COMMUNICATIONS

Community Consultation Report
Burrows Park Clovelly Masterplan

01 May 2025

Randwick City Council
a sense of community

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1. Summary

Randwick Council has developed a masterplan to upgrade the amenities and expand the sports field at Burrows Park in Clovelly. The masterplan, informed by extensive community consultation, presents three options, with the preferred option designed to balance the needs of both local residents and sports groups.

This report presents community feedback on the masterplan.

Key findings:

A total of 49 survey responses were received, along with eight email submissions to Council. Most respondents are satisfied with both the proposed amenities location and sports field enhancements.

- Overall, respondents support the amenities upgrade, though some are concerned about the cost.
- The sports field enhancements are generally seen as beneficial for sports participation. However, some respondents question the necessity of expanding the field and raise concerns about parking, loss of space, and community access.
- Neutral respondents primarily sought clarification on specific aspects of the project.

2. Community engagement strategy

2.1. Background

Randwick Council has developed a masterplan to upgrade the amenities and expand the sports field at Burrows Park in Clovelly.

The masterplan has been informed by extensive community consultation and presents three options. Th preferred option proposes to:

- Replace the current run-down amenities building with a modern facility on a similar footprint, designed to minimise impact on the natural environment and maintain views.
- Slightly expand the existing sports field to better support our local rugby league and rugby union junior teams.
- Protect the native flora and fauna, including the remnant Eastern Suburbs Banksia Scrub (ESBS).
- Retain the off-leash dog area for local pets and their owners.

2.2. Objectives

The consultation aimed to:

- Communicate the details of the proposed masterplan, including its stages, environmental considerations, and expected outcomes.
- Provide opportunities for the community and stakeholders to provide input.
- Work with sporting clubs, residents, and park users to address concerns and refine the masterplan.

Consultation Level: Higher-level local area impact.

IAP2 Consultation level: Involve - we will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.

Consultation period

The consultation was open for 4 weeks from 12 February to 12 March 2025.

2.3. Consultation activities

- Dedicated website: Your Say Randwick webpage.
- Letterbox drop: A5 flyer sent to residents surrounding Burrows Park
- Signage: A2 posters around the park
- In-person: Drop-in session at Burrows Park, Sat 1 March 2025 10am to 12pm
- Email campaigns: Sent to Your Say subscribers, key stakeholders, and Randwick City Precincts.
- Weekly eNews: Featured in Randwick News during the consultation period
- Social media: Facebook and Instagram posts
- Digital Displays: Information at libraries, the Des Renford Aquatic Centre, and the Customer Service Centre
- Randwick Council Website: Listed on Current Consultations webpage
- Councillor Notification: Local councillors were informed

