



**CUMBERLAND
COUNCIL**

Holroyd Gardens Park Plan of Management
September 2019



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Prepared For



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1 INTRODUCTION

Cumberland Council acknowledges the Traditional Owners of the land under its care, the people of the Darug Nation, and pays respect to Elders both past and present

1.1 Background

In accordance with the NSW Local Government Act of 1993, Local Councils are required to prepare Plans of Management for all Community Land, to ensure it is effectively planned and managed.

This Plan of Management (POM) was prepared by Landscape Architectural consultants, Environmental Partnership during July 2018 to July 2019.

This document is a specific POM for Holroyd Gardens Park Walpole Street in Holroyd. The subject area is an existing park located immediately to the north of the Merrylands commercial centre. The park is a key civic and recreational space for Merrylands centre and is expected to grow further in significance and pressure for use as infill development consolidates residential densities in the areas immediately adjoining the park.

This Plan of Management covers the area shown in Figure 1 and as listed in Section 1.2 Study Area at a Glance. It incorporates several major changes to the lands comprising the Holroyd Gardens Site as indicated on Figure 1. The lands to the east comprising the Goodlet & Smith Brickworks Heritage Precinct and A'Becketts Creek corridor have been integrated into the POM study area. In addition a section of land on the southern boundary was reclassified to operational land under the Holroyd LEP 2013. This facilitates a necessary access road way to completed and planned development, activates and improves entry to the southern frontage of the park, and provides a linkage to the Merrylands commercial centre.

The key objective of this POM is to guide future management and development of Holroyd Gardens Park within the legislative requirements of the Local Government Act, taking account of community expectations and the resources available to Cumberland Council (CC).

Community land as defined by the Local Government Act 1993, may be categorised as:

- Sportsgrounds
- Parks
- Natural Areas (including several sub categories)
- Area of Cultural Significance
- General Community Use Areas (including drainage reserves)

Holroyd Gardens Park was categorised as Park under the Local Government Amendment Act 1998 in the Holroyd Gardens Plan of Management 2000.

This plan confirms the categorisation of Park for the majority of the park area with several specific zones categorised General Community Use, Area of Cultural Significance, and Natural Area Watercourse (refer section 2.7.2) in accordance with the Local Government (General) Regulation 2005 - Division 1 "Guidelines for the categorisation of community land"



Figure 1.1 Holroyd Gardens site



Site photo: Goodlet and Smith Brickworks heritage area has been added to the park area as part of this plan of management

1.2 Study area at a glance

The table following summarises existing features and management of the study area. Refer to Figure 1.2 for the extent of land parcels referred to lot and deposited plan references below.

Item	Description
Site Name:	Holroyd Gardens Park
Address:	32 Walpole Street Holroyd
Ownership	Community land owned by Cumberland Council
Overall area	Existing Holroyd Gardens Park: 8.6 hectares (86,083.09m ²) Consolidated park area with heritage precinct and creek corridor: 10.29 hectares (102,991.73m ²) – an additional 19% approximately
Lot & DP, area and zoning:	<p>Existing Holroyd Gardens Park</p> <p>Lot 3 of Deposited Plan 600621 zoned RE1 for Public Recreation</p> <ul style="list-style-type: none"> - approximately 7,302.83 square metres, - road frontages along Pitt Street to the west and Sheffield Street extension to the south of the allotment; <p>Lot 1001 of Deposited Plan 1037793, zoned RE1 for Public Recreation (Local Heritage item 153)</p> <ul style="list-style-type: none"> - approximately 67,288.78 square metres, - road frontages along Walpole Street to the north and Pitts Street to the west of the allotment; <p>Lot 414 of Deposited Plan 1087853 zoned RE1 for Public Recreation</p> <ul style="list-style-type: none"> - approximately 11,491.48 square metres - without road frontage <p>Goodlet & Smith Brickworks Heritage Precinct</p> <p>Lot 316 of Deposited Plan 1052756, known as 'Holroyd Gardens Heritage Lake' zoned RE1 for Public Recreation (Local Heritage item 153)</p> <ul style="list-style-type: none"> - approximately 4,240.84 square metres - with connection to Brickworks Drive. <p>Lot 2052 of Deposited Plan 1135275, Heritage Brick Making Plant and Workplace Tragedy Memorial zoned RE1 for Public Recreation (local heritage item 153)</p> <ul style="list-style-type: none"> -approximately 3,499.78 square metres -with connection to Brickworks Drive <p>Lot 2051 of Deposited Plan 1135275, Heritage Brick Making Plant zoned R4 High Density Residential (Building 2) (local heritage item 153)</p> <ul style="list-style-type: none"> -approximately 764.75 square metres -with connection to Brickworks Drive <p>Lot 317 of Deposited Plan 1087645, zoned R4 for High Density Residential</p> <ul style="list-style-type: none"> -constructed carpark for the heritage precinct amenity -approximately 688.16 square metres -with connection to Brickworks Drive

Item	Description
	<p>ABeckets Creek corridor</p> <p>Lot 320 of Deposited Plan 1087645, zoned RE1 for Public Recreation -approximately 618.46 square metres</p> <p>Lot 321 of Deposited Plan 1087645, zoned RE1 for Public Recreation approximately 2,725.80 square metres</p> <p>Lot 206 of Deposited Plan 1052756, zoned RE1 for Public Recreation approximately 1,163.77 square metres</p> <p>Lot 135 of Deposited Plan 1047603, zoned RE1 for Public Recreation - -approximately 3,212.37 square metres.</p>
Community land categorisation	<ul style="list-style-type: none"> - Park - General Community use - Natural Area Watercourse - Area of Cultural Significance <p>refer section 2.7.2</p>
Care, control, management:	Cumberland Council



Figure 1.2 Land Parcels

Item	Description
<p>Conditions of park: <i>Note – general comments only - Refer to section 2.8 for specific information</i></p>	<p>Grassed areas: Fair to poor condition generally. - Uneven subsidence in areas of west park impacting use and events - Wear around heavily trafficked areas such as picnic tables - Heavy compaction of narrow grassed spaces adjoining wetland Tree cover: Good condition generally - Some previous plantings have been constrained by soil depth over capping and have not developed to full height Creek corridor: Generally fair condition. - ongoing weed management required to fully vegetated zones - open swale at brickworks has sparse vegetation cover and weed encroachment Wetland: generally good condition - Fringing reeds require trimming to reduce crowding of edge and reduction of visual scale of area Deck / boardwalk: generally fair condition - some surface rusting of steel frame - some wear of timber decking – will require replacement within 5 years Gravel Paths: Fair to poor condition with erosion issues on steeper gradients</p>
	<p>Asphalt and brick banding paths: generally good condition Concrete paths: generally good condition Brick footpaths to park verge: Fair to poor condition - deflections and heaving of path surface to Pitt Street Timber batten furniture – fair condition generally - seats within learn to ride track have been painted – other battens natural Play equipment: fair condition generally Play softfall: fair condition generally - Organic softfall requires regular maintenance - EDPM softfall will require replacement within 5-7 years Steel palisade Fencing – good condition generally</p>
<p>Maintenance:</p>	<p>Cumberland Council Maintained park area</p> <ul style="list-style-type: none"> • Mowing and edging • Tree planting and weeding of garden beds • Litter patrol/removal • Fence maintenance <p>Wetland</p> <ul style="list-style-type: none"> • Wetland corridor maintenance • Gross pollutant control maintenance / clearing <p>Drainage corridor</p> <ul style="list-style-type: none"> • Drainage corridor maintenance • Gross pollutant control maintenance / clearing

