



Holroyd City Council

C i v i c P a r k

P l a n o f M a n a g e m e n t



Adopted by Council at its meeting of 18 June 2002

Holroyd City Council

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CIVIC PARK PLAN OF MANAGEMENT

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CIVIC PARK PLAN OF MANAGEMENT

1. INTRODUCTION

1.1 Background

Under the NSW Local Government Act, 1993 (as amended by the Local Government Amendment (Community Land Management) Act, 1998), Councils are required to prepare Plans of Management for all land classified as 'Community Land', to ensure it is effectively planned and managed. 'Community Land', as defined by the Act, may be categorised as:

- Sportsgrounds,
- Parks,
- Natural Areas,
- Areas of Cultural Significance,
- General Community Use Areas (including drainage reserves).

Under these definitions, Civic Park is categorised as a 'Park'. For the purposes of this Plan of Management, a Park is defined as an area of Community Land for use mainly for passive or active recreational functions. Categorisation within the terms of the Act assists the formulation of objectives for the long-term management of this open space resource.

The Act sets core objectives for the management of Parks, namely:

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- To provide for passive recreational activities or pastimes and for the casual playing of games, and

- To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

The objectives of this Plan of Management are consistent with these core objectives.

The main objective of this Plan of Management is to guide future development of Civic Park within the legislative requirements of the Local Government Act, taking account of community expectations and the resources available to Holroyd City Council. Management of Civic Park is expected to continue to focus primarily on the park as a multi-use informal recreational facility.

Specifically this Plan of Management covers land shown in Appendix A. Relevant property details for the park are listed under Council's asset register database (TAMS).

1.2 Location and General Description

Civic Park is located in Targo Road, Pendle Hill (Figure 1). The park covers an area of approximately 27 200m² and caters for both passive and informal active recreational activities. Features include:

- large open grassed areas;
- children's play equipment;
- tennis courts;
- hand ball court;
- half basketball court;
- Interpretive signage and observation deck;
- general seating, barbecues and picnic shelters;

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- formal commemorative memorial; and
- remnant trees.

A major feature of this park is the Pendle Hill Creek which has been restored from its previously degraded state in line with Total Catchment principles.



Pendle Hill Creek constructed wetlands with rubbish boom.

The diversity of the facilities attracts a number of user groups. It is therefore important to ensure that future development and management of the park effectively responds to community expectations and requirements.

1.3 Scope and Site Specific Objectives

Civic Park has been developed for predominantly informal recreational activities over many years by Holroyd City Council. In order to cater for a range of user groups, some compatible active recreational facilities have been incorporated into the park.

This Plan of Management aims to incorporate the needs of each group as well as the wider community into the park's future design and development. These needs are expected to continue to focus primarily on a variety of recreational activities.

Objectives of this Plan of Management are based on the Programs and Broad Objectives

that are expressed in Holroyd City's Management Plan and State of the Environment Report. Other documents referred to in preparing this Plan of Management include the Upper Parramatta River Catchment Trust Policy Manual (UPRCT), and the HCC Policies, Codes and Delegated Authority Manual. Direction was also obtained via discussions with Council staff and relevant user groups.

The site-specific objectives for Civic Park are to:

- Ensure that Civic Park is conserved for a range of informal recreational purposes
- Ensure the park is a safe environment available and accessible for use by all sectors of the community.
- Achieve a consistent and responsible approach to the management and maintenance of the park's resources.
- Provide adequate, equitable and appropriate services for the community and to ensure they are managed efficiently.
- Enable a leasing arrangement if required, to be established for the management and operation of the park's tennis courts.
- Manage, develop, protect, restore, enhance and conserve the environmental values of the park, to ensure it is sustainable for future generations while being visually attractive and pollution free.

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1.4 Compliance with the Act

The following table sets out the minimum requirements of the Local Government Amendment (Community Land Management) Act, 1998 for Plans of Management and the sections of the plan in which these requirements have been addressed.

Table 1. Compliance with the Act

<i>Minimum requirements under the Act that a Plan of Management must meet</i>	<i>Section of the Plan of Management that satisfies the Act</i>
Category of the land.	Section 1.1
Objectives for the management of the land.	Sections 1.3 and 3.2
Performance targets of the plan in respect of the land.	Section 4.4
Means of achieving the objectives and performance targets.	Section 4.4
Manner in which the Council proposes to assess its performance with respect to the plan's objectives and performance targets.	Section 4.8
Description of the land and any building or other improvements on the land, as at the date of adoption of the plan of management.	Section 2.3
Description of the use of the land, and any such buildings or improvements as at that date.	Section 2.5
The purpose for which the land, and any such buildings or improvements, will be permitted to be used.	Section 2.5.3
The purpose for which any further development of the land will be permitted, whether under lease or licence, or otherwise.	Sections 3.3.6 and 3.3.7
The scale and intensity of any such permitted use or development.	Section 2.6.2

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2. CONTEXT

2.1 Regional Significance

Civic Park forms an important component of the recreational facilities managed by Holroyd City Council. The park is essentially a neighbourhood park, attracting persons from the surrounding local area. Certain facilities in the park have a broader significance including the Maltese memorial and the tennis courts. Also, as a working example of a watercourse restoration project within a challenging urban context, the Pendle Hill Creek constructed wetland has attracted interest from a wide area.

