



Redleaf, Double Bay

Plan of Management and Master Plan Report

Final

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Prepared for



ASPECT Studios™

In collaboration with:

CAB Consulting
Earthscape Horticultural Services
Equatica

Morris Goding Accessibility Consultants
Recreation Planning Associates
TLB Engineers

Glossary

Redleaf

The area within the site boundaries which relates to this Plan of Management (Refer to Figure 3, page 10).

Redleaf House

The 1863 Victorian Italianate Mansion.

Council

Woollahra Municipal Council.

St Brigids

The 1897 federation style house in the south east corner of the site.

The Annexe

Former stables of Redleaf, sandstone building located between Redleaf House and St Brigids

LGA

Land within the Local Government Area under the governing body of Woollahra Municipal Council

Murray Rose Pool

The harbour pool and adjacent timber boardwalk, shark bars and floating pontoons located at the bottom of the site facing Sydney harbour.



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Executive Summary

Introduction

This Master Plan and Plan of Management has been prepared to guide Woollahra Council in the future development, use and management of the site. The report applies to the approximate 2 hectare site comprised of Redleaf House and its surrounding gardens, the lower ground carpark and council offices, Blackburn Gardens and Murray Rose Pool.

This report complies with the requirements of the *Local Government Act 1993* and provides an update to the previous Plan of Management adopted by council in 1997.

A consultation process was developed to help develop the Master Plan and involved meeting with relevant stakeholders within council and gathering written feedback from the community via a letter box drop and website.

This Master Plan and Plan of Management propose minor changes to the majority of the site with larger scale interventions centred on the functionality of Murray Rose Pool and its associated amenities.

History

Redleaf has a rich history beginning with its occupation by the Cadigal tribe prior to European settlement. Once the settlement of Sydney had become colonised, much of the Woollahra area was divided into estates and farms under land grants and private purchases.

In the early 1880's Redleaf was constructed on the steeply sloping harbourside site for William Benjamin Walker, a local business man presumably by George Allen Mansfield. A terraced garden was established around the italianate villa style house to take advantage of the steep topography of the site and the expansive views over Sydney Harbour.

The house was sold a number of times during the period and was eventually bought by Frederick Lassetter who commissioned a second building named St Brigids to be built for his son.

In 1912 the site was subdivided with St Brigids acquiring most of the gardens. In the 1940's the establishment of an enclosed public pool at Redleaf delineated the public beach from the private Seven Shillings Beach adjacent.

Woollahra Council purchased Redleaf House and St Brigids in 1951, restoring the original estate boundaries and opening up the unique site for public use. Redevelopment of Redleaf House in 1999-2000 saw the relocation of council offices onto the site in a lower ground extension.

Woollahra Municipal Council Library was housed within St Brigids from 1957 and relocated to a new premises in Double Bay in May 2016. St Brigids will be adapted for future re-use.

The public pool at Redleaf was renamed Murray Rose Pool in 2012 to commemorate the Olympian swimmer, who trained during much of his youth at the pool.



Current Status

Site Name	Redleaf
Address	536 New South Head Road, Double Bay
Adjacent Land uses	Residential
Land Parcels	Lot DP972709, Lot 1 DP343825, Lot 2 DP343825
Area (ha)	2 ha
Ownership	Woollahra Municipal Council
Management	Woollahra Municipal Council
Community Land Categorisation	General Community Use
Zoning	Redleaf House, The Annexe and St Brigids zones Special Use Remainder of site zoned Open Space - General Recreation
Catchment	Eastern Sydney Region.
Characteristics	Heritage buildings, established period gardens with mature trees, public change rooms / toilets, kiosk, terraced turf beach front, enclosed harbourside pool structure, carpark (above ground and under ground) council office space.
Flora and Fauna	A variety of mature Pines (including Hoop Pines, Norfolk Island pine, Kauri Pine and Bunya Pine), Moreton Bay Fig and Woody Pear. Understory period planting within Blackburn Gardens and recent low maintenance grasses and ground covers surrounding Redleaf House.
Access	Pedestrian paths including ramp and stair access, vehicular driveway access from New South Head Road with on grade parking adjacent to Redleaf House with basement parking located underneath. Limited disabled access opportunities.
Use	Recreational use for picnics, swimming, sunbathing, community, cultural and commercial uses, organised events such as weddings, citizenship ceremonies
Leases	Lease of Kiosk to a private operator is on a month to month holdover with Council.
Maintenance	Redleaf House and foreshore area maintained by external consultant Blackburn Gardens Maintained by Woollahra Municipal Council maintenance crew.

Basis for Management

The management of Redleaf is within the structure required by *The Local Government Act 1993*, and the structure of the values and vision of Council and the community. This structure is used to guide the future strategies and actions for the site.

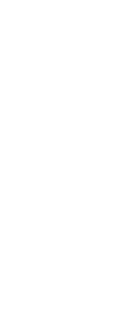
Key Issues

A number of key issues are outlined within this report including:

- Quality of Amenities
- Safety and Security
- Access
- Heritage conservation

These issues have been addressed within the Strategy and Action Plan.





Actions

This Plan of Management provides an Action Plan which is linked to the values and objectives identified for the site. The Action Plan provides strategies, actions, means of assessment, priority and approximate costs.

The key proposed actions for Redleaf include:

- Provide passive and active recreation activities in sun and shade
- Reconfigure uninhabitable space to cater for increase use of site
- Provide ramps with landings, handrails and tactile indicators where possible to allow greater all ability access
- Develop a way finding signage strategy for Redleaf
- Develop Interpretation signage strategy that describes the history of the site
- Review / update of Conservation Management Plan
- Re establish planting to reinforce existing character of the site
- Regular monitoring of mature trees and development of a Tree Management Plan
- Engage specialist lighting consultant to prepare detailed lighting assessment and lighting design to be implemented as part of the Master Plan
- Review current access conditions and make amendments where possible to ensure compliance with relevant access codes and standards and reduce user conflict between vehicles and pedestrians
- Investigate feasibility of providing increased motorcycle and bicycle parking
- Conduct audit of condition and functionality of current park furniture and develop suite of furniture for introduction as part of the Master Plan works



1. Introduction

1

Redleaf is a significant community asset within the eastern suburbs. The site has been in public ownership since 1940 and in the 1950's became home to Woollahra Municipal Council Chambers.

A previous Plan of Management for Redleaf was prepared and adopted by Council in December 1997 prior to extensive renovations and additions to Redleaf House including new sub level office space and car parking facilities.

In December 2010 ASPECT Studios was engaged by Woollahra Municipal Council to prepare a revised and updated Master Plan and Plan of Management to ensure Redleaf's longevity as a substantial public recreational destination for future generations. The design team working with ASPECT Studios on the project includes:

- CAB Consulting (heritage)
- TLB Engineering (Marine Engineering)
- Equatica (Water Sensitive Urban Design)
- Recreation Planning Associates

In 2016 ASPECT were re engaged to revise the Master Plan and Plan of Management in response to the relocation of the Woollahra Municipal Council Library from St Brigids to it's new home in Double Bay, opening new opportunities for cultural and commercial uses of this building within the site.

This Plan of Management and Master Plan report have been prepared to guide the on going use and management of Redleaf to ensure future decisions are in keeping with the principles and strategies set out within the Master Planning process for the site.



Figure 1. Murray Rose Pool

1.1 What is a Plan of Management?

A Plan of Management is a document that outlines how open space is intended to be used, developed, managed and maintained.

1.2 Need for this Plan of Management

All land that is vested in a Council needs to be classified as Operational or Community Land.

Community Land normally comprises of public parks and other community facilities. Operational land usually comprises of land in ownership of Council for investment opportunities or used for functional purposes eg works depot sites.

Redleaf is owned by Woollahra Council. Redleaf House, the Annexe Building, Blackburn Gardens, St Brigids, Murray Rose Pool and associated amenities building are all currently classified as Community Land within Council's land register.

The *Local Government Act 1993* requires all Council owned land classified as Community Land to be managed and used in accordance with a Plan of Management. Community land is defined as land that must be kept for the use of the general community, and must not be sold.

This land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

1.3 Purpose of this Plan of Management

The purpose of this Plan of Management is to:

- Protect the values and expectations established in the community / stakeholder consultation and Master Plan process carried out for the future use and enjoyment of the site.
- Ensure protection of the design integrity of the estate by providing guidelines for future development.
- Provide direction and clarity for the ongoing use, management and development of the Park.
- Meet all relevant legislative requirements.
- Be consistent with Council's regulatory plans strategies and policies.

1. Introduction

1.4 Content of Plan of Management

The content of this Plan of Management (POM) has been prepared in accordance with the requirements outlined in the *Local Government Act 1993*. These requirements and their location within this document have been outlined in Table 1.

1.5 Public Exhibition + Community Consultation

The *Local Government Act 1993* also requires that the draft Plan of Management must be placed on public exhibition for a minimum of 28 days with a further 14 days during which submissions may be received by the Council.

The categorisation of Redleaf under the *Local Government Act 1993* is currently 'General Community Use'. This Plan of Management and Master Plan does not propose to change the categorisation.

Community consultation was conducted in March and April of 2011 via a community survey distributed via a letter drop and online via Council's website.

A second round of community consultation was conducted in October and November of 2015 again via online community survey and letterbox drop.

A summary of the community feedback from this survey can be found in Section 3.4 of this report.

Requirements of the Local Government Act 1993	Relevant Section in Act	How this Plan Satisfies the Act
Categorisation of Community Land	s36(3)(a)	Refer to Section 2.3
Objectives and performance targets of the plan with respect to the land.	s36(3)(b)	Refer to Section 3.9
Means by which the plans objectives and performance targets are to be reached	s36(3)(c)	Refer to Section 3.10
Manner in which the plans objectives and performance targets are to be assessed	s36(3)(d)	Refer to Section 3.10
Description of the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the Plan of Management	S36(3A)(a)(i)	Refer to Section 2.7
Description of the use of the land and any such buildings or improvements as at that date	s36(3A)(a)(ii)	Refer to Section 2.8
Specify the purpose for which the land and any such buildings or improvements, will be permitted to be used.	s36(3A)(b)(i)	Refer to Section 3.12
Specify the purpose for which any further development of the land will be permitted, whether under lease or licence or otherwise.	s36(3A)(b)(ii)	Refer to Section 3.12
Describe the intensity of any such permitted use or development.	s36(3A)(b)(iii)	Refer to Section 3.12
Public exhibition period	s.40(A)	Refer to Section 1.5

Table 1: Contents of a Plan of Management required under the Local Government Act 1993



2. Context + Planning

2

2.1 Context

Redleaf is located in Double Bay approximately 2.5km from Sydney CBD. The steeply sloping site fronts Sydney Harbour at Blackburn Cove and is accessed via New South Head Road. The site is an important public amenity within the Eastern Suburbs and is directly accessed by public bus services on New South Head Road. Public ferry stops are also closely located at Double Bay (approximately 500m west) and Rose Bay (approximately 1km east). Train stations are located at Edgecliff (approximately 900m south west) and at the Bondi Junction interchange (approximately 1.4km south).

A lack of public open space within the Woollahra Municipal Council LGA has increased pressure on existing harbour front and deep valley parks that predominantly occur throughout the LGA. Redleaf has further increased pressure as it is the administrative home of Woollahra Council. Council is also currently investigating future cultural and commercial uses within St Brigids now that the library has relocated to Double Bay. The social focus of Redleaf is Blackburn Gardens, Murray Rose Pool and the kiosk.

Due to the heavily built up nature of it's local context, Redleaf is highly valued by the public for its access to heritage buildings, gardens and foreshore in a predominantly privatised and exclusive area.

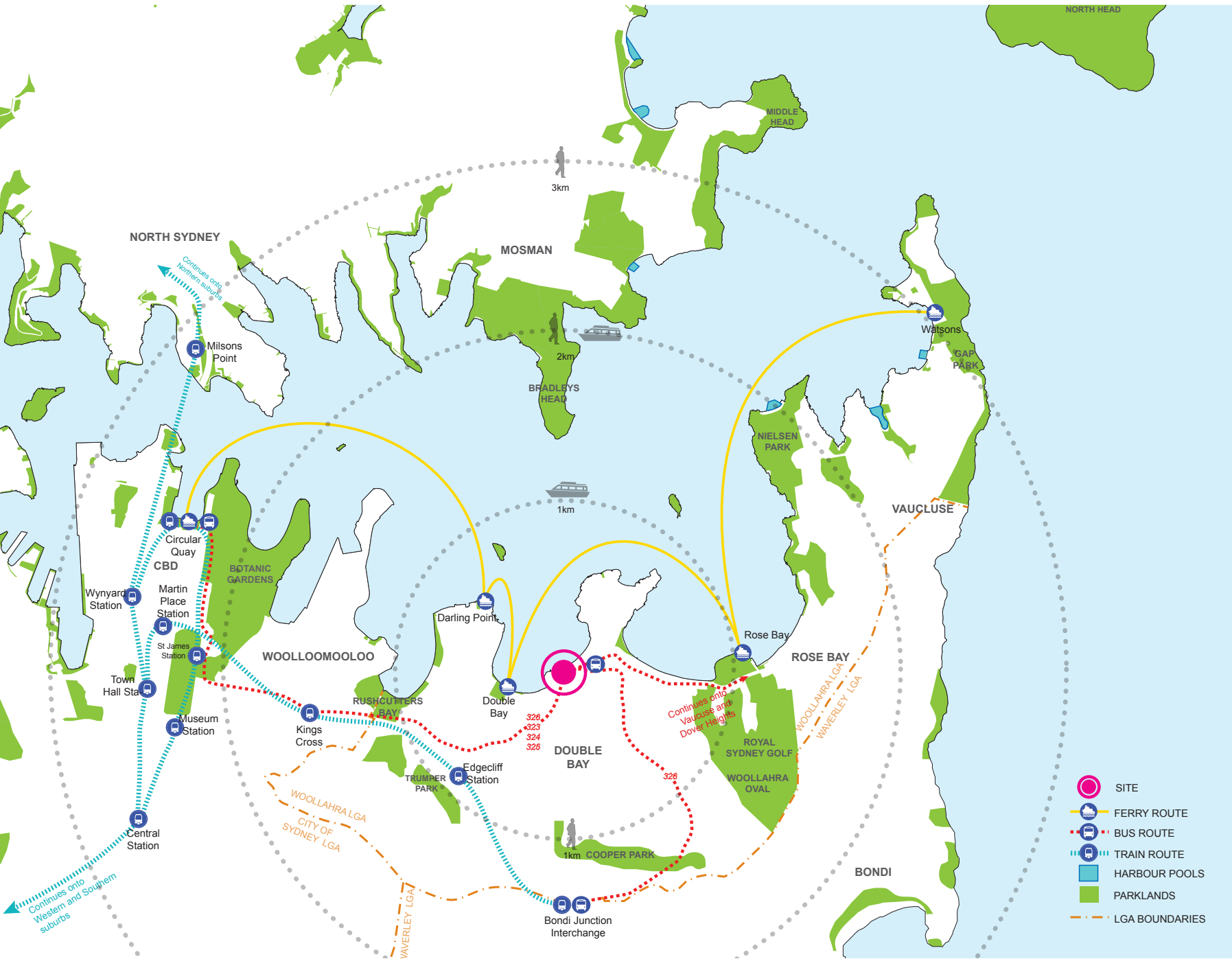


Figure 2: Regional Context Plan

2. Context + Planning

2

2.2 Site Area

This Plan of Management covers the approximately 2 hectares of land known as Redleaf. The site has harbour frontage on Blackburn Cove to the north and a street address on New South Head Road to the south. Residential apartment buildings are located on Gladswood Garden to the west and a large heritage residential estate “Elaine” to the east. (see Fig 3)

Redleaf is comprised of a number of buildings and gardens which include:

- Historic Redleaf House, a mid - Victorian Italianate mansion ... housing Woollahra Municipal Council Chambers.
- Council offices located within a lower ground floor addition to Redleaf House completed in 2000.
- Carpark and landscaped terrace around Redleaf House
- St Brigids, a Federation building housed Woollahra Municipal Council Library since 1957, now relocated to Double Bay and will be adapted for future re-use.
- The Annexe building, former stables of Redleaf currently utilised by Council.
- Blackburn Gardens
- The kiosk, change rooms and beach frontage
- Murray Rose Pool and associated marine structures



Figure 3: Site area and lot boundaries

2. Context + Planning

2

2.3 Zoning + Land Classification

Woollahra Local Environment Plan 2014

The *Local Government Act 1993* requires all Council owned land to be classified as either Operational or Community Land. The site, in its entirety, is classified and will remain as Community Land under Woollahra Municipal Council Land Register (Public Land). The Council Chambers, including Redleaf House, the Annexe and St. Brigids is zoned Special Use under the Woollahra Local Environmental Plan 2014, adopted May 2015 (Land Use Map), with the remainder of the site zoned Open Spaces - General Recreation.

Local Government Act 1993

Redleaf falls under the category of General Community Use within the *Local Government Act 1993* and is to be managed and maintained in accordance with this categorisation.

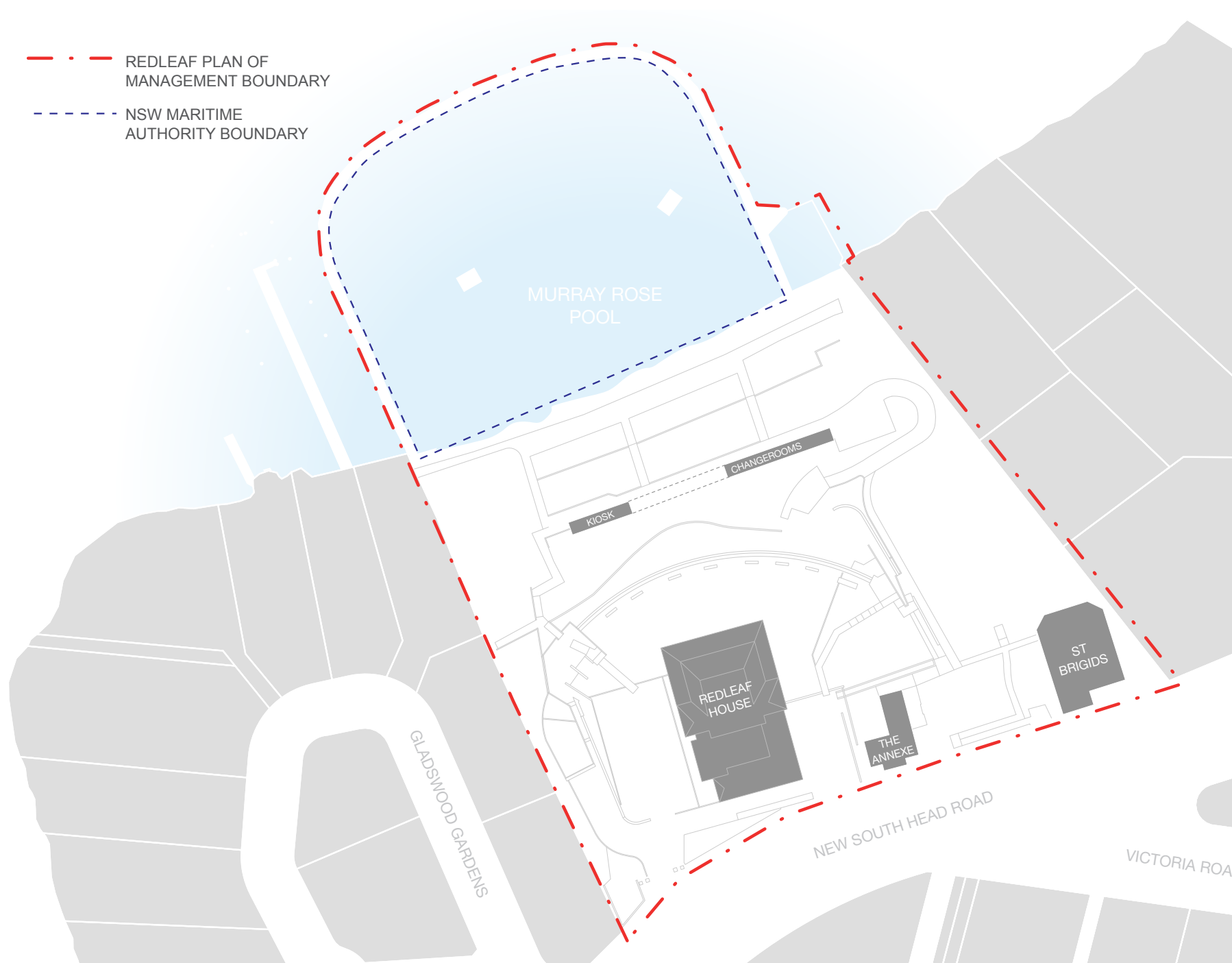
2.4 Ownership + Leasing

Woollahra Municipal Council's ownership includes all of the land within the site boundary including land and water between the high and low water mark and land beyond the low water

mark on the foreshore that accommodates structures on it. This includes boardwalk and marine structures associated with Murray Rose Pool.