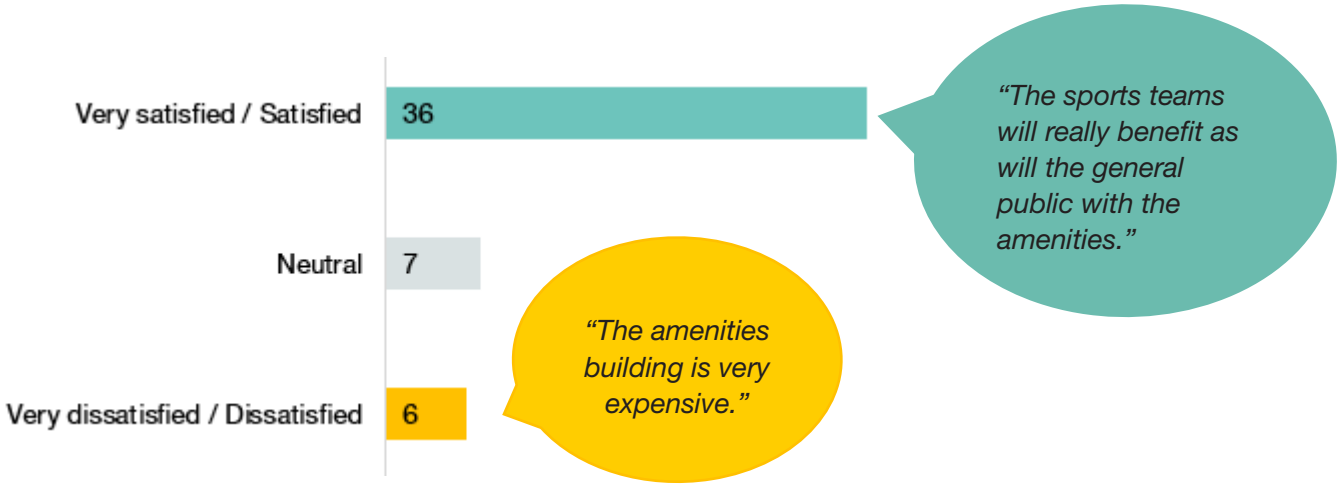
3. Consultation outcomes

- Website visits: 1410
- Survey submissions: 49
- Submissions: 8

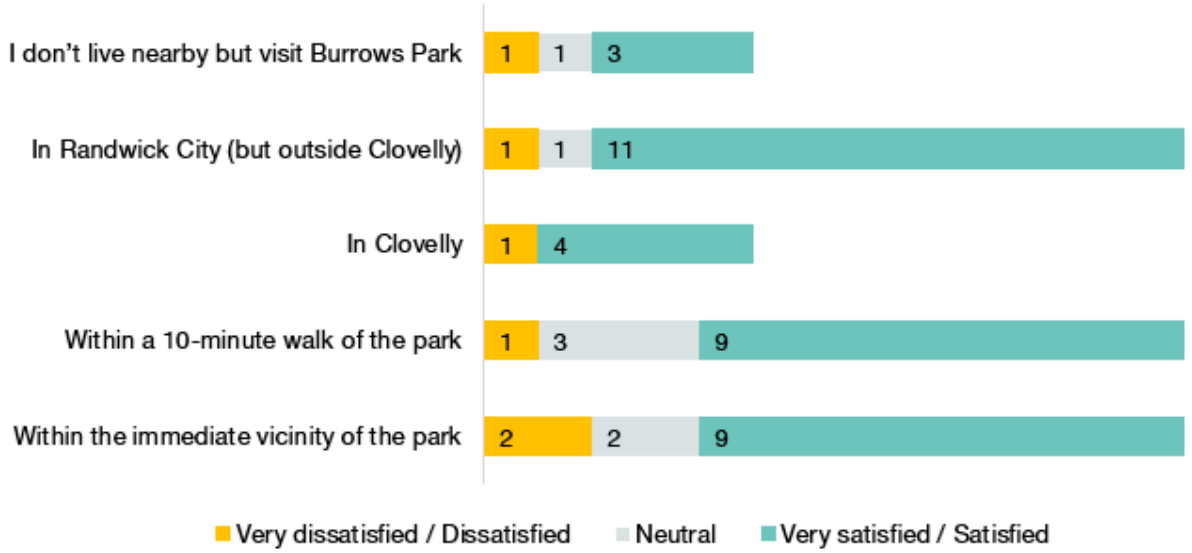
3.1. Survey results

3.1.1. Amenities location

Most survey respondents are satisfied with the masterplan's preferred option to locate the amenities on a similar footprint to the current building.



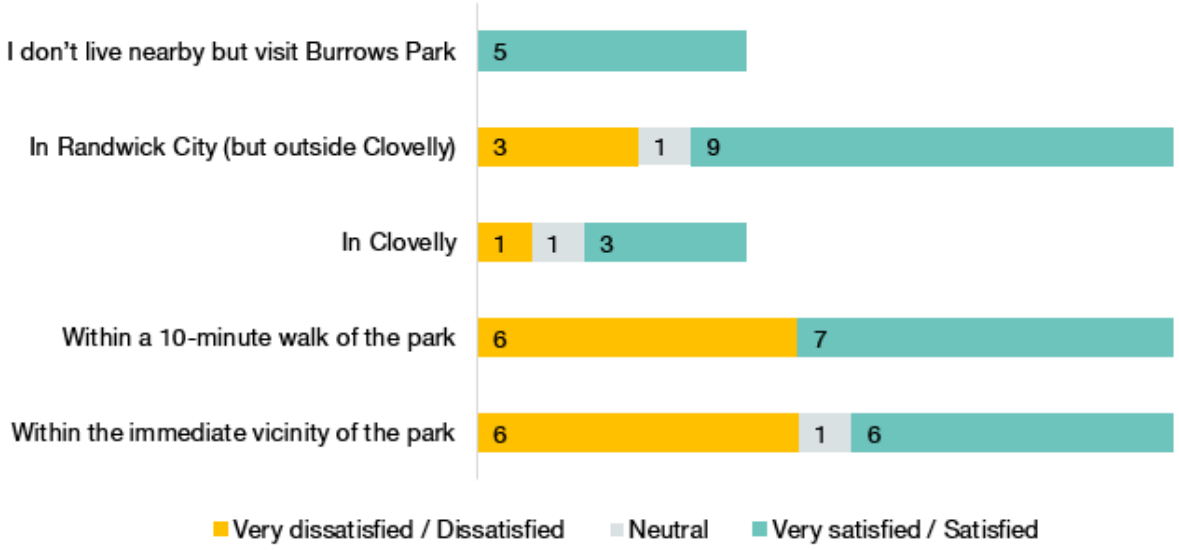
Graph 1: Satisfaction with the proposed amenities location at Burrows Park (n=49)