2.2 Cultural and Historical Significance

Civic Park is an important part of the cultural resources of Pendle Hill. The park was dedicated for public recreation on July 1939.

The present level of facilities was developed gradually, with the main elements summarised in chronological order below:

Parking Area
1972

Pendle Hill Creek Channelisation
1975

Tennis Courts
1978

Playground
1986

Maltese Memorial
1988

Mini Basket Ball Court
1994

Playground Renovated
1995

Constructed Wetlands
1996

Mini Netball Court
1998

Exeloo
2001

The Maltese Memorial has particular cultural significance for the Maltese and broader population of Holroyd City.

2.3 Physical Site Factors

2.3.1 Management Zones

For the purposes of this Plan of Management, Civic Park can be divided into 4 broad zones. These include:

Zone A - Pendle Hill Creek and car park area.

This area is located on the eastern side of the park and contains the car park, Pendle Hill Creek, and pedestrian access way.

Zone B - Tennis courts and associated structures.

This area is located in the south eastern corner of the Park, and contains two tennis courts, an amenity block and associated plantings.

Zone C - The Maltese Memorial, play equipment and seating area.

This zone contains the Maltese memorial along with picnic tables and a general seating area. This zone also contains the exeloo, mini basketball court, and interpretive signage and observation deck.

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View of zone C showing pergola and monuments.

Zone D - Open Grassed Area.

This dominates the western portion of the park. This area features extensive scattered tree planting as well as a handball court, a cricket pitch, mini netball court and a pedestrian pathway.

2.3.2 Climate

The climate of Civic Park is typical of the western suburbs of Sydney. The months of highest rainfall generally occur within the first half of the year and the area can expect an average of 970mm rain a year.

Temperature ranges in the Holroyd area vary between 4-34 degrees Celsius.

2.3.3 Vegetation

The vegetation at Civic Park consists of a mixture of remnant indigenous trees and a mixture of exotic and native plantings.

The grassed areas of the park consist of clusters of remnant mature *Eucalyptus tereticornis* (Forest Red Gum), while various *Casuarina* and *Eucalyptus* species have been planted, mainly along the park's northern boundary. Other species in the grassed areas include a semi-mature Phoenix palm and several *Jacaranda mimosifolia* (Jacaranda).

Various planting beds have been established, containing a mixture of trees, shrubs and ground covers. Species include *Hakea*, *Callistemon* and *Casuarina* species, with

Hardenbergia violacea (Purple Twining-pea) used as a climber against walls and *Lomandra longifolia* as a ground cover.



The park contains a number of mature native tree species which add to the park's amenity



View of the reconstructed Pendle Hill Creek with turfed banks and macrophyte planting.

Wetland planting in the restored Pendle Hill Creek consists of turfed banks and macrophyte planting around the water edge and within the channel. Macrophytes include *Schoenoplectus*, *Cyperus* and *Paspalum* species, while an island in the wetland has been planted with *Casuarina* and native shrubs.

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2.3.4 Wildlife

The small amount of natural vegetation limits the wildlife habitat value of Civic Park. The remnant and planted vegetation which does occur in the grassed and planting bed areas provides some habitat for birds associated with urban environments, while insectivorous or nectivorous bats may use the park for feeding. Various species of waterbirds are associated with the wetland area. The habitat value of Pendle Hill Creek has increased significantly since the restoration project was undertaken in 1996.

Whilst the park is not located near any major remnant bushland areas, there is potential to create habitat-enhancing linkages and corridors along the remainder of the Pendle Hill Creek corridor, particularly downstream towards the Parramatta River.

2.3.5 Landform and Drainage

Civic Park slopes down at a relatively constant grade from the western boundary of the park at Targo Road to Pendle Hill Creek in the east.

Pendle Hill Creek, running adjacent to the eastern boundary of the park, carries urban runoff through the site from upstream areas. The creek flows through the park from south to north, eventually draining into Toongabbie Creek which then runs east into the Parramatta River.

The section of the creek running throughout the park is not channelled. However south of the park, the creek has been channelled where it runs between residential properties.