Land within Murray Rose Pool which is below the mean high water mark and accommodates no structures falls within the ownership of Roads and Maritime Services. This land is leased to Woollahra Council for the purpose of a public pool. Any alterations to existing structures or the erection of additional structures are to be approved by Roads and Maritime Services prior to commencement of work.

Woollahra Council currently has a lease agreement with a kiosk operator. The premises of the lease include the kiosk building and the use of a storage room at the far eastern end of the change room building. Refer to section 3.11 for further information on the kiosk lease.



2. Context + Planning

2

2.5 Heritage and Cultural Significance

Redleaf is unique and highly valued as one of only a few largely intact 1860's harbour side estates with outbuildings and gardens that is publicly accessible. The site has a rich history of human occupation which is briefly described below.

Aboriginal Occupation

The Cadigal tribe were the traditional Aboriginal owners of the Woollahra area. The name Woollahra is derived from the traditional Aboriginal word 'Willara' which was given to Woollahra Point. Aboriginal occupation of the Double Bay / Woollahra area is evident through the rock art and shell middens found here. The beach front around Seven Shillings Beach was a traditional fishing location with much of the surrounding native vegetation used in traditional food preparation and cooking.

After the first Europeans settlement at Sydney Cove, much of the Woollahra area was divided into estates and farms under land grants and purchases by members of the colony. Aboriginal occupation gradually diminished as numbers of large harbour side mansions of varying styles increased throughout the eastern suburbs. Gurrah, a member of one of the last fishing tribes around Seven Shillings Beach sold his fishing rights to the Walker family, the first initial owners of Redleaf for seven shillings, hence the current name of the beach.

Colonial Occupation

Redleaf is a largely intact example of one Sydney's grand harbourside estates with Redleaf House, presumed to be designed by George Allen Mansfield, at its heart. The 1880's Italianate style villa and surrounding gardens were built for William Benjamin Walker, a local businessman, and designed in response to the steeply sloping block and expansive views across Sydney Harbour. The prominent position of the villa was emphasised by the original terraced nature of the gardens that stepped up from the beach front creating an increased sense of grandeur when viewed from the harbour. Over the years the estate was occupied by a number of important nineteenth century Sydney families including the merchant Frederick Lassetter.

In 1892 Lassetter commissioned a second house to be built named St Brigids in the south east corner of the estate for his son. The design of the house took into consideration the hot Australian climate and the important relationship between house and garden. Wide verandahs wrap around the building creating shaded outdoor rooms that are immersed in the shady and picturesque gardens.

Redleaf was subdivided in 1912 with the death of Lassetter, with St Brigids taking possession of much of the gardens and the stables located between the two houses. Redleaf House was left standing on a much smaller parcel of land but still shared use of the gardens. A enclosed harbour pool was first established at the beach front of Redleaf in the early 1940's in an effort to delineate a public beach from Seven Shillings Beach. This public pool was accessed by steps along the western edge of the site and has since been upgraded over the years with additional buildings, a sharkproof fence and a timber boardwalk surrounding the pool.

The colonial past of Redleaf is highly evident in the heritage buildings and the significant planting in and around Blackburn Gardens. An interpretation strategy should be developed to illustrates this colonial history and be integrated with any new works to occur on site.



Figure 5: Alderman Belle Miller of Woollahra Voluntary Community Services in Blackburn Gardens 1960's. www.woollahra.nsw.gov.au



Figure 6: Bathers at Murray Rose Pool c1956. www.naa.gov.au



Figure 7: Redleaf gates from New South Head Road c1900. www.woollahra.nsw.gov.au

2. Context + Planning

2

Council Ownership

In 1951 Council ownership of Redleaf, St Brigids and Blackburn Gardens brought increased public use to the site. Redevelopment of Redleaf House by Council in 1999-2000 saw the addition of office space and a carpark sympathetically constructed within a lower ground floor located underneath the lawns fronting of Redleaf house.

Current Use

Today, Redleaf retains its popular use as a harbour front public destination. The gardens and pool are open to the public with a small kiosk / cafe located within the change rooms building adjacent to the beach front providing light meals and drinks. Redleaf House still functions as Woollahra Council Chambers and offices.

A Conservation Management Plan (CMP) prepared by Design 5 Architects in 2004 identifies Redleaf as *significant at a regional level to the Sydney region, Specifically that of Sydney Harbour.*

Redleaf with its garden and setting is a fine and rare extant example of the then fashionable mid-nineteenth century Victorian Italianate style, evident in both the architectural and landscape design. (Design 5 Architects, 2004, p.117)

Items of significance as identified within the CMP have been illustrated within the adjacent plan and have been colour coded to reflect their significance grading.

This Plan of Management and Master Plan retains and protects all items of high and exceptional value and encourages the development of an interpretation strategy to further reveal the cultural and heritage significance of the site.

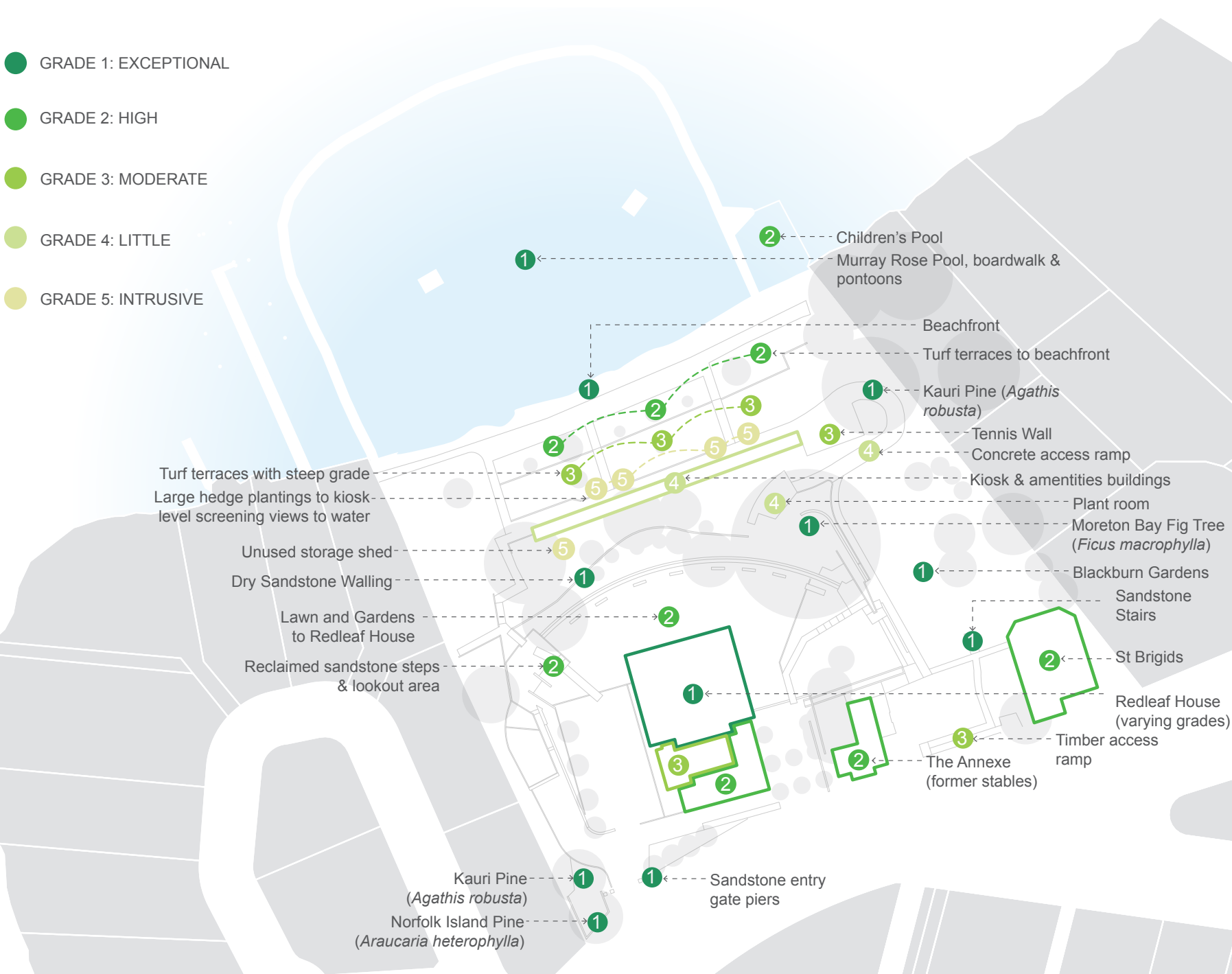


Figure 8: Items of significance



2. Context + Planning

2

2.6 Existing Site Conditions

Redleaf is comprised of a variety of experientially different zones. This division of space is directly linked to the topography of the site which terraces down from New South Head Road to the Harbour.

The description of the existing site conditions has been broken down into 3 broad zones and include the following:

The Upper Terrace

- Redleaf House
- Grassed terrace to the north of the house
- Lower floor Council offices located under the grassed terrace
- Upper and basement carparks
- Service courtyards to the south and east of Redleaf House
- Partial inclusion of New South Head Road frontage

Mid Terrace

- St Brigids
- The Annexe

- Blackburn Gardens
- Partial inclusion of New South Head Road

Beach Frontage

- Change rooms and cafe buildings
- Cafe promenade
- Ball court
- Grassed embankments and terraces
- Beach front promenade
- Beach
- Marine structures including pontoons, boardwalk and shark bars
- Children's Pool



Figure 9: Redleaf zoning diagram

2. Context + Planning

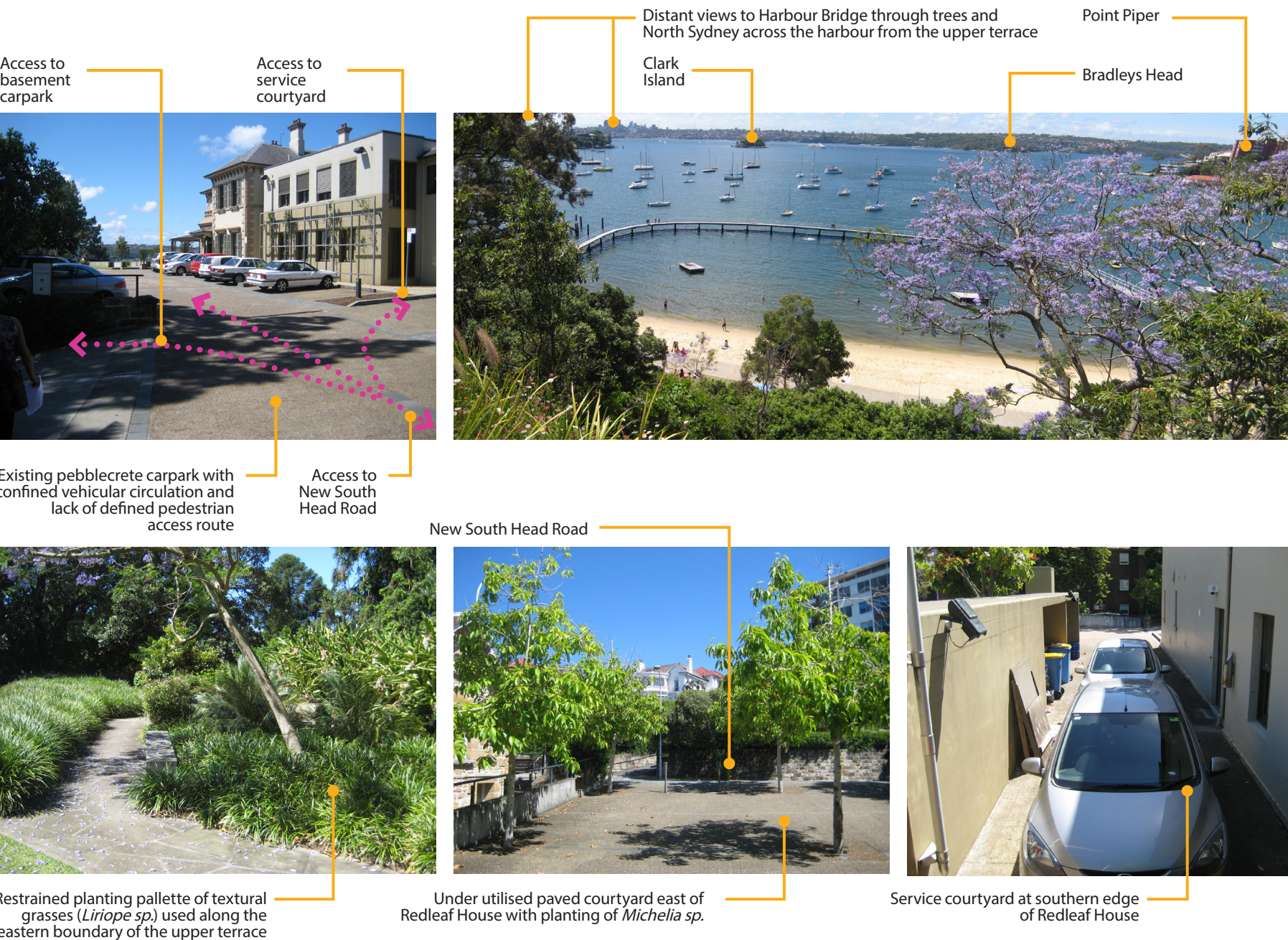
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Upper Terrace - Redleaf House

The Upper Terrace accommodates Woollahra Municipal Council Chambers within Redleaf House and Council offices and carpark located within a subterranean addition completed in 2001. A ramped driveway along the western boundary of the upper terrace provides vehicular access to the basement carpark.

The majority of landscaping to the Upper Terrace was completed as part of the major refurbishment of Redleaf in 2001. Heritage elements such as two large pines located along the western boundary, and sandstone pillars at the main entry to the site have been retained and incorporated into the landscape design. A clear curtilage is provided around the Victorian Italianate mansion with a restrained planting palette used throughout the upper terrace to giving prominence to the majestic Victorian Italianate mansion. Turf with sandstone paving and seating north of the house provide a ceremonial space with expansive views to the city and harbour beyond.

A paved courtyard space to the east of Redleaf House contains a grove of small trees and 2 no. bicycle racks. Removable bollards along the New South Head Road frontage of this space allows for access by delivery and maintenance vehicles.



(From top left to bottom right) Figure 10: Site image - entry and forecourt carpark, Figure 11: Site image - Murray Rose Pool from Upper Terrace, Figure 12: Site image - planted eastern edge of Upper Terrace, Figure 13: Site image - utility courtyard to on eastern boundary of Redleaf House, Figure 14: Site image - Service / loading dock on southern side of Redleaf House. ASPECT Studios Image Library

2. Context + Planning

2

Mid Terrace - Blackburn Gardens

Blackburn Gardens is located east of Redleaf House. The gardens contrast the open and exposed nature of the upper terrace by offering a sheltered, green and enclosed environment, set down from New South Head Road.

The gardens have been cut into the sloping site forming three broad terraces. The gardens are directly accessed from New South Head Road via a timber and concrete ramp on the southern boundary. Further ramps and stairs lead down from Redleaf House on the western edge of the gardens.

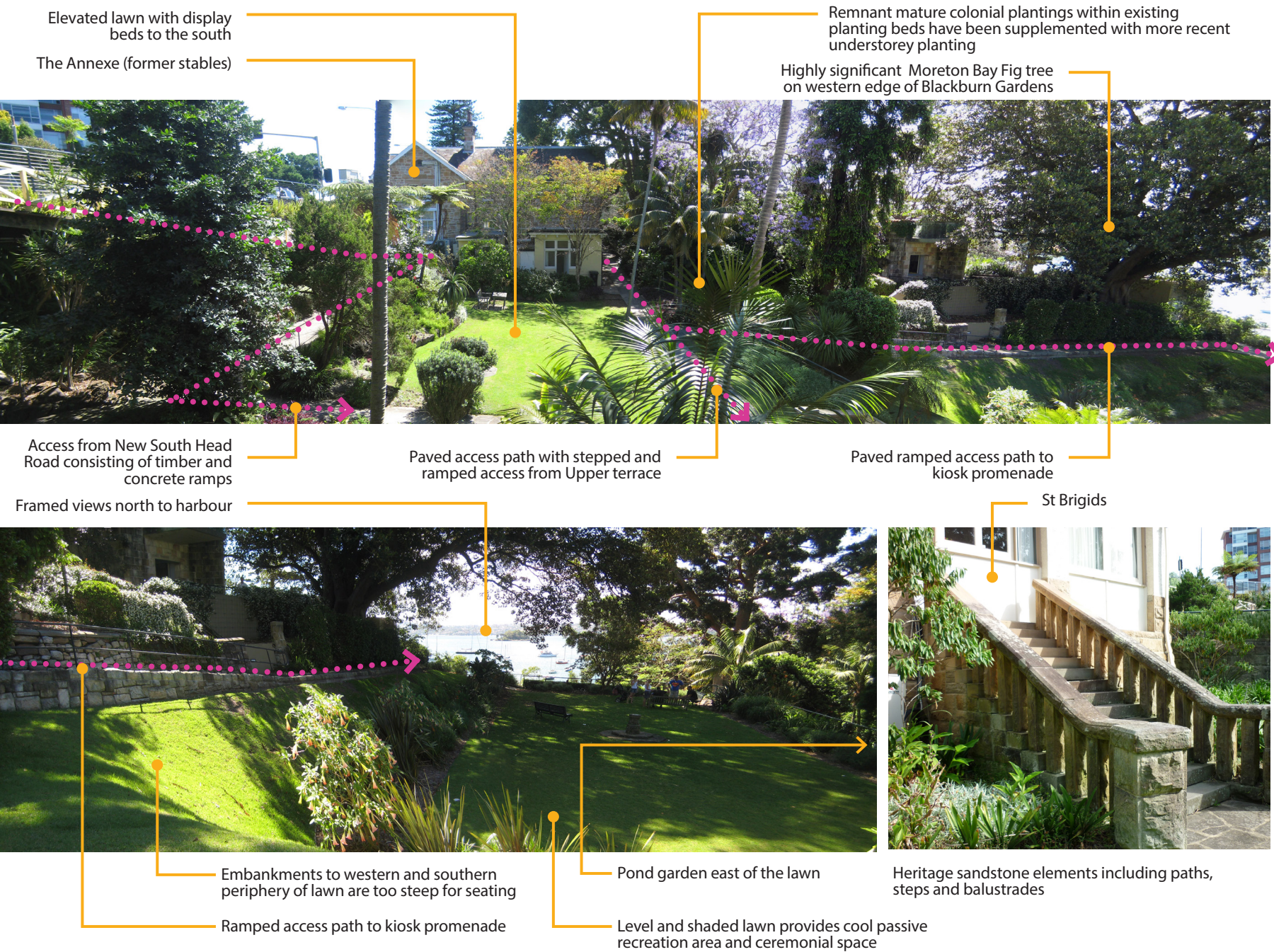
St Brigids is located in the south eastern corner of the gardens. This federation building housed Woollahra Municipal Council Library on from 1957 to May 2016 when the library moved to a new premises in Double Bay. The ground floor of St Brigids flows out directly onto the sunny upper lawn of Blackburn Gardens. A rockery garden containing an eclectic mix of succulent, conifers and ferns against the northern boundary of the lawn is surrounded by palms and small deciduous trees. A small toilet block and storage room are located on the western edge of the upper lawn against The Annexe building, and have recently been upgraded.

A large and shaded central lawn is located north of the upper lawn. This flat space is surrounded by embankments on the south and western edges with garden beds around the entire periphery.

The lawn contains remnants of a central sandstone sundial. The garden has recently been upgraded with three new benches, lawn and a planting scheme reflecting the period of the house. Views north to Sydney Harbour are framed by an iconic mature fig tree planted against the western edge of the garden. This tree casts the majority of shade on the central lawn. A sandstone path running along the western edge of the central lawn is situated on top of the embankment and provides ramped access to Murray Rose Pool.

A linear pond garden is situated on the lowest terrace of Blackburn Gardens and along the eastern boundary of the site. The garden is accessed via sandstone steps north of St Brigids with a castellated sandstone wall wrapping around the southern and western edges. An octagonal pond is set within sandstone paving with a timber bench located adjacent. This garden is enclosed by mature trees, shrubs and shade tolerant understorey planting. A small lawn completes the rest of the pond garden.

