

Wahroonga Park Precinct Landscape Masterplan

Adopted (1 December, 2012



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INTRODUCTION

The Wahroonga Park Precinct Landscape Masterplan is the sixth district park masterplan to be undertaken by Council since Council resolved in 2006 to prepare masterplans for all of Council's fifteen District Parks. The Landscape Masterplan for Wahroonga Park has been expanded to include the two (2) adjoining parks being McKenzie Park and 78 Coonanbarra Road parkland, Wahroonga.

District Parks have features that attract people from outside the immediate neighbourhood for a range of reasons, such as the unique landscape and heritage character of Wahroonga Park. District parks offer a range of recreational opportunities such as passive shady places and gardens, active areas for play, events/ social/ picnic spaces and large open space areas. Additionally, district parks have toilet facilities and cater for people who travel to the park and stay for a number of hours, as well as attracting local visitors/ residents.

The Wahroonga Park Precinct Landscape Masterplan does not involve extensively developing the precinct, but rather conserving it and introducing additional facilities to improve amenity, improve access and increase user comfort.

What is a Landscape Master Plan?

A Landscape Master Plan is a plan that is developed after analysing existing site features, considering community requests and determining the functions of a site. Opportunities, conflicts and constraints are identified for the development of an overall plan. The Landscape Master Plan is a strategic document that provides direction for the future staged upgrading of the park and its facilities.

A Landscape Master Plan will enable Council to work in stages as funds become available to revitalise the parkland and make the most of the established landscape character and the area's rich history.

Council's Landscape Architects have prepared this landscape masterplan after consultation with the community and land managers to determine the need for upgrade works and allocation of priorities for funding future staging of works.

VISION

This masterplan establishes a vision for the site "*to celebrate the past, appreciate the present and embrace the future*".

Council aims to:

- Preserve and improve the precinct quality
- Uphold good stewardship of the parkland
- Retain the distinctive landscape character that acknowledges heritage and history
- Provide for future embellishment of existing open space areas to expand the carrying capacities of these areas
- Focus Council resources to the areas that will deliver the greatest benefit to our residents
- Develop the physical environment with sensitivity, sustainable resource use and long term viability
- Foster a positive relationship with the surrounding community

The Landscape masterplan is long-range document, covering a time period greater than one year, usually ten years or more. It includes an implementation strategy, identifying priorities for improvements.

It will be monitored on an annual basis, and reviewed every 5 years.

BACKGROUND

WAHROONGA PARK

Wahroonga Park (1.84ha) is considered by many to be Ku-ring-gai's most popular park. It has local heritage value because it is culturally significant as an example of an ornamental built landscape strongly associated with a community group, the Wahroonga Progress Association. Since the 1890s, the Wahroonga Progress Association was active in seeking improvements to the local area. In 1913, the land yet to become the site of Wahroonga Park was described as:

“Swampy ground covered by blackberry with 3 private residences at the northeast corner fronting Stuart Street and a humpy on the land that was occupied by an elderly gent who ran the local horse-drawn cab for passengers to and from the railway station. The Progress Association saw the site as an area requiring “careful combined treatment to make ‘the gateway’ to our district worthy of the traditions of Wahroonga”.

The 1929 Report of the Progress Association attributed:

“the rapid growth and improvement in every part” of the Park “to the work of many people” acknowledging that “there have been gifts of plants and trees, of materials, of labour, of skill and time, the money value of which would amount to a large sum, while the real worth as an indication of public spirit – community spirit – could not be expressed in terms of money.”

It is significant as an example of a public park designed and built to a 1920s style using fashionable feature trees and gardens of exotic flowering plants. It is also significant because of its largely intact design, character and fabric. Wahroonga Park is highly valued by the community as an area for passive recreation and leisure and for special community events.

Wahroonga Park is proposed as a heritage item in the Draft Ku-ring-gai Local Environment Plan 2012.



Wahroonga Park

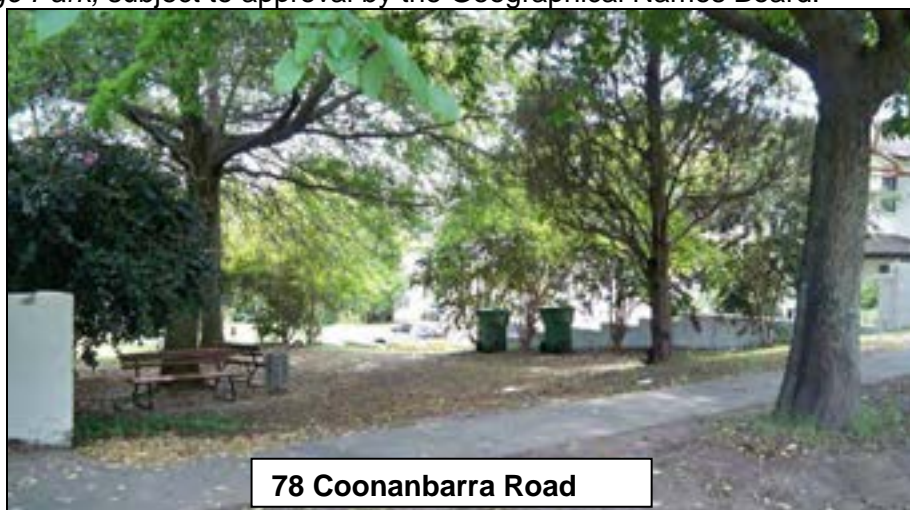
McKENZIE PARK

McKenzie Park is a small grassy reserve (1385m²) adjacent to the railway line on Millewa Avenue between Illoura Avenue and Illoura Lane with two (2) significant large Eucalyptus trees along the northern edge and some smaller scattered trees throughout. It was acquired by Council in 1970 and has remained open grass with some ornamental trees. It has no designated recreation uses and no facilities. The name McKenzie Park was assigned by the Geographical Names Board in 1991.