Item	Description																
Condition of Buildings / structures: <i>Note – general comments only - Refer to section 2.8 for specific information</i>	<table> <tr> <td>Merrylands Place</td> <td>Fair</td> </tr> <tr> <td>Rotunda</td> <td>Good</td> </tr> <tr> <td>Picnic shelters</td> <td>Fair</td> </tr> <tr> <td>Maintenance shed</td> <td>Good</td> </tr> <tr> <td>Brickworks – Hoffman Kiln Shed</td> <td>Good</td> </tr> <tr> <td>Brickworks – Downdraft Kiln Shed</td> <td>Good</td> </tr> <tr> <td>Brickworks – Chimney No 1</td> <td>Good</td> </tr> <tr> <td>Brickworks – Chimney No 2</td> <td>Fair</td> </tr> </table>	Merrylands Place	Fair	Rotunda	Good	Picnic shelters	Fair	Maintenance shed	Good	Brickworks – Hoffman Kiln Shed	Good	Brickworks – Downdraft Kiln Shed	Good	Brickworks – Chimney No 1	Good	Brickworks – Chimney No 2	Fair
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Brickworks – Chimney No 2	Fair																
Existing Uses:	Public Reserve Passive recreation																
Leases / licenses / bookings:	-Lease to 'Creative Garden Early Learning Centre Holroyd' Childcare Centre -Bookings of the Rotunda wedding reception facility by Council's Holroyd Centre -Short stay carpark vending through Council's Mobile Food Vending Policy e.g. the Mr Whippy Van																
Caveats / easements:	Previous Caveats removed Stormwater and Sewer Gas & Leachate currently operated by the Waste Asset Management Corporation																
Assets: <i>Areas are approximate only</i>	<ul style="list-style-type: none"> • Maintained lawn (38,000 m2) 3.8ha • Riparian creekline – full strata (28,590 m2) • Pond wetland (29,848 m2) • Gravel pavement / path (5,081 m2) • Asphalt pavement / path (731 m2) • Concrete pavement / path (1,000 m2) • Timber batten seat furniture • Cycle Racks • Bin stands • Drinking fountains • Masonry plinth and steel palisade fence • Steel palisade fence • Timber deck / boardwalk at wetland (196m2) • Lookout Merrylands Place • Timber bollards • Removeable bollards • Boom gates (2) • Electric double BBQ's shelters • Picnic shelters • Interpretive signs • Electrical switchboard • Leachate Treatment Plant and infrastructure • Gas Flaring Plant and infrastructure 																

Item	Description
<p>Past planning studies :</p>	<p>Holroyd Council Merrylands Waste Disposal Site Recreation Development <i>This study was carried out by EBC Consultants in 1984 in conjunction with Golder Associates in anticipation of Council's acquisition of the property as agreed to by the Metropolitan Waste Authority (now the NSW Waste Service) which had been carrying out landfill operations on the site. The study evaluated the recreation development opportunities and engineering constraints of the former brick pit and landfill.</i></p> <p>Holroyd Gardens Park - Holroyd Council Landscape Report <i>This report was prepared by Tract Consultants Pty Ltd in 1990 and included a review of the original master plan in consultation with Holroyd Council. The report included major amendments to the original master plan and provided the basis for design and implementation of Stage 2 of the park development.</i></p> <p>Holroyd Gardens Plan of Management Prepared by EDAW in 2000 the plan setout land categorization, park values objectives and management strategies in accordance with the Local Government Act. The plan incorporated an updated schematic masterplan.</p> <p>A variety of planning and environmental studies have also been prepared for the site and the adjoining heritage and creekline precincts.</p>

1.3 Objectives of this Plan of Management

Council assumed management of the Holroyd Gardens Park site in 1984 for development as open space. This followed acquisition of the site in 1978 by the Metropolitan Waste Authority in 1978 to fill and rehabilitate the former clay excavation pits which originally supplied the nearby Goodlet and Smith Ltd Brickworks (Brick and Tile Co. from 1904). Designs for the present park commenced shortly after and the park was opened in 1986 in the lead up to Bicentennial celebrations in 1988. The park was formerly named Walpole Street Park. It was renamed Holroyd Gardens Park on 17 December 1999 (Government Gazette No. 141). This POM supercedes the Holroyd Gardens Plan of Management adopted by Council in 2000.

This POM has been prepared to provide a coordinated framework for decision-making for the enhancement and management of Holroyd Gardens and therefore aims to integrate the vision and needs of the community (including the Aboriginal community) and Council.

This plan seeks to define a sustainable direction for the park that integrates multiple recreational roles. It aims to facilitate and guide a management approach whereby recreational and other community uses can effectively co-exist with heritage and environmental values of the park.

General objectives addressed in this plan include the programs and strategies that are expressed in documents such as Cumberland Council Policies and Codes including the Living Cumberland Community Strategic Plan and Code of Conduct. In addition to addressing the Local Government Act, Council's specific objectives of this POM are to:

- Meet the legislative requirements for community land under the Local Government Act 1993
- Identify relevant planning instruments
- Identify appropriate categorisations for the study area
- Incorporate site analysis, research and diagrammatic information
- Incorporate a Landscape Masterplan
- Clarify and prioritise how Council will manage the land, and how the current land may be developed
- Incorporate feedback raised in consultation with stakeholders
- Identify improvements, existing assets and maintenance requirements and provide a list of actions and priorities
- Revise the parks southern boundary and connection to the Neil Street precinct

1.4 Consultation

The Plan of Management has incorporated a community workshop in its development as outlined following. A public hearing was also provided during the public exhibition period.

Community Stakeholder Forum (22nd November 2018)

Community stakeholders were given the opportunity to review existing park issues and discuss criteria for park development and management.

Key Values

Heritage

- Past uses of site
- Conserved structures
- Pleasing character of heritage area as a landscape

Passive recreation

- Informal passive recreation
- Use of the various grassed spaces for walking and informal uses

Events

- A place for properly planned and managed community events

Community

- Strong community connections and affection for park – loved by the community
- Park will serve a growing population due to high local density

Walking

- Popular place for walking
- Used by locals walking across the park to get to Merrylands CBD and Train Station
- Generally people like the gravel surface due to the garden character and informality

Environment

- A'Becketts Creek corridor and associated riparian vegetation
- Central bush corridor and ephemeral creekline through middle of park

Day Care

- Kindergarten plays an important community role
- Create activity and life in this part of the park

Key Issues

The workshop discussed issues Factors that influence use and enjoyment of the park or that are barriers to using the park.