Limited lighting within Blackburn Gardens limits its usability at night and raises safety concerns and some anti-social behaviour. Current ramp configurations do not comply with disabled access codes which also limits use by some users.



(From top left to bottom right) Figure 15: Site image - Blackburn Gardens from St Brigids with The Annexe in the background, Figure 16: Site image - Blackburn Gardens looking north to Sydney Harbour, Figure 17: Site image - Sandstone steps and balustrade attached to St Brigids. ASPECT Studios Image Library



2. Context + Planning

Beach Frontage

By far the most popular part of the site, the beach frontage is located at the waters edge at the lowest part of the site. The beach front consists of an upper promenade with change rooms, kiosk and outdoor cafe seating, sloping turf areas, the beach promenade, beach and Murray Rose Pool.

The Kiosk promenade runs east - west across the site and is linked to Blackburn Gardens by a curved ramp which wraps around a concrete ball court on the eastern edge of the promenade. This under utilised ball court is in direct conflict with pedestrian connections to the beach and change rooms and is often used for bin storage for the kiosk. Concrete steps provide access to the western edge of the kiosk promenade from the upper terrace.

The change room and kiosk are situated under one roof with an undercover seating area located between the two amenities. Casual lockers are also available at this location.

Council has recently installed a 10 Kilowatt solar collector system which includes 50 solar panels located on the roof of the existing kiosk building. These panels feed energy back into the main electricity grid and therefore reduce Council's carbon footprint.

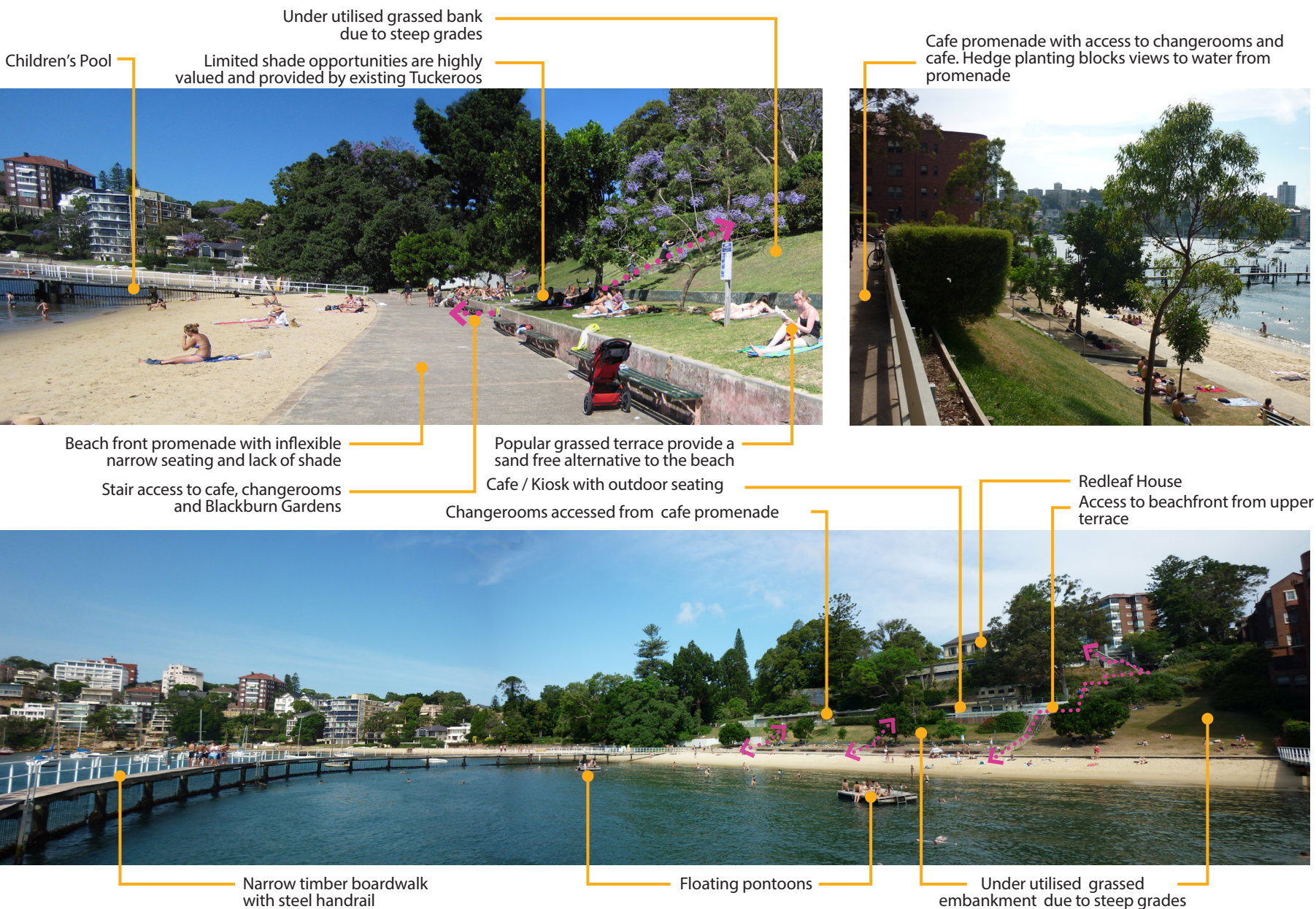
Three sets of concrete access stairs lead down to the beach promenade from the kiosk promenade. Turf areas located between the promenades consist of steeply sloping and under utilised embankments adjacent to the stairs, and flatter turf platforms with shade trees along the beach promenade.

Dedicated bench seating is located against a retaining wall separating the turf platforms from the promenade.

Murray Rose Pool extends across the entire northern frontage of the site and is enclosed by a shark fence located underneath a narrow timber boardwalk and balustrade that wrap around the pool. The boardwalk offers the opportunity to step out beyond the waters edge, taking advantage of harbour views to the north and views back to Redleaf to the south. The boardwalk is also popular with children and teenagers as a platform to jump and dive into the water. The boardwalk is narrow in width and offers little opportunity for sitting and lying in the sun. Two pontoons located within the pool provide floating islands for diving and sunbathing. There is a handrail into the water from the beach.

A smaller children's pool is enclosed by shark bars and is tucked away on the eastern boundary of the site. The pool has been excluded from the main pool with limited surveillance opportunities from the beach. A gate allowing access to Redleaf from Seven Shillings Beach further east is open during daylight hours.

The steep steps and ramps along with a lack of lighting limits the use of the beach frontage and raised safety and anti-social concerns after daylight hours. Murray Rose Pool is open 24 hours a day.



(From top left to bottom right) Figure 18: Site image - beachfront promenade, Figure 19: Site image - Murray Rose Pool from kiosk promenade, Figure 20: Site image - Murray Rose Pool with Redleaf House in Background. ASPECT Studios Image Library



2. Context + Planning

2

Flora and Fauna

Flora

Redleaf contains a fine array of mature period planting typical of the late 19th century period of the heritage buildings. Many of the sites mature trees are highlighted within the Conservation Management Plan (CMP) prepared by Design 5 Architects in 2004 identifies as items of significant (See Section 3.16 Existing Trees). Woollahra Council's Register of Significant Trees (June 1991) describes the planting at Redleaf as follows:

"The site contains one of the more significant concentrations of Araucarias and Agathis species in the Municipality and is distinguished in having possible the only complete collection of all these major subtropical Australian Pine species. Moreover, these Australian native rain forest trees and particularly the Araucarias are of significance as being part of a major historic association growing in the vicinity of this central dividing ridge line of the Municipality. The large neighbouring estates of "Elaine" and "Fairwater", 550 and 560 New South Head Road have a similarly stunning collection of these species and visually continue this theme in the landscape.

The Moreton Bay Fig is a magnificent and outstanding specimen of this species and has a position of visual prominence creating a tremendous sense of scale similar to the impact these trees provide in their native, sub-tropical rain forests in New South Wales and Queensland. Although F. Macrophylla occurs naturally as far south as the Illawarra, it is unlikely that this tree is an indigenous remnant. These trees were widely planted on the large 19th century estates, and the size of this tree testifies to a planting possibly at the time of the development of the "Redleaf" estate.

*The Norfolk Island Pine, Bunya Pine and Hoop Pine with their tall, vertical forms and dark green foliage are in magnificent contrast to the broadly spreading lush green Kauri Pines. The area is further significant in having the greatest local concentration of Kauri Pines in the Municipality, all of which are associated with the extensive plantings of the original large estates. These grounds and gardens of the former estate of "Redleaf" also contain a large assortment of rain forest species in support of these listed significant trees and include Brown Pine (*Podocarpus elatus*), Firewheel Tree (*Stenocarpus sinuatus*) and Illawarra Flame Tree (*Brachychiton acerifolium*). Other common ornamentals of historic importance include Jacaranda (*Jacaranda mimosifolia*), Brushbox (*Lophostemon confertus*), Camphor Laurel (*Cinnemomum camphora*) and Kentia Palms (*Howea forsteriana*).*

Recent detailed aboricultural assessment prepared by The Ents Tree Consultancy in May 2010 focusing on the health of the Moreton Bay Fig within Blackburn Gardens identified extensive cavities within the trunk. The conclusions of this study are outlined in Section 3.16 Existing Trees.

Fauna

A fauna study has not been completed for Redleaf. It can be assumed due to its location on Sydney Harbour that the site provides habitat for marine life within Murray Rose Pool as well as native and exotic bird species, lizards and small animals. The presence of the large Moreton Bay Fig would also suggest the occurrence of fruit bats on site.



Figure 21. Existing Bunya Pine (*Araucaria bidwillii*) within Blackburn Gardens. ASPECT Studios Image Library



Figure 22. Existing Kauri Pine (*Agathis robusta*) near amenities block. ASPECT Studios Image Library

2. Context + Planning

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Key Issues

A number of key issues were identified during the master plan process. These issues were identified by Council, the community and the design team, to be addressed within the Master Plan and the Plan of Management.

The key issues relating to Redleaf include:

- Access and Legibility

Due to the steep nature of the site all abilities access is constrained to the Upper Terrace around Redleaf House. Ramps are provided to Blackburn Gardens from the Upper Terrace and from New South Head Road, although most of these ramps do not conform to Australian Standards. Steps are also provided throughout the site providing access to all areas. No disabled access is provided to the beach frontage. An internal lift is located within Redleaf House providing access from the Upper Terrace level to Council offices on the lower ground.

Vehicular access at New South Head Road is inhibited by a narrow gateway delineated by two sandstone pillars. These pillars have been replaced in the past due to damage caused by cars entering / exiting the site. The site also lacks dedicated bicycle parking, with users chaining bikes to balustrades and poles where available.

The terraced nature of the site also contributes to a lack of legibility throughout the site. Views across the site are hindered by mature vegetation and access paths are not easily visible. Way finding signage is minimal adding to this issue.

- 24 Hour Access to the Pool

Murray Rose Pool has no operating hours and is open for access 24 hours a day. There have been reports of unruly behaviour late into the night and early hours of the morning. Rose Bay Local Area Command patrol the area as resources allow, however Council has requested that their security company also undertake random patrols.

Council does not want to close the pool as this would disadvantage those who do go for a late night swim and do not disturb others.

- Safety and Security

Antisocial behaviour on site during the warmer months has been reported on a number of occasions. This has resulted in noise complaints from adjacent neighbours as well as increased litter including broken glass and vandalism. Limited lighting within Blackburn Gardens and the beach frontage areas conceals this antisocial activity, with limited opportunity for surveillance from the Upper Terrace.

- Amenities

The condition of the amenities provided proved to be a substantial issue for the community. Many responses from the community consultation described the amenities as inadequate, dirty and in poor working order. The cold water only showers also limit the seasonal use of the pool for some users. The changeroom and toilet facilities have since been upgraded by Council to address the majority of these concerns.

The kiosk although very popular, is limited in space both internally and externally in regards to space for outdoor cafe style seating that takes advantage of the spectacular views.

A lack of good quality seating opportunities, particularly within Blackburn Gardens and a lack of rubbish bins were also raised as issues to be addressed.

- Heritage

One of Redleaf's most defining qualities is its well preserved heritage. As once one of Sydney's most affluent harbourside estates, the site has a rich underlying heritage. The expression of this heritage is currently lacking within the site and would help to increase the public appreciation of this remarkable site.

- Views and Vistas

The sites location on the edge of Sydney Harbour provides Redleaf with a spectacular vantage point for views of the harbour and across to the adjacent harbourside suburbs. Maintaining these views and vistas is critical in the future development of Redleaf as they help define the sense of place and add to the experience of visiting the site.

- Water Quality

Another key issue identified by the community relates to water quality. During heavy downpours the water quality within Murray Rose Pool becomes a health hazard and needs to be monitored and addressed within the future management of the site.

- Vegetation

The mature planting within Redleaf provide a fine example of the period gardens of 19th Century. The tree planting, particularly within Blackburn Gardens help to define the space, frame views and provide shade. The future management of Redleaf needs to ensure the role of senescing trees are continued through monitoring and succession planting of the same species.

The period character of Blackburn Gardens has been compromised over the years with introduced species diluting the heritage nature of the garden. The gardens required restoration through an appropriate planting scheme in keeping with the period of the site.

Council have undertaken several measures to restore the heritage nature of the garden. The recent planting was informed by the Victorian Italianate style of formal shrubs and borders using plants typical of the era, whilst not being invasive. The vegetation has been recently removed from the upper terrace overlooking Redleaf Beach to improve views/drainage on the terrace roof.

2. Context + Planning

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2.7 Description of the Land

The *Local Government Act 1993* requires this Plan of Management to provide a Description of the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the Plan of Management S36(3A)(a)(i).

The description of the land has been outlined in Table 02 below.

Item	Description	Condition
Redleaf forecourt entry & carpark	Constructed as part of the expansion of Redleaf in 2000 and comprising a pebblecrete paved surface with stone paved banding and peripheral garden beds around parking bays	Fair
Redleaf House	Former residence of heritage significance, two storey rendered Victorian Italianate mansion, renovated in 2000 as part of an expansion to better house Woollahra Municipal Council offices	Good
Woollahra Municipal Council offices	Subterranean Council office & meeting space constructed in 2000, located under Redleaf House and formal lawns.	Good
Formal Lawns	Flat lawn space with shallow planting beds located north of Redleaf House. Penetrations in lawn allow for light wells with ventilation for Council office spaces below.	Good
Service Court	Pebblecrete paved space east of Redleaf House with Grove of Michelia trees	Fair
The Annexe	Former stables for Redleaf House, two storey brick and rendered building with gabled slate roof	Good
St Brigid's	Former residence of heritage significance, two storey rendered brick building with sandstone footings and slate tile roof	Fair
Blackburn Gardens	Terraced period garden with established trees, pond, rockery and stone paths	Fair
Pool amenities building	Utilitarian brick building housing mens and womens change room, storage space and kiosk with a concrete paved promenade and sheltered outdoor seating area with solar panels and unused storage shed	Good
Beach frontage	Strip of steeply sloping land between the amenities building and beach. Consist of steep turf embankments and raised turf platforms with access via concrete access stairs	Fair
Murray Rose Pool	Swimming pool enclosed by timber boardwalk with steel handrail on top of shark bars and floating pontoons in centre of pool	Fair/ Poor

Key:
Good - New or well maintained, in good repair
Fair - In need of minor repair
Poor - In need of repair or replacement

Table 2: Description of the condition of the land



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2.8 Description of Current Use of the Land

The *Local Government Act 1993* requires this Plan of Management to provide a Description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management s36(3A)(a)(ii).

The description of the current use has been outlined in Table 03 below.

Item	Description of Current Use
Redleaf forecourt entry and carpark	Public Carpark, vehicular and pedestrian entry to site. Additional public and Council staff parking in basement carpark below. Adjacent loading dock area for Council vehicle parking and bin storage
Redleaf House	Woollahra Municipal Council Chambers, meeting space, event space, Council offices
Woollahra Municipal Council offices	Council offices, meeting space and lobby
Formal Lawns	Passive recreation, formal / community event space
Service Court	Utilitarian space providing space for loading and parking for maintenance vehicles
The Annexe	Extension of Council office space
St Brigid's	Former Woollahra Municipal Council Library and Children's Library as of May 2016. Possible future uses are being explored that respects the building's heritage and ensure the space is available for public enjoyment and may include cafe, restaurant / function facility, art gallery, venue for cultural and commercial uses
Blackburn Gardens	Decorative garden for passive recreation, occasional formal / community event space including weddings and parties
Pool amenities building	Public change rooms and toilet facilities. Partial lease of building for kiosk use with storage space (See section 3.11)
Beach frontage	Passive recreation including sitting, sunbathing, picnics
Murray Rose Pool	Active recreation includes swimming and walking around timber boardwalk. Passive recreation activities include sunbathing and sitting on edge of boardwalk and on pontoons. There are no operating hours of the pool and no lifeguards

Table 3: Description of the current use of the land



2. Context + Planning

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2.9 Prohibited Activities - General

Prohibited activities in Murray Rose Pool, Redleaf and Blackburn Gardens that are advised to park users by prominent signage or in the conditions of hire of the parks include:

- Dogs are prohibited at all times;
- Depositing rubbish, breaking or leaving an bottle, glass, syringe or other object likely to endanger the safety of any person;
- Fishing and spearfishing;
- Possession and consumption of alcohol outside of the prescribed hours;
- Camping or staying in vehicles overnight;
- Any act that will cause damage to the swimming enclosure;
- Use of the swimming enclosure for an organised or commercial activity without prior Council approval and;
- Any game or activity that is likely to damage property, injure, endanger or cause nuisance to any other person.
- Commercial fitness trainers

Other conditions may apply when hiring Blackburn Gardens for special events.

2.10 Financial Management

Revenue is raised from the hire of the grounds at Redleaf and Blackburn Gardens. During the 2014-2015 financial year, Council generated approximately \$10,000.00 revenue from the hire of the site for weddings, short term casual bookings and special events. Council also obtained approximately \$41,860.00 in revenue from the lease of the kiosk throughout the year, although this figure is reviewed annually depending on Consumer Price Index (CPI).

Costs associated with the maintenance of the grounds equates to approximately \$16,000 per annum.

3. Management

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3.1 Basis for Management

This section comprises the Basis for Management for Redleaf. It describes the legislative and policy framework applying to the site.

3.2 Community Profile

The 2011 Census data provides the following key characteristics on the Woollahra LGA population:

- The Woollahra LGA population was 52158 in 2011
- The age structure of the population compared to the NSW Statistical Division indicates a smaller proportion of younger age groups (0-19 years - 20.3%) and a greater proportion aged 60 and over (22.5%) in comparison to 25.6% and 20.3% respectively for the NSW Statistical Division. The median age within the LGA population is 38 years old. The LGA also has the following age characteristics in comparison to the NSW Statistical Division
 - A larger percentage of 25 to 34 year olds (18.1% compared to 13.6%);
 - A larger percentage of 60 to 69 year olds (11.1% compared to 10%);
 - A smaller percentage of 5 to 9 year olds (4.8% compared to 6.3%) and;
 - A smaller percentage of 20 to 24 year olds (5.8% compared to 6.5%).
- 40.6% of total families were couple families with child(ren), and 11.6% were one-parent families, compared with 45.5% and 16.3% respectively for the NSW Statistical Division
- Overall, 42.4% of the population was born overseas. The major countries of birthplace include the United Kingdom (6.5%) South Africa (3.8%), New Zealand (3.0) and the United States (1.5%).
- Analysis of the types of dwellings of the households in Woollahra Municipality in 2011 compared to the NSW Statistical Division shows that 24% occupied a separate house; 22.5% occupied a medium density dwelling; while 53.0% occupied high density dwellings, compared with 69.5%, 10.7%, and 18.8% respectively in the NSW Statistical Division. Overall, 35.2% of the population owned their dwelling; 23.3% were purchasing, and 38% were renting
- Overall, 96.3% of the labour force was employed and 3.7% unemployed, compared with 94.1% and 5.9% respectively for the NSW Statistical Division.
- Couple families with two incomes and children have a median income of \$3,474. Couple families without children had a median income of \$3,294. Analysis of household income levels in Woollahra Municipality in 2011 compared to the NSW Statistical Division shows that there was a larger proportion of high income households (those earning \$1,700 per week or

more) but a smaller proportion of low income households (those earning less than \$500 per week).

