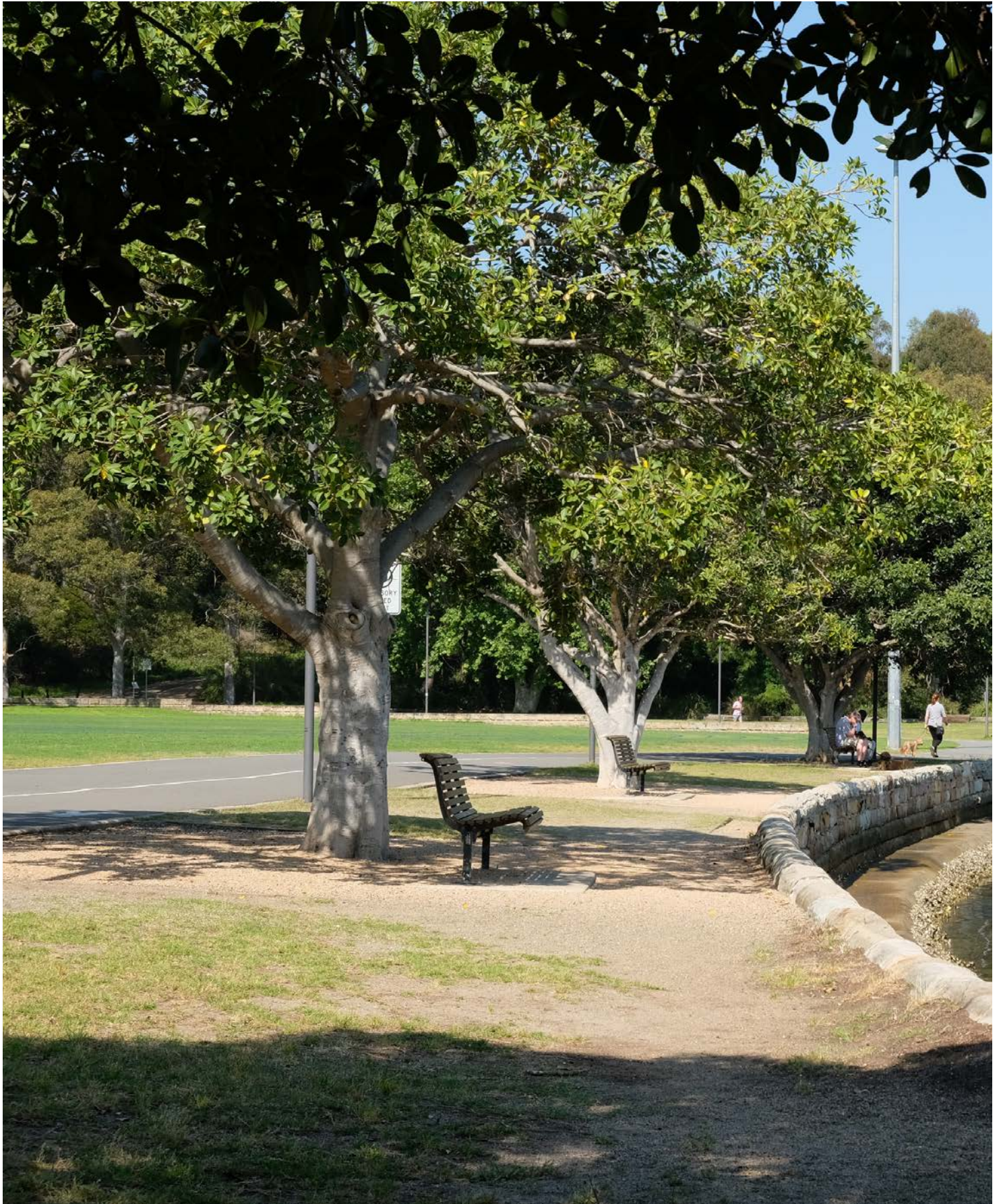
Current Leases - NIL

Future Lease recommendations - Watercraft storage to be considered with Crown and Council approval.

Current Licences - NIL

Future Licence recommendations - NIL



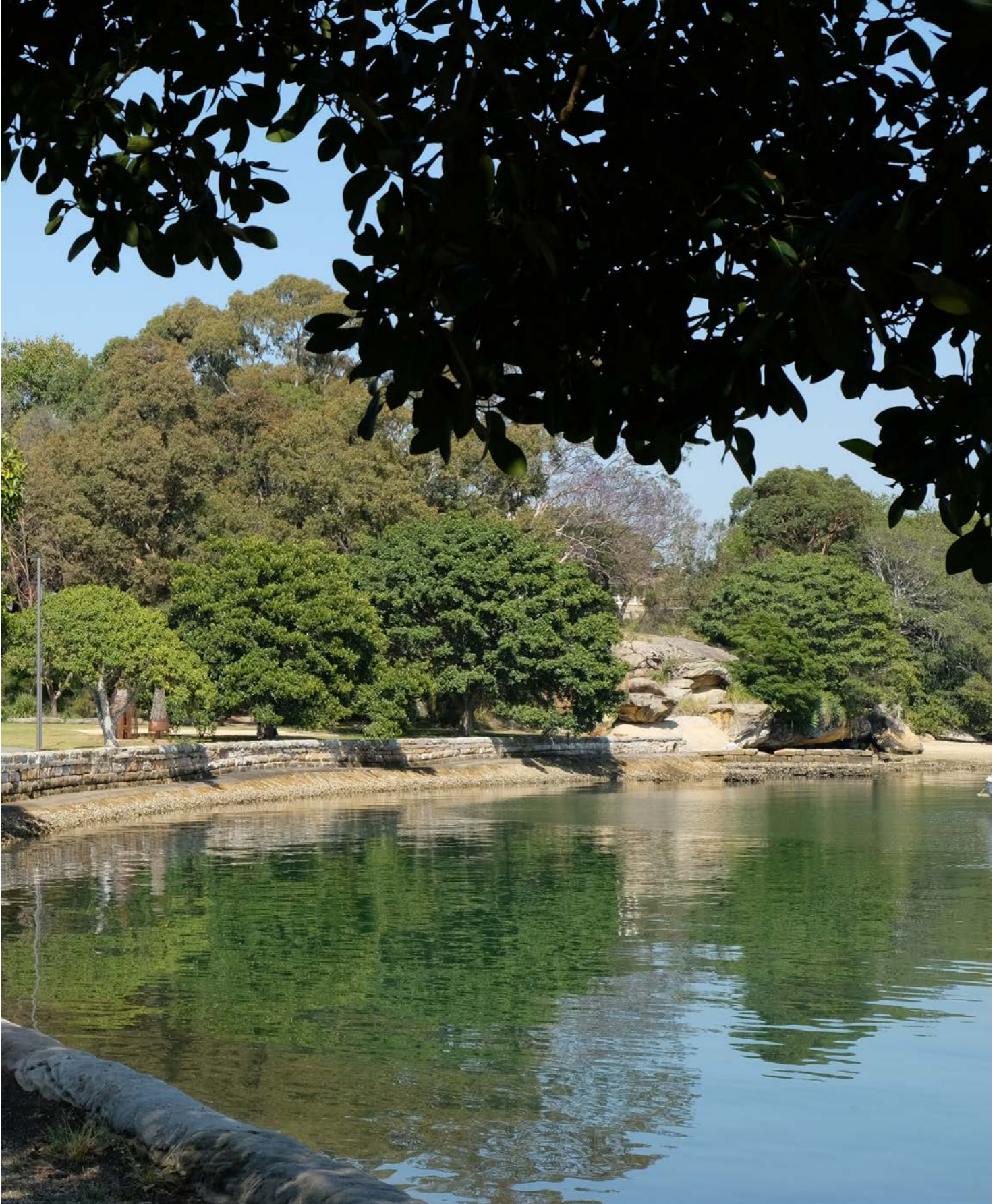


Looking west along King George Park foreshore. Photography by Welsh + Major Architects.