Graph 2: Satisfaction with the proposed amenities location, based respondents on proximity to Burrows Park (n=49)

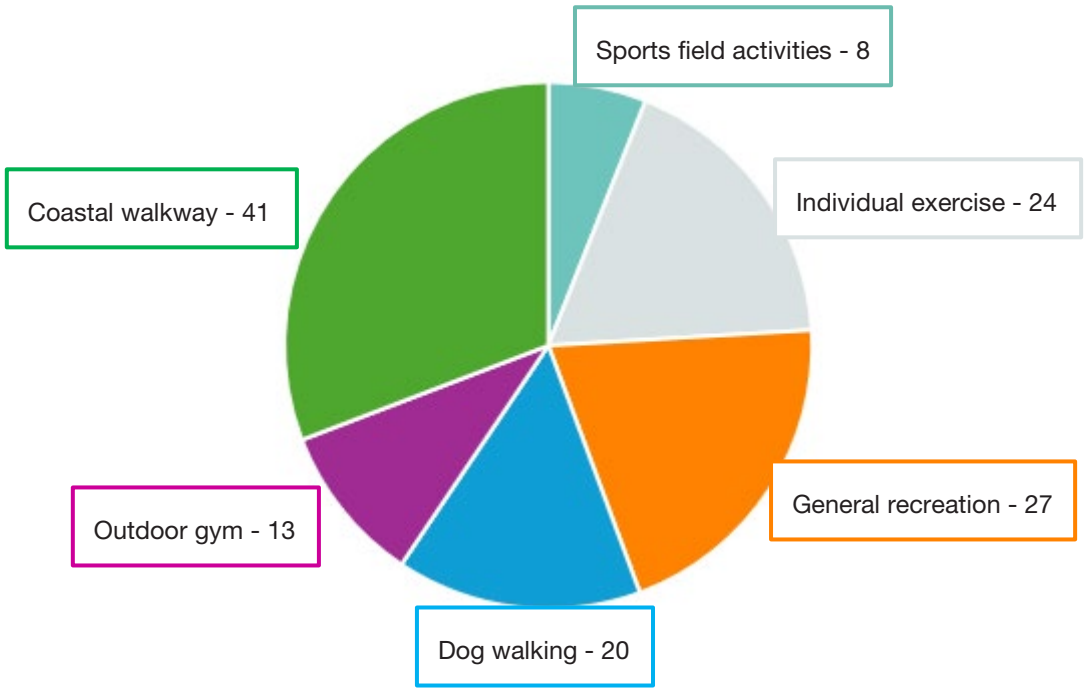
3.1.2. Sports field enhancements

Graph 3: Satisfaction with proposed sports field enhancements at Burrows Park (n=49)



Graph 4: Satisfaction with proposed sports field enhancements, grouped by residential proximity to Burrows Park (n=49)

3.1.3. How respondents use Burrows Park



Graph 5: How do you typically use Burrows Park? (select all that apply) (n=133 responses from 49 survey respondents)

3.2. All comments and submissions

During the consultation period, Council received 41 comments from the 49 survey respondents via Your Say Randwick and eight submissions via email.