Access and paths

- Group was cautious about the potential for additional paths – it did not believe major loop paths were necessary as park users walk across the grass
- Gravel surface whilst recognised to have some maintenance issues was seen as a major contributor to the pleasant path character

- Desirable to have some key hard paved routes that enable you to cross park in wet and enhance universal access, but it was preferred to maintain some gravel paths
- Road extension at Sheffield Street was done but there is still no functional access to the park
- Pedestrian path link from Sheffield Street to Dressler Court is desirable – AH noted that this was indicated in the Holroyd Gardens development Control Plan which is the Council document guiding the adjoining development
- Asphalt path from Merrylands Place to carpark is in poor condition
- Meeting noted that in winter it would be good to have some lighting walking across park before it closes – however it was recognised that this would be of limited benefit if park was still closed at sun down.
- As such potential for there to be a well lit pedestrian route south or north of the park was seen as desirable

Park edges, fencing and park closing hours

- It was recognised that park closing hours did limit to some extent community use of the park – however it was generally believed that without this vandalism and general damage in the park would be highly problematic
- It was believed that vandalism remains an issue through the brickworks
- It was agreed that during opening hours the fencing to street frontages does limit access to the park – potential for an additional entry to the Pitt Street frontage (mid-way) should be assessed.
- The Sheffield Street extension was queried – The extension facilitates connection of the internal road network to Pitt St, parallel parking adjoining park, potential for a new main entry to access the park with a focus that re-orientates primary pedestrian connectivity between the park and the Merrylands CBD and Train Station
- It was agreed that the fencing and landscape to the eastern boundary inhibit a stronger relationship between the existing park and brickworks – however opening up the fence along this edge would be problematic for vandalism:
 - potential for an additional lockable pedestrian gate near the Dressler Court roundabout to be examined
 - The alternative would be to move the eastern fenced edge to include the brickworks recognising the new park boundary – so that the brickworks would also be locked after dark –
 - Fenced edges to residences should not be subject to change

Passive recreation

- The ability to find quiet discrete places within the park is highly valued.
- On leash dog walking is a popular use
- Increased local population makes the passive recreational role of park even more important to protect.

Vehicular access and parking

- Concern with potential for public vehicular access to park – AH noted that whilst there was an additional maintenance and event vehicular access from the proposed Sheffield St – this and the other vehicular entry at the Walpole St carpark would remain locked to general public access

- There is a lot of concern with ongoing unregulated photography use of the brickworks area – whilst illegal access into the brickworks paved zone can occur – it is mainly illegal and dangerous parking to Brickworks Drive that is the main community concern
- Concern about future connection of roads through Holroyd Gardens to Dressler Court and Brickworks Drive – residents expect this to increase through traffic

Merrylands Place pavilion

- Built in 1988 -main use of covered area is currently by large groups which are not booked users but take over a large area and can be high impact
- This has slightly improved with the no amplified music signs but this needs to be effectively policed
- High potential for “pop up” events such as café cart, food vans, mobile library.
- It was believed by community member that space occupied by childcare facility was previously made operational land by Council

Brickworks

- Brickworks should be a dedicated heritage place – it is very important for the brickworks history as well as the workplace deaths memorial
- Vandalism after dark
- Parking by uncontrolled wedding photography sessions creates major issues to adjoining streets including public safety and is a source of tension and conflict
- Wedding photography requires regulation
- Good location for pop up community uses (food van) but concern about potential impacts of parking may limit its potential
- Potential as arts display area (temporary or permanent)
- Steel bollard items get moved by people to enable car access

Rotunda

- Concern that the Rotunda is a commercialised “pay for use” zone in the middle of otherwise public park
- It was also recognised that it would not be possible to maintain the rotunda garden at its current level if it was open to general public use
- Does this commercial use need to occur in this park
- Relationship of the Rotunda to the Merrylands Place axis was part of the original park design

Picnic area

- Picnic and BBQ facilities are heavily used – on popular weekends have to arrive early to reserve
- Facilities monopolised by large groups
- Desirable that some form of controlled booking system is implemented
- It was generally felt that providing more picnic tables in another area would amplify the issues of wear and tear – a lot of people bring their own tables and BBQ’s etc. felt that possibly one extra picnic shelter would be sustainable
- Agreed that disabled access to some if not all shelters should be looked at

Toilets

- It was felt that the existing toilet block cannot service the park on busy days
- General male and female toilets are not accessible although there is a separate accessible section

Main Playground

- Major attraction to the park
- More play opportunities for older children desirable
- Long queues for flying fox on weekends

Junior Playground

- Very popular
- Concern with use of adjoining grassed areas for kicking balls – conflicts with adjoining paths
- Potential to extend playground at either edge to provide better facilities and avoid ambiguous grassed spaces
- The limited access to the playground was queried – It was clarified that this was designed to assist the carers of special needs specifically to autism

Bicycle track

- Major attraction to the park
- Potential to enhance shade and seating
- Potential to better uses large asphalt pad located to the west of track – possible fitness equipment

Fitness equipment

- Potential to better uses large asphalt pad located to the west of track – possible fitness equipment
- Potential for small satellite fitness equipment at discrete locations around park

A'Becketts Creek corridor

- Central zone of creek between brickworks and wetland is highly degraded – largely bare areas with limited planting

Trees and vegetation

- Trees were removed to enable Sheffield St extension – these should be replaced within the park
- Like the sense of seclusion and separation trees provide to some areas – important to provide a “retreat”

Wetland

- Large volumes of birds at lake edge create impacts – unsightly mess, erosion and the like
- Feeding of birds is worsening problem – need to increase education and related signage about not feeding birds
- Some mis treatment of bird life by park users
- Reeds are very tall and limit visibility in places
- Small water bodies between wetland and park edge are very smelly and unsightly
- Aeration of pond should be checked – it does not seem to be functioning properly

Events

- It was agreed that major events like Waitangi day are generally well planned and run
- Informal group and wedding use in areas like the brickworks are a major concern
- Need clarity with regards to whats allowable and whats not

Post landfill environmental management

- It was recognised that conditions at the park (eg settlement) had changed significantly since its construction
- However it was believed that the rate of settlement has declined in recent years

Regulations

- No regulation of wedding photo activity in Brickworks
- Despite signage amplified music continues to occur in park
- Drones are a problem in park in particular over brickworks on wedding days
- Bird feeding remains problem despite signage

Maintenance

- Generally park maintenance is very good thanks to the dedicated maintenance staff in the area
- Leachate plant container is corroding

Note: separate to the community forum Council advised that it is undertaking a Litter Awareness programme in the park. This seeks to increase awareness and participation in litter prevention. The programme looks to sign users up to "litter prevention pledges" which Council can also publicise. Some key issues identified but those running the programme included:

- Bin enclosures to playground are too small / few and are constantly over filled
- Bin enclosures are more regularly full than mobile bins
- Bins in gravel areas get splash from gravel
- Bins require regular cleaning on rims to encourage use
- Possibility of additional bins to playground gravel areas
- Remove mobile bins to playground with bin enclosures

Public Hearing

A public hearing was provided during the public exhibition period in accordance with the Local Government Act. The public hearing provided an opportunity for the community to discuss the proposed categorisation of community lands and was attended by two community members.