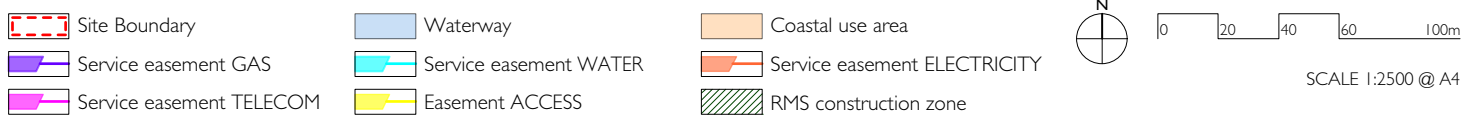
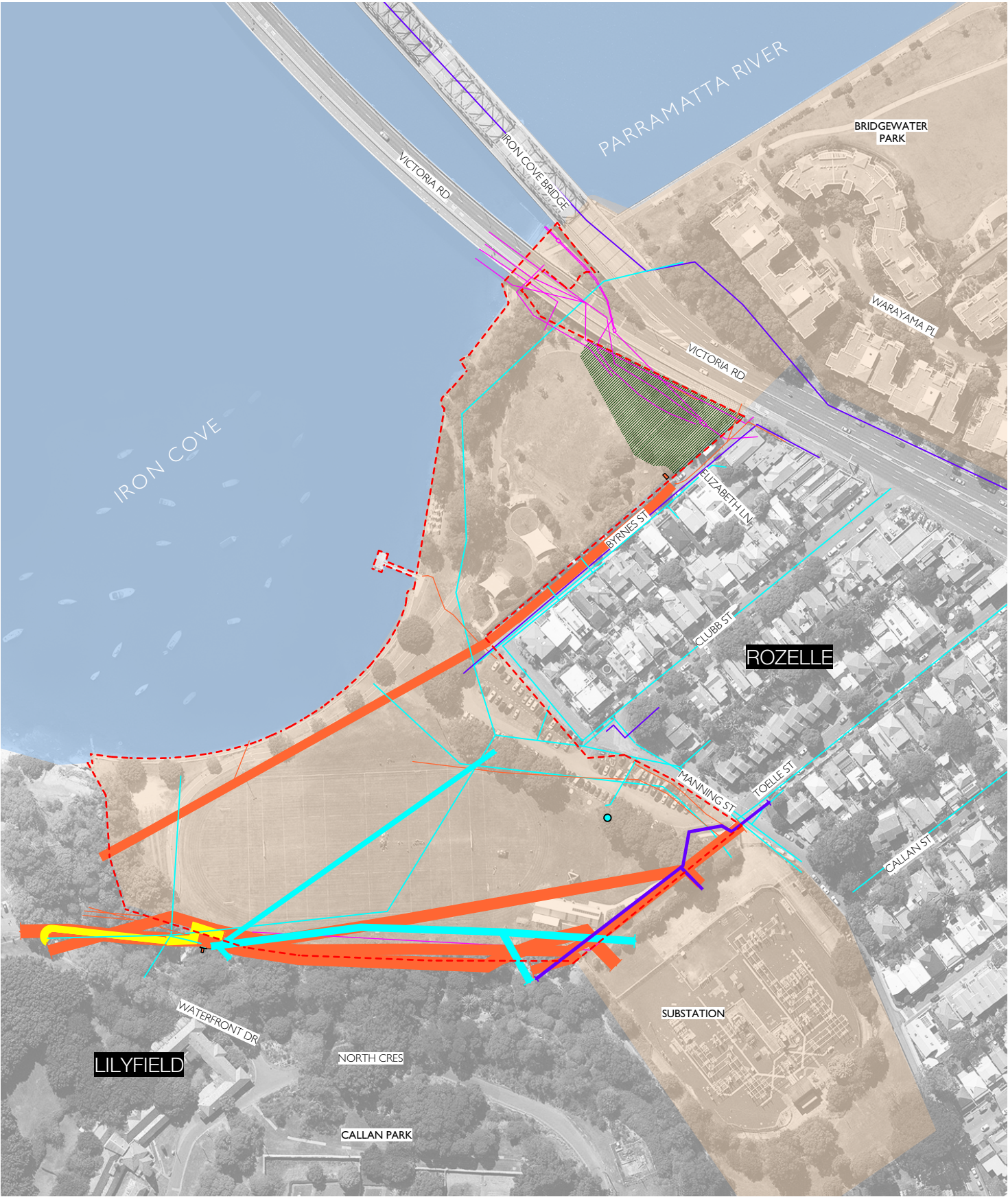


## 4.0 Statutory Conditions + Legislation

---









### Service routes

A significant number of underground services and easements cross the site - most run parallel to the boundaries of Callan Park and the large electricity substation. Most of the service routes have associated easements which might require access at short notice. This limits the option to build or place permanent structures over the easements. Any works within the zone of one of these service routes will require consultation and approval from the authority who owns and operates the pipeline.

### Transport Assets

Roads and Maritime Services [RMS] have taken possession of a section of King George Park for construction of the Westconnex 'Rozelle Interchange' project which will incorporate a tunnel mouth collecting and depositing traffic onto Victoria Road Bridge.

Council has been compensated for the compulsory acquisition of this space. Funding from which will be utilised for future park establishment.

### State Environmental Planning Policy - Coastal Management 2018 + Coastal Management Act 2016

This legislation provides a framework and objectives for managing coastal issues in NSW. It focuses on ecologically sustainable management, development and use of the coast for the social, cultural and economic well-being of people.

All of King George Park falls within the Coastal Use Area - land which is adjacent to coastal waters, estuaries, coastal lakes and lagoons. The extent of the Coastal Use area is mapped on the adjacent page. There are no coastal wetlands or littoral rainforests around King George Park.

The Act states that development consent must not be granted to development on this land unless the consent authority have considered the impact of the development on a number of prescribed conditions.

### Other relevant legislation

- Foreshore Building Line LEP 2013
- Companion Animals Act
- Disability Discrimination Act
- Environmental Planning and Assessment Act 1979
- National Construction Code 2019
- National Parks and Wildlife Act 1974
- State Environmental Planning Policy (infrastructure) 2007
- Work, Health and Safety Act
- Biodiversity Conservation Act 2016
- Vegetation SEPP



Looking across sports ground to Sydney Water pumping station from Bay Run. Photography by Welsh + Major Architects.



## 5.0 Master Plan Strategies

---



OVERVIEW

Key objectives for the future of the park have been derived from the opportunities outlined in the Site Analysis and Community Engagement Outcomes. They have also been informed through precedent studies of successful local, national and international park-land projects.

Key strategies have been outlined to accompany these objectives. The Strategies suggest, in broad terms, how the objectives can be achieved within the Master Plan.



ACCESS

Key Objectives:

- 1. Improve access to the site for all users
- 2. Provide welcoming and easy to navigate entry points
- 3. Create simple signage and way-finding strategy

Key Strategies to achieve this in Master Plan:

- Formalise the car park, maximise layout and define spaces to create a more efficient arrangement.
- Implement the existing strategy for a single point of access for council maintenance and servicing of the park.
- Consolidate way-finding, regulatory and information signage into a consistent, clear and concise format.



INCLUSIVE

Key Objectives:

- 1. Ensure that the park and its assets are accessible to all visitors.
- 2. Integrate spaces and activities which cater for a range of ages, abilities and interests.