2.3.6 Buildings and Structures

The main buildings within Civic Park are the amenity buildings associated with the tennis courts, the exeloo located adjacent to the memorial and a bridge over the creek. Other structures include the Maltese Memorial and associated pergola structure, basketball court, playground, tennis courts, handball court and the observation deck.

2.3.7 Conditions of buildings

The Local Government Amendment (Community Land Management) Act, 1998 requires that a plan of management describe the condition of buildings at the time of the plan. Table 2.1 below describes the condition of the buildings as at March 2002.

Table 2.1 Condition of buildings

<i>Buildings and structures</i>	<i>Condition</i>
Tennis amenity block	Good condition, some evidence of spray-painted graffiti.
Exeloo	Evidence of vandalism and spray-painted graffiti.
Bridge	Good condition, well-maintained.

2.3.8 Services

The amenities on the site are connected to electricity, sewerage and water. The tennis courts and pedestrian pathway which runs east west through the centre of the park is illuminated at night by pole mounted flood lights.

The park electric barbecues next to the tennis court area and the mini basketball court are connected to the electricity system.

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2.4 Visual Assessment

Civic Park is a visually contained park in that views to surrounding areas are limited. Views are blocked by vegetation, the railway bridge and surrounding buildings.

The section of the park with the highest visual profile in terms of its exposure to a busy transport corridor is the Targo Road frontage. This area of the park is relatively open and views down into the park are easily obtainable. The park is located on a distinct bend in Targo Road which whilst a notable feature in itself can cause difficulties in terms of pedestrian sight distances at this important entry point

The eastern boundary of the park has a high profile in terms of its exposure to the pedestrian and vehicular traffic associated with the adjacent car park area and nearby Pendle Hill commercial area. Views into the park in this area are somewhat restricted by the planting along the constructed wetland and adjacent car park.

Views north of the park are blocked at the western corner by residential development, and at the eastern corner by an over-bridge associated with the western rail line.

Views to the west are blocked by residential development. Views to the south are also blocked by residential development with the exception of views south along the Pendle Hill Creek. From this vantage, views further upstream are available for approximately 20 metres beyond the park boundary.

2.5 Current Recreational Usage

2.5.1 Introduction

As the facilities of Civic Park are designed to provide for a diverse range of activities, they involve a large number of user groups. Differences in priorities for the development and management of the park can occur between these groups.

2.5.2 Facilities

Recreational facilities within the park include:

- large open grassed areas;
- children's play equipment;
- tennis courts;
- mini netball court;
- hand ball court;
- cricket pitch;
- mini basketball court;
- general seating, barbecues and picnic shelters;
- formal commemorative memorial; and
- observation deck.

These facilities have been developed over time, generally in response to requests from the local community.

2.5.3 User Demand

The above facilities are used by a variety of groups, generally on an informal basis. The tennis court complex is the only portion of the park which is subject to regular bookings.

The tennis courts are constantly used by a variety of local groups. These groups book the courts through a Council appointed caretaker for a fee. They often use other parts of the park, particularly the picnic and BBQ facilities after they use the tennis courts.

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The BBQ's and picnic tables in the park are regularly used in the summer months by local families who have their lunches/dinners at the park and spend several hours afterwards enjoying other park facilities.

The proximity of the park to the Pendle Hill commercial centre results in use of the park facilities by local workers during their lunch break. The picnic facilities and passive recreation potential of the park makes it an attractive lunchtime venue.

The park is also used regularly as a thoroughfare. Persons include commuters walking or cycling from the Girraween area to Pendle Hill station. In addition school children use the park as a short cut to Girraween Public School and Girraween High School, often congregating in the park on their way home from school. Many people pass through the park on their way to the nearby Pendle Hill commercial area.

The children's playground is popular, being used by children brought to the park by their parents during the day, as well as by children whose parents are playing tennis or are involved in other recreation activities.

The mini basketball court in the northern portion of Zone C, is used by the areas youth. Local residents have commented on the success of this facility. Youths also congregate around the picnic shelters adjacent to the basketball court.

The cricket pitch area receives limited usage due to the sloping nature of the ground. The occasional informal social match occurs.

Other activities which occur within the park include general strolling, walking of pets, bird watching and feeding of the ducks within Pendle Hill Creek. Whilst feeding of the ducks is a popular activity it is not encouraged due to the impact it has on water quality within the creek.

Other groups who use the park facilities include 'Awake', the combined churches fellowship group who uses the park the week before Easter each year for various activities including puppet shows, learning activities and picnics and Girraween High School who carries out a Streamwatch program in the wetland areas of the park.

In accordance with the Local Government Amendment (Community Land Management) Act, 1998, Table 2.2 summarises the purpose for each of the land components of Civic Park and the intensity of their use.

