

## **HYMAN PARK PLANNING PROPOSAL - ADDENDUM**

### **Revisions in Response to Gateway Determination PP\_2018\_TAMWO\_001\_00**

The purpose of this review is to meet the requirements of the Gateway Determination issued by the Department of Planning and Environment on 2 February 2018 relating to the *Hyman Park Planning Proposal*.

This analysis will address the recommendations of the *Tamworth Recreation and Open Space Plan 2008*, the current assessment of open space in the Tamworth Region, the recent investment and improvements to Hyman Park and population trends for South Tamworth.

The Gateway Determination is reproduced below.

Gateway Determination PP\_2018\_TAMWO\_001\_00 included the following condition:

- 1. Prior to community consultation Council is to conduct a review of the recommendations relating to Hyman Park in the Tamworth Recreation and Open Space Plan 2008 and confirm that the proposed reclassification will not have a significant adverse impact on the current and expected future supply of public recreation land in South Tamworth, and the provision of district scale recreation parks in the Tamworth district.*

*NSW Department of Planning and Environment, 2 February 2018*



Western Section of Hyman Park with Hillvue Road in the foreground

December 2017

### The Tamworth Recreation and Open Space Plan 2008

The *Tamworth Recreation and Open Space Plan 2008* provided an analysis of parks and recreation in 2008 and projected demands and requirements out to 2016. The plan has been a useful planning document but has now reached the end of its planning effectiveness. Consequently, the plan is under review and an analysis of recreation and open space needs is underway with a view to formulating a new strategy document.

Hyman Park was identified in the 2008 plan as having potential to being developed as a district level park and several recommendations were made as follows:

#### *Hyman Park – Learn to ride cycle-park*

*Master plan this park to increase recreation facility provision. This should include recreating a link between the areas divided by Jean St. Develop and build on the cycling theme, establish picnic and play facilities that will cater for larger groups and families and connect the park area with pathways. Ensure the available space is maximised, by moving recreation elements away from the road area.*

*ROSS Planning, 2008, page 139*

Many of these recommendations have been acted upon with the identification of the park as having a district level function in South Tamworth and significant infrastructure investment in the western section of the park in recent years to 2018. These have included:

- Continued development of the road safety with an extension to a connected new “bike mania” track for young children;
- Multi-purpose sports court which includes provision for Soccer, Basketball, Netball and small court sports;
- Installation of new picnic shelters / tables;
- Installation of new outdoor gym equipment;
- Improvements to play equipment;
- Renewed shade sails over play equipment;
- Installation of multiple CCTV cameras;
- Installation of lighting; and
- Additional tree plantings throughout the park.

The above investment has been in the order of \$200,000. These improvements have all been located in the 2ha section of the park to the west of Hillvue Road. No investments have been made in the section to the east of Hillvue Road, (i.e. the land that is the subject of the *Hyman Park Planning Proposal*). This section to the east of Hillvue Road has received routine maintenance mostly in the form of mowing.

Tamworth Regional Council, Parks and Horticulture Services, 16 February 2018

The only recommendation that has not been enacted is the recreating a link between the areas of the park divided by Hillvue Road (referred to as Jean Street in the recreation plan). This link will not be pursued as it is not considered to be in the public interest with respect to the safety of families and children.

Hillvue Road is a local road running north-south through the centre of South Tamworth carrying a significant amount of traffic from South Tamworth and Hillvue to major schools, shopping centres, the CBD and other attractors. Encouraging the public (especially children) to cross this road more frequently has been assessed to be unsuitable. Indeed, the recommendation to link the two parts of the park could be considered to be incongruous with the other recommendation to move recreation elements away from the road.

In summary, the recommendations of the *Tamworth Recreation and Open Space Plan 2008* have been implemented in respect to the western section of Hyman Park to provide a district level recreation facility.



Eastern Section of Hyman Park with Hillvue Road in the foreground - December 2017

#### The current use of Hyman Park

In line with the investment outlined above the western section of Hyman Park is well used for passive and active recreation purposes. The eastern section of the park, however, does not receive a great deal of use for recreation. A pronounced dirt track has formed through this section where members of the public take an unauthorised shortcut in motor vehicles between Kathleen Street and Hillvue Road. Residents also access the rear of their properties through the park though this does not appear to have had a significant impact on the land.

The Boy Scouts have a lease at a 'peppercorn' rent on premises on the western section of Hyman Park until 2019 with an option for a further five years. The Girl Guides have a lease on the same basis and timeframe on premises on the eastern section of the park. There is no intention to impact the leases or operations of either group. To reinforce this, the proposed subdivision and reclassification has been amended so that the Guides premises will be included in the western allotment and retain Community Classification as shown below on the *Revised Attachment 4 – Hyman Park Planning Proposal Proposed Classifications*.

### Review of Recreation and Open Space Provision in 2018

The review being undertaken in 2018 is based on a hierarchical analysis of recreation and open space provision based on the needs of suburbs and localities. This represents a move away from the strict assessment of park and open space provision using mathematical calculation of area requirements.

In South Tamworth the western section of Hyman Park is identified as the suburb's district park supported by the large Chaffey Park located 600m walking distance to the northwest. Chaffey Park is 3.45ha and has some embellishment and is dominated by a full size cricket oval that is used for organised sport as well as unstructured neighbourhood sports.

The hierarchy then includes a network of established local parks located within 200m to 700m walking distance of Hyman Park, Chaffey Park or Chauvel Park (4.4ha) which is located in the adjoining suburb of Hillvue. These parks are embellished to various degrees with some being extensively embellished and others mainly providing linkage functions. There are also a number open space parcels including the eastern section of Hyman Park that are not embellished and primarily provide visual amenity.

There are significant district and regional sports facilities located within 700m walking distance to the north of Hyman park in the form of Chillingworth Oval, Tamworth Golf Course (41ha), Scully Park Pool and the Scully Park No.2 complex.

Tamworth Regional Council GIS Services, 16 February 2018

South Tamworth has no significant area of additional land to be developed for residential purposes. The official population of South Tamworth declined by 260 persons down to 6,706 persons in the period from 2012 to 2016. This indicates that pressure for additional areas of open space is not likely to increase.

Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0)  
Online accessed 16 February 2018

From this it can be inferred that the community expectation will continue to be of the enhancement and development of existing key parks and spaces.

### Potential Financial Benefit to Council

The reclassification to the eastern section of Hyman Park to Operational status would provide the opportunity to sell the land to organisations for community purposes. It is noted that the zoning is to remain *RE1 – Public Recreation* which may impact the proceeds of the sale. In the Council meeting and media comment, Council has flagged the intention to use the proceeds to finance recreation improvements in the western section of Hyman Park and South Tamworth.

The funds can be quarantined in a dedicated account to ensure that the funds remain available for the prescribed purposes. This can be identified in a future report to Council relating to the planning proposal and facilitated via Council Resolution when the land is sold.