The following summary outlines the issues discussed at the public hearing in addition to submissions received by Council during the exhibition period.

1	Wetland water body	
1.1	Concern raised about height and thickness of reeds restricting passive surveillance and views in basin area	It was noted that general maintenance outline for riparian corridor identifies thinning of reeds – will be added to PoM action plan as a specific action
2	Condition of Workplace Memorial	
2.1	It was commented that the Workplace Memorial area was somewhat run down.	To be added to PoM action plan as a specific action: Review maintenance to Workplace Memorial area and ensure area and plaques are maintained in good condition
3	Water play (exhibition response)	
3.1	It was commented that water play would be desirable in the park	The plan includes a recommendation to investigate water play or a water related landscape features that has a play aspect to the area south of the accessible play space
4	Condition of junior play (exhibition response)	
4.1	It was commented that the junior play area requires upgrading to address some issues in relation to use / access of certain equipment and that there is potential to introduce more natural play elements	The plan includes a recommendation to upgrade the junior play space as a major project in the park
5	Bird feeding	
5.1	It was commented that bird feeding remains an ongoing problem in the wetland / water basin area	The plan includes a recommendation to increase signage regarding not feeding the birds
6	Bird / fauna abuse (exhibition response)	
6.1	It was commented that public including children are cruel to birds in the vicinity of the wetland water body	A recommendation to be added that signage be upgraded and provided in highly visible positions that cruelty to fauna is an offence and is subject to fines
7	Pressure on parking (exhibition response)	
7.1	It was commented that parking pressure in particular from wedding photography is problematic	The plan includes a recommendation to make wedding photography use subject to approval and potentially payment of a fee and bond. Use would be subject to strict regulations and would also control numbers to a practical level
8	Birds nesting in shelters in Brickworks (exhibition response)	
8.1	It was commented birds nest in some shelter structures and are a hazard for users of picnic tables	To be added to PoM action plan as a specific action: Council to review bird activity under shelters and address impacts on shelter use
9	Use of Eastern Glad as off leash dog area (exhibition response)	
9.1	It was commented that the glade is a quiet area and would be desirable to retain as quiet area rather than dedicating to off leash dog use	Council will review the potential for use of Kurung Reserve as an alternative to Holroyd Gardens as a designated off leash area

Public Exhibition

The plan was placed on public exhibition for 28 days plus a 14-day ongoing response period (42 days total) in accordance with the Local Government Act. The exhibition period from 20th June to 31st July 2019 allowed for interested parties to comment on the Draft Plan. Council has considered all comments and the final document was amended where appropriate.

Refer to Public Hearing (page 20) for summary of comments received and actions arising.

2 CONTEXT

2.1 Significance

District and Regional Significance

Holroyd Gardens Park is located on the corner of Walpole and Pitt Streets, north of Merrylands Commercial Centre and Railway Station. Developed by Holroyd City Council on a former landfill and quarry site, the park provides a range of facilities with an emphasis on passive recreation. Its major features include Merrylands Place previously used by the Sydney Children’s Museum, and currently the site of a daycare facility. The park also contains picnic shelters, a Rotunda used for weddings and booked functions, children’s adventure playground, road safety training track, amenities building, car park, informal grassed playing areas, maintenance buildings and landfill gas extraction pump and associated power generator. This POM covers an extended Holroyd gardens area as outlined on Figure 1.1 including the Goodlet and Smith Brickworks heritage precinct and the A’Beckets Creek corridor.

The park has traditionally catered to a broad user catchment drawn by the range of facilities on offer. In addition it is the venue for up to 3 major citywide community events across the year drawing up to 14,000 attendees, and a range of smaller more frequent events. Demand for this event role is anticipated to remain and potentially grow and must be reconciled with the growing local open space role of the park.