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Table 2.2 Purpose for various components of Civic Park

<i>Land component</i>	<i>Purpose</i>	<i>Intensity of use</i>
Tennis courts	Sport activities	Regular use by local groups through bookings and fees, paid to the caretaker.
Barbecues and picnic tables	Passive recreation	Regular use by park users and local workers, with more frequent use in the summer months.
Pathways	Access and commuter routes	Frequent use by both pedestrian and cyclist park users and commuters.
Playgrounds	Passive recreation	Regular use by park users.
Mini basketball court	Informal active recreation	Regular use by park users.
Cricket pitch	Informal active recreation	Occasional use by park users.
Mini netball court	Informal active recreation	Occasional use by park users.
Commemorative memorial	Commemorate the Maltese culture	Viewed by park users. Occasional formal ceremonies.
Amenity blocks	Supporting facilities	Daily use by park users.
Car parks	Supporting facilities	Daily use by park users.
Observation deck	Interpretive facilities	Daily use by park users.

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2.6 Planning Considerations

2.6.1 Adjoining Land Use

Landuse on the southern border of the park is generally low density residential. This landuse extends towards the west corner of the park.

The park's northern border adjoins high density residential properties.

The eastern border of the park is zoned commercial and special uses. The main impact this area has on the park is through the litter which washes through the local stormwater drains and into Pendle Hill Creek.

The north eastern corner of the park adjoins the main Western Railway corridor. Weed invasion from the adjacent railway embankment is the main issue associated with this adjoining landuse.

2.6.2 Zoning and Planning Controls

The area in which Civic Park is located is zoned 6(a) Open Space. Holroyd City Council's objectives for this zone are to:

- Identify land which is currently used or is intended to be used for the purposes of open space or public recreation.
- Allocate sufficient open space to serve the present and future recreational needs of residents and visitors.
- Enable development associated with, ancillary to or supportive of public recreational use.

Within these areas the following works can be undertaken without development consent:

- landscaping;
- gardening; and
- bushfire hazard reduction.

The following activities are not permitted without development consent:

- construction of advertising structures;
- buildings for the purposes of landscaping;
- caravan parks;
- child care centres and children's playgrounds;
- drill grounds;
- forestry ;
- public baths;
- public reserves;
- racecourses;
- showgrounds, Sportsgrounds and tourist facilities;
- utility installations; and
- uses or buildings associated with those purposes which are under the care, control and management of the Council.

Purposes other than those listed are prohibited in areas zoned 6(a) Open Space, except that Council may construct roads, stormwater drainage, recreation areas, public amenities, parking areas and cycleways in this zoning without obtaining its own consent.

2.6.3 Access and Circulation

The main pedestrian access into the park is via the Civic Avenue carpark. Pedestrian access is available over the pedestrian bridge which crosses the Pendle Hill Creek or from the Targo Road entrance. Either entrance is suitable for use by disabled persons. Pedestrian access is also available from Mia Mia Street in the northern portion of the park.

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Pedestrian circulation within the park is primarily along the east west pathway which connects the Civic Avenue entrance with the Targo Road entrance. Additional pedestrian circulation takes place along the path which follows the Pendle Hill Creek.

2.7 Management Responsibility

2.7.1 Introduction

Management of Civic Park is the responsibility of Holroyd City Council.

Management structure, funding and priorities are discussed further in Section 4. of this report.

2.7.2 Holroyd City Council Responsibilities

As land owner, Holroyd City Council has responsibility for the development and management of the park. Council's responsibilities also include:

- coordination of the construction of new facilities and services; and
- compliance with relevant planning and environmental legislation that applies to development and management of public open space.

2.8 Maintenance

Council maintenance of Civic Park is carried out by crews employed by Council as well as specialist contractors such as tree surgeons.

Whilst a full analysis of maintenance activities is beyond the scope of this Plan of Management, the division of responsibility is summarised below.

Council's Parks and Gardens Crew:

- mowing / trimming of all grass areas;
- weeding of garden areas;

- replanting aquatic plants as needed;
- clearing of rubbish arresting boom in the wetland;
- minor tree problems (major tree problems are dealt with by a tree surgeon); and
- cleaning of barbecues.

Council's Building & Maintenance Crew :

- inspection and repair of play equipment;
- repair and painting etc;
- removal of graffiti; and
- repair and maintenance of barbecues and picnic shelters.

Council's Street and Gutter Crew:

- clearing of rubbish bins.

Caretaker Tennis Courts:

- cleans tennis courts .

Councils Contractor:

- maintenance of tennis courts amenities; and
- cleaning of the Exeloo toilet.

2.9 Funding

The majority of funding for general maintenance and improvement works at Civic Park comes from general rate revenue. In addition, the fees for use of the tennis courts assists with works to the tennis court facilities. Occasionally grants are obtained for capital improvements.