Of the eight submissions received, five are supportive of the masterplan and three are not.

- Overall, respondents support the amenities upgrade, though some are concerned about the cost.
- The sports field enhancements are generally seen as beneficial for sports participation. However, some respondents question the necessity of expanding the field and raise concerns about parking, loss of space, and community access.
- Neutral respondents primarily sought clarification on specific aspects of the project.

All comments and submissions are included in the table below.

	Comments / submission
1	There is no justification for enlarging the size of the field for junior players. Enlarging the field will make it unsafe for players and spectators. It radically reduces the space for spectators and players who may overrun the sidelines during the game. It also encroaches on the limited natural formation of the sloping areas on each side of the field. There are playing of other fields that older juniors can use. What about accessing the very large sports fields in some of the public schools in the area for example Randwick Boys High School.
2	This looks like a good solution for everyone.
3	Over $3m for a couple of meters more use? I also want to flag that the sports fields should be more accessible for other sports (multi-purpose) as opposed to being singled out for Rugby union and league solely (or conveyed as such) given this is prime community land on the coast
4	Please try to prevent dogs going down towards unsafe areas on the right next to off leash dog park. My dog rolled in slimey mud and it was a real operation to get him hosed to get into car then to find a DIY dog wash that was open. Since this experience (second time), sadly, I avoid this beautiful walk and dog park.
5	I would like to see more seating for both ends of the field for spectators to watch and maybe some with shelter to protect against the elements - is there anywhere for a carpark?
6	My sons play rugby there and it’s always been a pleasure! Happy to see improvements. My only feedback would be to add parking or a drop off / pick up area during the rugby season as it can be busy at training times and I don’t want to block buses or local residents. Public transport is not great to/ from maroubra either so can’t really let them come back home alone.
7	Clovelly does not have the parking or infrastructure in place to be able to support full size rugby field which would entail more games being played there. The parking is already limited on the weekends with the current amount of games being played there, having more age groups play there and more games means less parking, I already have random people regularly park in my car spot. The changing of the locations of the light will be an eye sore and disturbing to residents who's bedrooms face the park, with the bigger field and midweek training,

	Comments / submission
	its likely that these lights will be on later at night as more teams are looking to train there. Noise pollution is also a real factor to be considered, again with the bigger field and more teams training there means the noise from training will disturb the residences that are close to the field. I am right opposite the field and even just the coaches talking to their players is an audible disturbance, if these training session now go later into the evening with older teams training there this will be an even bigger disturbance. The field moving closer to Ocean Street also brings this noise pollution closer to home. There is no real need at all for this field to be increased, the amenities need an upgrade yes but there's no need to increase the field size, you are disrupting the permanent livelihoods of many to appease a small amount of people.
8	Proposed lights are in a terrible place, impeding views of properties
9	If more games get played at Burrows where is everyone going to park. Buses struggle to get up and down the street now.
10	I am very pleased that there will be much-needed improvements to the playing field and amenities building. I would like to know if the new amenities block and playing field to considered a new name. There is a history documented by the Clovelly Crocs historian who has identified the individuals of the Clovelly Surf and Rugby League club who tirelessly donated their efforts to creating the original playing field and amenities block in the early 1950s, They are the late Kieth Goodsell, Graham (Butch) Bottomley and Harry McKewon.
11	I think it is well overdue. Look at Waverley Oval and Coogee Oval. Burrows deserves the same. It is an amazing location, and the sports teams will really benefit as will the general public with the amenities.
12	This is a long overdue upgrade and I am really excited to see the plans become a reality.
13	this has being going on for sometime and the people have said no to the expansion but obviously you are not listening to the community and would like to implement what you would like here. Listen to the people and from the beginning and stop ignoring them and take their feedback into consideration and not keep pushing what could destroy the area to the locals by turning it to a commercial parkland to create revenue for the council.
14	I request some of the budget be allocated to maintenance of the dog park area surface as this is largely neglected. The turf and surface level needs ongoing care. This space is used by many owners and dogs from early morning to late at night.
15	great to see improvements to this community facility. It is not owned by neighbours. They have always lived next to a sporting/ recreational facility and should not be given any greater consideration than the rest of the community.
16	Will become a playing field for professional games and be a loss to the local community who will be locked out too often. Also too much native fauna will be damaged including the very rare and important ESBS which is very delicate and easily destroyed