Key Strategies to achieve this in Master Plan:

- Promote the use of graphic as opposed to text-based signage.
- Retain the current dog off leash times. Dogs must be on leash when organised sport is taking place.
- Balance provision of activities to consider visitors of multiple generations and abilities.



SENSE OF PLACE

Key Objectives:

- 1. Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets
- 2. Educate, inform, and entertain visitors with stories from the history of the Reserve and the local area, and the ecology of the place
- 3. Preserve and protect successful spaces, and work on providing definition to intermediary or underused spaces

Key Strategies to achieve this in Master Plan:

- Built on the identity of park as one of a series of connected accessible parks around Iron Cove Bay.
- Subject to a licence agreement re-purpose Sydney Water historic pumping station as a unique cafe space for visitors and sports spectators.
- Maximise opportunities for enjoyment of foreshore as a key part of the identity of King George Park.
- Promote use of the hilltop lawn as a calm social gathering space as a counterpoint to the high energy activities elsewhere in the park.





### COMMUNITY

#### Key Objectives:

1. Maintain facilities for use by all patrons
2. Reflect community needs as a public parkland
3. Provide high quality and cohesive amenities, furniture and facilities

#### Key Strategies to achieve this in Master Plan:

- Increase provision of community facilities such as barbecues, shelter and benches, and repair, maintain or replace existing furniture and amenities as required.
- Continue to respect the privacy and quiet enjoyment of the residential neighbourhood adjacent to the park.
- Balance the intensity of use of use within the park - relieve very intensively used areas by providing facilities elsewhere.
- Adapt areas to encourage respectful use and discourage anti social behaviour and provide passive surveillance.



### SUSTAINABILITY

#### Key Objectives:

1. Protect and restore local ecologies and prioritise the environment in decision making.
2. Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.
3. Provide connections between isolated habitats to strengthen biodiversity. Balance the impact of recreation on sensitive habitats while providing opportunities for visitors to engage with nature

#### Key Strategies to achieve this in Master Plan:

- Focus on establishing fauna links throughout the park to connect planted areas, create wildlife 'stepping stones' and mitigate heat island effect.
- Establish bio-swales in key areas to manage water run-off and improve the health of the Iron Cove.
- Where possible, avoid addition of built form but where necessary design new facilities from sustainable principles and upgrade existing facilities with sustainable measures.
- Repair intertidal zone with longer term naturalisation in mind.



### SAFETY

#### Key Objectives:

1. Increase the perceived sense of safety throughout the park
2. Address areas where dangerous interactions could occur between vehicular, bicycle and pedestrian traffic
3. Discourage and dissuade perceived anti-social behaviour through design elements

#### Key Strategies to achieve this in Master Plan:

- Physically define the boundaries between park and car park.
- Create opportunities for passive surveillance.
- Install lighting along paths to facilitate use before and after daylight hours.
- Consider traffic calming to slow cyclists coming off of bridge, while avoiding speed bumps.



### SPORTS + RECREATION

#### Key Objectives:

1. Increase the capacity of existing sporting facilities to maximise their use for organised sports
2. Provide opportunities for informal recreation to encourage active and healthy communities
3. Enable flexibility of spaces, to be shared across a range of activities
4. Acknowledge the community benefit of sporting grounds as areas for recreation outside of their use for organised sports

#### Key Strategies to achieve this in Master Plan:

- Maintain and invest in the sporting ground as a natural turf surface, implement measures to increase its durability, improve the surface condition and reduce maintenance.
- Adapt facilities to support a broader range of sports and recreation activities. Improve lux levels of flood lighting.
- Retain spaces for unstructured and casual sports use.
- Reduce adverse impacts of storm-water on turfed areas, to maximise potential use.
- Review current sporting use and consider a reorganisation of sporting activities once the new Rozelle Parklands are delivered



## ACCESS

### Key Objectives:

1. Improve access to the site for all users
2. Provide welcoming and easy to navigate entry points
3. Create simple signage and way-finding strategy

### Key Strategies to achieve this in Master Plan:

- Formalise the car park, maximise layout and define spaces to create a more efficient arrangement.
- Implement the existing strategy for a single point of access for council maintenance and servicing of the park.
- Consolidate way-finding, regulatory and information signage into a consistent, clear and concise format.

### Entry points

Entry to the park from the adjacent residential neighbourhood is poorly defined. The edge of the car park edge dissolves into the access road (Manning Street), which creates a potentially dangerous situation for visitors.

Some of the footpaths between the car park adjacent sporting ground are non continuous, stopping short of a destination. Finally, the accessible ramp from the play-park leads directly into the car park. These create potentially dangerous situations for pedestrians around these areas.

The Master Plan proposes formalising the edges of the park, narrowing the particularly wide road junction between Clubb Street, Manning Street and the existing car park to be a consistent width. The intention of formalising this zone is to encourage vehicular traffic to slow down to navigate the junction, resulting in a safer environment overall.

Creating definition between the edges of the car park and recreation space will signal to visitors that they have entered the park, as opposed to an intermediary zone between the two. Separation of footpath and vehicular routes will increase pedestrian safety, provide a more inviting entry point, and act as a buffer space between the car park and sporting ground, giving visitors a space to bypass the athletics enclosures and the physical obstructions in that zone such as the water storage tank and electrical box.

### Car parking + roads

The Master Plan proposes formalising the car park for King George Park from unmarked to marked spaces, to increase safety and maximise efficiency. The Master Plan suggests a configuration, however the Plan of Management recommends that a final design should seek advice from a Traffic Management Consultant to ensure that the configuration is viable, with particular consideration given to the gradient of the site which slopes substantially in the car park area.

The Site Analysis and community consultation highlighted that some visitors currently use the car park as long term storage for boats and trailers. It is important that visitors who want to spend time in King George Park can use the car park instead of it being used as storage. Therefore it is proposed that time restricted parking is implemented throughout the park. The object of the parking controls should be to restrict long term storage (e.g.. more than 12 hours) but not discourage visitors who may only be staying for a short time period.

The Site Analysis identified that there is no exit through Byrnes Street, though the signage is unclear and many vehicles drive up the Street to try to leave the park. The proposed parking configuration and signage will clarify this.



Images from top to bottom:

Separation of pedestrian and vehicular access routes with planted buffer, Rochetailee, France. Design + photo by IN SITU.

Separation of pedestrian and vehicular access routes with benches and low fences, Rochetailee, France. Design + photo by IN SITU.





### Key Objectives:

1. Ensure that the park and its assets are accessible to all visitors.
2. Integrate spaces and activities which cater for a range of ages, abilities and interests.

### Key Strategies to achieve this in Master Plan:

- Promote the use of graphic as opposed to text-based signage.
- Retain the use of off leash dog walking areas and look to increase off leash zones in the future.
- Balance provision of activities to consider visitors of multiple generations and abilities.

### Activity spaces

The Site Analysis acknowledges that the vegetated buffer between Byrnes Street and the play-park serves an important function of screening the park from its neighbours, the Master Plan therefore proposes maintaining and enhancing this buffer where possible.

The Master Plan does however propose to increase surveillance over the play-park in other areas, to make the play-park both a safer place for children to be, and a space less exposed to anti-social behaviour.

The level changes around the play-park are currently dealt with using steps and concrete platforms which act to separate and divide the spaces. The Master Plan proposes an alternative way of addressing the level changes around the play park which also helps to open up the park to become a more integrated play and picnic lawn space, perhaps including more play equipment which can take advantage of the level changes, as the existing slide does. This proposal opens the park up at its east edge, so that the play-park feels less isolated.