Section 94 contributions also provide a source of potential funds for improvement within Community Land.

Funding is discussed further in Section 4.

2.10 Asset Register

Council's asset management database (TAMS) includes the property details and a list of the facilities contained within Civic Park. The register also contains information on the assets' condition and value.

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3. MANAGEMENT OBJECTIVES

3.1 Core objectives for the Park

Management of Civic Park must be in line with the core objectives stated under Section 36G of the Local Government Amendment (Community Land Management) Act 1998, namely:

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- To provide for passive recreational activities or pastimes and for the casual playing of games, and
- To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

This Plan of Management provides a basis for the ongoing care and development of Civic Park in response to demand and the availability of funding. Funding will be a major factor in determining the timing of implementation of actions identified in the Plan of Management.

3.2 Site-specific Objectives

The site-specific objectives for this Plan of Management, as described in section 1.3, are to:

- Ensure that Civic Park is conserved for a range of informal recreational purposes.
- Ensure the park is a safe environment and available and accessible for use by all sectors of the community.
- Achieve a consistent and responsible approach to the management and maintenance of the park's resources.

- Provide adequate, equitable and appropriate services for the community and to ensure they are managed efficiently.
- Enable a leasing arrangement to be established for the management and operation of the park's tennis courts.
- Manage, develop, protect, restore, enhance and conserve the environmental values of the park, to ensure it is sustainable for future generations while being visually attractive and pollution free.
- Council's management objectives for Civic Park will remain in line with those adopted for all areas zoned 6(a) Open Space as stated in section 2.7.2.

3.3 Management Strategies

Management strategies are presented below in six areas:

- provision of facilities;
- access and circulation;
- health and safety issues;
- landscape improvements;
- maintenance; and
- planning issues.

3.3.1 Provision of Facilities

While the facilities provided at Civic Park have been developed in accordance with Council's objectives to suit the needs of a range of user groups, a number of issues still need to be addressed, including

- additional seating adjacent to the mini basketball court;
- upgrading of swings in the southern section of the park;
- upgrading of park furniture;

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- provision of shade facilities within the tennis court complex;

The half basketball court is well utilised and attracts a number of players and spectators. In recognition of this high demand residents have identified the need for increased seating to be provided around the perimeter of this court. The seating should be generally consistent with other styles of seating throughout the park and be sited with particular reference to adequate clearance from the edge of the court.

The swings on the southern section of the park require the installation of soft-fall material to ensure that they are safe for use.

The condition of some of the furniture in the park is deteriorating due to age. It is recommended that this equipment is replaced as necessary and as funds permit.



The playground is a major attraction to young children

3.3.2 Access and Circulation

This Plan of Management aims to address the need for convenient and safe access and circulation throughout the park. As a result, the following access and circulation issues have been identified:

- the need to improve access for persons with disabilities within the park;

- the need for further interpretative signage associated with the constructed wetland;
- the need to improve visual and physical access to the park; and
- the need to improve general park signage.

Access for persons with disabilities should be further provided within the park where possible, through the upgrading of kerb ramps and dedicated car spaces as necessary.

In order to further educate the general community regarding the benefits of responsible stormwater management, it is proposed that interpretive signage be installed detailing historical and operational aspects of the constructed wetland project. The proposed signage should be designed in conjunction with an overall plan showing proposed pathways, seating and associated garden areas.

In addition to the wetland signage project, general signage within the park should be upgraded in order to provide a cohesive and legible signage system for the benefit of all park users.

3.3.3 Health and Safety Issues

There are no major health and safety issues associated with Civic Park. However minor issues which need to be addressed include:

- the provision of additional shade;
- the need to provide soft-fall surfacing under swings on the southern side of the park; and
- the need for regular inspections of the playground equipment to ensure safety levels are maintained.

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The provision of additional shade is recommended in the park. In particular shade is required adjacent to the tennis courts. New seating within the park should include canopy structures if in exposed locations. In addition, broad canopy trees should be used to provide shade where appropriate.

The playground in Civic Park is a central attraction to young children in the surrounding neighbourhood. The existing swings on the southern side of the park require soft-fall surfacing to improve general safety levels.

3.3.4 Landscape Improvements

Summary

Landscape improvement issues at Civic Park include the need to:

- prepare a landscape and tree management master plan for the park;
- extend the mulched area around remnant trees adjacent to the wetland;
- extend wetland planting;
- provide additional planting throughout the park in order to screen unwanted views and better define park and field boundaries;
- undertake landscaping on the western side of the tennis courts;
- complete brick paving from the Maltese Memorial to Mia Mia Street;
- fence off the section between the pathways at the top of park and carry out planting of appropriate species; and
- reduce the visual impact of the scout hall area on the adjacent wetland environment.