78 COONANBARRA ROAD

78 Coonanbarra Road is a small undeveloped reserve (765m²) given to Council in 1973 as a result of development of apartments at 80 – 84 Coonanbarra Road. It was given to provide a quiet rest area for the use of local residents. It contains several exotic shade trees, an Ausgrid power kiosk and two (2) park seats. This site requires an official name based on early history in this particular area of Wahroonga. The proposed name is *Collingridge Park*, subject to approval by the Geographical Names Board.



Because of the constraints against development within these parks, such as local heritage significance, small size and established landscape character, input from the community has been focussed on examining what activities may be encouraged and what activities are to be discouraged. This input guides embellishment that can make improvements for users without significant negative impacts on heritage and character. The draft Landscape Masterplan does not involve extensively developing the precinct, but rather conserving it and introducing additional facilities to improve amenity, improve access and increase user comfort.

WAHROONGA PARK PRECINCT

This Landscape Masterplan aims to:

- Integrate sustainable principles into park design.
- Incorporate elements that are important to the community and user groups.
- Balance the concerns of all community groups.
- Provide a holistic approach to design that allows improvements to occur in stages as funding becomes available.
- Respect the established character and local heritage qualities of Wahroonga Park.
- Retain a passive recreation focus including key community events during the year.
- Create a defined 'sense of place' and use for McKenzie Park and 78 Coonanbarra Road.
- Prioritise facility and infrastructure improvements to add to user comfort and satisfaction over the next 5 to 10 years.
- Improve the asset value by providing new assets, and replacement, conservation and reconstruction of dilapidated and aged infrastructure.



Wahroonga Park Precinct

PRECINCT HISTORY

- 1815** - Thomas Hyndes, a timber contractor occupies 2000 acres of land to the east and west of Lane Cove Road and clears vast stands of cedar, mahogany, turpentine ironbark and bluegum.
- 1842** - The land is re-leased and a deed grant made to John Terry Hughes a prominent merchant and brewer. Orchards replace Timber.
- 1851** - After Hughes death, the land is conveyed to Adolphus W Young then William Whaley Billyard and a series of owners.
- 1876** - Robert Burdett Smith and John Fitzgerald Burns subdivide the land into large portions as 'The Big Island Estate' which was again subdivided into smaller lots for housing and results in the building of a number of significant homes. These first residences were described as palatial.
- 1890** - First Wahroonga Station opens on North Shore Railway line from Hornsby to St Leonards.
- 1894** - Wahroonga Village Stores designed by John Sulman, built at 62-66 Coonanbarra Road.
- 1895** - Wahroonga Community Association forms (later Wahroonga Progress Association) with first Hon Secretary Mr George Collingridge (1847 -1931). They work to beautify the area and to provide basic services, roads and other improvements.
- 1896** - Wahroonga Community Association including John Sulman, invites residents to participate in laying out the village roads. Howard Joseland (1860-1930) is Honorary Secretary.
- 1900- 1906** - Coonanbarra Road from Lane Cove Road is planted with Avenue Trees (Camphor Laurel)
- 1913** - The land to become Wahroonga Park is described as "swampy ground covered by blackberry with 3 private residences at the northeast corner fronting Stuart Street and a humpy on the land occupied by an elderly gent who ran the local horse-drawn cab for passengers to and from the railway station". The Progress Association see the site as an area requiring "careful combined treatment to make 'the gateway' to our district worthy of the traditions of Wahroonga."
- 1920** - The Progress Association disbands following the compulsory establishment of local government and the 1919 Local Government Act. A Vigilance Committee, adopting the earlier name of the *Wahroonga Progress Association*, forms in 1920 and it is within this that the moves for the establishment of Wahroonga Park originate.
- 1921** - Council completes the purchase of 4 acres of land surrounded by Coonabarra Road, Stuart Street and Illoura Avenue (then named Railway Avenue). The railway defines the western boundary of the park. John Sulman is credited as the owner of the land ultimately acquired for the Park, as is the Noonan Family who also have a holding over land, to become Wahroonga Park.
- 1925** -The Prime Minister, the Right Honourable Mr SM Bruce, opens the Wahroonga War Memorial in February 1925. The war memorial site at the corner of the park was nominated by the Wahroonga Vigilance Committee and money raised from 1921 to 1924 from the public. The memorial was designed by Mr H Joseland, of Joseland Gilling Architects and plans approved in September 1924.



Parish Map - Thomas Hyndes, a timber contractor occupies 2000 acres of land to the east and west of Lane Cove Road

Parish Map 140357



View to Wahroonga Station 1900

Dr Frank Pockley Photograph, State Library of NSW

WAHROONGA PROGRESS ASSOCIATION.
HORNSBY JUNCTION, Saturday.
 A number of gentlemen met at Wahroonga last evening, Mr. C. H. Hayes being in the chair, when the Wahroonga Progress Association was formed. Officers were elected as follows:—President, Mr. C. H. Hayes; vice-president, Mr. J. Salzman; hon. treasurer, Mr. B. Haigh; hon. secretary, Mr. J. E. Slade; committee, Messrs. Allen, Coffey, Kershaw, Sievers, Charles, and Walker-Jones.

Wahroonga Progress Association Forms 1 November 1895 (Trove NLA – SMH 4.11.1895)



Shows the general store and produce store operated by Mr. W.M. Savage from 1903 to 1913, now Coonanbarra Café and shops



Coonanbarra Road 1910 showing street trees



Tree Guard and tree planted in Coonanbarra Road by Wahroonga Progress Association

WAHROONGA.
 —At the monthly meeting of the Wahroonga Progress Committee on Tuesday it was agreed to invite tenders for tree guards and planting portions of Lane Cove-road, Burns-road, and Cleveland-street. It was determined to obtain an estimate of the cost of metalling Warwillia-avenue and to erect additional lamps.