The Master Plan proposes increasing the visual connection to and from the Bay Run with controlled vegetation and replacement of solid fences with more permeable fences.

The Master Plan also proposes adding more play equipment and opportunities for play to the park, including reinstating the water play area, and providing an appropriate resolution to associated drainage of the water. The Plan recommends replacing worn out surfaces with attractive, bright coloured softer surfaces.

The play park is currently poorly maintained and aintenance levels need to be improved.

### Signage

One of the signage strategies currently used by the park is graphic signage painted onto the ground. These signs are arguably the most effective in the park, due to their direct easily understood graphic messages in highly visible locations. The Master Plan recommends replacing the existing regulatory and way-finding text based signs with graphic printed signage where viable.



Existing successful signage strategy King George Park - signs painted onto pathways. Left : new sign, Right : sign in need of maintenance / renewal. Photography by Welsh + Major Architects.

Images from top to bottom:

Colourful play surfaces with integrating climbing and tactile play taking advantage of sloped site. Van Campenvaart Playground, The Hague, Netherlands. Carve Landscape Architecture. Photography by Carve Landscape Architecture.  
Benches integrated into edges of playground, for high capacity uncluttered seating. Atalaya Park, Armintza, Spain. G&C Arquitectos. Photography by G&C Arquitectos.  
Unobtrusive way-finding system incorporated into paving. Stratford, London, UK. Thomas Matthews Design. Photography by Dashti Jahfar / Peter Clarkson.





Clockwise from top left:  
 Large scale murals painted onto grain silos, making features of existing built form and landmarks for the local area. Artwork commissioned by CBH Group, curated by FORM Partnership for the Public Silo trail. Artwork by Evoca 1, 2018, located in Pingrup, Western Australia. Photograph by Bill Shaylor.  
 Barbecue banks integrated into landscape, Parramatta Park, NSW. Photograph by Welsh + Major Architects.  
 Vantage point on Westhaven harbour, Auckland, New Zealand. Aspect studios with Architectus and Landlab. Photograph by Jonny Davis.  
 Waterfront seating creates a 'front porch' for the community at Citydeck, Green Bay, Wisconsin USA. Stoss Landscape Urbanism, photograph by Mike Belleme.  
 Laid back benches in Bosque de Chapultepec park, Mexico City, Mexico. Source unknown.  
 Outdoor loungers installed in Hafencity Public Space, Hamburg, Germany. Miralles Tagliabue EMBT, photograph from Architonic.  
 Large scale murals painted onto grain silos on the Public Silo trail. Artwork by Amok Island, 2016, located in Ravensthorpe, Western Australia. Photograph by Bill Shaylor.





## Key Objectives:

1. Highlight the unique aspects of the park and build upon them to establish a clear identity for the park and its assets
2. Educate, inform, and entertain visitors with stories from the history of the Reserve and the local area, and the ecology of the place
3. Preserve and protect successful spaces, and work on providing definition to intermediary or underused spaces

## Key Strategies to achieve this in Master Plan:

- Built on the identity of park as one of a series of connected accessible parks around Iron Cove Bay.
- Re-purpose Sydney Water historic pumping station as a unique cafe space for visitors and sports spectators.
- Maximise opportunities for enjoyment of foreshore as a key part of the identity of King George Park.
- Promote use of the hilltop lawn as a calm social gathering space as a counterpoint to the high energy activities elsewhere in the park.

## Identity

The identity of the park is in a large part derived from its active usage as a hub for games and exercise; the Bay Run, outdoor gym and sporting grounds all contribute to a sense of vibrancy and well-being.

Whilst the Bay Run travels through multiple parks in different council areas, this Master Plan recognises its identity as distinct to the spaces it passes through, and therefore recommends that it is treated as one unifying element to aid ease of navigation along its length. As such future upgrade work should be rolled out along the length of the Run, not stopping at individual council boundaries.

As a counterpoint to the existing 'active' identity, the Master Plan proposes developing areas which cater for more restful use, such as the hilltop lawn (see 'community' strategies).

The other key aspect to King George Park's identity is its location on the waterfront of Iron Cove. The waterfront has the form of a shallow bay which gives it a sense of protection, in contrast to nearby parks where the waterfronts are more exposed. This is a peaceful stretch of the park where visitors are able to pause in the shade of the trees to rest and appreciate the outlook.

As such, the Master Plan proposes replacing the existing benches with more, higher capacity installations. These could be playful, vibrant and versatile - such as outdoor loungers - which would distinguish the identity of the park from its neighbours, and allow more visitors to enjoy the waterfront at the same time.

The narrow entry point under the road bridge into King George Park can feel like a forgotten space. In common with other Sydney Harbour landmarks, The Master Plan proposes that the underside of the road bridge and/ or its supports could be used as a distinguishing mural; this could celebrate the pre-European or industrial heritage of the area, enhancing the park's identity and recognisability. Integrated into the wider Harbour frontage, the murals could wind their way around the Bay Run and become a recognisable feature of the area - as an example, the silo arts trails in Western Australia and Victoria.

Bringing back to life un- or under-used spaces can help the vitality and identity of a place; re-purposing the Sydney Water pumping station will also help create a new exciting space within King Georges Park.

Upgrading the poorly maintained play zone is also a key priority as is addressing maintenance requirements.

## Westconnex

The Existing Policy Review identifies that an underground road tunnel mouth from the proposed 'Iron Cove Link' will emerge beside King George Park. At the time of writing, works for this infrastructure project had taken ownership of the upper area of the park. It is not clear at this stage what the long term impact will be of this development.

The Master Plan suggests that the land currently occupied by RMS be returned to Council ownership when the works are complete, and that the land is reinstated as a naturalised planted area, complete with acoustic protection devices to be determined, which will provide a buffer to the busy road.





Clockwise from top left:

Olympia bike rack by forms + Surfaces. Photograph from Forms + Surfaces.

Cafe seating spills out into parkland, Prince Alfred Park. Sydney. Neeson Murcutt Architects with Sue Bardsey Landscape Architects, photography by Brett Boardman.

Lawn shaded with native planting, Laeken Foyer Garden, Brussels, Belgium. Coloco + Giles Clement + JNC. Photograph by Julie Guichet.

Contoured hillside seating with developing shade trees, Walker Art Center Wurtele Upper Garden, Minneapolis, Minnesota, by Inside | Outside + HGA. Photograph by Paul Crosby.

Families enjoying a tree studded lawn at Lizard Log parkland, Western Sydney. McGregor Coxall. Photograph by xxx.

'Passive Nature Interpretation' at the Katy Trail, Dallas, USA. SWA Group. Photograph by Tom Fox.





## Key Objectives:

1. Maintain facilities for use by all patrons
2. Reflect community needs as a public parkland
3. Provide high quality and cohesive amenities, furniture and facilities

## Key Strategies to achieve this in Master Plan:

- Increase provision of community facilities such as barbecues, shelter and benches, and repair, maintain or replace existing furniture and amenities as required.
- Continue to respect the privacy and quiet enjoyment of the residential neighbourhood adjacent to the park.
- Balance the intensity of use of use within the park - relieve very intensively used areas by providing facilities elsewhere.
- Adapt areas to encourage respectful use and discourage anti social behaviour and provide passive surveillance.

## Maintenance

The Community Engagement Feedback from clubs and organisations identified that vandalism of and around amenities and play equipment was degrading their quality and condition.

The Master Plan aims to limit opportunities for vandalism by limiting access to areas targeted by vandals, and create positive passive surveillance over these areas wherever possible.

## Cafe

The Community Engagement Outcomes identified healthy demand for a cafe in King George Park - especially visitors drawn to the park by the Bay Run, and spectators of sports meetings; parents and guardians of children who are members of local clubs.