3.3 Community Values

Woollahra 2025 Community Values

The Woollahra Community Strategic Plan 2010-2025 (adopted in April 2010) identifies a number of LGA wide community values relevant to Redleaf which include:

- Improved infrastructure
 - Renewed and upgraded infrastructure, especially footpaths, pedestrian ramps, kerb, guttering, stormwater drainage and local roads.
- Well maintained environment
- Well planned neighbourhoods
 - Protection of local history, heritage values and buildings.
 - Retention of local urban character
 - Sustainable development
- Location
 - Good access to the city, harbour, beaches and facilities
- Open space, local parks and leafy green streetscapes
 - Well managed trees in streets and parks
 - Well maintained foreshores, beaches, parks, sports fields and recreation areas
 - Retention of bushland and bush regeneration
- Community activities and facilities
 - More community facilities, activities and events
 - More activities for young people
 - More children's play areas and playgrounds
 - Retention of library services

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- Community Safety
 - A safe community
 - Low crime rates
 - Reduced graffiti
- Environmental Sustainability
 - Increased environmental monitoring and protection
 - More environmentally sustainable initiatives
 - Reduced Water Pollution and improved stormwater drainage
- Council Leadership
 - Informed residents of Council activities
 - Responsive Council to community
 - Opportunities for community involvement in Council decision making

Previous Values for Redleaf

The previous Plan of Management for Redleaf adopted in 1997 identified three core values and three associated values which were identified as part of Council workshops and community consultation. Many of these values still apply to Redleaf today. The core values include:

- Woollahra's Focus
 - Centre of local government administration and civic foundation
 - A built form and landscape outcome for Redleaf which promotes community cohesion and pride
- Enhanced Community accessibility and use
 - Attractive and accessible resource for all focussing on Woollahra's community
- Heritage values enhanced, preserved and conserved through functional/adaptive re-use
 - Refurbishment of "Redleaf House" to a grand mansion for community - and / or commercial use and enjoyment consistent with its heritage values

The associated values included:

- Outstanding integration of built form and landscape spaces complementing a pre-eminent public harbour-side setting
 - Nurturing quiet enjoyment, relaxation and inspiration
 - Enhanced aesthetic appeal from Sydney Harbour and enhanced views of Sydney Harbour from site.
- Mid-Victorian Italianate mansion for community and / or commercial use
 - Removal of low conservation significance and low utility additions to Redleaf and integration into landscape setting

- Efficient Council service to community and increased staff moral
 - Improve staff amenity

Current Community Values for Redleaf

Consultation with the community completed in April and May of 2011 and October of 2015 has revealed what the community values are for Redleaf. These include:

- Recreation
 - Safe and sheltered swimming
 - Library within a park
 - Convenient combination of diverse facilities that cater for passive and active recreation opportunities
 - Seating opportunities
- Environment
 - Natural beauty
 - Views of Sydney Harbour and surrounds
 - Green leafy gardens
 - Ambience
 - Water Pollution
 - Sun and shade
- Social / Community
 - Setting for community gatherings
 - Cafe / meeting place
 - Library organised events
- Accessibility
 - Proximity to public transport
 - Parking
 - All abilities access to beach front and water
- Management
 - Maintenance and improvements, particularly of change rooms
 - Cleanliness and management of water pollution
 - Policing of night time use
 - Policing of licences for personal training use



3.4 Community Consultation

Community consultation for Redleaf was conducted in March and April of 2011, and again in October of 2015. The consultation process involved the preparation of questionnaire written by Council with ASPECT Studios. The 8 questions focused on visitor demographics, usage of the site, mode of transportation to the site and community feedback on good and bad aspects of the site. The questionnaire was distributed via a letter drop to immediate local residents, and also available online via Council’s website.

Consultation Findings

109 members of the community responded to the questionnaire in 2011 and 38 in 2015. Of that, 55 provided hardcopy responses, 51 responded via the internet, and 3 provided extended written responses separate from the questionnaire.

The majority of respondents were over 50 years old (35%), followed by 30-39 year olds at 19%, then under 18 year olds with 18%, 40-49 year olds 17% and 18-29 year olds at 11% (based on responses where ages per household were provided).

The 2011 questionnaire findings also highlighted that private car is the most popular mode of transport to the site at 40%, closely followed by walking with 38%, then public transport 17% and cycling at 5% (based on those responses who provided their method of transport to the site).

The most popular time to visit the site is during the morning, closely followed by the afternoon, lunchtime and lastly in the evening. From the responses received many provided more than one time of day that they visit the site.

Consultation Themes

A majority of responses were positive about the current condition of Redleaf and regularly visited the site due to its views, natural beauty and unique combination of cafe, garden, library and beach. Interestingly in 2011, 15 questionnaire responses propose that nothing be changed at Redleaf as the site is wonderful as is.

From those responses that did provide suggestions for the improvement of Redleaf, a number of common themes emerged. These most common themes have been outlined below.

• Amenities

The poor conditions of toilets and change rooms proved to be the most common complaint by the community in 2011, and was mentioned within 25 responses. Many felt the facilities were inadequate, dirty, and in poor working order. The inclusion of hot showers was also mentioned a number of times as was the inclusion of lockers in close proximity to change rooms. Lockers have since been installed by council. An upgrade to the toilets and changerooms has taken place since the 2011 survey with less comments appearing in the 2015 survey although some responses did highlight the lack of maintenace of the facilities.

The Cafe also provided much debate amongst the community. Some responses stated the cafe as the main reason to visit Redleaf, while others requested more variety in the menu and longer trading hours, particularly in summer.

Other amenities mentioned included more seating, shade, rubbish bins, bike racks and bubblers as well as free Wi-Fi internet and a clock visible from the pool.

• Access

Access also proved to be a popular subject, with many responses requesting greater ramped access to the beach front. Suggestions for a lift or inclinador from the upper terrace to the beach front were also mentioned, as was a ramp from the beach into the water as older users have difficulty entering and exiting the water.

18 responses within the 2011 survey also mentioned the limited availability of on-site parking as an access issue for improvement, as well as providing greater access to Seven Shillings Beach particularly during New Years Eve.

• Safety and Security

On site security was a concern for a number of community members either living next to, or in close proximity to the site. A number of incidents involving underage drinking consumed on site during the night particularly, on Friday and Saturday nights have been raised with Council and the police due to the disturbance caused to adjacent residents. Responses from the questionnaire also noted an increase of litter and damage to property after such incidents, and suggested an increase in security presence on site as a possible solution.



Woollahra Council has engaged Aspect Studios for the update of the Plan of Management 1997 and preparation of a Master Plan for Redleaf, 536 New South Head Road, Double Bay. 'Redleaf' comprises of Redleaf House and Woollahra Municipal Council Chambers, Blackburn Gardens, St Brigids (Municipal Library), The Annexe Building and Redleaf Pool. The Plan of Management and Master Plan will assist Council in meeting the changing needs of the community and enhancing the existing facilities of Redleaf over the next 10 years and beyond. As part of the process, interested members of the community are being invited to contribute.

1. Do you visit Redleaf?

☐ Yes ☐ No. please provide a reason below
(for example – Poor access)

2. When do you visit Redleaf?

☐ Morning ☐ Lunch
☐ Afternoon ☐ Evening (after 6pm)

3. What are the current ages of members of your household that use Redleaf?

☐ Less than 18 ☐ 18 to 29 ☐ 30 to 39
☐ 40 to 49 ☐ Over 50

4. What mode of transport do you use to visit Redleaf?

5. What is your primary reason for using Redleaf? (for example - swim / library)

6. What do you feel are the best features of Redleaf?



Figure 24. Excerpt from the 2011 Redleaf Questionnaire



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Other safety issues raised from the 2011 questionnaire responses included water quality. A detailed written response with images of water pollution at Redleaf was received by Council. The response listed pollution capturing nets as a possible solution. Another response suggested lifeguards to patrol Redleaf as a measure to increase the safety of pool users.

- Maintenance

The repair of bare lawn areas was mentioned within 9 responses from the 2011 survey as an area Redleaf could be improved. This was addressed with new lawn installed in September 2015. A further 8 responses in 2011 listed garden maintenance as an area for improvement. This was also mentioned in 3 responses in 2015. Other responses relating to maintenance include the repair of general concrete walls and steps and the repair of marine structures.

- Potential new use

2 responses suggestion the inclusion of an outdoor cinema as a possible improvement to Redleaf, while another suggests a sauna and gym. A 2015 response suggests that public uses should remain within St Brigids now that the Library has relocated to Double Bay.

Design Response to Themes

The proposed master plan prepared by ASPECT Studios acknowledges the importance of the community consultation feedback within the design process.

The Master Plan is a long term vision for the site and establishes a broad design based plan that guides future detailed development of the site. Where appropriate, the master plan acknowledges and includes community suggestions within this vision, however it is important to recognise that more detailed design studies are required to address more specific community issues.

The following response relates to the community themes identified within the previous section.

- Amenities

Additional seating within sun and shade, as well as bike storage racks are also proposed within the Master Plan addressing community concerns regarding a lack of these facilities. The locations of bins, a clock and possible WiFi is a detailed design study to be commissioned at a later stage of the project, but are envisaged within the future development of the site.

- Access

Due to the constrained nature, and steep terrain of the site, it is difficult to provide disabled access to all areas of the site. Design overlays as part of this master planning process focused on providing disabled access to all areas of the site. The required amount of ramping in order to meet disability codes resulted in a drastic reduction of usable recreation space, while heavily impacting on the existing heritage characteristics of the site. New steps and ramps have been provided where possible to create new access opportunities between Blackburn Gardens and the beachfront. Greater access opportunities at the waters edge have been provided through extended timber platforms and steps along the board walk and a new access ramp from the beach into the water with handrail.

As the site is constrained by the natural terrain and significant heritage items, the Master Plan proposes no extension to the current carparking situation, although 2 no. additional bike storage

racks have been added near the Annexe. Additional motorcycle parking and a small watercraft launching point will also assist to increase access options to the site.

- Safety and Security

The proposed design interventions for the kiosk promenade and beachfront include an overlay of low level lighting to assist in night time surveillance of the site, while causing minimal visual disturbance to neighbouring properties. A lighting design will be completed upon further detailed design of the proposed works for the site. The Master Plan and Plan of Management encourage closer monitoring of the site by Council together with external security guards and the local police in an effort to reduce antisocial behaviour during the night. An alcohol prohibited area is enforced from 10pm-10am giving police the power to confiscate alcohol and move people on.

Water quality at Murray Rose Pool is regularly monitored and tested by the Harbour Watch program with results indicating that water quality is on the rise. Council has completed and is pursuing a number of stormwater quality improvement programs to assist in providing better water quality. The master plan proposes the replacement of bars underneath the timber boardwalk with nets, this may assist in filtering out larger rubbish items from entering the pool.

An overlay of way finding and informative signage is also proposed within the Master Plan to alert users of issues such as water quality and prohibited uses.

- Maintenance

A maintenance manual is required on completion of new works which will ensure that adequate maintenance of the site will be regularly completed. The Plan of Management recommends existing maintenance manuals for garden areas surrounding Redleaf House be upgraded to include any new works proposed with the Master Plan.

Proposed upgrades to amenities buildings and marine structures would also include restorative work to existing walls, paths and steps that are to be retained.

- Potential new use

The Master Plan proposes design interventions that allow for greater year round use of the site. The proposals create new usable space within previously under utilised land without introducing new uses. Due to the heritage and topographic constraints of the site and limited parking the proposals for a gym and outdoor cinema have not been included within this Master Plan as they were deemed inappropriate for this site.

The relocation of Woollahra Library to Double Bay, has opened up opportunities for new uses within St Brigids. A Feasibility Study coordinated by Council has determined that the ground floor should be as a cafe / restaurant / function centre to complement the garden setting. Potential uses for the first floor include an art gallery, and cultural event space.

3.5 Vision

From an understanding of both community and Council values, a vision for the future upgrade and management of Redleaf may be determined. The management of Redleaf is based on this vision and it is used to develop a long term strategy for future decisions that will affect Redleaf.

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Woollahra 2025 Community Vision

The Woollahra Community Strategic Plan 2010-2025 has been informed by a long term vision developed through a community engagement process led by Council in 2009. It identifies what is important to the community in regards to Woollahra as a place to live and work and visit. This vision statement is highly relevant to Redleaf as the administrative home of Woollahra Council, and as a highly valued and popular recreation space within the LGA.

The vision statement is as follows:

- *Woollahra will be a great place to live, work and visit where places and spaces are safe, clean and well maintained.*
- *Our community will offer a unique mix of urban villages with a good range of shops services and facilities.*
- *We will make the most of the natural beauty, leafy streetscapes, open space, views and proximity to the water and the city.*

Vision for Redleaf

A vision for Redleaf has been determined with consideration to Woollahra Municipal Council's 2025 Community Vision Statement and the values provided during community consultation of Redleaf users.

The vision for Redleaf is as follows:

Redleaf will continue its role as Woollahra's administrative home, providing the opportunity for a range of public recreational and cultural events. The diverse natural beauty and high quality environment will provide public access to Sydney Harbour within a well maintained and safe garden setting that is sympathetic to the rich heritage of the site.

3.6 Future Roles

The following future roles for Redleaf have been determined with consideration to the values and vision defined within the previous pages. The future roles of Redleaf are provided below.

Value	Future role for Redleaf
Recreation	<ul style="list-style-type: none">• Venue for informal passive and active recreation• Venue for licenced training sessions*, swim teams*
Environment	<ul style="list-style-type: none">• Setting for period planting to complement heritage nature of site• Succession planting of senescing trees
Social / Community	<ul style="list-style-type: none">• Setting for communal events• Venue for private ceremonies• Possible gallery space• Potential restaurant / cafe / function facility
Accessibility	<ul style="list-style-type: none">• Where possible, accessible for all community members without impacting on functional and usable space with lengthy ramps and landings• Free public access
Management	<ul style="list-style-type: none">• Well maintained park environment• Well maintained heritage landscape and built form• Continued maintenance of pool structures including shark protection measures

Table 4: Future Roles for Redleaf

*Note: Licenced trainers are only able to use the beach and existing handball court with all other areas prohibited for training use. Swimming training and water polo games / training is limited to winter months only to avoid conflict with peak usage during warmer months.



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3.7 Legislative Framework

This Plan of Management has been prepared in accordance with the requirements of the Local Government Act 1993. This Act outlines the procedure that an elected Local Government must follow in providing governance of the area it is responsible for. The Act dictates how local government is to manage, maintain and develop within its local government area boundaries which includes the preparation of a Plan of Management.

State wide documents

In addition to the requirements of the *Local Government Act 1993*, there are a number of other state wide policies and regulations that are relevant to the ongoing management of the site. These documents include:

- Environmental Planning and Assessment Act 1979
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This Act provides guidance at State, Regional and Local levels and required that the governing body consider impacts any proposed development or land change has on the existing community and the environment, both built and natural. Assessment with a corresponding greater public scrutiny.

- Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005

This DCP accompanies the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and is a revision for Sydney and Middle Harbours REP and Parramatta River REP. The document provides considerations for ecological and landscape assessment and guidelines for land and water base development within the foreshore area.

- Sharing Sydney Harbour Access Plan
- The Sharing Sydney Harbour Access Plan recognises the importance of the Sydney Harbour catchment as a valuable place of recreation for the community. The report outlines an integrated approach at providing greater access to the Harbour from both land and water.

Council documents

Relevant Woollahra Municipal Council planning documents include:

- Woollahra Municipal Council LEP 2014
- Development Control Guidelines for the Provision of Foreshore Open Space and Access

These guidelines establish the ways in which Council intends to achieve its objectives for foreshore environments within the LGA.

- Woollahra 2025 Community Strategic Plan (adopted in 2013)

This plan establishes a shared vision for both the community and Woollahra Municipal Council for the LGA. The document describes the community and provides a long term vision for the area with strategic goals relating to social, environmental and economic outcomes.

- Woollahra Municipal Council Recreational Needs Assessment and Strategy 2006

This study provides a description of the LGA demographics in relation to the populations recreation participation and future needs. The study provides an analysis of Council’s recreation facilities and lists recommendation for how these facilities can develop to meet the future needs of the ever changing population. This study is important to the development of Redleaf as it provides a vision for the recreation opportunities that may be expected of Redleaf in the future. The 2006 Strategy is undergoing an update.



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3.8 Core Objectives

The Local Government Act 1993 provides core objectives for all categories of community land. Council must manage community land according to these core objectives. The core objectives are provided to ensure the activity and uses of the site are consistent with the category of the land.

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

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

3.9 Objectives Specific to Redleaf

The Local Government Act 1993 allows Councils to include additional objectives specific to the subject site. Additional objectives must be compatible with the core objectives established in The Act. The following objectives are derived from the Redleaf Master Plan Design Principles detailed in Section 4. These include:

- Increase Functionality
- Provide greater access and legibility throughout the site
- Protect and retain items of Heritage and Cultural Significance
- Maintain and increase the diversity of spaces throughout the site
- Increase the opportunity for interaction with water
- Increase safety and security throughout the site
- Provide improved amenities for greater comfort
- Protect and retain significant views and vistas both to and from the site
- Incorporate environmentally sustainable initiatives to reduce the site's impact on the environment
- Ensure Redleaf's longevity as a substantial public recreation destination for future generations.

3.10 Strategy and Action Plan

The Local Government Act 1993 requires that a Plan of Management for community land must identify:

- (a) the category of the land
- (b) the objectives and performance targets of the plan with respect to the land
- (c) the means by which the Council proposes to achieve the plan’s objectives and performance targets
- (d) the manner in which the Council proposes to assess its performance with respect to the plan’s objectives and performance targets.

The objectives for Redleaf with strategies and performance targets have been outlined in Table 5 below. Approximate cost range is dependent on the implementation of elements of the strategy.