	Comments / submission
17	It's obvious that it's too late for changes. However I think it is such a missed opportunity to be creative and think towards the future of the area. Only in Australia would such an amazing spot with views to Bondi and maroubra, be turned into a sports field. It's absolutely the dumbest and childish thing to have dreamed up. The only other worse thing I could think of would have to turn it into a car park. Is this really the best option the people with all this education and global experience could come up with? There are football fields at Heffron park, Waverley and Queens park - but instead some of the most valuable space in Sydney in terms of potential is turned in to a sports field - it really is a very silly decision. But like I said, I know it's going ahead anyway so my comment aren't useful at this stage.
18	Dog Park great for community but Every day dogs are on promenade and in bay. You need more signs.
19	1. It's unclear from the diagram of the field exactly where the northern end of the playing field will be in relation to the current sandstone block retaining wall for the 'track' from Ocean St to the gymnasium. Since my house in Ocean St is already subject to noise from both training and playing, what sound mitigation measures are being considered? 2. The new position for the northwest light pole is now immediately in front of my house. Why is there a need to move the current poles? The light they currently provide is more than adequate for the proposed extended field!
20	As a former Clovelly Junior Rugby Union player in the 1970s, and now a wheelchair user, I would like the Council to take a fresh look at the overall concept as if it was developing the area for the very first time. I believe a better design would be to move the entire field towards the east (if the land east of the field can accommodate it) and place the amenities building on the Ocean Street side to provide easier access for everybody, particularly who use wheelchairs or those with ambulant disabilities who have trouble walking long distances. The amenities building must include a unisex wheelchair accessible toilet facility, and if there is adequate room to include the ability for a left-hand and right-hand transfer onto the toilet seat in the unisex toilet with appropriate grab rails/handrails on both sides of the toilet bowl. I would also like to suggest the use of solar powered lights for the amenities building, as well as some park lighting (separate to the sports field lighting) for when people go for a walk along the coastline or the people who wish to exercise e.g. walk, run, aerobics et cetera. There should also be a wheelchair accessible bubbler/drinking fountain, and possibly include a water bowl with water tap for pets (dogs). The inclusion of appropriately designed and located bench seating for people to rest or to take in the water views. However, if the amenities building is going to be remaining in this current location then maybe there needs to be some appropriately located seating between Ocean Street and the amenities building for people with ambulant disabilities to have trouble walking long distances. I would also like to suggest the inclusion of a plaque with some historical information such as why it is called Burrows Park, when the park was initially opened, who

	Comments / submission
	opened it, and maybe some historical facts about Clovelly, including when the Clovelly Pool was designed and installed.
21	Why does football uses receive preferential treatment including lighting to interfere with rare natural bushland; the proximity to Ocean Street looks 'very squeezy'. Why does the new amenities block need additional areas which appear to be taken up by 'info room'? what is that? Why can't the ref changeroom be included in 'changerooms'. I am trusting there will be facilities for both men and women? In reference to the questions below, although I do not presently live nearby to Burrows Park, I spent 20+ years living opposite it on Ocean St so I am well aware of uses, the layout, the land etc.
22	The proposed field is far too large and distracts from the beautiful natural headland. Parking is already an issue at Bronte/Clovelly and this will exacerbate this area. We love using the doggy park, with our little children and small dog however balls flying into the doggy park will make park users feel unsafe. The QR code on the form doesn't work and even if you manage to find the feedback page, it is only open to registered page users. This restricts community opportunity to give feedback.
23	1) We need separate change rooms for men & women - There is a huge growth in Women's participation, excluding a separate women's change room will be negative to the growth of local sports 2) Can you include some covered areas for spectators, the fields are heavily used in winter for rugby and league tag, some "sheltered" areas with setting would be great. 3) Include some sponsor signage on a large format score board to create an opportunity to increase club revenue / offset some of the ground costs. 4) Location 8 / dog park is used as a warmup area pre match can this also have some light landscaping and flattening to stop further injuries. Can a section be included for sport field use? Thanks you
24	Not needed, too expensive, using a large amount rate payers money for a small benefit to the community
25	Fantastic upgrade to facilities and fields. The sooner the better for both.
26	I am hopeful that the field works which are costing a lot of money (and only delivering 2 extra games a week) will enhance the playing surface and the beauty of the field and verge ie Irrigation and will not hugely impact the important wildlife area to the south of Burrows Park near the dog park. I am also keen to understand what the new lighting will do- for eg. it says it will be sensitive to playing times? Does that mean if games are on, it will remain operating beyond the current 9.30pm cut off?
27	The amenities building is very expensive.
28	I believe the 'preferred' option is satisfactory to many of the concerns that have been raised.
29	The terracing and levelling are wonderful ideas. Burnie Park needs a similar level of work, terracing, drainage, landscaping to stop the rush of water. Can you help?