The Master Plan identifies the intersection of The Bay Run and the sporting ground as a likely successful location for a cafe. Sydney Water have suggested that their recently renovated but unused Heritage Listed former pumphouse could be adapted to this purpose.

The Plan of Management recommends that a Conservation Management Plan (CMP) for the former pumphouse is commissioned, with a view to the building being transferred to Inner West Council, who can then commence the adaptive reuse of the former pumphouse into a cafe.

## Shared Amenities

The Master Plan proposes reinforcing the existing single-point servicing strategy for the park (bin collection, access for maintenance vehicles etc.) by formally identifying the location and keeping it clear of other uses. It is also proposed that a more effective bin strategy be explored rather than individual loose bins scattered across the park.

A lot of cyclists pass through the park on the Bay Run. It is noticeable that there aren't many places for them to securely lock

their bikes. Robust cycle racks in logical locations could encourage passing cyclists to stop to use amenity of King George Park.

## Park Events + Programmes

Lots of people use the park for small scale meet-ups and exercise classes. The Master Plan supports the continuation and further development of a diverse programme of community events. If possible, the timetables and booking of formally organised clubs and events should be made available, to allow potential for community events to be hosted in the vacant spots.

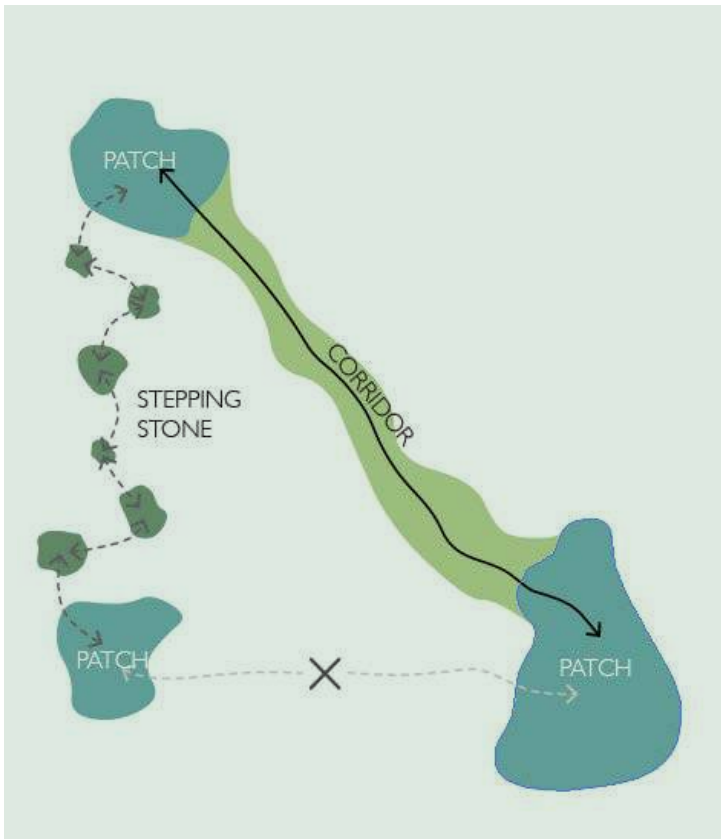
## Family precinct

The Master Plan proposes creating a new precinct on the grass covered hilltop to the east of the play-park as this appears to be the least intensively used area of the park.

As the existing barbecue facilities within King George Park are limited in number and the space available to them, and their location is not the most convenient, the proposal is to relocate them to this new precinct which should be primarily for non-active leisure facilities.

The proposal is to plant trees for shade and more enclosure, include some benches and the relocated barbecue area, but that the area should mostly remain soft landscaping, with a tendency to native, natural planting to combat the drying out of lawns as currently happens in this area.

The area should cater for small family and friend groups of visitors and the local community - people who visit the park for non active leisure and who treat it as an extension of their own back gardens.



Clockwise from top left:

---  
Eco-engineering helps rehabilitate biodiversity in areas where natural shores have been replaced by foreshore development. Marine ecologist Rebecca Morris checks seawall pots at Farm Cove, Sydney. Photograph by City of Sydney.

---  
Naturalised bioswale for storm water treatment at Kelmzig Oval Redevelopment, Adelaide. ASPECT studios photography by Don Brice.





## Key Objectives:

1. Protect and restore local ecologies and prioritise the environment in decision making.
2. Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.
3. Provide connections between isolated habitats to strengthen biodiversity. Balance the impact of recreation on sensitive habitats while providing opportunities for visitors to engage with nature

## Key Strategies to achieve this in Master Plan:

- Focus on establishing fauna links throughout the park to connect planted areas, create wildlife 'stepping stones' and mitigate heat island effect.
- Establish bio-swales in key areas to manage water run-off and improve the health of the Iron Cove.
- Where possible, avoid addition of built form but where necessary design new facilities from sustainable principles and upgrade existing facilities with sustainable measures.
- Repair intertidal zone with longer term naturalisation in mind.

## Approach to building

The Master Plan proposes a new built form on the site for storage of sports equipment. The POM recommends that the approach to the design and construction of these facilities should consider the environmental impact of the construction and maintenance methodologies of these buildings. The POM promotes progression towards sustainable practices in construction, building maintenance and overall life cycle.

There is opportunity for the park to showcase sustainable approaches to visitors.

- Building upgrades should maximise adaptive reuse and explore opportunities for natural ventilation, daylighting, water harvesting and reuse, and sustainable energy sources.
- Ground upgrades should consider watering and maintenance requirements, replacement cycles, biodegradable materials, and non-chemical treatments.
- Lighting upgrades and electric barbecues should consider sustainable energy sources and energy efficient fittings.
- Waste disposal facilities should incorporate recycling; single use plastics should be banned from food and beverage outlets.

## Water Management

Formalising the car park area from its present permeable surface to a more solid standing will make it important to deal with water run off from the car park. The car park naturally slopes from east to west, providing an obvious location for storm-water drainage at the west edge, which is also the edge of the park.

The Master Plan recommends use of naturalised bio-swales to treat storm-water, reduce the extent of hard surfaces and provide attractive landscaped areas.

Review of existing and proposed storm-water systems should be undertaken by a specialist consultant prior to implementation.

In terms of car parking, the ground cover installed for the car park should be as permeable as possible to minimise the volume of

run-off which needs to be treated.

## Biodiversity + wildlife

Adjacent Callan Park is densely wooded, and not heavily patronised, making it an ideal wildlife haven, whereas King George Park does not provide much cover or refuge for fauna.

Strategies to support biodiversity and wildlife need to be carefully considered and appropriate within the context of regular sporting, spectator and off-leash dog activity. In the context of well used recreational land of King George Park, it is not feasible to transform the park into a wildlife refuge, instead, the Master plan proposes better equipping King George Park to act as a bridge to Callan Park, by providing bio-diverse 'islands' and 'corridors' for fauna to hop between in relative safety. Existing wooded areas will be densified and refreshed with a diverse range of multi-animal friendly flora.

Some zones of the park have developed a monoculture of trees or plants, which can restrict undergrowth, accelerate soil erosion and reducing biodiversity of flora and fauna. The Master plan aims to identify these areas and proposes diversifying native planting here.

While lighting throughout the park is required in places for visitors physical and perceived safety, the Master Plan recommends that dark zones should be preserved to accommodate wildlife. Lighting has been restricted to primary footpaths and facilities. A specialist consultant should be appointed to undertake lighting design.

A review of park maintenance strategies should be undertaken to eliminate the use of harmful products and practices.