Overall Objectives

Strategy	Action	Means of Assessment	Priority	Approx. Cost
Increase Functionality <ul style="list-style-type: none">• Create flexible spaces that cater for a range of activities within a variety of micro climates• Allow for increased use of site particularly during colder months	<ul style="list-style-type: none">• Provide passive and active recreation activities in sun and shade• Reconfigure uninhabitable space to cater for increase use of site	<ul style="list-style-type: none">• Increase seating opportunities throughout site as per Master Plan recommendations• Implement changes to beachfront as per Master Plan	Long term 5 years	\$100,000 - \$1million
Access and Legibility <ul style="list-style-type: none">• Provide for safe pedestrian circulation that allows access to as many parts of the site as possible without jeopardising usable areas of the site• Provide increased legibility throughout the site	<ul style="list-style-type: none">• Provide ramps with landings, handrails and tactile indicators where possible to allow greater all ability access• Develop a wayfinding signage strategy for Redleaf	<ul style="list-style-type: none">• Accessibility audits• Wayfinding signage strategy installed• Additions to path network installed as per Master Plan	Medium term 3 years	\$100,000 - \$500,000
Heritage and Cultural Significance <ul style="list-style-type: none">• Protect and enhance buildings and landscape items of heritage and cultural significance• Provide opportunity for interpretation of sites cultural heritage	<ul style="list-style-type: none">• Develop Interpretation signage strategy that describes the history of the site• Review / update of Conservation Management Plan	<ul style="list-style-type: none">• Interpretive strategy installed• Any remedial works carried out as identified in Conservation Management Plans	Long term 5 years	\$100,000 - \$500,000

Table 5: Objectives, strategies and performance targets





3. Management

Strategy	Action	Means of Assessment	Priority	Approx. Cost
Maintain and increase the diversity of spaces throughout the site <ul style="list-style-type: none">Protect and enhance the existing diverse nature of spaces within the site.	<ul style="list-style-type: none">Re-establish planting to reinforce existing character of the siteRegular monitoring of mature trees and development of a Tree Management Plan	<ul style="list-style-type: none">Implement changes to planting and path networks as per Master PlanImprove health and life expectancy of existing mature trees and successfully establish new trees on site as per the Master Plan as evaluated by arborist report every 5 years	Long term 5 years	\$50,000 - \$250,000
Increase safety and security throughout the site <ul style="list-style-type: none">Provide safe access conditionsIncrease security to deter antisocial behaviour	<ul style="list-style-type: none">Engage specialist lighting consultant to prepare detailed lighting assessment and lighting design to be implemented as part of the Master PlanReview current access conditions and make amendments where possible to ensure compliance with relevant access codes and standards and reduce user conflict between vehicles and pedestrians	<ul style="list-style-type: none">Implement changes to site as per Master PlanEnsure works conform to relevant access and lighting codes and standards where possible	Long term 5 years	\$50,000 - \$100,000
Provide improved amenities for greater comfort <ul style="list-style-type: none">Enhance the cafe / kiosk experienceConsider increased opportunities for bicycle and motorcycle parkingProvide for improved seating opportunities	<ul style="list-style-type: none">Investigate feasibility of providing increased motorcycle and bicycle parkingConduct audit of condition and functionality of current park furniture and develop suite of furniture for introduction as part of the Master Plan works	<ul style="list-style-type: none">Implement changes to site as per Master PlanMonitor response of users through survey / feedback opportunities	Long term 5 years	\$500,000 - \$1million

Table 5: Objectives, strategies and performance targets (continued)



3. Management

Strategy	Action	Means of Assessment	Priority	Approx. Cost
Protect and retain significant views and vistas both to and from the site <ul style="list-style-type: none">Recognise and protect key view corridors to and from the site	<ul style="list-style-type: none">Maintain view corridors through introduction of appropriate vegetation species that do not block viewsIntroduce greater seating possibilities in locations that take advantage of view opportunitiesDevelopment of a Tree Management Plan which identifies locations for successive tree planting without obscuring view corridors	<ul style="list-style-type: none">Implement changes to site as per Master PlanAnnual visual inspection of view corridors identified within Master Plan Report	Short term 1-2 years	\$5,000 - \$10,000
Incorporate environmentally sustainable initiatives to reduce the site's impact on the environment. <ul style="list-style-type: none">Increase functionality and space for social interaction throughout siteImplement energy conservation projectsImplement water conservation projectsConsider waste when constructing and purchasing material	<ul style="list-style-type: none">Review concept designs for water harvesting, commission detailed design for tenderInstall water harvesting tanks to reduce irrigation reliance on town waterUtilise recently installed solar panels within upgrades to amenitiesDevelop detailed planting palette utilising native drought tolerant species to reduce irrigation demandsInstall additional areas for seating and gatheringRecently installed recycling waste stationPromote community based events	<ul style="list-style-type: none">Implement changes to site as per Master PlanMonitor reliance on town water and city grid sourced electricityUser feedback opportunities through survey	Long term 5 years	\$10,000 - \$50,000

Table 5: Objectives, strategies and performance targets (Continued)



Detailed Site Objectives

The following tables provide further detailed objectives for Redleaf with strategies and performance targets specific to the Upper Terrace, Mid Terrace and Beach frontage

Upper Terrace

Strategy	Action	Means of Assessment	Priority	Approx. Cost
Access <ul style="list-style-type: none">• Provide safer and more accommodating primary entry point into the site• Provide increase provision for parking	<ul style="list-style-type: none">• Reconfigure vehicular entry by shifting existing sandstone gateposts further apart to avoid reoccurring conflict with cars• Provide dedicated pedestrian entry clearly delineated from vehicular zones with bollards and / or kerbs• Provide dedicated motorcycle parking• Install bicycle storage racks adjacent to the carpark	<ul style="list-style-type: none">• Implement design changes to entry as per the Master Plan• Conduct traffic audit of entry and carpark	Short term 1 year	\$50,000-\$100,000
Visual Appearance <ul style="list-style-type: none">• Provide greater visual amenity to entry fore court	<ul style="list-style-type: none">• Repave worn surface of carpark / entry fore court and service courtyard with durable surface, in keeping with the heritage nature of the location adjacent to Redleaf House	<ul style="list-style-type: none">• Visual assessment	Medium term 3 years	\$10,000-\$50,000
Planting <ul style="list-style-type: none">• Replace poorly performing species with more appropriate, hardier plants• Provide increased decorative and seasonal planting to provide greater visual amenity	<ul style="list-style-type: none">• Install appropriate planting to replace failed species on western edge of the carpark /fore court.• Replace poorly performing Michelia species within Service Courtyard with more suitable Brachychiton species.• Introduce seasonal, colourful plant species within existing planting beds located in the formal lawns to uplift the appearance of this ceremonial space• Introduce shrub layer to back of planting bed across New South Head Road frontage to obscure views of loading dock and bins storage behind	<ul style="list-style-type: none">• Implement design changes to entry as per the Master Plan	Short term 1 year	\$5,000 - \$10,000

Table 6: Detailed objectives, strategies and performance targets for the Upper Terrace



Mid Terrace

Strategy	Action	Means of Assessment	Priority	Approx. Cost
Access <ul style="list-style-type: none">• Provide greater access opportunities throughout Blackburn Gardens	<ul style="list-style-type: none">• Install additional stone paths connecting existing sandstone steps with lower pond garden, reducing wear on turf• Increase the width of existing path connections to the beach frontage by removal of adjacent planting bed• Investigate possible inclusion of lift access from New South Head Road to Blackburn Gardens as part of upgrades to St Brigids	<ul style="list-style-type: none">• Implement access design changes to access paths as per the Master Plan• Commission design study to assess viability of lift access	Medium term 3 years	\$50,000-\$100,000
Heritage and Cultural Significance <ul style="list-style-type: none">• Protect and enhance buildings and landscape items of heritage and cultural significance	<ul style="list-style-type: none">• Investigate future appropriate leases for St. Brigids to fund building upgrades and maintenance• Implement regular maintenance regime to remove debris from stone pond and conduct necessary repair and restoration work	<ul style="list-style-type: none">• Implement design changes to entry as per the Master Plan	Medium term 3 years	\$0
Planting <ul style="list-style-type: none">• Maintain shade, shelter and framed views provided by existing trees in and around Blackburn Gardens	<ul style="list-style-type: none">• Restore rockery garden adjacent to ramp from New South Head Road• Replant beds where planting has failed or is poorly performing with species appropriate to the era of the gardens establishment• Improve health and life expectancy of existing mature tree, particularly the Moreton Bay Fig and develop a Tree Management Plan that includes possible timing for succession planting	<ul style="list-style-type: none">• Implement design changes to entry as per the Master Plan• Visual assessment• Arborist assessment every 5 years	Short term 1 year	\$5,000 - \$50,000
Amenity <ul style="list-style-type: none">• Provide greater amenity throughout the mid terrace	<ul style="list-style-type: none">• Aging timber benches have been replaced with three new benches• Provide increased low level lighting to deter antisocial behaviour within the gardens	<ul style="list-style-type: none">• Implement design changes to entry as per the Master Plan• Monitor response from users through feedback / survey	Medium term 3 years	\$50,000-\$300,000

Table 7: Detailed objectives, strategies and performance targets for the Mid Terrace

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Beach Frontage

Strategy	Action	Means of Assessment	Priority	Approx. Cost
Access <ul style="list-style-type: none">Provide greater access opportunities to the waters edge	<ul style="list-style-type: none">Install additional steps between Kiosk Promenade to Beach PromenadeProvide access ramp from Beach Promenade into Murray Rose Pool with handrail to assist those with mobility issuesProvide additional ladders and launching platforms to allow greater opportunity to access the poolAllow for small water craft mooring and launching point to facilitate access to the site from the waterRebuild Children's pool in location with better access and surveillance opportunities	<ul style="list-style-type: none">Implement access and boardwalk design changes as per the Master Plan.Any changes to the Murray Rose Pool is subject to a feasibility study and the necessary planning approvalsAccessibility audits	Long term 5 years	\$50,000-\$500,000
	Amenity <ul style="list-style-type: none">Upgrade and increase amenity throughout the beach frontage, providing for year round use of the site	<ul style="list-style-type: none">Proposed harvested roof water for toilet and urinal flushing, and investigate potential for warm showers utilising solar energy system.Increase opportunities for seating in sun and shade through increased bench seating and terracing below the kiosk promenade as well as seating within proposed extension to the timber boardwalkRestore damage to existing concrete steps, walls and pathsReview terms of Kiosk lease to extend operations to meet new demandInstall drinking water fountain	Long term 5 years	\$100,000 - \$1million
Safety <ul style="list-style-type: none">Reduce occurrence of antisocial behaviorIncrease water quality and awareness of related issues	<ul style="list-style-type: none">Engage specialist lighting engineer to develop a low level lighting strategy for the Beach Frontage to increase surveillance and assist in deterring antisocial behaviourProvide community education programs and newsletters outlining water quality issues, Council initiatives to increase water quality and ways in which community can get involvedProvide signage alerting community of water quality issues particularly during heavy rain periods	<ul style="list-style-type: none">Implement design changes to entry as per the Master Plan	Medium term 3 years	\$50,000-\$500,000

Table 8: Detailed objectives, strategies and performance targets for the Beach Frontage

3. Management

3.11 Current Leases

Woollahra Council currently has a lease agreement with a private operator for the operation of the kiosk. The lease period is 5 years commencing on 25th September 2011 and terminating on 24th September 2016. The lease is currently on a month to month holdover with Council. The premises included within the lease includes the kiosk building and the use of a storage room at the far eastern end of the change room building. The lease also entitles the kiosk operator the use of designated outdoor seating areas.

The conditions require that:

- The lessee ensures the premises is in good working order and as much as possible in the same condition as at the commencement of the lease.
- The lessee is also responsible for the general upkeep and maintenance including cleaning and sweeping of the beach front area, change room and kiosk promenade area.
- The lessee maintains and services the existing plant and equipment
- The lessee removes and cleans off any graffiti on any surface within the premises and outdoor seating area

- Removal and disposal of all waste from the premises and outdoor seating area, excluding the beach and surrounding areas

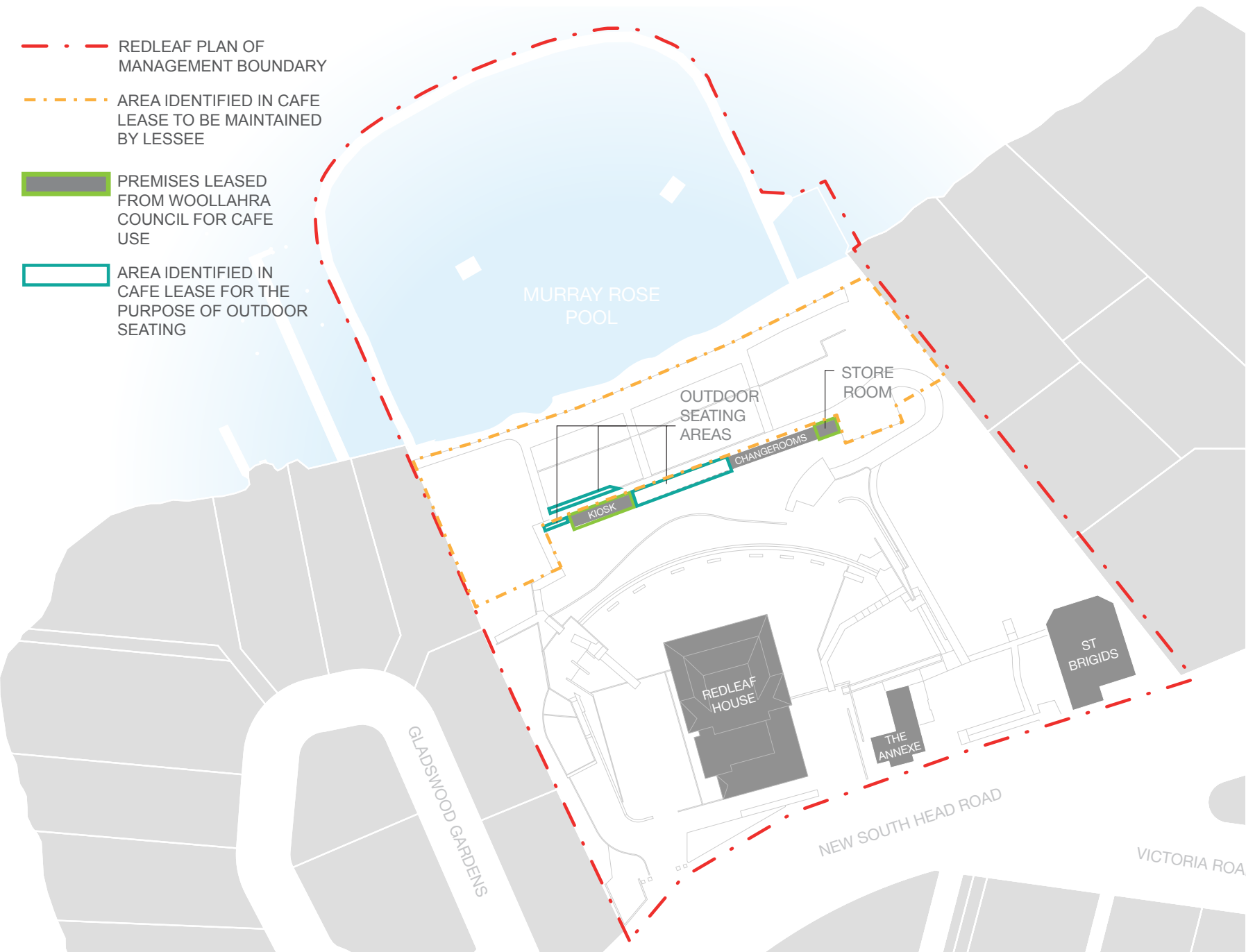


Figure 25. Current Redleaf Kiosk lease agreements areas

3.12 Description of Proposed Development and Permissible Uses

The *Local Government Act 1993* requires this Plan of Management to specify the purpose for which the land and any such buildings or improvements, will be permitted to be used s36(3A)(b)(i). A detailed description of the proposed Master Plan is provided in section 4.

The following table provides a summary of the proposed description of the proposed use.

Item	Purpose for which the land and any such buildings or improvements will be permitted to be used. Clause 36(3A)(b)(ii)	Purpose for which any further development of the land will be permitted, whether under lease or licence or otherwise. Clause 36 (3A)(b)(ii)	The scale and intensity of any such permitted use or development. Clause 36(3A)(b)(iii)
Redleaf fore court entry and carpark	Carpark and primary vehicular and pedestrian entry to site	Additional parking for cars, motorcycles and bicycles and pedestrian access. Additional signage upon development of signage strategy	To be reviewed after 5 years
Redleaf House	Woollahra Municipal Council Chambers, meeting space, community event space and Council offices	Continued use as Woollahra Municipal Council Chambers, meeting space, community event space and Council offices	To be reviewed after 5 years
Woollahra Municipal Council offices	Council offices, meeting space and lobby	Continued use as office and meeting space, Council lobby	To be reviewed after 5 years
Formal Lawns	Passive recreation, formal / community event space	Continued use for passive recreation, formal / community event space	To be reviewed after 5 years
Service Court	Utilitarian space providing an area for loading and parking for maintenance vehicles	Utilitarian space providing an area for loading and parking for maintenance vehicles	To be reviewed after 5 years
The Annexe	Council office space with attached toilet facilities	Council office space and toilet facilities	To be reviewed after 5 years
St Brigid's	St Brigid's	St Brigid's to be developed for cultural and commercial uses permissible in accordance with its categorisation for general community use. Possible future uses may include cafe, restaurant/ function facility, art gallery. Redevelopment to provide greater disabled access opportunities including possible lift access	To be reviewed after 5 years
Blackburn Gardens	Decorative garden for passive recreation, occasional formal / community event space	Continued passive recreational uses and occasional hire for weddings, wedding photography and parties and community events and events associated with St Brigid's usage. Additional seating to peripheries, increased decorative planting to restore period setting of the garden and expanded path network	To be reviewed after 5 years
Pool amenities building	Public change rooms and toilet facilities. Partial lease of building for kiosk use with storage space (See section 2.4)	Improved public change rooms and toilet facilities. Possible expansion of leasable space for kiosk through investigation of future use or removal of the unused storage shed	To be reviewed after 5 years
Beach frontage	Passive recreation including sitting, sunbathing, picnics	Additional terracing provides increase use for seating and outdoor dining	To be reviewed after 5 years
Murray Rose Pool	Active recreation includes swimming and walking around timber boardwalk. Passive recreation activities include sunbathing and sitting on edge of boardwalk	Increased opportunity for passive recreation through increase seating and terracing off existing boardwalk. Any changes are subject to a feasibility study and the necessary planning approvals. Addition of small watercraft launch point. Opportunities to increase patronage during winter months	To be reviewed after 5 years

Table 9: Description of proposed development and permissible use



3. Management

3.13 Events

Social Events

Council permits the hire of Blackburn Gardens for weddings, bridal photography, christenings, memorial ceremonies and social events between sunrise and sunset. An application form must be submitted to Council for approval and a fee paid prior to the event. Events at Blackburn Gardens are limited to 120 people and must adhere to Councils conditions of use and Council does not guarantee exclusive use of the park.

Within the 2014 / 2015 financial year Blackburn Gardens was hired for a total of 41 functions which included the following:

- 7 Library / Council events
- 15 weddings and bridal photography
- 5 birthday's
- 14 other social functions

Hiring Rates - Social Events

Fees for the hire of Blackburn Gardens are calculated base on the number of attendees and are as following:

- 0-20 people in attendance No Charge
- 21-50 People \$64.00 p/hr
- 51-100 people \$89.00 p/hr

Cancellation Fee: Applicants must contact Council in writing. A fee of \$50 is retained and the balance refunded, if the applicant cancels with a minimum of two weeks prior notice. Otherwise, no refund is given.

Wet Weather Cancellation Fee: A fee of \$50 is retained and the balance refunded, if the applicant contacts Council in writing no later than two weeks after the planned event. Otherwise, no refund is given.

Hiring Rates - Weddings

Fees for the hire of Blackburn Gardens for weddings is calculated base on the number of guests as well as duration of the event and are as follows:

For the first hour:

- 1 – 50 people \$215.00
- 51 – 100 people \$385.00
- 101+ people \$460.00

Each additional hour: \$105.50

Any booking over two hours is by negotiation only, and shall not exceed 3 hours.

Cancellation Fee: Applicants must contact Council in writing. A fee of \$91.00 is retained and the balance refunded, if the applicant cancels with a minimum of two weeks prior notice. Otherwise, no refund is given.

Wet weather cancellation: A fee of \$91.00 is retained and the balance refunded, if the applicant contacts Council in writing no later than two weeks after the planned event. Otherwise, no refund is given.

Fees and fee structure are valid until 30th June 2017 and are inclusive of 10% GST.

Fitness Training

Council acknowledges the importance of fitness and encourages the use of its parks for the purpose of commercial fitness training. In order to manage this use within public parks, Council has adopted the Commercial Fitness Training Activities on Public Open Space (2007) policy, outlining Council's objectives and the limitations for this use.

Waste Management

Conditions of use specify that the area used for the event is to be left clean and tidy with any excess waste to be removed off site by the park user.

Small Structures

Any amusement devices or temporary structures to be installed within the grounds will require the application of a separate temporary structures form to be approved by Council prior to the event.

Amusement devices or temporary structures are not permitted in Blackburn Gardens.

Indemnity

The event applicant must indemnify Council from and against all actions, claims, costs, losses, expenses and damages (including the costs of defending or settling any action or claim) in respect of:

- Loss of, loss of use of, or damage to property of Council; or
- Personal injury (including death) or illness to any person or loss of, loss of use of, or damage to any property; resulting from or by reason of anything done or omitted to be done by you arising out of your activities undertaken at or near Council's facility.



3.14 Landscape Maintenance

Previously, the maintenance of landscape areas at Redleaf was divided into 3 zones. This included Redleaf House Grounds, Redleaf Beach Foreshore Area and Blackburn Gardens. An external maintenance contractor was responsible for the maintenance of landscape areas within Redleaf House Grounds and the Redleaf Beach Foreshore Area. The grounds of Blackburn Gardens were maintained by Council’s own maintenance crew.

In recent times, Council has stationed onsite a full time member of staff to maintain the entire site. The grounds of Redleaf are an important heritage landscape that requires specific upkeep depending on the season as well as the frequency of Council approved events held within the space. Council has retained maintenance of the entire site to ensure specific maintenance works can be carried out immediately.

An existing landscape maintenance manual was prepared for the Redleaf House Grounds by Terragram Pty/Ltd in March 2002. The manual listed the specific maintenance requirements however the nature of the site and uses now requires a dynamic approach like a weekly maintenance schedule.

The weekly maintenance schedule is regularly reviewed and is different for summer and winter. The schedules include core activities to be undertaken on site including mowing, whipper snipping and blowing of paths. Additional maintenance work can be required depending on events in the park and other factors.

General landscape maintenance tasks will include inspections, repair and replacement of various components of the landscape will be required over time. This may include general timber maintenance, restoration of concrete paths and walls, pruning and replacement of failed vegetation species, pruning of trees as well as repairs and maintenance of the irrigation system.

A major upgrade of the historic Blackburn Gardens was undertaken by Council Staff and included new turf, formalised garden beds, selective historic planting and new irrigation.