Wahroonga Progress Association Tree Planting Saturday 11 July 1903 (Trove NLA – SMH 4.11.1895)



Wahroonga War Memorial Opened by Prime Minister SM Bruce in February 1925



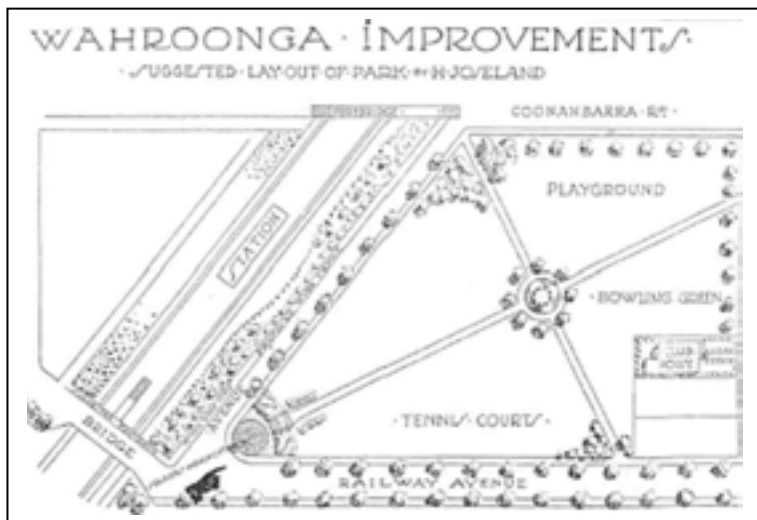
View across Wahroonga Park towards Railway station. Park partly ploughed. June 1927



Wehr Grader working to build Wahroonga Park with Mr R H Patterson, Parks Superintendent Ku-ring-gai Council 1927



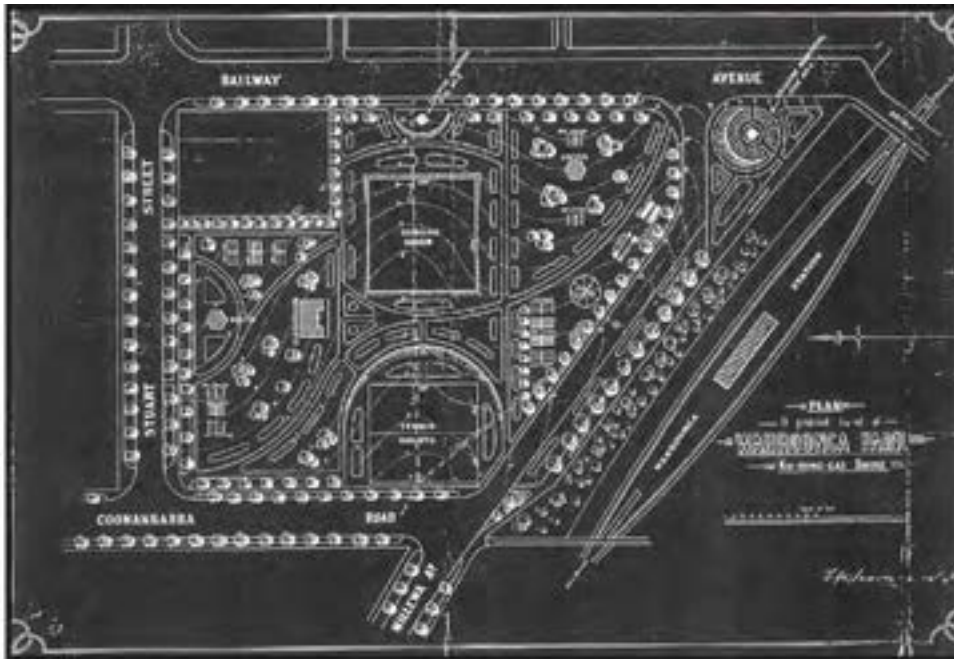
1929 Plan showing Wahroonga Park subdivision with land owned by Council and Laneways to be closed.



1924 plan of Wahroonga Park showing the war memorial as part of the park. This plan formed the built layout.



1929 plan showing Millewa Avenue separating the war memorial from the parkland



One of the unsuccessful proposals for developing Wairoona Park 1926



Shows a view of the War Memorial and gardens at Wairoona Park 1928



Shows a view of Wairoona Park and gardens 1928



Shows a view of Wairoonga War Memorial and Park in 1933



Shows a view of Wairoonga Park in 1943



Shows aerial view of Wairoonga Park in 1947. Trees were fewer and much smaller.



View through the rose arbour in 1960s before pathways were widened and bitumen sealed



Don Quixote Sculpture and Memorial Pool dedicated to Lionel Lindsay in 1970



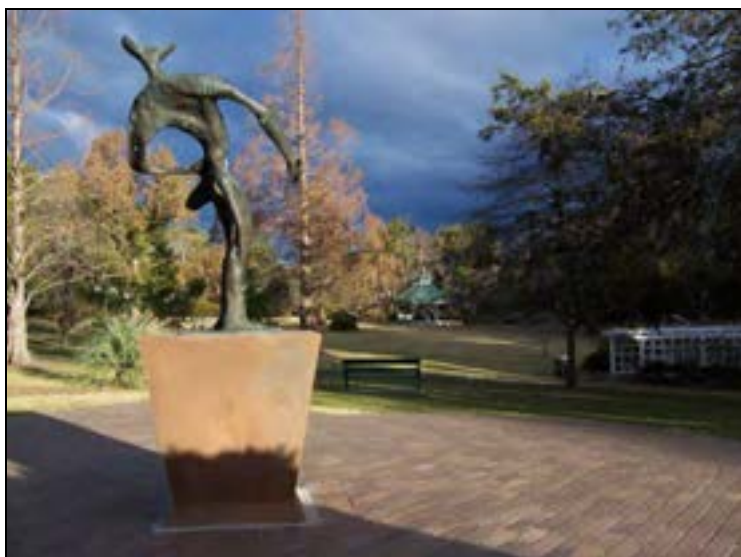
MEMORIAL POOL
TO ARTIST SIR LIONEL LINDSAY
A RESIDENT OF INVERCOMBE

THE DON QUIXOTE MOUF
EXPRESSES HIS SCHOLARSHIP OF CERAMICS
AND INTERESTS IN SPANISH TRADITIONS

OPENED BY
THE RT. HON. SIR ROBERT MENZIES K.T., G.B., G.C.
14TH JUNE 1970

Design and Sculpture, Clive Hunt

Memorial Pool and sculpture was opened by Sir Robert Menzies on 14 June 1970



The memorial pool was removed in 2004 by Council as it had become degraded and leaked. The terrace was paved to become a sitting area around the sculpture

1926 - Council borrows £2,000 to purchase the 'House in the Park'. In 1926 it was reported that "Dr WH Read was Honorary Curator of the Wahroonga Station gardens and "for 9 years in succession, with one exception, has gained first prize in the competition for privately maintained Railway Gardens". These gardens adjoin Wahroonga Park.