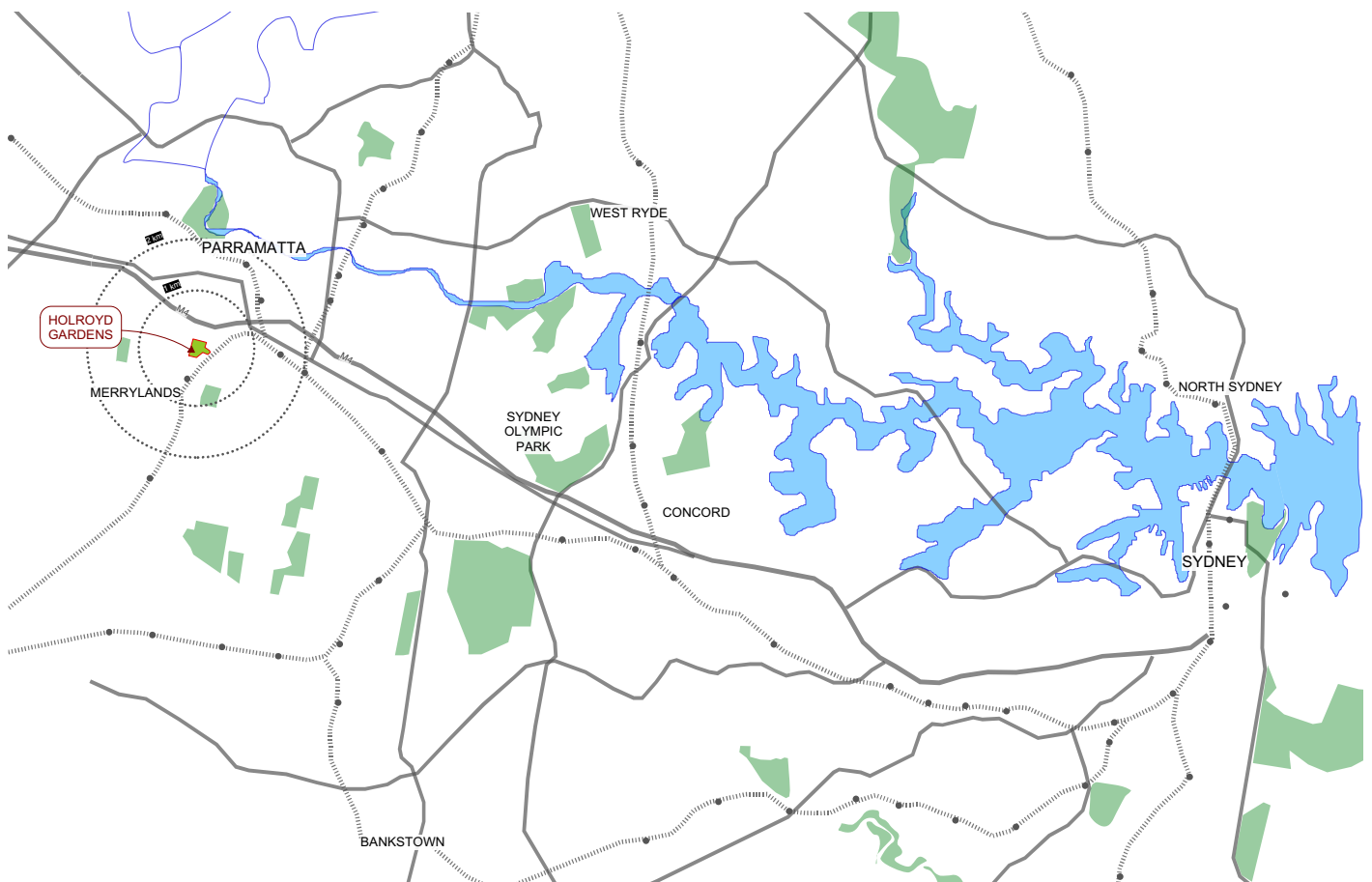


Figure 2.1 Regional Context in relation to Sydney CBD

Local Significance

Covering an area of 10.27 hectares the park has road frontages to 69% of its edge, the remainder being adjoining residential development to the south east or the wetland pond to the east. The park has in the past been considered more of a regional open space catering for users from a district catchment, and catering for district significant events such as Australia Day, Pet Fest, Fun4kids, and Waitangi Day.

However the progressive infilling of the local residential population is changing this dynamic. Increasingly the park is in demand to be used and enjoyed as a local park by residents from the area. This plan of management needs to consider these divergent roles and how these can be addressed in the future management of the park



Figure 2.2 Local Context

2.2 Cultural and Historical Significance

2.2.1 Aboriginal heritage

The Cumberland Council Local Government Area was inhabited by people of the Darug Nation. The Darug people consisted of many clans and were united by a common language, strong ties of kinship and survived as skilled hunter–fisher–gatherers in family groups or clans scattered throughout much of what is modern-day Sydney.

The Aboriginal population for the Sydney region in 1788 has been estimated as being between 5000 and 8000 people, of which about 2000 belonged to the inland Darug people: 1000 between Parramatta and the Blue Mountains and 1000 between what are now Liverpool and Campbelltown.

The Darug people were thought to have lived in bands or communities of around 50 members each. Each band retained its own hunting district, and each lived a semi-nomadic lifestyle, regularly changing location within this district. The Cennemegal or Weymali (or Warmuli) clan occupied Prospect and Greystanes while the Bidjigal clan occupied the Merrylands and Bankstown area. The Bidjigal tribe included the famous warrior Pemulwuy who fought a guerrilla war against white settlement from 1797 to 1802. The Burramattagal clan of Parramatta/Granville were the western Eora clan. Eora land extends from Sydney Harbour to Parramatta.

The Darug peoples were present in the region well into the 1840's and most likely passed through or near what is Merrylands today on their way to surrounding areas, such as Prospect Hill. On occasions they established campsites near the Girraween Creek, possibly in summer and autumn, when the stream contained sufficient water and foods, such as edible plants, yabbies and fish.

The Cumberland Local Government Area includes many areas of historical importance including Prospect Hill which is located approximately 1.5 kilometres from Holroyd Gardens. Aboriginal community representatives during the development of the draft plan noted that Prospect Hill was the site of the first recorded attempt of reconciliation between the Darug Aboriginal people of western Sydney and European settlers in NSW. On 3 May, 1805, a group of Aboriginal women from the area, the Kennedy family and Parramatta judge Samuel Marsden facilitated a meeting between Aboriginal groups and European settlers at Prospect Hill. It was the first step towards the eventual end of ongoing conflict in Parramatta and Prospect as Aboriginal women offered and shared food with the men whom they believed responsible for killing their husbands and sons.

2.2.2 European heritage

Holroyd Gardens Park was developed on the site of the former clay excavation pit which originally supplied the nearby Goodlet and Smith Ltd Brickworks (Brick and Tile Co. from 1904). As one of the largest such brickworks in Sydney, comparable to those at St Peters, Goodlet and Smith supplied a large proportion of Sydney's building materials between 1880 and the late 1980's.

The brick, pipe and tile works were sited in order to utilise the brick making clay resources that commonly occur in the Merrylands area. In the mid 1950s, due to decreasing levels of clay in the Walpole Street extraction pits, clays were imported from other areas for processing at the brickworks, in order to supplement the local supply. The Holroyd Gardens Park site was acquired by the Metropolitan Waste Authority in 1978 to commence filling of the pits. As part of filling operations gas collection pipes were installed and methane collected from the pits was used to fire the kilns in the still operating brickworks, which now imported all clay material.

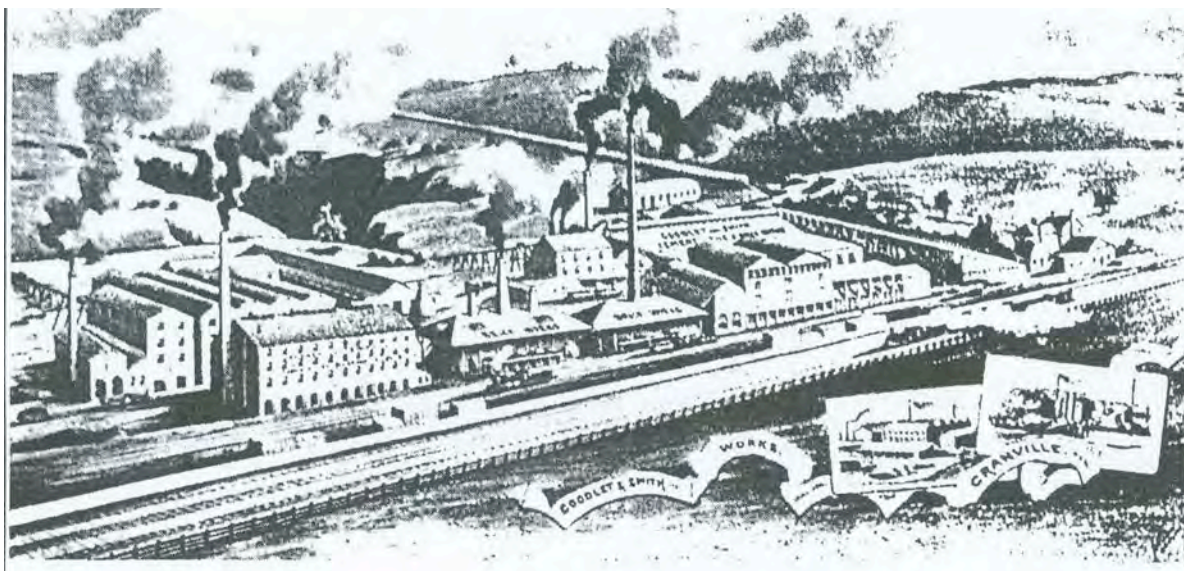


Figure 2.3 illustrative impression of brickworks in 1904 (source CMP HLA Envirosiences 1995)