	Comments / submission
30	Please keep the dog park as large as possible and please do not disturb the corridor of bush along the coast.
31	While this option appears to be the least worst, I remain opposed to the extension of the field. The area is already struggling to manage the volume of visitors on the weekends. The congestion on Eastbourne Ave is a major concern - both the additional sporting visitors and the construction aspect. It is not an appropriate location for an extended rugby field. Keep the field the same size and for everyone's use, not just a few sports clubs. A renovated, modest amenities block is supported for people visiting the area and needing to use accessible and safe facilities. I am concerned by the lack of detail in the plan regarding the amenities block and the field use times and lighting. I am concerned by the cost of the project. I am concerned that the traffic implications have not been thought through.
32	It is important that Council does not disturb the remnant bushland or the animals that nest in there. Thank you for considering preserving this beautiful coastal marine park as a priority.
33	There is an opportunity to recognise Rugby League immortal Dave Brown by naming the sportsfield within burrows park as Dave Brown field. Dave Browns gravesite is a short walk away in waverly cemetery. Dave Brown is known as the Bradman of Rugby League and contributed greatly to the sport in the local area.
34	I am just that the document presented identifies enlargement of the field to the west and north but no mention is made of the 4.5m extension to the south and 6 metres to the east making the proposed field international size for senior rugby league matches!
35	I think extending the sportsfield toward Clovelly beach is wrong. That area is a nice spot to observe the beach/walk dogs. I dont mind extending the sportsfield toward the bowls club.
36	On 25 July 2023, our son…* was asked to present to Randwick Council about the need for basketball facilities in Clovelly. The Council voted unanimously for the inclusion of a basketball court at Burrows Park. As part of this process…* met with Councilor Christie Hamilton and Todd Clarke, and they agreed that it was possible to include a basketball court in the Burrows Park Redevelopment. They also noted that Burrows Park is designated as a multi-sport area and that the inclusion of a basketball court would achieve this and allow Burrows Park to appeal to a broader part of the community. Based on the current plan, a half-court basketball court could be installed at either the north or south of the new amenities block. Basketball courts are valuable spaces especially for young and teenage children as they promote being active, keep them off screens / devices, and create a social space for them in our community. **This submission has been edited by Council staff*
37	Option C - no barbeques or function room

	Comments / submission
38	Would be great if temporary toilets were available during the rebuild. Substantial verandas would be preferable too. I also believe that the present playing fields are quite adequate, minimal earth work would be my recommendation.
39	I would like minimal earth works, temporary toilets while construction is underway and Verandahs similar to now offering good shade
40	I would like the Burrows Park Masterplan to have the minimum earth works, alternate loos when the block is being rebuilt, and also the new amenity building to have verandas.
41	I feel the cost is quite high given the minimal work and taking into consideration the cost of the assessment. However, very relieved that the original overlarge concept did not happen - and it should not as it was pandering to vested interests who are not the ratepayers as we are. I think the process to ge where we are now could have been far better handled. The cost for the new amenities block also seems incredibly high, so I hope we are getting something very special for this amount and which is environmentally looking to the fiuture. Additionally, that the undercover verandah retains at least its current space to allow for other's usage of it. Frequently there are people doing yoga & other exercise, and it is a reprieve from wet weather to sit here. So, it should be a pleasant space for others to enjoy. Finally, the most disturbing thing about this whole process has been the focus on rugby (shared by others) - and which almost felt like the big rugby clubs 'owned it'. It's not owned by the big rugby clubs and is used more widely than just for that sport - by runners etc. And in fact, given the growing interest in football, it's a shame the pitch is not more flexible to allow for other sports to be played on it.
Sub 1	I think that is no problem As long as off dog leash park is not affected as it’s an amazing part of our little piece of Clovelly.
Sub 2	As a local who walks Burrows Park on a daily basis and as a retired architect I have watched with interest the process that has been underway to get consensus on upgrading the playing field and associated amenities building. I have read the masterplan and commend both council’s process and the current state of play. From the document the new facility building while located over the current footprint looks to be indeed larger, as it extends someway north and east. In itself this is not a bad thing, since the original was constructed, legislation surrounding Access coupled with community expectations and demands of such facilities have accordingly increased. I believe it would be useful for the public especially for the 1st March 2025 Drop-in Session to place star pickets with **yellow safety caps into the likely extents of the new build at its NE, NW and SE corners. (SW will presumable fall under the current footprint?)