1927 - Millewa Avenue is extended along the railway line to Coonanbarra Road, annexing Wahroonga War Memorial from Wahroonga Park.

1929 - Wahroonga Park is recorded in the Annual Report of the Progress Association as being "Wahroonga Front Door".

1941 - Sewer is connected to the park and the cottage and likely that the toilet block is constructed.

1960s - Dr and Mrs Thring, in their home, "Clwydon", established a magnificent garden, particularly of azaleas, which was frequently opened to aid local charities. Following their deaths, the land is subdivided, creating Clwydon Avenue and many of the Azalea bushes are donated to form the 'Pearl Thring Memorial Garden' in Wahroonga Park.

1964 - The 'House in the Park' is being used for Community Health and Baby Health Centre.

1970 - Sir Robert Menzies opens the memorial to Sir Lionel Lindsay (a resident of Burns Road Wahroonga for almost 50 years, a shallow pool with a central abstract bronze sculpture depicting Don Quixote, designed and cast by sculptor Diana Hunt. McKenzie Park is acquired by Council.

1973 - A small undeveloped reserve (765m²) at 78 Coonanbarra Road is given to Council as a result of development of apartments at 80 – 84 Coonanbarra Road.

1975 - Avenue of Mature Poplars in ill-health removed from Millewa Avenue frontage.

1977 - 'House in the Park' leased to the NSW Health Commission as a Community Health Centre.

1996 - Old playground is refurbished with softfall and new equipment including the train, to comply with new Australian Standards for Playground Safety.

1999 - Richard Geddes Rotunda is constructed as a tribute and to commemorate Wahroonga Alderman and previous Mayor Richard Geddes. The rotunda is funded through public subscription, assisted by Council.

2004 - The Shallow pond surrounding Don Quixote sculpture is removed due to risk and safety issues and area paved around sculpture

2005 - Rotary of Wahroonga erects flagpole to facilitate Australia Day Citizenship Ceremonies. The Incinerator structure behind the toilet block is dismantled by Council and the stone recycled.

2006 - A Wollemi Pine tree is planted by Mayor Elaine Malicki to mark Council's Centenary Year. (1906 – 2006)

2011 - Landscape Masterplan process is commenced.

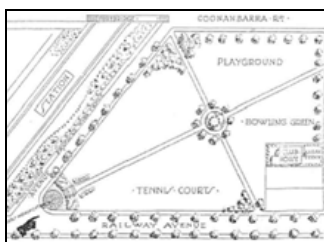
2012 - Draft Landscape Masterplan exhibited by Council for comment (18.06.12 - 31.07.12)

2012 – Wahroonga Park Precinct Landscape Masterplan adopted by Council at the Ordinary Meeting of 4 December 2012.

LANDSCAPE CHARACTER

Landscape Character is defined as the 'ambience and visual qualities' of the parklands.

- Retain the tranquil 1920s atmosphere - undeveloped, uncluttered, and group new facilities.



Wahroonga Park in 1926.



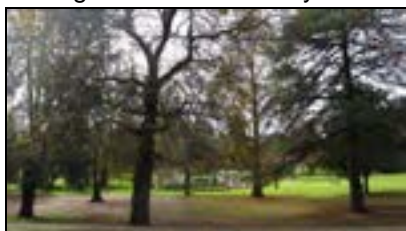
The Park in 2011 showing similar layout

- Add new and embellish the existing gardens which are integral to the experience of the landscape setting, and in character with their 1920s gardenesque origins.



Existing gardens guide the landscape setting and character.

- Remove over mature and unsafe avenue trees as assessed in the Arborist's Report and replace with appropriate and suitable feature planting of exotic or native species which reinforce the original character.
- Maintain the existing fabric in good condition and conserve or replace like for like. In accordance with the Burra Charter, "*Do as much as necessary and as little as possible*".
- Maintain the open spaces and enclosed canopied character of the parks whilst retaining sightlines and visibility for safety and risk management.



Appropriate and suitable feature trees reinforce the landscape character.

- Consider interpretive signage in appropriate locations to give information about local history, the park and its established vegetation.
- Design minor structures such as signs, picnic shelters, gateways and fences to be in context with the existing structures such as the seats, central arbour and rotunda.

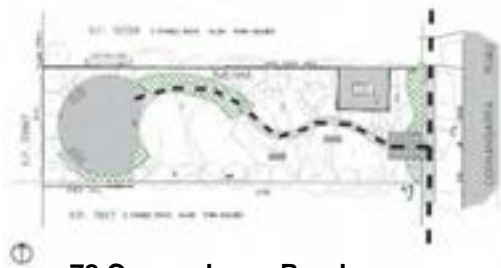


Existing structures to influence design of new structures

- Draw on the historic photos of the park to recreate some elements, such as tree seats, sandstone edges and paving.
- Undertake embellishment of McKenzie Park and 78 Coonanbarra Road to be visually congruent with the established character of Wahroonga Park.