A comprehensive master plan is required to guide the proposed future development of Civic Park. Whilst previous master plans exist for the park, these are largely out of date

or only cover specific sections of the park. An updated master plan will provide clear direction for the future of the park and ensure that new facilities are sited in a rational and logical fashion. The master plan should draw upon the recommendations of this POM. The master plan should also propose measures to protect and enhance existing trees within the park, particularly the mature remnant species.

In order to provide a more extensive buffer zone around the constructed wetland, the area to the east of the existing concrete path should be mulched and planted with indigenous understorey plants. The mulching of this area will also help to improve the health of the large remnant eucalypt trees.

In addition to increasing the extent of terrestrial flora, additional wetland species should be planted as necessary. This should include replacement species for plants that have died as well as new plantings to reinforce the existing wetland structure. Additional planting should be in sympathy with the original design philosophy for the wetland and in accordance with the principles of the Wetland Operation and Management Manual developed for the wetland project.

Additional planting is required, particularly around the perimeter of the park in order to screen fence lines and reduce the visual impact of the surrounding residential development. Such planting should be carried out in accordance with a master plan for the park and following liaison with adjacent residents. Care should be taken to ensure planting does not adversely affect solar access to adjacent residential properties.

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Additional landscaping is also required adjacent to the western side of the tennis courts for screening purposes.

The brick-paved memorial and garden area has proved a popular section of the park. It is proposed to extend this feature by continuing the brick paved pathway northwards to meet Mia Mia Street. It is envisaged that this work could be done in conjunction with the pathways associated with the interpretive signage. The pathway alignment should be designed to enhance the recreational experience of the user. As this circulation route is already served by a straight concrete pathway, the proposed brick path is considered a relatively low priority at this stage.

Residents have requested that the section of land between the two converging pathways on the western side of the park be mulched and planted. This will enhance the western entry to the park at the same time as reducing maintenance requirements and providing a buffer from the busy Targo Road.

Views of the scout hall currently dominate the end of the park adjacent to the constructed wetland. In addition, the current condition of the land around the scout hall detracts from the adjacent wetland setting. It is recommended that planting be carried out to visually soften the scout hall building and to integrate the scout hall surrounds with the adjacent wetland site. In addition, formalising of the vehicular access way and car parking areas would also assist to improve the general appearance of this area.

In order to compliment existing remnant vegetation, it is proposed that new planting within the park consist of predominantly indigenous species, with use of exotic species as accent planting only. Indigenous species should be planted using plants propagated from locally collected seed. This will further add to the wildlife habitat value of the park. A suggested species list is detailed below:

Recommended Species

The planting strategy aims to achieve the objectives listed above by using predominantly native species, supplemented by exotic species that are known to perform well in western Sydney and are able to provide shade for spectators and children using the playground. Those species known to be locally endemic to the Holroyd area have been marked with an asterisk.

(a) Watercourse Planting

Shrubs

- *Acacia decurrens* (Wattle);*
- *Callistemon salignus* (Pink-tip Bottlebrush);*
- *Leptospermum petersonii* (Lemon Scented Tea Tree); and
- *Melaleuca ericifolia* (Heath Leaved Paperbark). *

Trees

- *Casuarina glauca* (Swamp Oak);*
- *Eucalyptus tereticornis* (Forest Red Gum);*
- *Eucalyptus moluccana* (Grey Box);*
- *Melaleuca styphelioides* (Prickly Paperbark);* and
- *Melaleuca quinquinervia* (Broad leaved Paperbark).

(b) Shade Planting

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Trees

- *Fraxinus oxycarpa* 'Raywoodii' (Claret Ash);
- *Pistacia chinensis* (Pistacia);
- *Sapium sebiferum* (Tallow Tree); and
- *Eucalyptus maculata* (Spotted Gum).*
- • *Lophostemon confertus* (Brush Box).

Planting should be carried out in the context of an overall Landscape Master Plan for the park and should be generally used to screen undesirable views, enhance or enframe desirable views, stabilise creek embankments, or provide increased habitat area.

3.3.5 Maintenance

Civic Park is generally well maintained due to the ongoing efforts of Council staff. However maintenance issues at Civic Park which should be addressed include:

- the need for regular ongoing maintenance of the constructed wetland area;
- the need for recycling bins to separate waste at its source;
- provision of an in-ground manual watering system to assist planted areas;
- the need to develop strategies to reduce maintenance costs; and
- ongoing preventative and remedial maintenance.

The constructed wetland area in Pendle Hill Creek requires regular and ongoing maintenance to ensure it operates effectively. Maintenance should be carried out in accordance with the Wetland Operation and Management Manual developed for this project.

As part of Holroyd City Council's commitment to recycling, special bins are recommended in this area for both aluminium cans and glass bottles. The recycling facilities should be sited so as not to detract from the surrounding park environment.