	Comments / submission
Sub 3	Has this Burrows Park Masterplan gone to RCC for a vote by Councillors? It appears a development by stealth despite resident and ratepayer strong objections. Not long ago, part Heffron Park was gifted to a professional sporting group Souths Juniors and tens of millions spent on a State of the Art training facility. Here we are again with professional sporting groups such as rugby usurping both public monies and lands. I believe there needs to be an Independent Review into RCC, ratepayer monies and professional sporting bodies. I strongly object to these expansion plans in light of transparency and public interest. The community has strongly told council they do not support these plans for Burrows Park for a myriad of reasons - noise, traffic, loss of public amenity.
Sub 4	I would like to submit the following feedback on the Masterplan. SUMMARY There is a strong disconnect between the covering Email and general description of the proposal compared with the actual details in the plan. For example the increase in both the amenities block and field size is described as “slight”. In both cases the increase is anything but with amenities block footprint being 50% bigger and the field size increasing by approximately 1200sqm (based on the additional 12.5m in length and 6.5m in width) The case for an enhanced amenities block is supported by a photo showing rust in the awning. We both know that the awning was repaired back in 2023. So its inclusion is clearly intended to mislead. If it is an error of fact then what other errors do we need to consider in our feedback. ACCESS On the part of the Plan dealing with “Topography and Levels” there is reference to “existing driveway access across the dog park” There is no existing driveway! Access is across open ground and the safety of pedestrians and pets is reliant on low speeds and caution on the part of those with access. (At present these vehicles are mostly used by council employees who in my experience display the requisite degree of caution. This might not be the case for some kiosk volunteers when they have run out of sausages or soft drinks.) For the avoidance of doubt dog park users don’t want a driveway installed. What we do want is a kiosk of modest scale in terms of size and hours of operation. This should be supported by a strict limit in the hours of operation and number of vehicles. Unfortunately the Plan gives no details on these matters. What the Plan does say is that there will be no fencing around the Park and no diminution of the area currently used for pet exercise. I look to Council to ensure that the Masterplan treats any future proposal which does involve either of these to be treated as a non compliant development. AMENITIES BLOCK Subject to the comments about access I am supportive of the Amenities block redevelopment subject to there being no material increase in its size (as proposed in the plan). Overall the Amenities block improvements are consistent with the stated Plan objective to “Better support our local rugby league and rugby union teams.” FIELD SIZE The proposed increase in field size in inconsistent with the stated objective shown above. The field dimensions have proven adequate for the Clovelly Crocodiles and Clovelly Eagles sides to date. If there are to be new users of the fields then that has not been disclosed in the Masterplan. The benefit of increasing the field size is not demonstrated especially when set against the loss of curtilage entailed in the proposal. I note that even NRL games are currently being played on fields smaller