ACCESS AND CIRCULATION

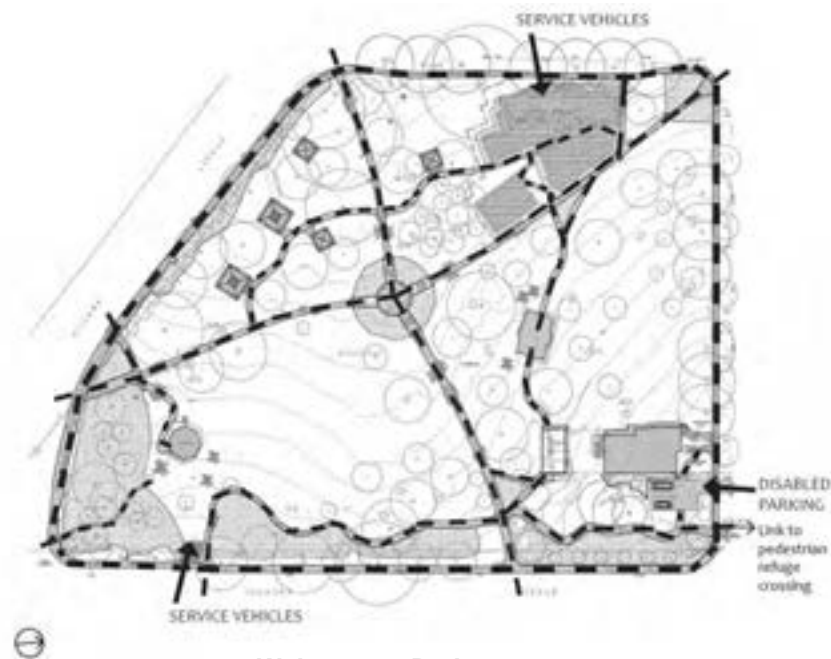
- Provide co-ordinated name and information signage at key access points to the parks.
- Repair or renew the existing path network within the park using compatible materials.
- Construct new path networks to facilitate barrier free access to get to, and to get around, the parks and to link facilities such as toilets, playground and picnic area.
- Improve nature strip access pathways by grading and reconstruction and improve kerb access as part of routine maintenance practices and to accommodate new avenue feature tree planting.
- Relocate the Council vehicle access point from between parked cars on Stuart Street to adjacent to the Bus stop on Illoura Street. Secure permitted vehicle access points with removable bollards.
- Consider illegal vehicle access points and install barriers such as bollards, stone edging or tree planting and hedges to prevent this access but still admit pedestrians and enable visibility.
- Facilitate access to the wombat crossing on Stuart Street as the safest place to cross for supervised school groups, and develop improved path links.
- Improve disabled access, deliveries and patient drop-off at 'The House in the Park' by constructing on-site parking for two (2) authorised vehicles adjacent to the building.
- Restrict garbage trucks causing damage to surfaces when driving through the park to empty bins by relocating bins or enforcing alternate methods of collection.
- Retain the time restricted road parking around the parks as supported by park users, in accordance with *Wahroonga Traffic and Parking Study (ARUP 2009)*



78 Coonanbarra Road



McKenzie Park

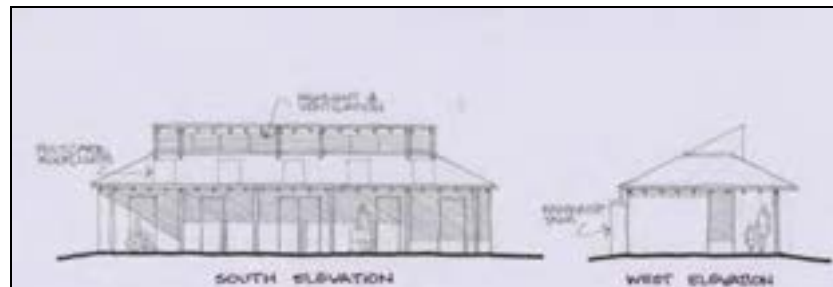


Wahroonga Park

Proposed Access and circulation pathways in the Precinct Parks.

INFRASTRUCTURE UPGRADE

- Implement playground upgrade for completion by 2013. (This is being undertaken during the 2012/13 financial year as a separate approved capital works project).
- Demolish the existing toilet block (this building is not of heritage significance and is in poor condition and not accessible) and construct a new toilet block including sustainable, accessible and family friendly toilets that can cater for all precinct users and include a small gardeners maintenance store.
- Assess existing sewer infrastructure for condition and renewal during toilet block works.
- Install a small boardwalk and drainage to redirect standing water over pathways and into the stormwater system after rain events.
- Assess existing post-top lighting as provided by Ausgrid and determine a replacement schedule to meet LED energy efficient, aesthetic and functional requirements in compliance with Australian Standards and Ausgrid LED Decorative Lighting Tender (to be finalised for 2013/14 implementation).
- Seek assistance to repair the 'Don Quixote' bronze sculpture by Diana Hunt (deceased).
- Retain 78 Coonanbarra Rd and McKenzie Park without lighting to encourage quiet use.



Concept plan for new toilet block



Replace existing lights with LED energy efficient post top lights to meet Australian Standards



Don Quixote to be repaired



Proposed Infrastructure upgrade

FACILITIES

- Upgrade facilities which are damaged or require asset maintenance, such as park furniture.
- Investigate Council's response to vandalism and methods of increasing surveillance and reducing malicious damage in the parks.
- Add facilities such as picnic shelters, furniture and edge controls such as bollards, hedges and fencing to facilitate use for passive recreation and community comfort and safety.
- Consider providing new leisure elements such as outdoor chess tables to create interest.
- Maintain the 'House in the Park' building as a community health facility, but undertake a heritage assessment and feasibility study to determine if other uses for Council could be viable and profitable, such as a Coffee Kiosk to the rear basement area or a café when the current lease expires. These uses would be subject to further feasibility, consultation and approvals. Concerns to be addressed include retaining park ambience, additional noise, parking, commercialism, and no need for a café as they are available at the nearby Wahroonga town centre and Coonanbarra Road. Consideration should also be given to the historical use of the house purchased by Council in 1926 for community uses, that has been consistently used for this purpose ever since.



Replace worn old furniture with new furniture with co-ordinated colours and finishes.



Investigate Vandalism and malicious damage in the parks. Control access and retain sightlines.



Consider outdoor chess for all aged users.