The man-made seawall around the King George Park waterfront has supplanted the natural mudflats which would have originally formed the intertidal zone in this area. The existing seawall, particularly the vertical elements, has limited potential to provide biodiverse intertidal habitats.

The Master Plan proposes adapting the vertical concrete sections of sea wall in King George Park with eco-engineering to improve the environmental health of the Iron Cove, rehabilitating biodiversity by attaching artificial rock-pools, resembling concrete 'flowerpots'.

The angled sandstone wall further west has heritage value, so the Master Plan does not propose adapting this section of wall.





Clockwise from top:  
 Crosswalks of Additive Colour, LA, USA by Carlos Cruz-Diez. Photo by Carol Lightwood, LACITYPIX.  
 Rumble strips on LA river walkway shared pedestrian + bicycled path. Photo by Joe Linton, Streetsblog LA.  
 Cyclists swerving to avoid rumble strips on shared path. Source unknown  
 Discreet low level lighting, Baakenpark, Germany. Atelier Loidl, photo by Leonard Grosch.  
 Native meadow under-storey planting, Parramatta Park. Photography by Welsh + Major Architects.





## Key Objectives:

1. Increase the perceived sense of safety throughout the park
2. Address areas where dangerous interactions could occur between vehicular, bicycle and pedestrian traffic
3. Discourage and dissuade perceived anti-social behaviour through design elements

## Key Strategies to achieve this in Master Plan:

- Physically define the boundaries between park and car park.
- Create opportunities for passive surveillance.
- Install lighting along paths to facilitate use before and after daylight hours.
- Consider traffic calming to slow cyclists coming off of bridge, while avoiding speed bumps.

## Cycle Paths

The Site Analysis observed that cyclists on the Bay Run can travel through the park at very high speeds due to coming down steep slopes into the park from both sides.

The Master Plan suggests avoiding physical additions such as speed bumps, which can be unpopular with cyclists and runners. As an alternative, the Master Plan suggests using bright, obvious, graphic surface treatments to highlight in a clear and non-aggressive way that users have entered a different type of space, and prompt awareness of other path users. This strategy also ties in with principle of reducing disparate post-mounted signage.

If a more physical alternative is required, rumble strips are suggested; these provide a clear signal to riders that they should remain alert, but with limited discomfort. It is worth noting that unless the strips span the width of the shared path, cyclists will most likely swerve onto the 'pedestrian side' of the path to avoid them, potentially compounding the issue of speed with increased collisions.

## Foot paths

At the edges of the park, footpaths and ramps have a tendency to merge with trafficked roads and car parks. The Master plan proposes creating safe connections between paths for all users, identifying and adjusting pathways that deposit visitors directly onto trafficked roads.

The Master Plan aims to separate vehicles and pedestrians, meaning visitors do not have to enter trafficked space unwillingly.

## Lighting

The Site Analysis and Community Engagement identifies that the pathway alongside Iron Cove running from the jetty to the Victoria Road bridge is unlit after dark. Coupled with the fact that there is no opportunity for surveillance over the area due to dense vegetation surrounding the pathway, visitors using the pathway reported feeling unsafe, and more likely to choose an alternative route after dark. Since this path way is secondary to the Bay Run the Master Plan proposes using a lighting strategy which lights the route safely while also clearly identifying the route as subsidiary to the Bay Run.

Consideration should be made that this area is a bio-diverse environment, and lighting should be directed so as not to limit the effect of light pollution on sensitive to nocturnal habitats.

## Future Iron Cove Bay Run Master Plan

considerations in design and place making of the Iron Cove Bay Run will be considered as part of a collaborative planning exercise with Canada Bay Council in 2022.

## Passive Surveillance - amenities

A number of easements pass through King George Park, limiting the sites available for construction. The footprint of the 2017 amenities block and the proposed storage facility have been dictated by these easements, and resulted in 'left-over' space behind the buildings.

The Master Plan acknowledges that once the temporary storage containers are removed, the concealed space 'left over' behind the existing amenities block could become a focal point for anti social behaviour. The same could occur behind the proposed new sports equipment storage facility.

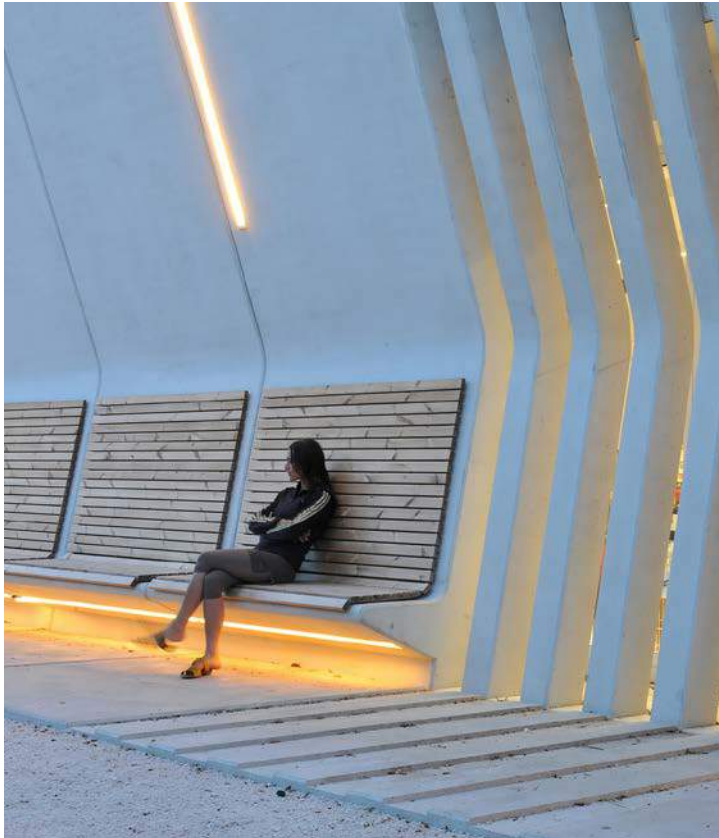
Since passive surveillance is not possible in these concealed areas, the Master Plan proposes to block access to these areas by planting them with dense vegetation edged in tree trunk barriers so that they appear as a continuation of the vegetated slope from Callan Park.

## Passive Surveillance - play park

The play park is sandwiched between The Bay Run and the residential Byrnes Street by solid metal fences and densely planted borders. This separation is useful in a number of reasons; primarily to prevent children from running out into the fast moving Bay Run and to mitigate the acoustic and visual impact of the play park on its residential neighbours.

These borders also mean that there is no passive surveillance into the play park, whose equipment is often subject to vandalism and destruction. Signs at park entry points note that it is closed to the public between sunset and sunrise, but this is evidently not enforced since damage to equipment continues. The damage is detrimental to the condition of the park, as well as dangerous to the vandals. Since surveillance is not realistic in this area, the Master Plan recommends trying to remove items which could be easily damaged or cause harm if incorrectly used. For example, by replacing the easily climbable shade sail with alternative shade structures, and replacing damaged equipment with more durable high quality play equipment, with particular thought given to the selection of equipment, and choosing that which is least likely to be taken advantage of or broken.





Clockwise from top left:  
 Sheltered seating integrated into building extension, Gmuden, Austria. Photo by Archinauten Dworschak + Mühlbacher ZT GmbH.  
 Lightweight shade structure, Castelldefels, Barcelona. Photo by Martiríà Figueras & Landscape Aspect.  
 Kids getting ready to run the athletics track. Image from LittleAthletics.com.au  
 Cadi park Wharf textured graphic public boardwalk, Sydney. Aspect Studios for Lendlease. Photo from Aspect Studios website.  
 'Flinders' fish cleaning station, Chain Valley Bay NSW. Photo by Moodie Outdoor Products.  
 Outdoor electronic sports score board at Nelson Hockey club, New Zealand. Source unknown.