	Comments / submission
	than the preferred size. The Las Vegas games which opened the NRL season were at Allegiant Stadium where the field size is both narrower and shorter than Allianz or ANZ stadiums with no complaint. Other suburban grounds have shorter distances between the try line and dead ball line. This compromise has not been considered in the plan - why?
Sub 5	I do NOT support the extension of the playing field but do acknowledge that the amenity block needs to be renovated to make safe and to provide proper toilet and change room facilities. In the covering email that I received from Randwick Council notifying residents of the preferred masterplan for the above development and asking for feedback , I am concerned by the lack of information provided by council and believe this to be misleading on the final project as it plays down on what it plans to do by neglecting to give full information. The initial letter states " slightly expand the field " and gives 2 measurements "8 m to the North" and "2 m to the west" . It is only when clicking on link - which a lot of people will not do due to the cover letter downplaying it - that you realise that the field is being expanded in 4 directions - a further 6 m to the east and 4.5m to the south. Other misinformation/ missing information: 1. That the amenity block / change rooms and kiosk is being built on a "similar" footprint - but looks from diagrams to be 1 &1/2 times the size. 2. That there is no actual measurements / dimensions of the field or the amenity block(I do note square meterage is provided but info on size/ heights etc) 3.It states aim to "better support our local rugby league and junior union team" but does not state which teams -children , adults or how often training sessions and games would occur and what days and the times of these games and training sessions . Increase games etc will cause increased noise for local residents 4. It states no fence around field but what will happen in the future? Is there any guarantee that this will not happen in the future ? When I attended the info session yesterday At burrows park and asked about this I was told that "none of our ovals are fenced" - I replied what about Coogee which is fenced for the whole season whether used or not there is tarp around it blocking any view. Reply from your staff was " well that's just one oval" What is to stop this happening at Burrows if professional games start playing and training there? 5. Dog off leash area to remain - For how long? If increased / professional games there will be increased traffic and parking required. Where will that be ? The only open place would be the dog off leash area which is also used by sightseers, picnickers and young children playing Your info says a study was done of available parking spaces and a suggestion that there be a 15 minute interval between games to allow for people to leave and people to arrive and park - this is unrealistic as people rarely just leave straight after a game is played- what they generally do is have showers / change, eat something if kiosk/ stand around and chat, what next game. 6.Costs- how is this to be funded? When I asked this and suggested that the ratepayers or perhaps the football clubs who will be using it I was told at the info session by your staff "No, by council's capital fund" . I asked where does that money come from ? - reply "the rates I think" .

	Comments / submission
	7. Kiosk- no information has been given as to operating hours, who will operate it and how it will be supplied/ serviced. How will delivery vehicles deliver to kiosk and how often? 8. Info states existing access for emergency vehicles will remain - is this talking about Ocean Street or across off leash dog area? please note that there is no actual sealed road access dog off leash area and I would not like to see one there. 9. Lighting- proposed plans say “minimum four light poles required” - minimum? Whats the maximum? Smart lighting - “ programmed to lower levels when field not being used”- so will lights remain on at all times at night? There is a light in the clovelly car park at south end of beach which is very bright and an eyesore when looking out. 10. Heritage stone retaining wall - is this the wall that is currently visible at north end of field or the one that looks to be buried behind it where a few stone tops are visible on track ? 11. Saturday morning information session - we went to the session and were disappointed in the lack of information. Although very polite the two staff members replied to many of my questions with - with a statement and then “I think” or “ I presume” . When we said that we thought that the proposed field would have been marked out so people could actually see the dimensions we were told “the architect is coming later” As you can see all of the above supports my concerns about the lack of information and playing down of plans. It is my belief that this is misleading to the public and local residents. I ask that you please acknowledge my email and my feedback and reply to my questions. I also ask - as above - that you please forward my email to the mayor. Thankyou
Sub 6	*…I’m in total support of Randwick City Councils plans for Burrows Park upgrade. We are thankful for the support Council lends to our Community Sporting Groups. **This submission has been edited by Council staff*
Sub 7	Hi there, I'm from Maccabi Rugby and we're also a home team to the ground. Just wondering whether the new proposed building is going to have more or less storage than the current 2 shipping containers. My main reason for asking is that we have a scrum machine in the container that will need to be put inside the storage and wheeled out (if left outside, it will rust overnight. Thank you for the help.
Sub 8	Thoroughly endorse proposals.

3.3. Social Media

Platform	Date	Reach	Reactions	Link clicks or shares	Comments
	18 Feb 2025	3299	10	99	6
	18 Feb 2025	2181	4	24	8
	18 Feb 2025	5287	36	17	1
	27 Feb 2025	2444	17	17	0

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