In order to effectively distribute water to the many garden and lawn areas within the park, it is proposed to install an in-ground manual watering system. This system will allow a higher level of maintenance to be achieved, thereby improving the general appearance of the park. The system should be installed in stages as funding permits. It should be noted that properly designed irrigation systems can significantly reduce the amount of water used to maintain planting and turf areas by ensuring efficient water distribution. However in general it is more cost effective and environmentally responsible to use plants which are suited to the prevailing conditions of the site and able to survive without supplementary watering. Accordingly the provision of a watering system is seen as a relatively low priority.

In order to reduce the amount of money spent on maintaining the park each year, maintenance saving design, materials and techniques should be used wherever possible. For example, reducing extent of trees in grass by mulching around trees can save on time consuming mowing of grass. In addition there are many low maintenance plants such as native grasses available. Money saved in this way can be spent on improvements to the park.

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Ongoing preventative maintenance is particularly important as it permits problems to be remedied before they become too severe. Regular inspections are carried out as part of Council's normal maintenance duties in order to highlight maintenance issues. In addition, members of the general public also bring maintenance issues to the attention of Council.

3.3.6 Planning Issues

Introduction

The character of areas surrounding Civic Park will continue to change over time. It is therefore important to ensure that these changes do not adversely affect the function and amenity of the park. While most of the planning issues are under the direct control of Holroyd City Council, some involve other service authorities and organisations, such as the Railway Services Authorities and the Upper Parramatta River Catchment Trust. Council will need to communicate with those authorities when any of their proposed works impact on the park.

Adjoining Land Use

In accordance with existing legislative requirements, owners of land adjoining the park will need to be consulted before any major works are undertaken. Also, through close liaison with adjoining land users, management issues can be promptly addressed.

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4. IMPLEMENTATION

4.1 Introduction

Implementation of the Civic Park Plan of Management will be an ongoing process that will proceed in response to community expectations, user requirements, the availability of funding and other circumstances as they arise.

4.2 Management Structure

As the management and development of Civic Park involves the cooperation of Council and the community, it is essential to have a clear definition of management responsibilities as well as the involvement of a range of people with the necessary management skills and experience. These groups and their respective responsibilities are summarised below.

Holroyd City Council

- Ultimate responsibility for development and management of Civic Park.
- Budget allocation for development, and maintenance of the park.
- Allocation of resources (financial, human and physical) for effective development of the Park.
- Assessment of applications for development of commercial recreation facilities.
- Liaison with authorities that have responsibilities relevant to development and management of Civic Park
- Maintenance of landscape works and recreation facilities in the park.

The Community

- Reporting maintenance requirements and vandalism to Holroyd City Council.

- Presentation of requests and proposals to Council for development or upgrading of facilities in Civic Park.

4.3 Funding

The timing for implementation of this POM will be directly dependent on the availability of funding. Such funding is required to cover capital expenditure as well as recurrent costs for repairs and maintenance. In allocating funds to the park, Holroyd City Council needs to consider such expenditure within the context of its overall annual budget limits and priorities.

Section 94 contributions provide a major source of potential funds for capital improvements within Parks. These funds are generated by the contribution of developers involved in new development. They are intended to increase the capacity of public facilities to cater for the expected population increase resulting from the development. This source of funds directly depends on the rate of development and hence may fluctuate significantly over time.

Funding for the recurrent cost of repairs and maintenance is provided through Council's annual budget. Consequently Council's annual budget allocation for parks is aimed at achieving a satisfactory level of maintenance in all parks.

Applications for government grants are submitted at various times by Council for specific projects.

4.4 Priorities

4.4.1 Introduction

In order to provide a framework within which to implement the POM an indicative schedule of priorities has been prepared.

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The following list of criteria has been used as a guideline when determining the priority rating for each action:

- ST: short-term
- MT: medium-term
- LT: long-term

H - High Priority

- safety issues where there is a high probability of injury occurring;
- work needed to ensure the essential function of the park is not compromised; or
- work needed to eliminate or reduce severe environmental problems such as erosion, water pollution etc, in line with the requirements of the Environmental Protection Act and Soil Conservation Act.

M - Moderate Priority

- ongoing preventative and remedial maintenance of existing park assets;
- work needed to ameliorate adverse environmental conditions eg inadequate shade, views that require screening, noise intrusion, poor access and circulation; or
- works aimed at reducing ongoing maintenance costs.

L - Low Priority

- works aimed at improving the aesthetic quality of the park; or
- works aimed at enhancing wildlife habitat values

The above criteria may require modification over time in response to special circumstances as well as changing community attitudes and expectations.

4.4.2 Timing of Actions

Timing of actions have been identified as short (1 to 2 years), medium (2 to 3 years) or long-term (3 to 5 years).