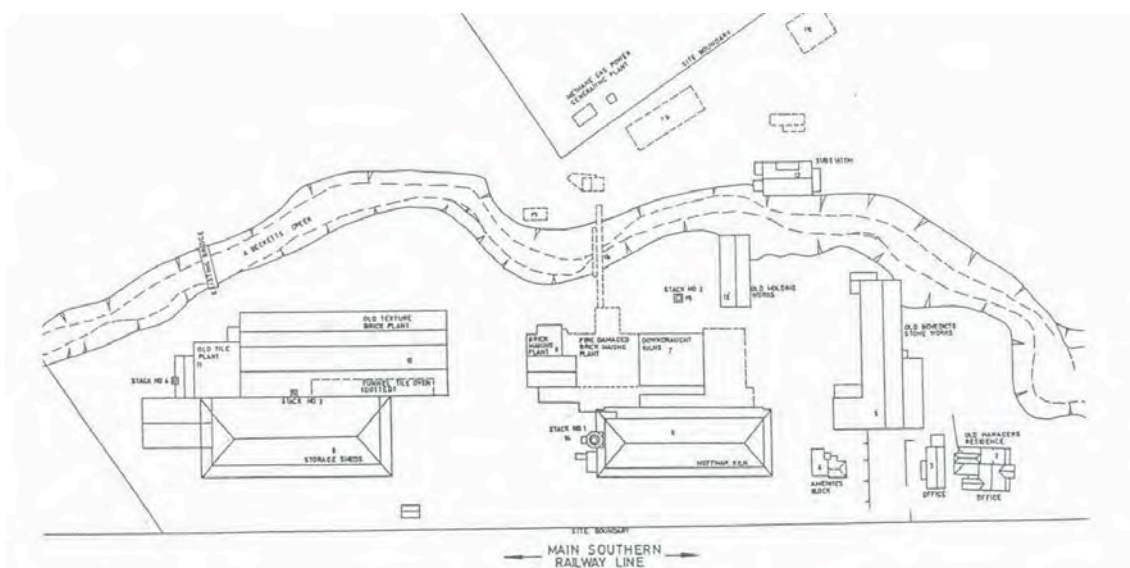


Figure 2.4 Map of main brickworks complex remaining in 1995 (source CMP HLA Envirosiences 1995)

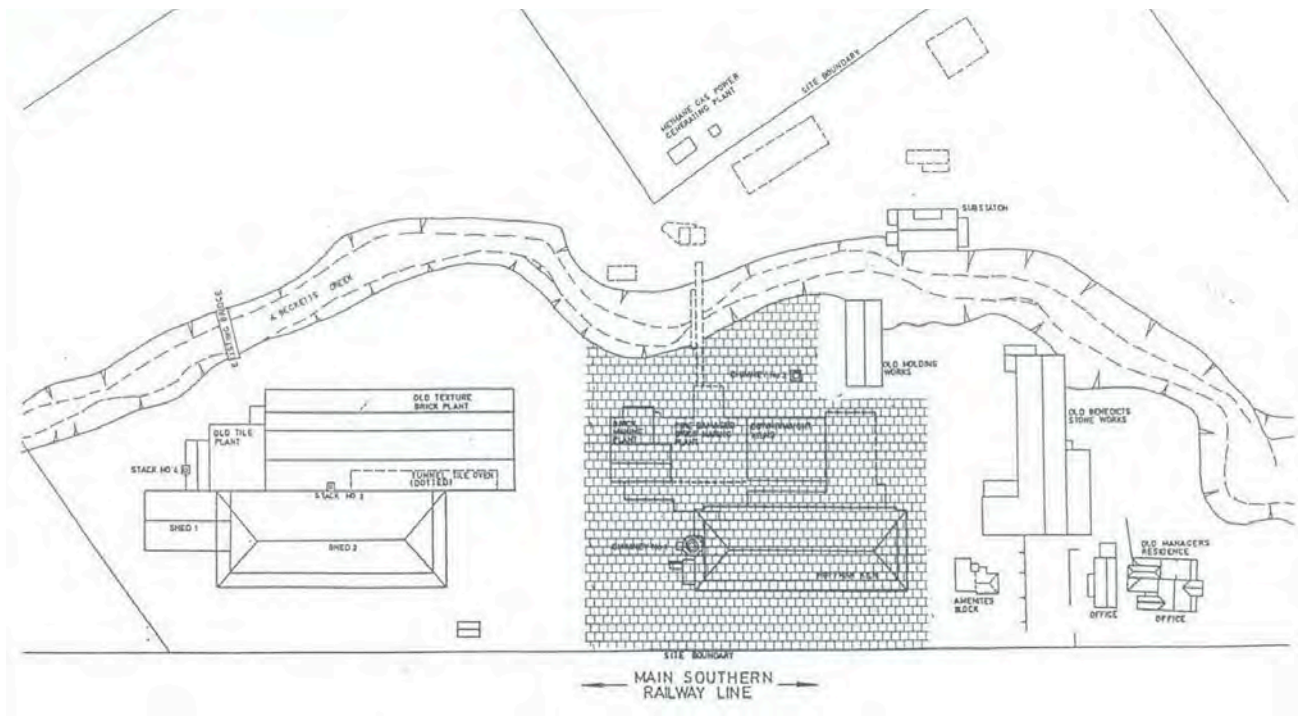


Figure 2.5 Recommended core heritage zone to be retained (source CMP HLA Envirosiences 1995)



1943 aerial photo view of the former clay quarry and brickworks

2.2.3 Landfill history

As identified in the 2000 Plan of Management following the closure of the brickworks in 1989 the site was acquired by the Metropolitan Waste Disposal Authority (now Waste Asset Management Corporation, a division of Services NSW). Landfill operations in the former clay extraction pit commenced in 1978 and continued until 1984. The site was known as the Merrylands Solid Waste Disposal Depot during the period of landfill operations. The former clay extraction pit was filled with consecutive layers of compacted garbage material and covered daily with a layer of inert soil. The depth of the land fill reflects the depth of the original pit and varies from zero down to more than 30 metres.

Use of the former brick pit as a solid waste disposal site originally posed significant constraints for development of open space and recreation facilities on the site. These constraints were created by surface settlement, generation of landfill gases and leachate by decomposition of garbage material.

These constraints have presented ongoing implications for the landscape and use of the site, including

- maintaining surface levels
- siting and construction of buildings and structures
- treatment of surface and sub surface drainage
- viability of plant material.

Prior to commencement of park development on the site a gas control system was installed to control landfill gas emissions. A sub-surface drainage system was also installed to collect leachate generated by the decomposing garbage with the intention of preventing it from discharging into the surrounding ground water and adjoining watercourse. The leachate is pumped from the base of the former clay extraction pit to the leachate treatment plant which biologically pre-treats the leachate prior to discharge into the sewage system.