Figure 26. Previous Redleaf landscape maintenance contract areas



3.15 Water Quality

Water quality at Redleaf is a concern for Council and was expressed as a concern within the community consultation feedback (see Section 3.4). The NSW State of the Beaches 2010-2011 report prepared by the NSW Office of Environment & Heritage provides an outline of water quality for NSW ocean beaches, harbour beaches and estuaries. The information is collected through sampling and testing of water conducted by the Harbour Watch program. The report categorises Redleaf as having good water quality being defined as “water quality that is suitable for swimming for most of the time but may be susceptible to pollution from several potential sources of faecal contamination, including stormwater”. Redleaf has been regularly tested since 1994 and has been increasing in water quality since 2000-2001 due to licensing of discharges from the sewerage system and the improved management of stormwater.

The report also indicates that pollution levels are increased with increasing rainfall, often exceeding safe swimming levels after 5mm of rainfall or more. The main source of water pollution at Redleaf is from stormwater released from local outlets located at Double Bay and Seven Shillings Beach.

Currently Woollahra Municipal Council has adopted an Infrastructure Levy which funds projects aimed at improving water quality through the establishment of such initiatives as upgrades to existing infrastructure, installation of gross pollutant traps, flow diversion structures, porous paving and the collection of or excess stormwater run off for irrigation of sports fields.

Council has also been responsible for dredging and the installation of stormwater litter booms at Double Bay and pollution control devices for pipes at Rose Bay.

Ongoing consultation and management of stormwater issues with Sydney Water, the Harbour Watch program as well as non-profit environmental community groups will ensure future improvements to the water quality of Redleaf will be achieved. Further community awareness through education programs and on site signage highlighting water quality issues and ways in which community will also assist in protecting the coastal environment.



Figure 27. Swimmers in Murray Rose Pool. ASPECT Studios Image Library



3. Management

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3.16 Existing Trees

Redleaf contains a significant collection of mature and significant trees across the site. These trees have been identified and classified within the Conservation Management Plan 2004 by Design 5 Architects. *Redleaf with its garden and setting is a fine and rare extant example of the then fashionable mid-nineteenth century Victorian Italianate style, evident in both the architectural and landscape design. The garden of the whole estate contains fine mature specimens of various species, once popular in large early gardens, as well as rare remnant examples of native species in the Sydney region* (Woody Pear). (Design 5 Architects, 2004, p.139)

These trees have also been identified within Woollahra Council's Register of Significant trees completed in 1991 and are listed below:

- 1 x Moreton Bay Fig (*Ficus Macrophylla*)
- 1 x Hoop Pine (*Araucaria cunninghamii*)
- 1 x Norfolk Island Pine (*Araucaria heterophylla*)
- 2 x Kauri Pine (*Agathis robusta*)
- 1 x Bunya Pine (*Araucaria bidwillii*)

A further indepth arborist study was completed in May 2010 by The Ents Tree Consultancy, and focused on the large Moreton Bay Fig (*Ficus macrophylla*) located at the northwestern corner of Blackburn Gardens. The report found this tree to be visually significant with average health. A significant cavity was observed in the tree extending from the base, and 8m into the trunk of the tree as well as into the branches. The report isolated the probable cause of the cavity to be a decay fungi, which has affected the tree due to root pruning and previous site works. The report stated:

The tree's trunk is decayed beyond what is generally acceptable making the tree structurally unstable. (The Ents Tree Consultancy, 2010, p.7)

Currently, a series of carbon fibre cables are visible within the canopy of the tree providing additional strength between upper and lower branches.

Ongoing arboricultural monitoring and assessment of the health and safety of all large significant trees within the site are conducted annually to ensure the safe usage of the site and to maintain the longevity of these trees and plan for their succession.



Figure 28. Existing Norfolk and Kauri Pines located within the south east corner of the site. ASPECT Studios Image Library



Figure 29. Steel cables within trunk of mature Moreton Bay Fig in north western corner of Blackburn Gardens. ASPECT Studios Image Library



Figure 30. Existing mature Moreton Bay Fig in north western corner of Blackburn Gardens. ASPECT Studios Image Library



A broad assessment of the impacts of the proposed Master Plan on the existing trees on site was conducted by Earthscape Horticultural Services at the time of the preparation of the Master Plan. The assessment found no immediate impacts on significant existing trees within the site with further assessments required as the design progresses from the Master Plan stage to construction. The Master Plan does propose that trees of little significance in areas of proposed works, and those deemed inappropriate or intrusive to the site, will be removed and replaced with more appropriate species.

Ongoing arboricultural assessments of the health and safety of large significant trees within the site are recommended to maintain the longevity of these trees and to plan for their succession.

The Master Plan proposes succession planting be located between the lawn north of Redleaf House and the existing kiosk / change room building (See plan below). This location was selected as it is fairly undisturbed by visitors. The location is in close proximity to the existing Moreton Bay Fig and succession planting of the same species located here will eventually provide the same framed viewed through the gardens to the pool beyond.



Figure 31. Items of Significance as outlined in the Redleaf Conservation Management Plan 2004 by Design 5 Architects

3. Management

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3.17 Marine Structure

Proposed marine structures within the Master Plan for Redleaf provide key opportunities to interact with the waters edge. Management of structures including the existing timber boardwalk, ladders and pontoons, as well as proposed extensions to the boardwalk, and additional ramps from the beach into the water will require regular maintenance. This will involve regular visual inspections and general repair work to ensure safe use by the community.

Repair work to marine structures completed before the 2011 summer has included re surfacing of the floating timber pontoons, handrail into the water at the beach, and general replacing of timber that has sagged on the boardwalk as required.

The Master Plan also proposes the removal of the current bars from under the boardwalk to be replaced with nets. Before any new works are completed, a detailed structural audit is to be carried out which specifies any rectification work required and assesses the viability of all new works affecting the existing marine structure.

Any changes to the structure of the Murray Rose Pool is subject to a feasibility study and the necessary planning approvals.



Figure 32. Existing timber boardwalk with steel handrails and ladders
ASPECT Studios Image Library

3. Management

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3.18 Funding Sources

There are numerous ways in which Woollahra Council is able to fund the implementation of the proposed Master Plan and Plan of Management. As Council owns and uses the land it is likely that the bulk of funding will be provided by Council with possible smaller funding from other organisations.

Council Funding

The implementation of this Plan of Management is achieved through its linkage with Council's Management Plan, Operational Budget, and Capital Works Program.

Funding arrangements for Redleaf will need to consider the capital costs of the proposed Master Plan works as well as the re occurring costs of maintaining and managing the site post construction. Council currently funds management and maintenance costs for Redleaf through its annual budget allocation, and uses capital funds and Section 94 funding for capital and non-recurrent works.

Funding for construction of new facilities is generally through the annual budgeting process utilising Council's rates revenue and investments, but special projects may be partly funded through State government grant allocations, which may involve matching funding from Council.

Staging of works may also need to occur if Council is unable to raise all of the required funds to fully implement all of the proposed Master Plan works.

Section 94A contributions

Section 94A contributions are those provided by developers for development within the LGA. These contributions are utilised by Council for upgrading facilities, including parks, to meet the needs of new development. Funding of new developments with Section 94A contributions could assist Council in raising funds for the implementation of the Master Plan and Plan of Management for Redleaf.

Environmental levy

An Environmental Levy is used to fund works to protect Woollahra's natural environment and the quality of water entering Sydney Harbour. The levy funds a specific range of improvement projects under Council's Environmental and Infrastructure Works Program. This levy could assist Council to fund proposed stormwater harvesting initiatives and the investigation of further actions to improve water quality at Redleaf.

Partnerships

There is an opportunity to develop further partnerships with residents and interested people in relation to improvements and ongoing management of the gardens.

Rental income

Rental income from the Kiosk as well as from events held within Blackburn Gardens throughout the year provide another revenue source for Council to implement new works at Redleaf.

Grants

Commonwealth and State Government grants are available to assist with the future development of Redleaf. These grants include funding for the following types of development:

- environmentally sustainable projects such as water saving, recycling and water quality improvement initiatives
- commissioning of public art
- development of heritage interpretation and restoration strategies

3.19 Review of Plan of Management

This Plan of Management for Redleaf will require review every five to ten years to ensure it reflects the community and Council's changing values and goals. Review of this Plan of Management should also take into account changes to Government and Council policy which may have an influence on the use of the site.

The Strategy and Action Plan tables require more frequent review as some items have a shorter life span. The Strategy and Action Plan tables should be revised every year in accordance with Council's budget and shifting priorities.

4. Master Plan

4.1 The Master Plan Process

The Master Plan process began with a consultation session with members of Woollahra Council staff from a range of departments. As Redleaf is home to the Woollahra Council Chambers and offices, this gave the team a valuable insight into the everyday use of Redleaf as well as highlighting significant management and operational issues.

Further consultation was conducted in March and April of 2011 and October and November of 2015 via an online community survey, neighbourhood letterbox drop, signage and hardcopy survey at Redleaf cafe. This survey was delivered as a letter drop within the immediate vicinity of Redleaf as well as an online survey through Council’s website and an advertisement in the *Wentworth Courier*. This gave the design team a quantifiable

response on the issues that require attention and what the community expectations were for the future use of the site.

The design team conducted their own extensive on site analysis of Redleaf at different times of the week. This allowed the team to gain a clear understanding of the patterns of use. Research into the past use of the site, identification of items of significance and an exploration of similar harbour side parks and swimming pools both locally and internationally offered an extensive foundation of knowledge from which the Master Plan was conceived.

Feedback from the Plan of Management and Master Plan exhibition will be analysed and incorporated within a final submission that will guide any future development of Redleaf.



Figure 33. Redleaf Master Plan



4. Master Plan

4

4.2 The Master Plan Overview

The Master Plan acknowledges the existing character of the site - the delightful procession of moving from ridge top to the water's edge, the expansive harbour views and the prime waterfront location. It builds upon the rich diversity and inherent heritage of Redleaf by offering a more amenable and heightened experience of the site. The proposal is conscious of the scale and character of the former residential harbourside estate with minimal impact on its structure and use.

The Master Plan maintains the exclusive harbourside estate feel that Redleaf has retained throughout the years, with interventions proposed within currently under performing areas of the site. These interventions have been carefully considered and expand on the present structure of the estate, allowing for improved access, safety and enjoyment of Redleaf without jeopardising current uses. As such the proposal should be recognised as a design intervention rather than a redevelopment.

The Master Plan recognises the high summer patronage that the site currently experiences and seeks to extend both winter and future growth patronage by introducing greater recreation opportunities in sun and shade and the upgrading of existing facilities such as the kiosk.

Six key zones are identified within the Master Plan; the Upper Terrace including Redleaf House and former stables (The Annexe), Mid Terrace and Cafe Promenade, the Beach Frontage, Murray Rose Pool and Blackburn Gardens. The following pages identify design principles and provide a detailed explanation of these spaces together with possible actions.



Figure 34. The Annexe building from Blackburn Gardens

4. Master Plan

4

4.3 Master Plan Design Principles

The design team has developed a series of design principles to guide the evolution of the Master Plan and form the basis for this Plan of Management. These principles have been developed following an analysis of the current conditions and use of the site and from previous technical background studies.

These design principles are outlined below:

Increase Functionality

- Create flexible spaces that cater for a range of activities within a variety of microclimates
- Reconfigure steeply sloping and inhabitable areas
- Provide greater seating opportunities with choices of sun and shade



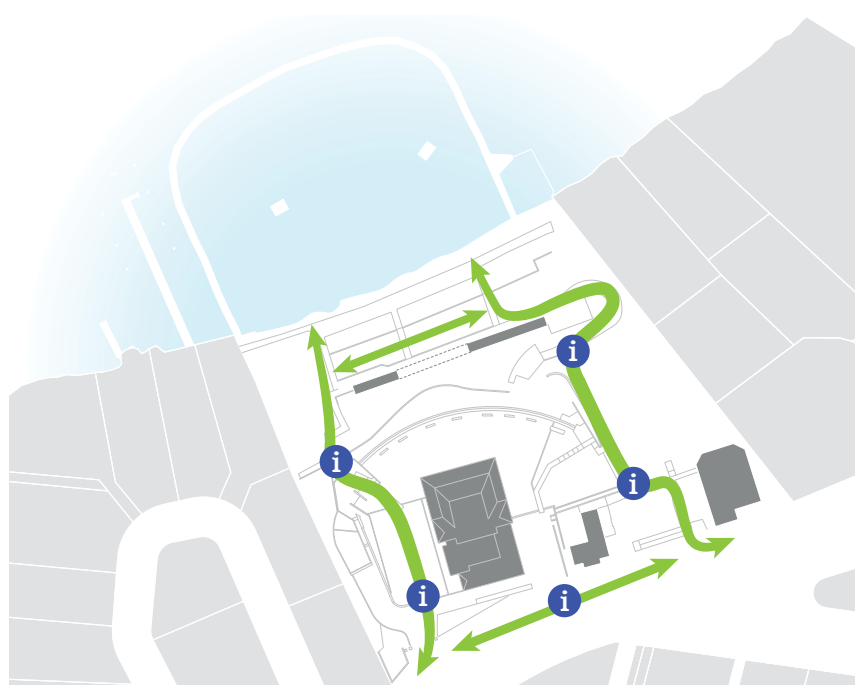
Heritage and Cultural Significance

- Protect and enhance buildings and landscape items of heritage and cultural significance through appropriate management strategies
- Promotes the development of an interpretation strategy to reveal site heritage



Access and Legibility

- Provide greater access opportunities
- Increase legibility throughout the site
- Provide hierarchy within path network



Diversity of Space

- Protect and enhance the existing diverse nature of spaces within the site that cater for a variety of users and functions.
- Highlight richness of experience from ridge road down to beach frontage



4. Master Plan

4

Interaction with Water

- Encourage a range of opportunities to engage with the waters edge
- Allow easy access to water for all age groups and abilities
- Increase monitoring and public awareness of water quality issues



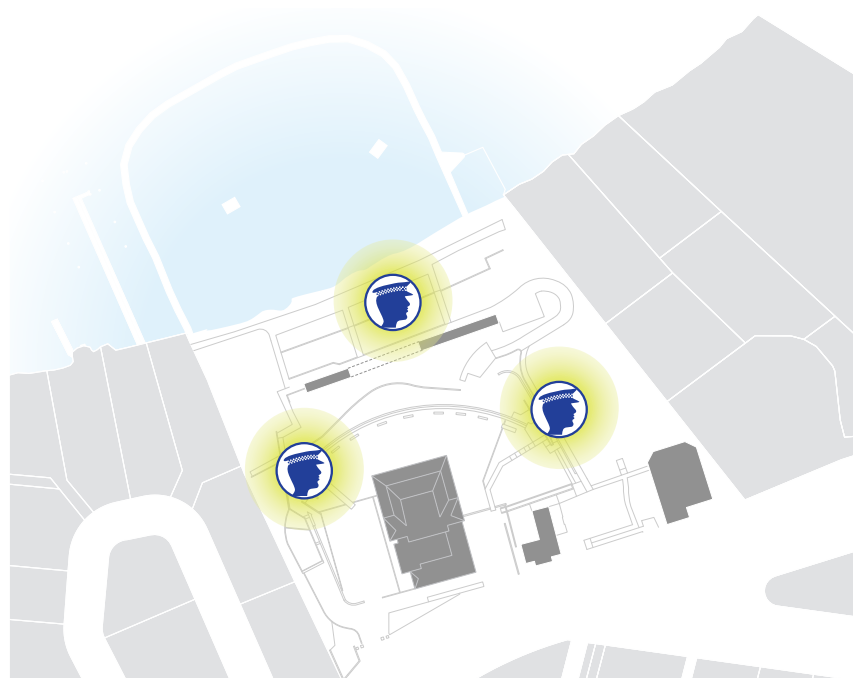
Facilities and Comfort

- Enhance the cafe / kiosk experience
- Integrate all ability user friendly fixtures and fittings (ie: furniture, handrails) throughout the site.
- Consider increased opportunities for bicycle and motorcycle parking



Safety and Security

- Improve security to deter antisocial behaviour
- Increase user safety throughout the site



Views and Vistas

- Recognise and protect key view corridors to and from the site
- Explore the potential for the establishment of new view corridors (whilst protecting existing trees)
- Utilise an understanding of the visual and spatial structure of Redleaf and its impact on experiential qualities by users



4. Master Plan

4

Sustainability

- Implement sustainability initiative to reduce the site's impact on the environment
- Develop robust materials palette that includes recycled materials
- Increase functionality of spaces that encourage social interaction



4. Master Plan

4

4.4 Master Plan Components

Upper Terrace / Redleaf House

With its elevated position, the upper terrace takes in commanding views across Sydney Harbour. This largely flat vantage point provides the landscape setting for the grand Italianate harbourside mansion known as Redleaf House.

The upper terrace was constructed in 1999-2000 as part of the renovation and extension of Redleaf House to accommodate Council offices and provides the main vehicular and pedestrian entry point off New South Head Road. The existing on grade fore court carpark and basement carpark provide parking opportunities without compromising the entry experience of Redleaf.

The Master Plan departs from the current condition by providing a dedicated pedestrian entry path on the northern and eastern edges of the fore court. These paths are delineated using smaller scaled paving and bollards to ensure pedestrian and vehicular contact is limited. The existing sandstone entry pillars at New South Head Road are set further apart to allow greater maneuverability of cars entering and exiting the site without threat of collision. Re occurring damage to these pillars is being caused by conflicts with vehicles due to the current narrow

arrangement. The Master Plan also proposes to repave the fore court to lift the entry experience of the site. All existing trees surrounding the carpark are to be retained.

Cyclists are accommodated with bicycle parking located at the northern end of the fore court adjacent to the access stairs to the pool and cafe below as well as two new bicycle racks located close to the Annexe. An increase in screening shrubs and plants provide a green buffer on the eastern edge of the on grade carpark to soften views from adjacent apartment buildings.

The formal north facing lawn areas are retained with seasonal planting added within existing planting beds, bringing colour and vibrancy to this ceremonial space.

An existing service court to the east of Redleaf House is to be retained and repaved to match the entry fore court. The removal of a grove of small trees (*Michelia sp.*) within the service court that are poorly performing, will be replaced with a more suitable species such as *Brachychiton sp.*



Figure 35. Entry forecourt and carpark. ASPECT Studios Image Library



Figure 36. Seasonal planting. ASPECT Studios Image Library



Figure 37. Dedicated bicycle parking facilities. ASPECT Studios Image Library



Figure 38. Redleaf Master Plan - Extent of Upper Terrace

4. Master Plan

4

Mid Terrace / Kiosk Promenade

The mid terrace is located below the upper terrace and is characterised by steep slopes with mature trees and largely native understorey planting. The majority of this zone is inaccessible. Existing concrete steps on the western edge of the mid terrace provides access from the upper terrace and the lobby to the subterranean Council offices and further down to the cafe and Murray Rose Pool at the bottom of the site.

To the east, a proposed grand staircase links Blackburn Gardens to the kiosk promenade and beach frontage below. These proposed stairs are accompanied by a ramp which facilitates access for prams, bikes, small maintenance trollies and supplies for the Kiosk.

An existing north facing concrete promenade extends across the northern edge of the mid terrace. This promenade links the male and female change rooms with the existing kiosk with a central covered outdoor space located in between.

The Master Plan seeks to renew the promenade by opening up the space to the expansive northern views of Murray Rose Pool and Sydney Harbour beyond. Fixed seating, lockers and planting of palms such as *Livistona australis* are used to increase the usability of the space.

Upgrades to the toilet / change rooms have been completed and utilise roof water collected in a 4kL tank located behind the building, for flushing of toilets and urinals.

Possible extended trading hours for the kiosk would also assist in extending the patronage use of the site during cooler months. Investigation into the future use or removal of the adjacent unused storage shed may allow for an increase in kiosk space.



Figure 39. Redleaf Master Plan - Extent of Mid Terrace

4. Master Plan

4

Beach Frontage

The beach frontage provides the greatest opportunity for further activation of the site. The Master Plan reimagines this space to be the central gathering and seating space within Redleaf.

Existing turf banks between the mid terrace and the flatter turf platforms close to the beach are currently under-utilised due to the steep gradient of the land. The Master Plan responds to the community's desire for shade and more seating opportunities by proposing additional path connections with seating edges to improve access and provide greater seating opportunities in sun and shade. Secondary access to the terraces is provided from landings within the concrete access stairs to the east and west.

A generous terrace space below the current cafe will extend cafe use with shade umbrellas and tables and chairs offering outdoor dining opportunities with premium harbour views.