Potential picnic shelters



The existing House in the Park retained from 1926. Consider viable and profitable uses for maximum benefit to the community and Council

EVENTS

- Wahroonga Park is the site of annual events which are supported by the wider community, such as Twilight Concerts in the Park, and the Australia Day Public Citizenship Ceremony.
- Additional events may be considered within the constraints of the physical site and its cultural significance, particularly activities related to the arts, such as open-air theatre, poetry readings and music recitals. Some events will require Development Approval prior to being confirmed. "Art in the Park" has been suggested as an annual activity which could be supported by Council and sponsored by local art groups, service clubs such as Rotary and the local Chamber of Commerce.
- Possible infrequent events in the park that build community could be supported, such as Community Markets, and activities supporting the annual Wahroonga Fair in December.
- The use of Wahroonga Park for weddings and other civil ceremonies is popular throughout the year and this use is encouraged as revenue generating.
- Retain booked use by KC *Active Ku-ring-gai* programs and accredited personal trainers.



Twilight Concerts in the park are held twice a year



Australia Day Citizenship Ceremony



'Active Ku-ring-gai' and Fitness classes



Weddings



Picnics



Markets



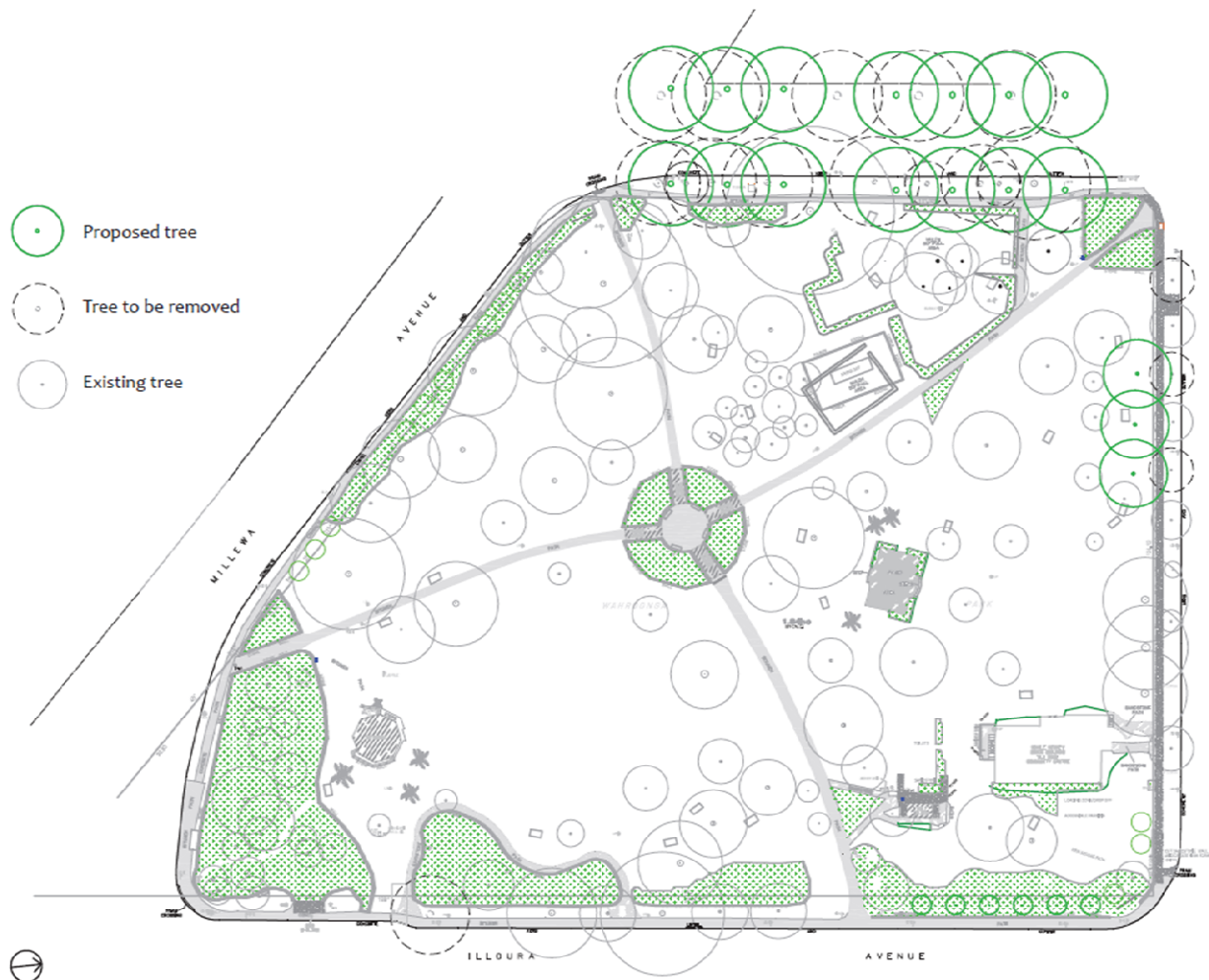
Art in the Park



Community rallies

TREE MANAGEMENT

- Using tree assessments received from Consultants Arborist and advice from Council's staff who manage trees on Council Property, (Tree Maintenance Supervisor, Parks Maintenance Supervisor and Tree Preservation and Contracts Co-ordinator), identify trees to be removed because of risk and safety issues and prioritise removal.
- Implement a plan of staged removal and replanting, using suitably sized species which are suitable and significant for Avenue planting, to restore landscape and visual character.
- Investigate the possibility of Aerial Bundle Cabling (ABC) to the streets around the park to enable trees to grow without pruning costs and damage.
- Plan replanting of Millewa Avenue along the railway line and park boundary with suitable canopy feature trees to link with Wahroonga War Memorial as a commemorative avenue to mark the centenary of the start of WW1 in 2015 (similar to the 'Avenue to the Fallen' in Tryon Road Lindfield).
- Undertake replanting in suitable soils with allowance for roots as they grow to reduce damage to pavements, kerbs and drainage systems.
- Investigate feasibility of sustainable reuse of timber from removed trees for park furniture, or other nominated uses where timber is suitable.



Plan showing trees in Wahroonga Park for removal and proposed replanting.