2.2.4 Interpretation of heritage values

The cultural heritage of the local area and of the site specifically offers high potential for interpretation that can enhance the experience of park users and provide a resource for the local community. There is limited interpretation currently through the brickworks precinct and renewal would provide an opportunity to revisit the historical context and coordination of site interpretation

2.3 Access

2.3.1 Pedestrian access

The park has historically had a controlled boundary defined by a steel palisade fenceline on a brick hob running to the Pitt Street and Walpole Street frontages. There are defined access points (1) to each of these frontages with a further access at their intersection at Merrylands Place. A pedestrian gate allows for access along the eastern interface of Holroyd Gardens Park from the A'Becketts Creek corridor and Brickworks precinct. These gates are locked after hours on the basis of managing vandalism and anti social issues within the park.

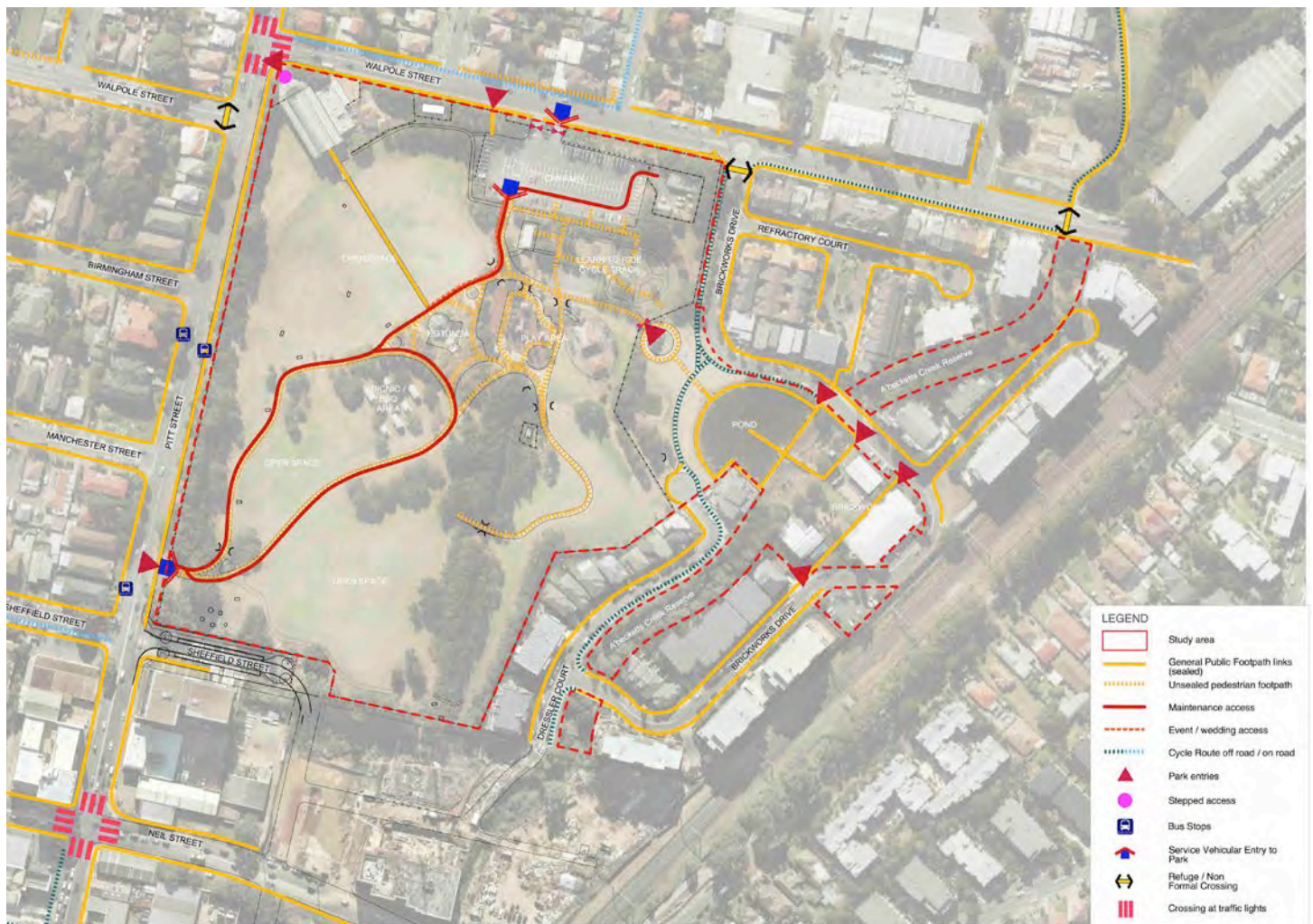


Figure 2.6 Park access generally

Defined pedestrian access through the park is focussed on the lower lying more level lands through the centre of the existing park with several larger and a number of smaller path loops accessing existing grassed areas, the Rotunda and playground. The recent provision of the southern "public" edge to the park on the Sheffield Street extension creates the opportunity for a southern entry to the park integrated with the internal path network. Path links connect pedestrians to the A'becketts Creek wetland and onwards to the Brickworks precinct, although these do not operate and feel like an integrated cohesive path network due to their separate planning and implementation. The palisade fence line between the main park area and areas open space along Brickworks Drive distinguishes the distinct spacial characteristics of these open space areas. There is potential for path access and accessibility to be improved at the eastern side entry gate, while at the same time avoiding extensive additional path routes.

2.3.2 Access materials and finishes

The pedestrian path network is predominantly a stabilised gravel surface. Exceptions to this are the linear path axis from Merrylands Place to the Rotunda and various areas of brick, asphalt or concrete pavement to address access or erosion issues. Generally, main routes of path way network are progressively being upgraded from gravel surfaces with timber edging to asphalt surfaces and brick edging, with charcoal coloured concrete path connections to site facilities. With increased usage by both local and district users including catering for major events up to 12,000 people, a more accessible, unified and robust all weather path network needs to be implemented as specific path upgrade works and as part of facility improvements.



Figure 2.7 Existing access surfacing



Existing gravel path & timber edge



Existing concrete path links



Existing asphalt and brick edging

2.3.3 Vehicular access and parking

Public vehicular access is limited to the asphalt carparking area off Walpole Street. This caters for 82 general parking spaces and 5 disabled spaces. A further 34 general spaces and 2 disabled spaces are available in three small parking zones adjoining Brickworks Drive on the eastern edge of the park.

Currently when the Rotunda is booked for an event Holroyd Centre staff will guide vehicles (eg wedding car) through the gated access from the carpark. Unauthorised vehicular access related to wedding photos can occur in the Brickworks precinct off Brickworks Drive.

Maintenance access to the park is via the carpark from the Council compound (located at the east end of the carpark). This must traverse the gravel pathways in the park which can be problematic in wet weather.



Figure 2.8 Existing vehicular access and parking

2.4 Physical Site Factors

2.4.1 Climate

The climate of the area is characterised by warm to hot summers (average summer temps 17.1-27.7 degrees C and cool to cold winters average winter temps 6.9-17.8 degrees C with average annual humidity of 62.9%.

Rainfall is consistent throughout the year with highest rainfalls occurring on average from January to March and lowest rainfalls on average from July to September. Average rainfall is 860mm per annum and frosts are common during the winter months.