## Key Objectives:

1. Increase the capacity of existing sporting facilities to maximise their use for organised sports
2. Provide opportunities for informal recreation to encourage active and healthy communities
3. Enable flexibility of spaces, to be shared across a range of activities
4. Acknowledge the community benefit of sporting grounds as areas for recreation outside of their use for organised sports

## Key Strategies to achieve this in Master Plan:

- Maintain the sporting ground as a natural turf surface, implement measures to increase its durability, improve the surface condition and reduce maintenance.
- Adapt facilities to support a broader range of sports and recreation activities. Improve lux levels of flood lighting.
- Retain spaces for unstructured and casual sports use.
- Reduce adverse impacts of storm-water on turfed areas, to maximise potential use.

## Outdoor Sporting grounds

The Recreation Needs Study identified that the natural turf sporting ground at King George Park; a multi purpose soccer and rugby league ground, with athletics track around the edge, is operating over capacity. The study also identified that the last upgrade to the ground took place more than 20 years ago.

The Site Analysis and Community Engagement Outcomes reiterated that the existing natural turf sporting ground is in a poor state due to overuse, uneven surfaces and inadequate lighting.

Over-use makes it very difficult to maintain sporting grounds; new or old, in their optimal condition. The Plan of Management therefore recommends that Inner West Council look for opportunities to relocate some of the sports teams to less intensively used sports grounds within the local area. This would enable all the teams involved to train on better quality sporting grounds. The proposed Rozelle Parklands may assist in such planning arrangements.

The Master Plan recommends renewing the drainage, substrate and natural turf of the sporting ground, servicing the ground with consistent maintenance, and installation of new sustainably powered flood lighting, and score board.

## Sports Amenities

The sports teams and clubs which use the sporting grounds store their equipment in shipping containers behind the amenities block. The shipping containers were provided as a temporary solution to the storage demands. The Site Analysis shows that the containers currently sit on top of electrical easements, so they will need to be removed if access to the easements is required.

The metal construction of the containers amplify the climatic conditions, causing the equipment to get very hot in summer, which can cause damage and reduce its lifespan. The Community Engagement Outcomes identified that clubs would prefer for their equipment to be stored closer to the sporting ground, in more protective storage spaces.

The Master Plan proposes replacement of the shipping containers with a permanent structure which is insulated against the climate, avoids easements and is closer to the sporting ground, running parallel to the long edge to increase the chance for teams of being close to their equipment.

Taking into account the large number of easements alongside the sporting grounds, the Master Plan suggests that an appropriate location for the new equipment storage structure is in place of four park benches, which sit between a slither of build-able space between the easements.

The Master Plan proposes that additional built forms are limited across the site. It is therefore suggested that the structure fulfils a number of uses in addition to storage, including provision of shaded outdoor seating for spectators and sports teams, a dry platform sports bags and personal items, and a securely mounted, multi-purpose digital scoreboard, which is sought after by some of the King George Park the sports teams.

## Non-organised sports

The Community Engagement Outcomes confirmed that the condition and range of equipment provided in the outdoor fitness station is appreciated and well used by visitors. The Master Plan proposes only replacing the floor surface of the fitness station with a softer material.

Currently, the sporting ground is intensively used for organised sports, and receives much less use outside of organised activities.

The Master Plan acknowledges that King George Park is in unique in that it offers a range of organised athletics opportunities. The Master Plan proposes encouraging use of these facilities in an informal capacity outside of organised sports sessions through the creation of an 'athletics trail' with signposts suggesting games which can be played on the athletics track, long and triple jump in the sandpit. This would enable visitors to try new activities, make the athletics equipment more inclusive to all, and facilitate consistent use of the sporting ground.

It has been observed that some visitors to the park use the foreshore area between the road bridges for fishing. This area is an important connection between King George and Bridgewater Park but also the least utilised zone of the park, and the area which feels the most neglected. The Master Plan proposes adding benches, taps and cleaning station to facilitate fishing as a recreational activity here while retaining the through route. The surface treatment of the area around the fishing station could be identified graphically, to create a memorable and dynamic place.



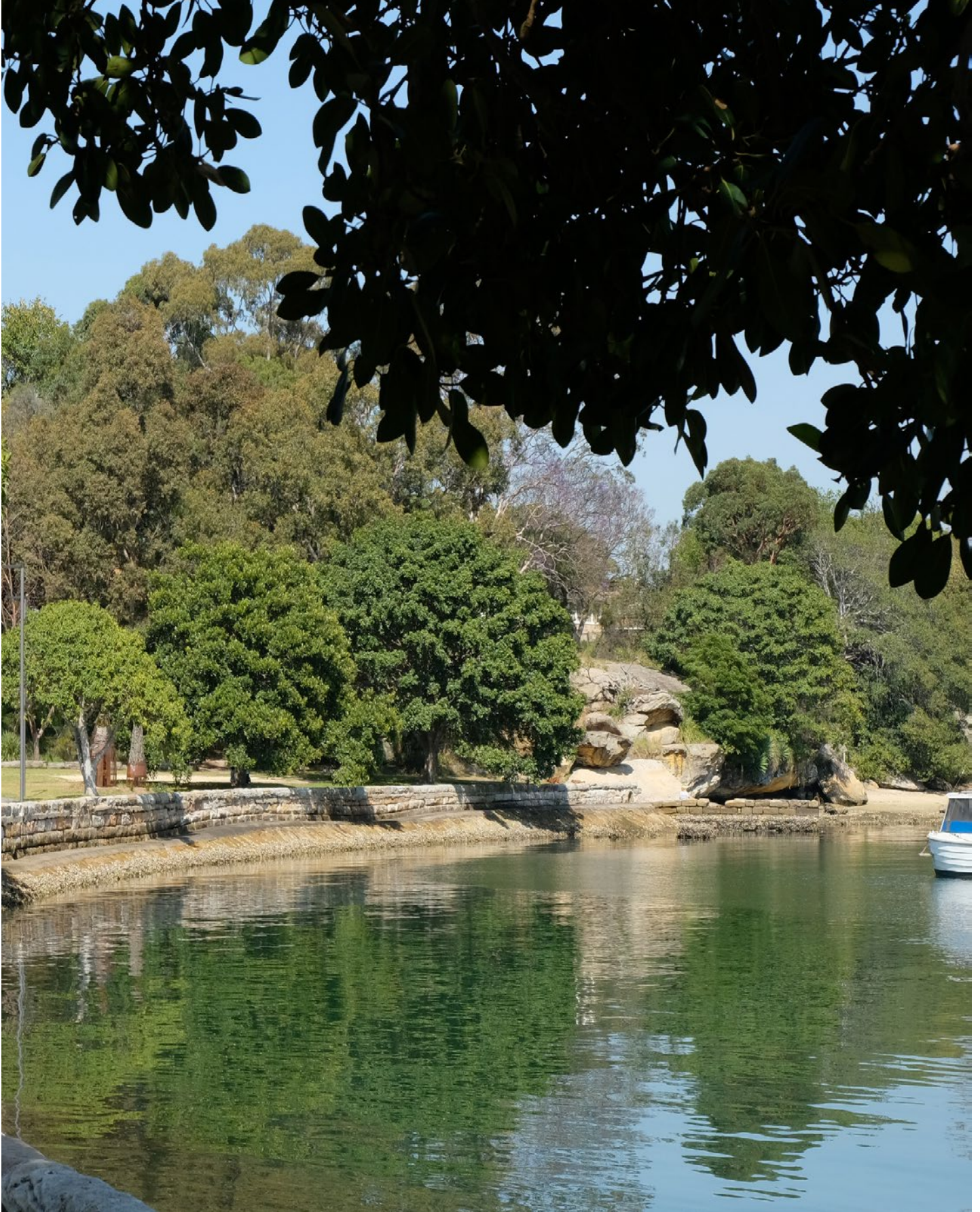


Looking west along King George Park foreshore. Photography by Welsh + Major Architects.