Additional shade will be provided by trees planted within the grassed embankments, complementing the existing *Angophora costata* trees planted here.

A series of paved belvederes extend towards the eastern boundary of the site and are accessed via landings in the proposed staircase leading down from Blackburn Gardens. These spaces maximise the usability of the sloping site with long timber benches for further seating opportunities to allow expansive views of the pool and harbour. Outdoor showers are also proposed within these spaces. Planting of salt hardy native species will assist to integrate the walls of the belvederes into the surrounding landscape.

The existing beach front promenade is maintained with a new retaining wall providing greater access and seating possibilities adjacent to the promenade. The Master Plan proposes the replacement of *Jacaranda sp.* located in the lower turf areas with a species similar to the existing *Cupaniopsis sp.* also planted within this area. These dome shaped, dense canopied trees perform well in the sandy and exposed conditions and provide shade at the beach front.

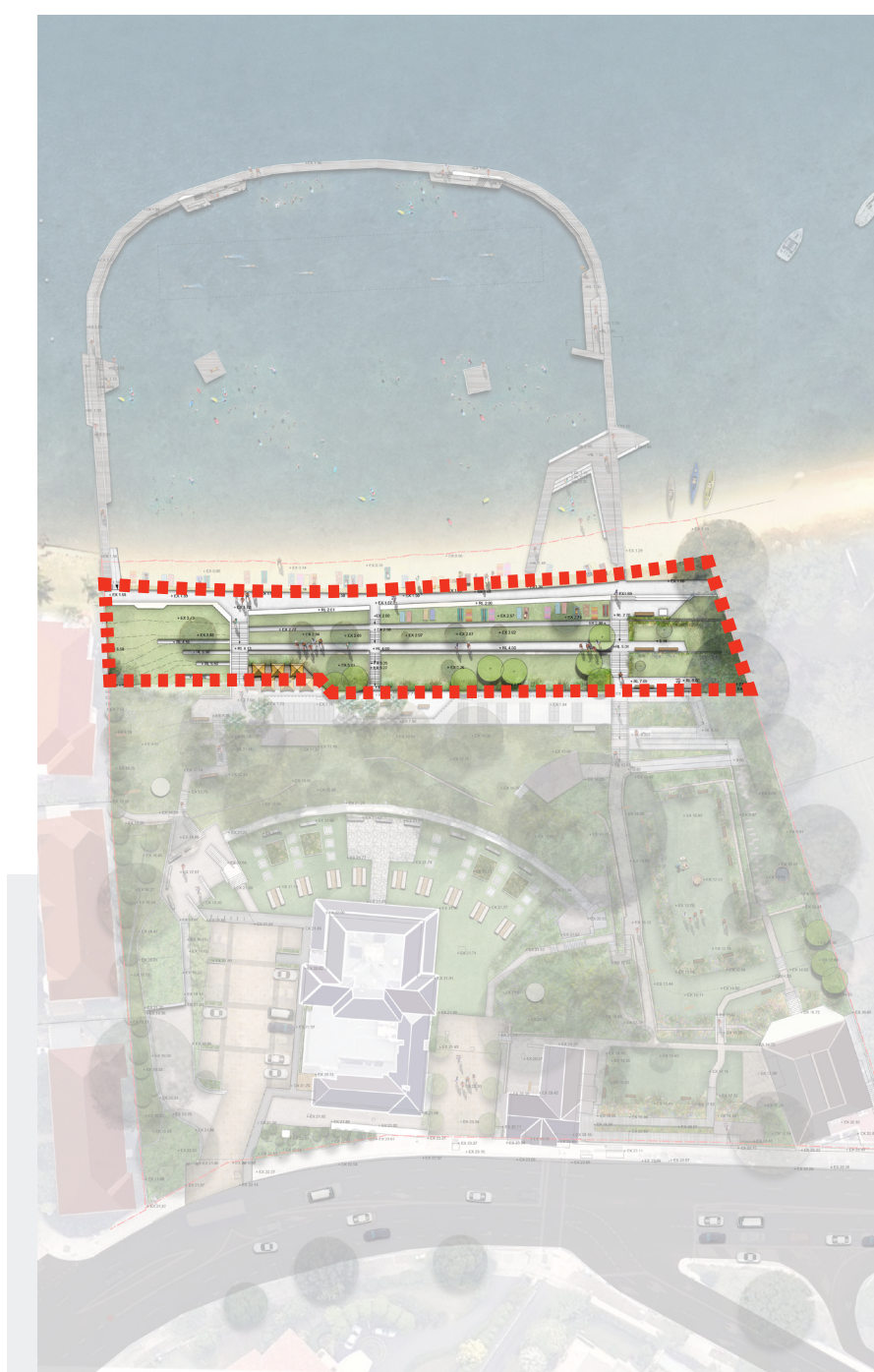


Figure 40. Redleaf Master Plan - Extent of Beach Front

4. Master Plan

4

Murray Rose Pool

Maximising the opportunities to engage and interact with water was a key design principle of the project. This principle proved popular with community members as the survey found many users are drawn to Redleaf because of its harbour side location and sheltered access to the waters edge.

A revitalised Murray Rose Pool will offer users a variety of unique conditions and opportunities to engage with the waters edge. The Master Plan looks to enhance Murray Rose Pool by adding a series of timber structures along the length of the narrow boardwalk. These structures step down towards the water level in a variety of different configurations. They allow access to the water through steps and ladders and platforms.

The boardwalk will be transformed as another space for occupation with the addition of terraced platforms that provide seating opportunities facing inwards towards the active use of the pool, while more generous platforms allow for sunbathing out beyond the water's edge. Any changes to the Murray Rose Pool is subject to a feasibility study and the necessary planning approvals.

The timber structures have been carefully located to minimise disturbance to lap swimmers and to maintain direct views out to Clark Island and Sydney Harbour beyond.

The existing pontoons that float within Murray Rose Pool have recently been refurbished and will not require upgrading.

A new children's pool is located in the south eastern corner of the pool within the bounds of the boardwalk. The new pool will offer greater surveillance opportunities from both the beach and a proposed timber boardwalk that forms the north and western edges of the pool. Terraced steps along the northern edge of the pool allow closer interaction with the water and informal seating opportunities for parents and young children.

A ramp with handrail is also proposed at the western end of the pool and will assist those with limited ability to have access to the water.



Figure 41. Redleaf Master Plan - Extent of Pool Area

4. Master Plan

4

Blackburn Gardens

Blackburn Gardens in contrast to the beach frontage, provides a cool and shaded oasis. It is set down from New South Head Road and enclosed by mature trees and planting. The Master Plan accommodates its frequent use for community gatherings and private events.

The proposal for Blackburn Gardens retains the underlying structure of the place, reviving its identity as a period garden. Parts of the garden have already been restored and enhanced with a mix of native and exotic understorey planting in keeping with the existing federation style of St Brigids located in the eastern corner of the site. Flexible lawn space around St Brigids allows for a range of possible future uses of the building. An external surface treatment has been shown should it compliment a future use to the building.

An extended path network provides access to previously under utilised space along the eastern boundary of the site. Widening of the access path to Murray Rose Pool presents a more accommodating connection for couples and users with prams.

Additional seating throughout the garden provides greater gathering opportunities in sun and shade, while an upgrade of the toilet facilities adjacent to The Annexe offer a functional and pleasant experience.

Existing access timber ramps from both New South Head Road and Redleaf House will be retained and upgraded, as will the existing pond, castellated walls and rockery. Fencing to the eastern boundary will be reviewed and upgraded as required.

Existing access points at the northern edge of the garden will be maintained off the proposed ramp to the Kiosk Promenade.



Figure 42. Site photo facing south east to New South Head Road from within Blackburn Gardens. *ASPECT Studios Image Library*



Figure 43. Site Image facing north east towards St Brigids. *ASPECT Studios Image Library*



Figure 44. Site Image, existing pond. *ASPECT Studios Image library*



Figure 45. Redleaf Master Plan - Extent of Blackburn Gardens

4. Master Plan

4

Streetscape - New South Head Road

The Master Plan seeks to uplift the overall street presence and identity of Redleaf from New South Head Road through increased signage, more generous access and improved presentation through planting.

The main pedestrian and vehicular entry point from New South Head Road will be made more generous through the relocation of the eastern sandstone gate post. It is proposed that the driveway be repaved using a high quality paver that contrasts the existing concrete footpath. This will assist in delineating the driveway from pedestrian areas. A dedicated pedestrian path will also lead into the site adjacent to the driveway. A smaller scaled paver will assist to highlight the pedestrian path from the driveway.

Planting to the front of Redleaf consisting of *Brachychiton* sp. with native grass understorey will be supplemented with a taller shrub layer to the rear of the garden bed. This shrub layer will assist in providing a green buffer to the loading dock situated at the front of Redleaf House.

Additional authority signage close to the main entry points of the site will assist in directing users to different areas of the site and incorporate prohibited activities.

Opportunity exist to renovate St Brigids in order to provide greater access opportunities from New South Head Road including lift access. A redevelopment of St Brigids should consider the replacement of existing fencing on New South Head Road with a fence sympathetic to the federation heritage of the building.



Figure 46. Site photo facing south east to New South Head Road from within Blackburn Gardens. ASPECT Studios Image Library



Figure 47. Authoritative signage at site entry points, Wembley Park, Melbourne. ASPECT Studios Image Library



Figure 48. Layering of varying plants improves presentation quality of garden areas, Edgewater, Cabarita. ASPECT Studios Image Library



Figure 49. Redleaf Master Plan - Extent of Streetscape

4. Master Plan

4

4.5 Sustainability Initiatives

The Master Plan for Redleaf recognises the importance of environmentally sustainable initiatives in the future development of the site. The plan incorporates a number of sustainability initiatives developed by Council prior to the completion of this Master Plan. These initiatives include the expansion of the existing stormwater harvesting system to meet current irrigation demands (further explained in section 4.6 on the following page)

Solar panels have also been recently installed on the roof of the Kiosk / change room building. These panels have good access to midday and afternoon sun and collect energy for use within the site. It is envisaged that these panels supply electricity to heat water for shower use within toilet / change room facilities.

The proposed Master Plan proposes that planted areas should utilise predominantly low water use vegetation species with a mix of locally occurring species that provide habitat for indigenous fauna. Proposed paved surfaces should allow maximum rainwater penetration on natural ground areas and where possible drain excess rainwater toward adjacent garden beds.

The use of robust, recycled and innovative products such as recycled timber and timber composite materials that are locally sourced is encouraged to ensure longevity and reduce the carbon footprint of any future construction on site.

4.6 Stormwater Harvesting

As part of Council’s commitment to water sensitive urban design, a study was commissioned by Council to investigate the possible implementation of new stormwater harvesting initiatives in public open spaces within the LGA. The study by BMT WBM provided three possible outcomes to expand on Councils existing collection system at Redleaf which does not meet current irrigation demands. One option was selected by Council as it was the most appropriate for the site and has been described below.

The proposed stormwater harvesting option utilises all of the roof runoff from Redleaf House as well as runoff from the at-grade paved carpark west of Redleaf House and paved service courtyard east of Redleaf House. Two additional 20kL above ground tanks and one 5kL linear tank will accompany the existing 17kL storage tank located at the rear of Redleaf House adjacent to New South Head Road, to collect stormwater runoff. One of the 20kL tanks will be located within the vegetated garden bed east of Redleaf House between Blackburn Gardens and the eastern service courtyard. This tank will collect water from the north eastern corner of Redleaf House’s roof and part of the service courtyard. The water will pass through a two stage filter process before being pumped either back into the existing 17kL storage tank at the rear of Redleaf House, or be pumped directly into the irrigation system which covers lawns and garden areas to the front and sides of Redleaf House.

The tank will overflow into an existing stormwater drain.

A second 20kL above ground tank will be located north east of Redleaf House at the top of the turf embankment, west of the kiosk. This tank will collect roof water from the western half of Redleaf House and runoff from the on-grade carpark. The water will pass through a two stage filter process before being pumped either back into the existing 17kL storage tank at the rear of Redleaf House, or be pumped directly into the irrigation system. This tank will overflow directly into the harbour via the existing western drainage route.

Roof water from the south eastern corner of Redleaf House and part of the service courtyard will be directed to the existing 17kL tank located at the rear of Redleaf House.

All water collected and stored within these tanks will be utilised by Council for the purpose of irrigation.

An additional slim line 4kL tank is proposed to be located adjacent to the existing change room and kiosk building on the mid terrace. Down pipes from this building will be redirected to the tank located at the back of the building. This water will not pass through a filtration system as it will be pumped directly to toilets and urinals for flushing.

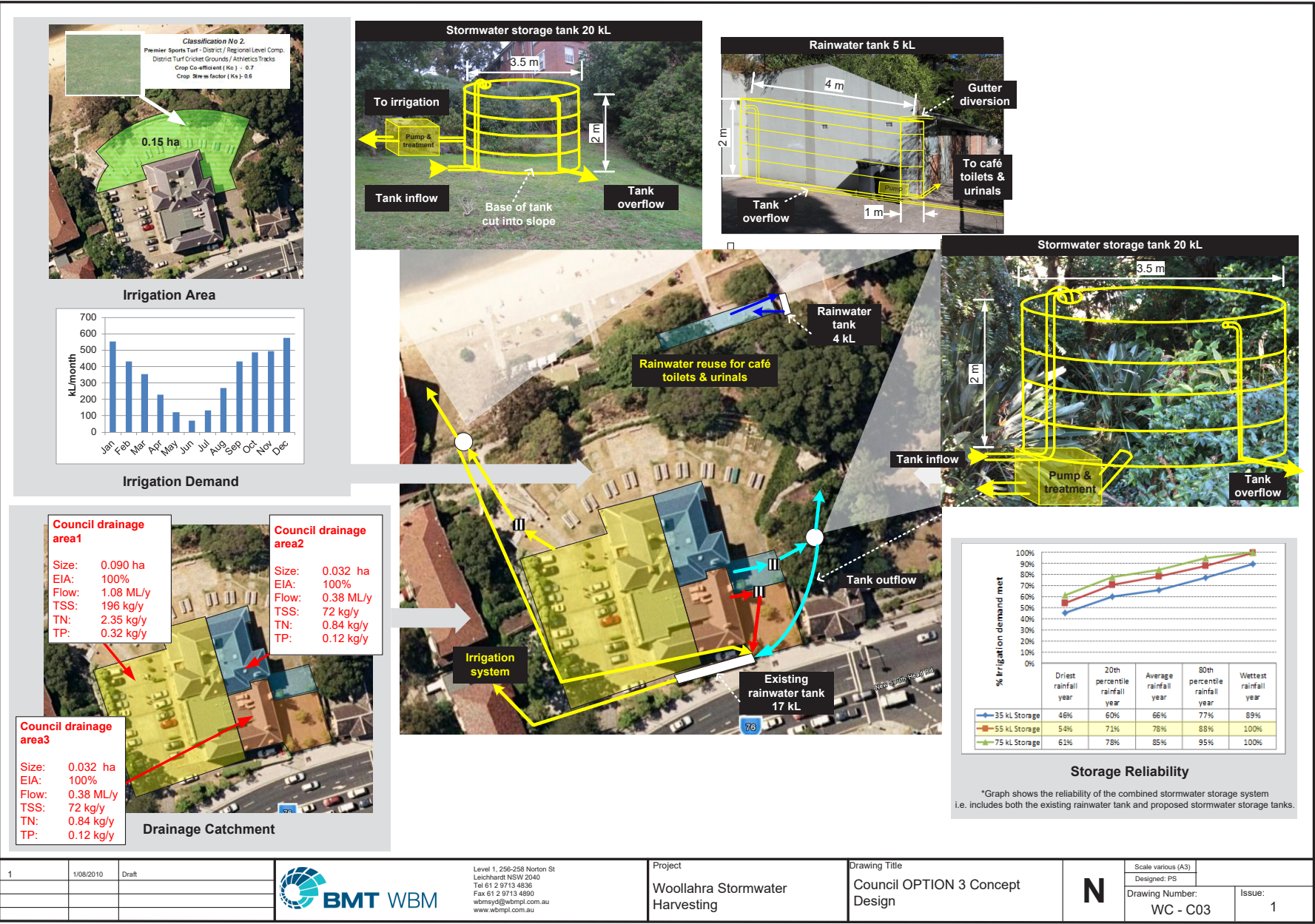


Figure 50. Preferred Redleaf stormwater harvesting scheme concept plan prepared by BMV WBM Pty Ltd, September 2010



4. Master Plan

4

4.7 Safety + Lighting

As Redleaf is unsecured and open 24 hours, safety and security has been highlighted as a key design principle of the Master Plan and objective of this Plan of Management.

Reports of anti-social behavior during the night has been a common occurrence within the lower areas of Redleaf, specifically during school holiday periods.

The Master Plan encourages the implementation of a signage strategy focusing on the main entry points to the site, which identifies prohibited activities. The signage will establish clear limitations for the use of the site in order to protect the safety of its users. This will include notification of an alcohol free zone outside of the prescribed hours.

A lighting strategy to increase night time surveillance is also proposed which increases low level lighting particularly in lower areas of the site. It is intended that this lighting be integrated within steps and walls accompanied by overhead lighting associated with the existing change room and kiosk building. The low level fittings will provide a wash of lighting on the ground plane to assist in navigation of stairs and paths, providing greater surveillance opportunities from upper areas of the site without causing disturbance to neighbouring apartment buildings.

Continued regular recording and review of safety and security issues are recommended to ascertain the most appropriate preventative action to be taken by Council. Regular safety audits in partnership with NSW Police and private security companies are also recommended.

5. References

Department of Infrastructure, Planning and natural Resources

August 2003
Sharing Sydney Harbour Access Plan

Design 5 Architects

May 2004
Redleaf Conservation Management Plan

Equatica

August 2011
Redleaf Project - Review of Water Sensitive Urban Design Concept

Grants Gov Australia

<http://grants-gov.com.au>

Manidis Roberts Consultants and Allan Jack and Cottier Architects

December 1997
Redleaf Plan of Management

Recreation Planning Associates

July 2011
Redleaf Park Master Plan & Plan of Management Review of Recreation Needs

The Ents Tree Consultancy

February 2011
Aboricultural Assessment 2 February 2011
Site: 536 New South Head Road Double Bay

Woollahra Municipal Council

22 February 2010
Woollahra Community Strategic Plan 2010 to 2025 (Draft)

Woollahra Municipal Council

May 1991
Woollahra Municipal Council Register of Significant Trees

Woollahra Municipal Council

May 2015
Woollahra Local Environmental Plan 2014



Figure 51. Site photo Murray Rose Pool with pontoon in foreground and Redleaf House in background. ASPECT Studios Image Library





Appendix



Appendix A - Redleaf Master Plan



KEY		BLACKBURN GARDENS		MURRAY ROSE POOL	
UPPER TERRACE		MID TERRACE / CAFE PROMENADE		BEACH TERRACE	
1.	Redleaf House (Woolahara Municipal Council Chambers)	11.	St Brigids - possible renovation of federation building to cater for commercial and cultural uses with external surface treatment.	23.	Partial removal of roof structure with new seating lockers and palm trees.
2.	Re paved forecourt carpark with new planting.	12.	Upgraded toilet facilities with bench seating adjacent to entry.	24.	Existing change room building with upgraded facilities
3.	Widened vehicular entry point from New South Head Road with repositioned sandstone gateposts.	13.	Flexible open lawn space retained for events. New seating and planting to edge of lawns.	25.	Solar panels located on existing roof structure.
4.	Dedicated pedestrian entry path delineated by smaller scaled paving and bollards to minimize vehicular / pedestrian conflict.	14.	Widened path for easier access to pool.	26.	New 6kl water storage tank collecting roof water for toilet flushing.
5.	Motorcycle parking zone.	15.	New trees to buffer eastern boundary.	27.	New access stair from Blackburn Gardens with ramps adjacent
6.	Bicycle parking.	16.	New sandstone paved access paths.	28.	Existing trees to be retained.
7.	Existing formal lawns, paving and seats. Proposed seasonal and colorful planting to supplement existing planting within existing beds.	17.	Pond garden with restored pond and new stepping stone path.	29.	Planting and summer shade trees integrated within turf embankment.
8.	Proposed 23kl rainwater collection tank.			30.	Turf embankment
9.	Service court with new paving and new trees replacing existing.			31.	New access stair to beach.
10.	The Annexe and paved surrounds retained for council use.			32.	New mid level access path with seating edge at base of embankment
				33.	Paved areas with new seating, taking advantage of prominent views of pool and harbor. Outdoor shower facilities located on lower level.
				34.	
				35.	Mature trees supplemented with new under storey planting to eastern boundary of site.
				36.	Existing flat lawn space adjacent to beach front promenade. Existing trees (Cupaniopsis sp.) retained Jacaranda species.
				37.	Retain existing beach front promenade with new retaining wall, steps and informal seating opportunities.
				38.	New retaining walls offering informal seating opportunities at western edge of mid terrace.
				39.	Relocated children's pool with new timber boardwalk and generous concrete stairs stepping down to waters edge.
				40.	New ramped access into water with handrail
				41.	Restored floating pontoon
				42.	Proposed extensions to boardwalk offering increased areas for sitting and sunbathing. New terraced platforms encourage greater opportunities to engage with the water.
				43.	Existing children's pool opened up to accommodate sheltered rest and launch point for kayaks.