Council has identified the Camphor Laurel trees as being in poor condition along Coonanbarra Road, Illoura Avenue and Millewa Avenue and a qualified arborist has assessed the trees which hang over the footpaths, roads, parkland and playground in Wahroonga Park. The assessment has indicated many trees are in poor condition, failing to thrive and in some cases, have become dangerous. The trees were planted in the 1900s by the Wahroonga Progress Association but are at the end of their healthy life and require staged removal. Camphor Laurels are a noxious weed in Sydney. Managing the succession of aging trees with new specimen tree plantings (at semi mature size) is required to re-establish a viable avenue as soon as possible.



Tree planting in Wahroonga Park and road verges will use large feature specimens

Some of the trees in the park are culturally significant:



Tree planted for Sir John Northcott 1890 – 1966

First Australian-born and one of the longest-serving Governors of New South Wales from 1946 – 1957, and resident of Wahroonga



Tree Planted for Valerie Swane

Horticulturalist and inaugural president of "Greening Australia"

OBE for services to horticulture 1983



Wollemi Pine for Council's Centenary Year 1906 – 2006

Planted by Mayor Elaine Malicki



Pine Trees planted by Sir John Sulman (Trove NLA – SMH 15.09.1934)

Damaged and high risk trees to be removed and replaced with large specimen trees:



Basal cavities and rot



Surface root damage



Poor form and pruning damage with rot



Poor form and falling limbs



Large dead timber sections



Root girdling and bark inclusions



Root damage to kerb and edges



Root damage to gutters and drainage

Tree planting in Wahroonga Park will use large specimens to replace avenue trees



Artist impression with autumn colour



Artist impression with summer shade

FINANCIAL CONSIDERATIONS

Adopted District Park Masterplans are used to inform the development of the Parks Development Program in Council's annual Capital Works Program and future section 94 (S.94) plans. Each masterplan is expected to be implemented over a 10 year period, subject to funding.

The draft Landscape Masterplan provides Council with a long term view on the management of the Parks. It will enable staged works as funding becomes available, with the knowledge that all projects are in keeping with, and will contribute to, a long term vision for the park. Some works are of an operational nature and can be completed within existing recurrent budgets and others would be subject to current section 94 funds, future capital works and/or grant proposals.

The majority of the funding for the implementation of the Masterplan will come from Section 94 development contributions. Council has been levying developers for the upgrading of Wahroonga Park, McKenzie Park and 78 Coonanbarra Road since the adoption of its Development Contributions Plan in 2004.

The actual financial commitment resulting from this Masterplan is dependent on competing priorities and funding availability, including recurrent budget, s.94 plans, external grants, partnerships with stakeholders, service clubs and local business, and future Environmental Levy plans.

| Item | Total | Funding Priority |
|--------------------------------------|------------------------|------------------|
| Playground Upgrade | \$ 500,000.00 | 2012/13 |
| Toilet Block | \$ 380,000.00 | 2013/14 |
| Stormwater drainage | \$ 5,000.00 | 2012/13 |
| Picnic Area | \$ 90,000.00 | 2014/15 |
| Accessible parking | \$ 25,000.00 | 2013/14 |
| Pathways | \$ 76,170.00 | 2013/14 |
| Tree management | \$ 230,000.00 | 2013 - 2017 |
| Interpretive information and signage | \$ 15,000.00 | 2014/15 |
| Lighting upgrade LED (Ausgrid) | \$ 180,000.00 | 2016 |
| Edges and planting | \$ 90,000.00 | 2013 - 2017 |
| Fencing | \$ 42,000.00 | 2013/14 |
| TOTAL | \$ 1,617,000.00 | |
| contingency | \$ 161,700.00 | |
| project management | \$ 177,870.00 | |
| TOTAL | \$ 1,956,570.00 | |

Preliminary budget estimate of upgrade works (in 2012/13 dollars)

SUSTAINABILITY

- Incorporate energy efficient measures into all new and retrofitted facilities, such as LED lights, skylights and use of roof water for toilet flushing.
- Implement sustainable horticultural practices and recycle and compost garden materials collected during maintenance activities.
- Consider the end of life sustainability and environmental credentials of all materials and facilities before purchase, for example, using furniture made from certified FSC timber, playground equipment that meets ISO 14001 Environmental Management.
- Interpret the history of Wahroonga Park to promulgate local knowledge to future generations.
- Implement Council's sustainability policies and strategies.

ENVIRONMENTAL CONSIDERATIONS

None of the park sites contain any areas classified or managed as bushland or areas classified under threatened species legislation. The adjacent residential land contains some remnant Blue Gum High Forest and Sydney Turpentine Ironbark Forest but the single specimen tree (*Angophora costata*) was planted in Wahroonga Park. Before development, the land for the park was described as “*Swampy ground covered by blackberry*”. Photographic evidence indicates the land was cleared before development. There are two (2) large Eucalyptus trees on the edge of McKenzie Park which are being retained.

The proposed works will benefit the environment by:

- Reducing impacts of weed source trees through removal – Camphor Laurels which have been identified as failing health or unstable will be removed - within the Spring Gully Creek catchment.
- Reducing the use of energy by the design of a new toilet block incorporating sustainable principles.
- Reducing erosion of bare soil areas in 78 Coonanbarra Road by planting, mulching or turfing.
- Replacing the existing playground with equipment that has whole of life recycling potential under ISO14001.
- Increasing health and well-being opportunities for park users now and into the next generation.

As part of standard construction practice, suitable environmental management controls will be required to be implemented during any works. Specific environmental requirements, procedures and precautionary treatments will include erosion control, drainage control measures and silt management.



GARDENS AND MAINTENANCE



Appreciation of the gardens
(Trove NLA – SMH 6.11.1929)

Wahroonga Park is an excellent example of civic landscape heritage. The gardens and planting at Wahroonga Park were originally established with assistance from residents and community donations.