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ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	TIMING
PROVISION OF FACILITIES				
Provide of additional seating adjacent to mini basketball court.	M	HCC	Adequate levels of seating provided	MT 2003/04
Upgrade swings on the southern side of the park including provision of soft-fall surfacing.	M	HCC	New equipment installed to relevant standards	ST 2002/03
Upgrade park furniture.	L	HCC	Quality furniture provided as funds permit	MT 2004/05
ACCESS AND CIRCULATION				
Improve access for persons with disabilities within the park.	H	HCC	Improved level of access	MT 2003/04
Install interpretative signage associated with the constructed wetland.	M	HCC	Informative signage installed at key locations	ST 2002/03
Improve general park signage.	L	HCC	Progressive installation of a coordinated signage system	LT 2005/06
HEALTH AND SAFETY				
Provision of additional shade.	H	HCC	Increased shade provided in key locations	MT 2003/04
Regular inspections of the playground equipment.	M	HCC	Playground equipment maintained in a safe condition	Ongoing
LANDSCAPE WORKS				
Prepare a landscape and tree management master plan for the park.	M	HCC	Comprehensive plan prepared in consultation with the local committee and park user groups	MT 2004/05

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LANDSCAPE WORKS (CONTINUED)				
Carry out shade tree planting.	M	HCC	Increase in shade levels	LT 2005/06
Extend mulched area around remnant trees adjacent to wetland and plant additional wetland species.	M	HCC	Mulch installed and habitat values increased	LT 2004/05
Extend wetland planting.	M	HCC	Enhanced wetland habitat	LT 2004/05
Provide additional planting throughout the park in order to screen unwanted views and better define park and field boundaries.	L	HCC	Improved visual quality throughout the park	LT 2005/06
Provide planting on the western side of the tennis courts.	L	HCC	Planting established	LT 2004/05
Fence off section between the pathways at the top of park and carry out planting of appropriate species.	L	HCC	Fence installed and planting established	MT 2003/04
Reduce the visual impact of the scout hall area on the adjacent wetland environment.	L	HCC, PHSG	Scout hall blends with surrounding park environment	LT 2004/05
MAINTENANCE				
Provide recycling bins to separate waste at its source.	M	HCC	Coordinated recycling facilities installed	MT 2003/04
Develop strategies to reduce maintenance costs.	M	HCC	Strategies implemented on an ongoing basis	Ongoing
Regular ongoing maintenance of the constructed wetland area.	M	HCC	Wetland system maintained in accordance with maintenance manual	Ongoing

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MAINTENANCE (CONTINUED)				
Provision of an in-ground manual watering system to assist planted areas.	M	HCC	Improved health of planting. Reduced maintenance requirements	LT 2005/06
Carry out preventative and remedial maintenance.	M	HCC	Park adequately maintained	Ongoing

- HCC - Holroyd City Council
- CPLC - Civic Park Local Committee
- PHSG - Pendle Hill Scout Group

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4.5 Staffing

The current level of staffing at Civic Park is adequate to maintain an acceptable quality of recreational opportunities. If, however, major new facilities are implemented then additional staff may be required to provide an acceptable standard of maintenance.

Development of new facilities could also be carried out by contractors engaged by Council.

4.6 Commercial Development Opportunities

Holroyd City Council has no current plans for development of commercial facilities within Civic Park. Such development would be constrained by factors such as the availability of car parking. Holroyd Council is not currently considering any applications by private or community organisations to develop commercial facilities in the park.

4.7 Easements, Leases and Licences

Council may approve licences or leases over Community Land in accordance with the relevant sections of the Local Government Act, 1993 (as amended by the Local Government Amendment (Community Land Management) Act, 1998). Licences and leases are used to formalise the use of Community Land by groups such as sporting or recreation clubs and organisations or individuals providing facilities or services for public use.

This Plan of Management expressly authorises the lease, licence or grant of any other estate over the management and operation of the Civic Park tennis courts for sporting purposes in accordance with section 46(1)(b) of the Local Government Act, 1993 (as amended by the Local Government Amendment (Community Land Management) Act, 1998). The grant of a lease or licence for the management and operation of the tennis courts is consistent with the core objectives for the management of the land, as stated in section 36G of the Act.

4.8 Performance Assessment

Council will monitor its performance with respect to the plan's objectives and performance indicators. This would be done through an annual audit of the action plan. The audit will identify the completion or otherwise of the actions.

As noted in Section 4.4, priority works will be considered by Council each year for budgeting and setting implementation targets as well as for consideration of other works as needed or determined.

In addition to the annual assessment, reviews of the Plan of Management will be carried out to reflect any changing circumstances and community needs.

APPENDIX A
Map Showing Extent of Civic Park