Appendix B - Background Analysis

Topography + Landform

The dramatic topography of Redleaf provides much of the diversity and unique spatial qualities of the site. The site falls steeply from New South Head Road down to the harbours edge at Blackburn Cove with terracing utilised to form flat usable areas at different heights.

The upper terrace is relatively level with New South Head Road. Redleaf House is positioned at this high point, taking advantage of spectacular views over the harbour. The siting of the house at this location also increase the sense of grandeur from the harbourfront below.

Blackburn Gardens is set over 3 broad terraces below the upper terrace. The garden is set lower than New South Head Road creating a sense of enclosure. A planted rockery and embankments surround most of the garden spaces creating a series of more intimate garden rooms. The gardens have been further enclosed over the years by the large mature tree canopies that shade most of the space.

Steeply sloping embankments towards the beachfront have been terraced to form an upper promenade which accommodated a kiosk, changeroom facilities, a ball court and outdoor seating areas. Steep turf embankments spill down to the beachfront promenade from the kiosk level with steps forming the only viable access option to the beachfront. These embankments are under utilised as the steep grades prevent comfortable use as seating areas beside the beachfront.



Appendix B - Background Analysis

Access + Parking

In general access throughout Redleaf is unclear. A lack of wayfinding signage, minimal dedicated pedestrian paths to the east of the site combined with the steep topography of the site, limit access and legibility of the circulation network.

The primary access point for vehicles and pedestrians is from New South Head Road in the south west corner of the site. A driveway and pedestrian path aligned between heritage sandstone gate posts leads to a paved forecourt providing on-grade parking facilities adjacent to Redleaf House, with basement carpark below. The combined vehicular and pedestrian use of the forecourt paired with the confined entry / exit point on New South Head Road, regularly causes traffic conflict throughout this zone.

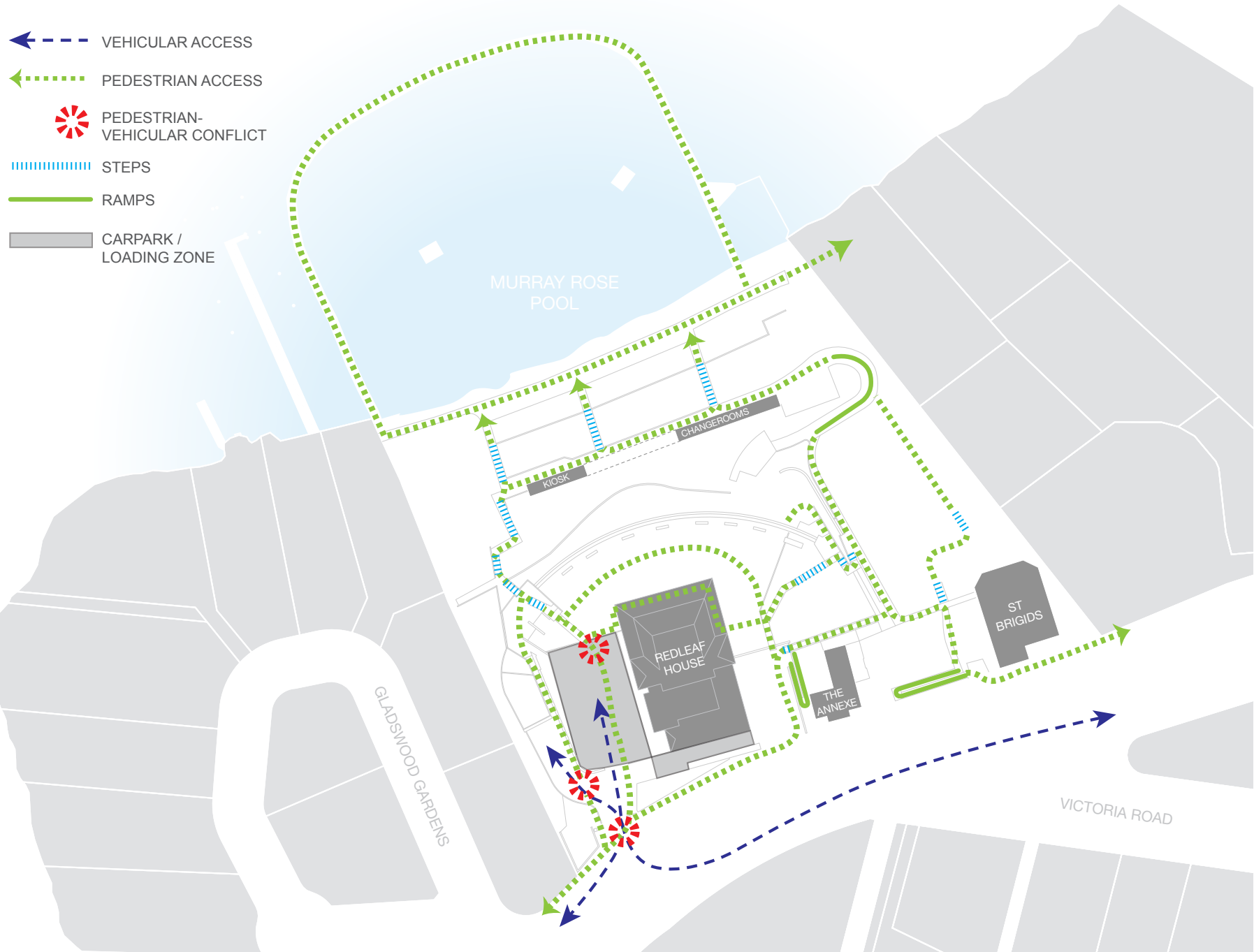
A pedestrian path at the termination of the forecourt carpark provides stair access down to the Council office lobby and further access down to the kiosk. Pedestrian access is also provided on the eastern side of Redleaf House via stone stairs and a ramp down to Blackburn Gardens. A timber ramp also provides direct access from New South Head Road to the Gardens. Stone paths within

Blackburn Gardens are steep and narrow with little wayfinding signage. A lack of formal paths on the eastern side of the Gardens limit use by some visitors.

A curved ramp provides access from Blackburn Gardens to the Kiosk promenade. This ramp is steep and does not meet disability access codes, yet provides an important link for delivery trolleys, bins and prams.

Three sets of steep stairs lead from the kiosk promenade down to the beachfront promenade and timber boardwalk. Further access into the site is provided via a gate open during daylight hours at the eastern end of the beach connecting to Seven Shillings Beach.

It is important that the Master Plan for Redleaf develops a legible circulation and wayfinding strategy that provides disabled access opportunities where possible without jeopardising the functionality and spatial arrangement of the site.



Appendix B - Background Analysis

Patterns of Use

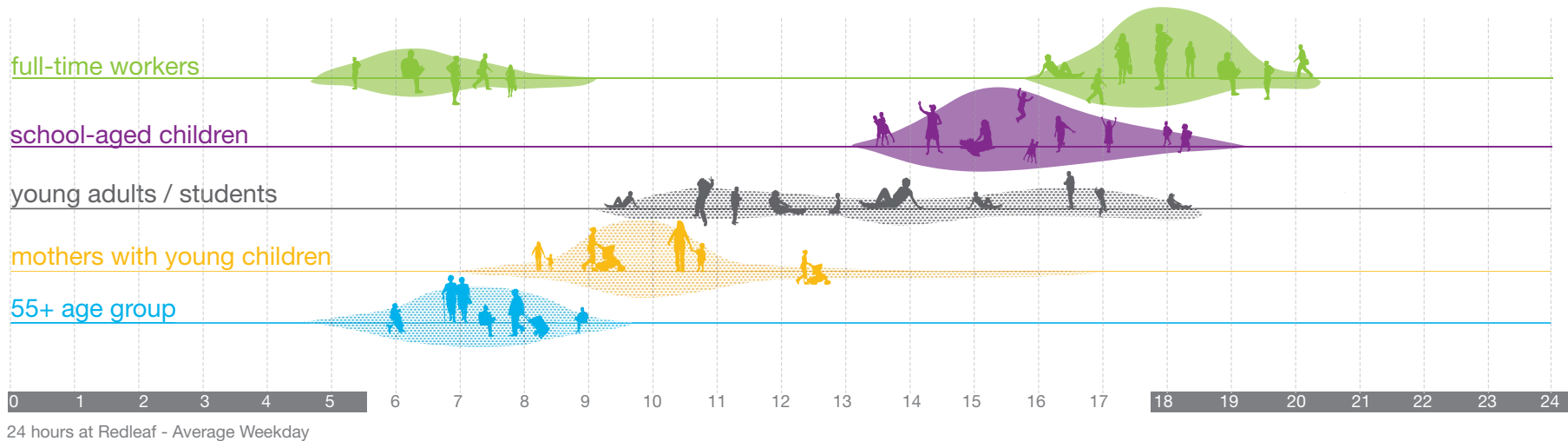
The attractions of Redleaf draw a wide audience of different user groups throughout different times of the day. The adjacent diagram summarises the use of Redleaf on an average weekday within the warmer months when swimming is at its peak.

Morning users tend to include an older demographic as well as full time workers, both utilising the pool for morning exercise. Mothers with young children tend to dominate the morning to lunch period taking advantage of the safe swimming conditions of the pool as well as the convenience of the kiosk.

Young adults and university students frequent Redleaf from late morning through to evening as university timetables and casual employment allow this flexibility. From mid afternoon to evening the site accommodates an influx of school students who use the site as a place to gather and swim while utilising the cafe facilities.

The late afternoon sees the return of full time workers heading to Redleaf for a refreshing swim before heading home for dinner.

It is also important to note that as well as a place of public recreation, Redleaf is also a place of work. As home to Woollahra Municipal Council, Redleaf plays host to a workforce of Council employees based on site every weekday. A dedicated small outdoor seating area is available adjacent to Council offices for use by Council employees.



Appendix B - Background Analysis

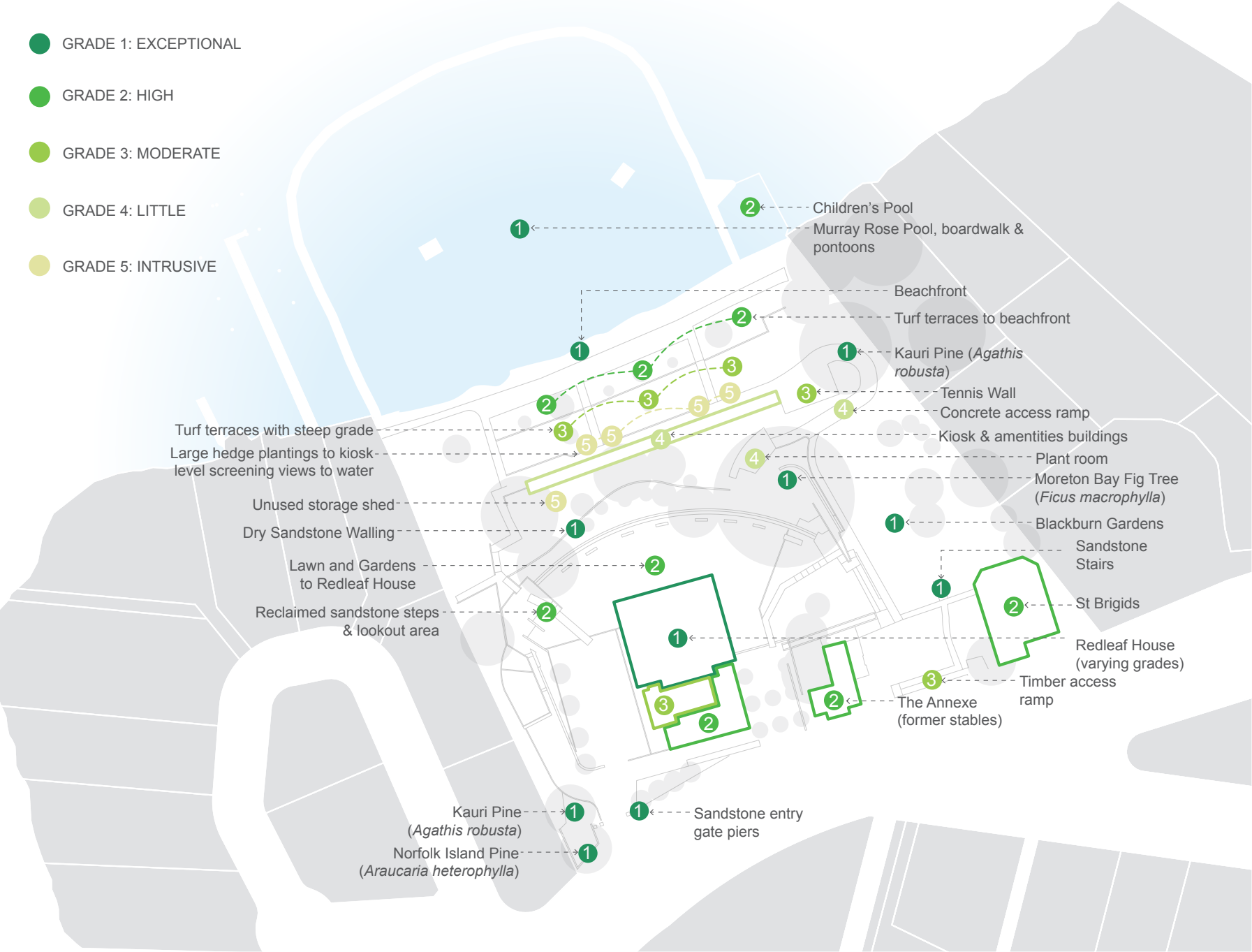
Heritage + Cultural Significance

Redleaf is unique and highly valued as one of only a few largely intact 1860's harbour side estates with outbuildings and Gardens that is publicly accessible. A Conservation Management Plan (CMP) prepared by Design 5 Architects in 2004 identifies Redleaf as *significant at a regional level to the Sydney region, Specifically that of Sydney Harbour.*

Redleaf with its garden and setting is a fine and rare extant example of the then fashionable mid-nineteenth century Victorian Italianate style, evident in both the architectural and landscape design. (Design 5 Architects, 2004, p.117)

Items of significance as identified within the CMP have been illustrated within the adjacent plan and have been colour coded to reflect their significance grading. These items include buildings, vegetation, built structures such as walls and stairs and landscape elements.

The Master Plan for Redleaf should aim to retain and protect all items of high and exceptional value and encourage the development of an interpretation strategy to further reveal the cultural and heritage significance of the site.



Appendix B - Background Analysis

Views + Vistas

With its prominent harbourside location and elevated position, Redleaf takes in spectacular harbour views to the north. Glimpses of the CBD and North Sydney skyline are also available from the upper terrace. Of equal importance are the view corridors within the site, specifically of Redleaf House on the southern approach from New South Head Road and the views through the large mature tree canopies to Sydney Harbour available in Blackburn Gardens.

Further views from the timber board walk around the pool back towards the beach capture the steep nature of the site and the grand setting of Redleaf House. The projected nature of the boardwalk out from the shoreline also allows views back east towards Darling Point and the rooftops of other important heritage harbourside estates such as Carthona, Lindesay and The Swifts.

The Master Plan for Redleaf must acknowledge the importance of the existing view corridors both within the site and into the site from surrounding areas and the harbour by maintaining and taking further advantage of these corridors through seating and framing devices.

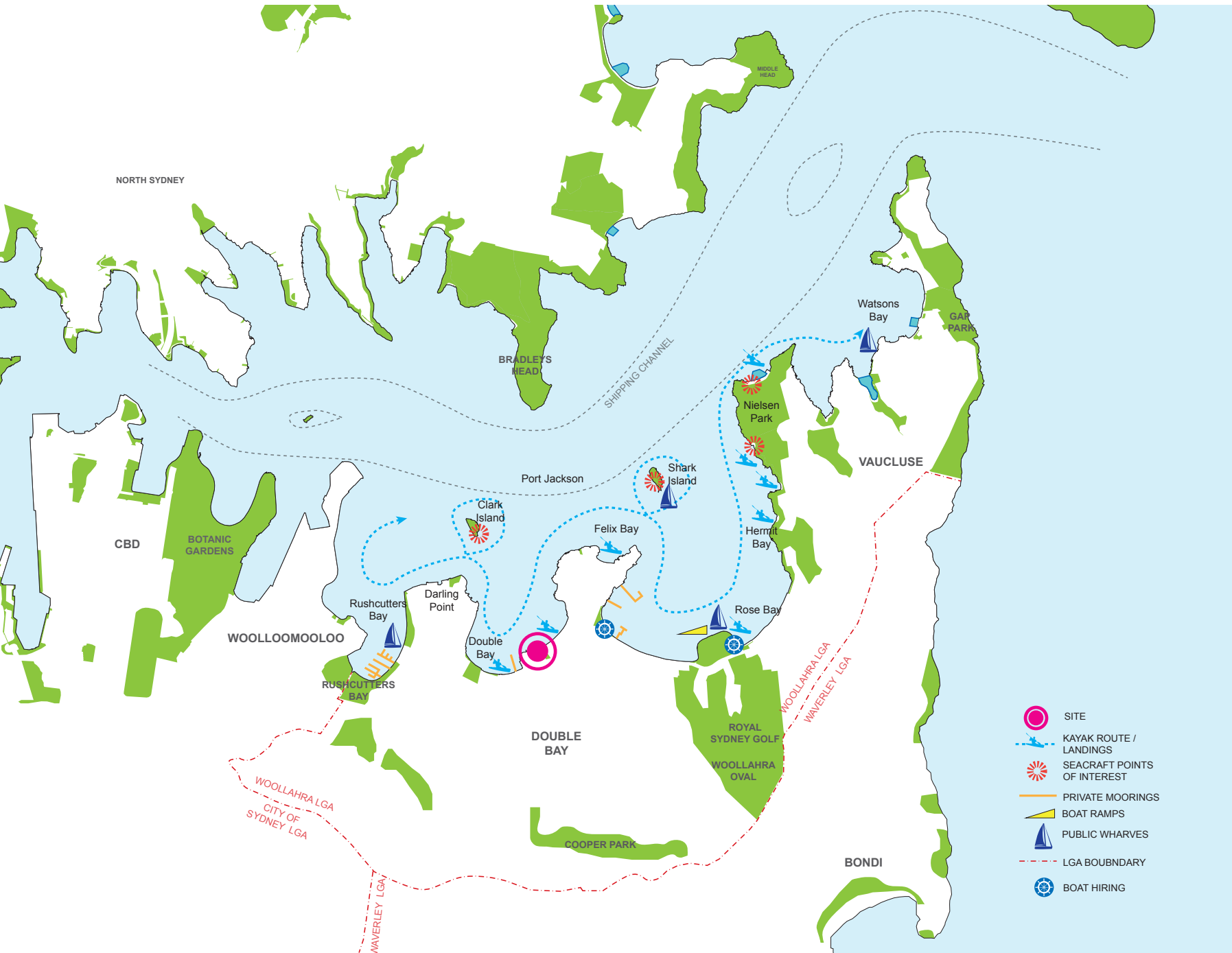


Appendix B - Background Analysis

Watercraft Activity

Sydney Harbour is one of Sydney’s greatest assets. The harbour serves Sydney as a working port, transport route and tourist attraction and is becoming increasingly valued as a place of recreation. The *Sharing Sydney Harbour Access Plan* adopted by The Department of Infrastructure, Planning and Natural Resources seeks to increase access to the harbour and encourages it’s use a place of recreation. The chain of sheltered bays and secluded islands around Redleaf, presents numerous opportunities for recreation on the harbour including swimming and small watercraft activities.

With its harbourside location and community facilities, Redleaf has great potential to integrate a small watercraft launch / landing point. Facilities in Double Bay, Hermit Bay and Neilsen Park already offer these opportunities and any future development of Redleaf should encourage similar facilities.





Redleaf, Double Bay
Plan of Management and Master Plan Report
Adopted 24 July 2017