In 1928 when Council noted no further work could be undertaken due to cost over-runs, an appeal was made and Nurseryman made donations including Kershaw and Son “giving 300 rose trees, Hazelwood Brothers giving 70 shrubs and Mr Brown giving a quantity of fine soil”. In 1929 it was reported “the rapid growth and improvement in every part of the park” was attributed “to the work of many people. There have been gifts of plants and trees, of materials, of labour, of skill and time, the money value of which would amount to a large sum, while the real worth as an indication of public spirit – community spirit – could not be expressed in terms of money”. In 1930 it was recorded that “10 residents contributed the cost of one seat while the new bed of Cannas was entirely made and stocked at the cost of one of our public-spirited residents.”

The floral diversity and arrangement of the established gardens at Wahroonga Park reflect the English garden style fashionable at the time. The Gardenesque style was the predominant landscape aesthetic during the 19th century when gardening was established in Australia, and it is the surviving style in many public parks such as Wahroonga. This is characterised by beauty of lines and general variety of plants, transforming chaos to an orderly appearance and individual species of exotic trees that can be viewed and appreciated.

The setting out of the gardens and planting of specimen trees has been continued by Council staff. There are showpiece display beds of roses, azaleas, and mixed species and these will be retained and extended. The Thring Azalea garden was constructed by Council in the 1964 after the notable azalea collection was donated to Wahroonga Park when the Thring property was subdivided.



The acclaimed Mrs Pearl Thring Azalea Gardens in Clwydon (Trove NLA – SMH 17.10.1933)
 These Azaleas were donated to Wahroonga Park and form the ‘Thring Garden’



1964 plan of Wahroonga Park showing planting layout.



Thring Azalea Garden in Wahroonga Park

A new garden proposed at the north-east corner, similar to the Thring Garden, will be named ‘TA Stocks Garden’. Thomas Alfred Stocks provided much of the drive which led to Wahroonga Park and its initial development. In his obituary, it was recorded that

“He is best known for his work in the Wahroonga Community Service Association (including 13 years as President), with its unique membership of over 500 on his retirement in 1946. The Cenotaph and Memorial Garden, Wahroonga Park, Wireless Monument, Sewerage Extensions, Automatic Telephone Exchange, Station Approaches and tree-planting are among many improvements to which he devoted himself. He was Hon. Secretary and Treasurer of the early Park Advisory Committee to Council and he regarded Wahroonga Park as the most significant.”



The landscape masterplan identifies additional areas to be planted. The theme of this planting will be to continue with the arboretum layout of specimen trees and the palm grove, planting of hardy and attractive shrubberies and defining edges and boundaries. Areas of open grass will be actively retained for play, picnics, gatherings and events.

Garden Maintenance is undertaken by Councils Parks Maintenance Staff. Council is committed to presenting District Park assets and infrastructure in a safe condition using best practice techniques with effective outcomes in a financially achievable, sustainable manner which will reflect value for money within a competitive environment and further optimise an effective district community facility.

The priority in delivering maintenance services to district parks focuses on 4 key areas:

- The Landscape Masterplan will direct and guide the development of maintenance and upgrade works as they are programmed and enable co-ordination of maintenance activities.
- The focus of maintenance activities is the service provided to stakeholders. Stake holders in this context include residents, user groups of and visitors to Ku-ring-gai.
- Value for Money will be achieved by maintenance services delivered by Council staff or external providers (contractors). To help achieve this objective, service plans and frequency schedules are reviewed and amended as and when required.
- The emphasis of service delivery will be on quality: quality of practice and quality of outcome. The quality of service for each activity will be enhanced by continuous improvement and attention to detail in each of the steps and tasks required in delivering the service, and will ultimately result in a high quality outcome.

COMMUNITY CONSULTATION

The Wahroonga Park Precinct Draft Landscape Masterplan was reported to Council at the Ordinary Meeting of Council on 12/06/2012, and Council resolved to place the draft landscape masterplan on public exhibition to enable community consultation.

The Wahroonga Park Precinct Draft Landscape Masterplan was publicly exhibited from Monday 18 June 2012 to Tuesday 31 July 2012 and comments invited. An information session was held on Saturday 21 July 2012 in the Geddes Rotunda at Wahroonga Park. Council staff attended to discuss the proposed plans and took feedback from the attendees.

Generally comments support the upgrade of the precinct parks. Traffic issues have been referred to the Traffic Engineers in Operations as a separate issue to the masterplan. The overwhelming response from users was that they love the Wahroonga Park Precinct but it is in need of asset renewal and further embellishment.

Few comments were received for the proposed use of Mackenzie Park and 78 Coonanbarra Road. Residents supported the proposal that both spaces be simply developed as passive, restful parkland.

SUMMARY

This Landscape Masterplan plan provides additional leisure and passive recreation facilities and amenities for a wider range of users than exists currently, particularly families, older people and children. The proposed new facilities are designed to encourage the interaction of community through meeting places and places for enjoying the outdoors. The park upgrades will also assist to spread the more passive recreational use into the little used parks, reducing crowding and allowing some spaces to be set aside for quieter pursuits. The benefits of the implementation of the Landscape Masterplan to the community will be significant for both active and passive recreation, building community and physical wellbeing over the next 10 years.



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| PROJECT WAHROONGA PARK DISTRICT LANDSCAPE MASTERPLAN | | | TITLE WAHROONGA UPGRADE | | |
| CLIENT KU-RING-GAI COUNCIL | | | DATE 2024 | | |
| LOCATION Wairoonga Park, Ku-ring-gai Council | | | DRAWING NO. WUP/24/01 | | |
| PROJECT NO. WUP/24/01 | | | SHEET NO. 01 | | |
| DATE 2024 | | | SCALE 1:500 | | |
| DRAWN BY J. Smith | | | CHECKED BY M. Jones | | |
| PROJECT MANAGER D. White | | | APPROVED BY M. Jones | | |
| PROJECT NO. WUP/24/01 | | | DRAWING NO. WUP/24/01 | | |
| SHEET NO. 01 | | | DATE 2024 | | |

LANDSCAPE MASTERPLAN

REFERENCES

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- Ian A Ramage *We still call Wahroonga Home* McPherson 2003
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- TROVE National Library of Australia
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