## 6.0 Proposed Master Plan

---



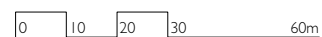
---

This page is left intentionally blank





.....



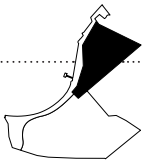
SCALE 1:1500 @ A4



### NOTES

- 01 Adaptive reuse of heritage listed former Pumping Station SPS 27 into cafe.
- 02 Investigate potential for using land between King George Park and Pumping Station boundaries (Callan Park) for outdoor cafe seating.
- 03 Access to current subterranean pumping station retained, and screened from cafe with landscaping. Active vent pipe from existing substation can emit odour - proximity to pipe should be considered in design of cafe.
- 04 Existing access stairway to Callan Park retained and entry to stairway and destination to be signposted using consolidated signage strategy.
- 05 New pavilion for storage of sports equipment located parallel to long edge of sporting ground in between service easements. Primarily, the pavilion will provide the required volume of weather proof storage space, with minimal temperature fluctuations using passive climate control. Additional integrated functions should include spectator bench seating, sun shading, electronic scoreboard, water fountain and cubby storage for players. Design and construction of pavilion to be based on sustainable design principles and target a zero carbon life cycle in line with Inner West Council's goal to become carbon neutral. Pavilion design should consider the possibility that antisocial access to roof might be attempted from the slope south of the pavilion - this opportunity should be designed out as far as possible.
- 06 Access to the narrow area behind the proposed sports equipment pavilion (04) discouraged through addition of native bushland to fill gap between densely planted slope and back of pavilion. Note that there might be restrictions on species which can be planted over service easement.
- 07 Shipping containers being used for temporary sports equipment storage to be removed once proposed permanent pavilion (04) is in place.
- 08 Access to hidden area behind amenities block discouraged through addition of native bushland to fill gap between densely planted slope, back of amenities block and adjacent electrical substation. Note that there might be restrictions on species which can be planted over service easement.
- 09 Robust cycle storage racks installed at park access points, including car park, Bay Run and cafe at other projected stopping points.
- 10 Historic water trough relocated onto turfed area from non original location. Interpretation signage added for educational and place of interest purposes.
- 11 Underused part of parkland area given over to car parking, with a view to increase efficiency of car parking and rationalise road configuration. Traffic consultant to advise.
- 12 Car parking formalised for safety and efficiency. Surface graded and paved with permeable finish. Spaces reconfigured and defined by line markings or alternative. Adjacent configuration shows 40% increase in capacity (from 110 existing to 154\*). Parking restrictions introduced. Traffic consultant to advise on configuration. Boat trailers removed on a permanent basis.
- 13 Existing breaks in footpath filled to create continuous path around car park edge for pedestrian safety. Existing sandstone barriers repositioned where required to achieve this.
- 14 Naturalised bio-swale to treat storm water runoff from car park (car park falls to low point at south edge. Storm water consultant to advise.
- 15 Existing water collection tank retained in place. Water used to irrigate sporting ground and park planting. Subsidised with additional tanks from proposed pavilion and amenities building if necessary.
- 16 Single point of collection for waste disposal established in as central a location as possible. Integrated waste bins installed in clear view of visitors. Cycle racks installed here. Suggested location for consolidated way finding, regulatory and instructional signage.
- 17 Underused and unmaintained netball hoop removed.
- 18 Natural turf sporting ground fully resurfaced with improved drainage. Outdated flood lights replaced with new lights around ground. Park-wide athletics trial with signboards suggesting games which can be played on the athletics track, long and triple jump, to open athletics equipment to all visitors, when Little Athletics Club is not in session.

ZONE 2



0 10 20 30 60m

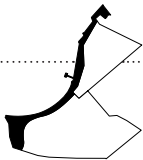
SCALE 1:1500 @ A4



### NOTES

- 01 Entry to King George Park from Victoria Road, and connection to Bay Run. Suggested location for consolidated way finding, regulatory and instructional signage.
- 02 Pocket of native bushland reinstated following completion of Westconnex, to act as acoustic and visual buffer between highway and parkland.
- 03 Increase seating capacity, integrate seating into wild native meadow landscape.
- 04 Enhance and connect pockets of native meadow landscape along park boundary, to increase definition between the park and residential neighbourhood, and to densify biodiversity corridor to protect potential passage of fauna.
- 05 Landscape the edge of the Bay Run, to compel visitors passing from the lawn onto the path to slow down, enabling them to assess the safety of crossing the high speed path before stepping onto it.
- 06 Attention grabbing bright, graphic surface treatment to Bay Run path at the top of the slope and at pedestrian crossing points to prompt awareness of path users; specifically cyclists, to encourage them to look ahead and slow down when descending through the park. Traffic consultant to advise on cycling infrastructure.
- 07 Diversify tree species in this area with the intention of increase density of undergrowth. The existing monoculture of Casuarina canopy trees here is restricting undergrowth, limiting biodiversity in the area.
- 08 'The Family Precinct' - grouped picnic benches, barbecues and integrated bins, installed across lawn in close proximity to play-park. Native trees provide shade and biodiverse pocket 'islands' to facilitate protected passage of fauna.
- 09 Robust cycle storage racks installed alongside water fountains at projected stopping points along the Bay Run.
- 10 Hard standing and steep drop to play-park replaced with graded entry to play-park, incorporating additional play equipment into slope, and increased connection to family precinct (08). Play-park designer to advise on design options.
- 11 Climbable shade sail replaced with shade structures in difficult to climb locations (shown in bright colours). New non-dropping shade trees installed around slides. Enclose slide access within play park fence to limit disturbance to residential neighbourhood.
- 12 Play park reinvigorated with bright, graphic floor surface treatment and additional robust and engaging play equipment. Long free-form benches installed around perimeter to provide high capacity of seating without the clutter of individual bench installations. Maintenance plan developed by the Parks operational team.
- 13 Young children's water play area reinstated. Adequate falls and drainage installed to deal with water run off. Play-park designer and storm water consultant to advise.
- 14 Introduce drought resistant ground cover or meadow planting to avoid dried out patches of little used turf.

ZONE 3



0 10 20 30 60m

SCALE 1:1500 @ A4



### NOTES

- 01 Opportunity to paint landmark murals on concrete bridge columns, visible from park and from across the water, enhancing the parks identity and recognisability, and bringing interest to narrow section of park.
- 02 Opportunity to contribute to rehabilitation of Iron Cove biodiversity by attaching man made rock-pools to vertical concrete seawall.
- 03 Low level path lighting along foreshore, to promote visitors safety as they pass through narrow, dark and unobserved stretch of waterfront.
- 04 Ongoing maintenance of existing boat racks and jetty
- 05 Repairs to existing sandstone sea wall as required.
- 06 Replace existing benches with higher capacity lounge style benches, to accommodate a greater volume of visitors sitting on the foreshore. Replace gravel ground cover around existing benches with ground cover planting;
- 07 Existing sandpit retained and maintained. Park-wide athletics trial with signboards suggesting games which can be played on the athletics track, long and triple jump, to open athletics equipment to all visitors, when Little Athletics Club is not in session.
- 08 Retain easy access to adjacent dog friendly beach