2.4.2 Landform and drainage

The original landform of the site sloped down from the north west corner with surface drainage flowing generally south east to A'Becketts Creek, located in the former brickworks site. However, the landform and drainage patterns have been grossly modified firstly through clay extraction for brick manufacturing and secondly as a landfill site which involved backfilling with waste material. The current landform in the park has been achieved by placing and grading clean fill on top of the landfill surface. Landform and drainage, as outlined in the original Holroyd Gardens Park Landscape Master Plan, was designed to :

- ensure satisfactory drainage for the site
- minimise the infiltration of water into the landfill layers
- create variation and interest in landforms on the site
- reflect and complement existing and proposed park development.

Since the original grading works, decomposition of the landfill material has resulted in significant surface settlement in some areas. During the 1990's this required regrading of landform in some areas, in particular in the northern section of the park. Finished levels on the site have been determined to some extent by the levels of the former clay extraction pit. Merrylands Place is located in the north west corner of the site, on one of the few areas of natural ground on the site. The western site slopes gently downhill in a generally in south-easterly direction with major drainage swales along the park boundaries and on either side of the raised central area. Surface run off is collected in two pits prior to discharge into the adjoining creek via drainage pipes. Refer to Figure 2.3.



Where access crosses these swales they are provided with culverts.

A vegetated drainage corridor running north south drains predominantly to the south with a small section in the north draining to the east. Several swales running to the east drain the area around the Rotunda and Play spaces. Where access crosses these swales they are provided with culverts the majority of which are blocked by sediment. Drainage swales and culvert headwalls are a current hazard during events and need to be barricaded for safety. Future works aim to progressively infill and transition minor drainage swales to subsurface drainage to suit drainage by overland flow.

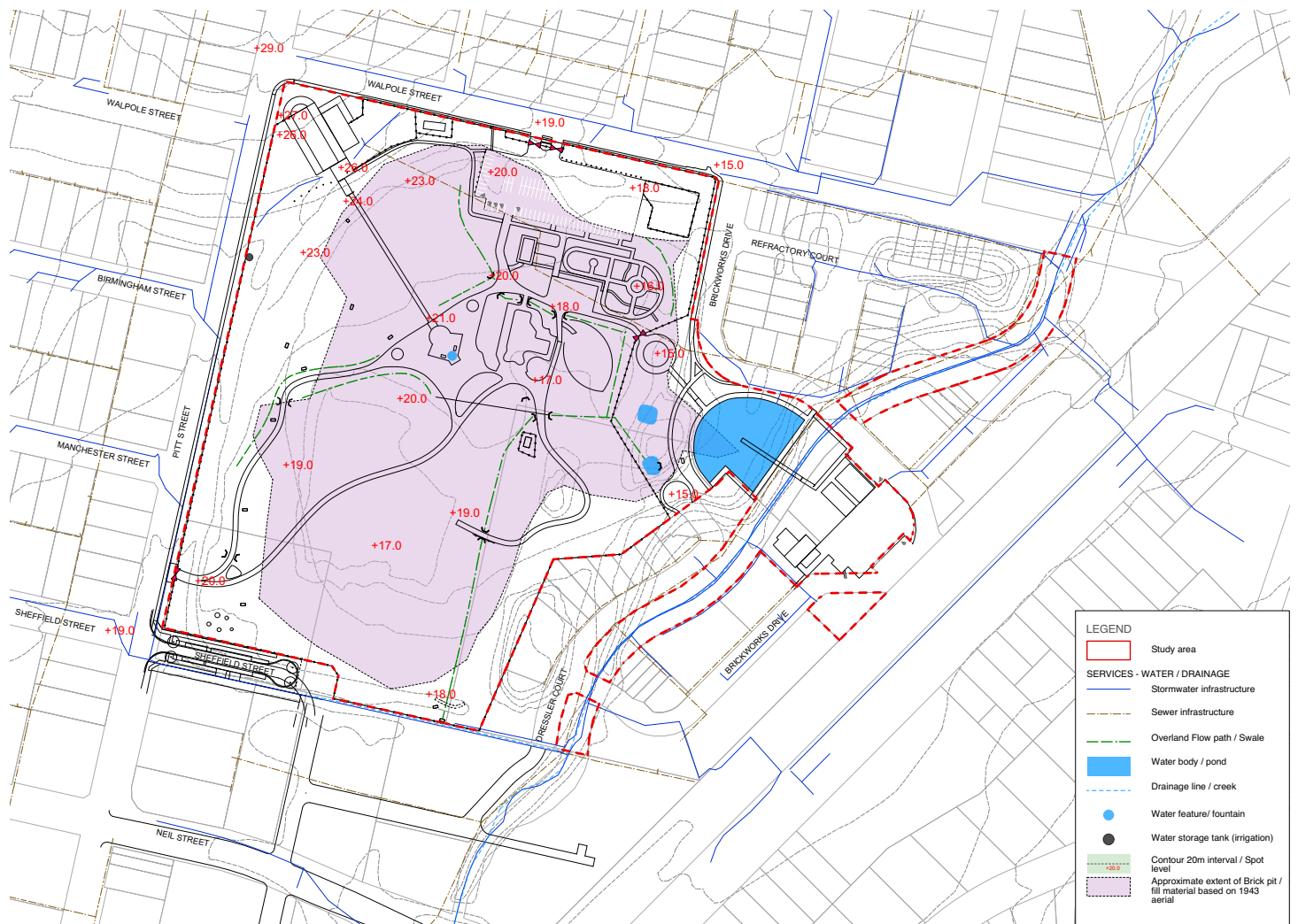


Figure 2.9 Landform and drainage

2.4.3 Soils

The soils of the site have been subject to significant modification through the past quarrying, landfilling and rehabilitation works. As such the soils present on site other than at the high point of the site where Merrylands Place stands are largely imported fill and topsoil.

The quality of this material is highly variable both from a drainage and water holding capacity and as a growing medium for grass and other vegetation.

2.4.4 Vegetation

Due to the history of the site as a clay pit and landfill the original landform has been highly modified. Consequently, all of the indigenous vegetation on the site had already been removed by the early 1900's.

A single row of *Lophostemon confertus* (Brushbox) was planted along the north and west perimeters of the site for screening purposes in early 1978. It was only with the development of the park, from 1984 onwards, that new planting was established as a result of implementing the Holroyd Gardens Park Landscape Master Plan.

This planting has been staged and follows the recommendations of the master plan which established a strong tree planting framework with minimal shrub planting. The plan provided for planting of native tree species around the perimeter of the park and planting a mixture of exotic and native ornamental trees within the central areas of the park. (Source: *Holroyd Gardens Park Plan of Management 2000*)



Figure 2.10 Tree canopy

Species which have been planted as part of the perimeter, screen, planting include the following native species:

- *Allocasuarina cunninghamiana* (River Oak)
- *Eucalyptus grandis* (Flooded Gum)
- *Eucalyptus piperita* (Sydney Peppermint)
- *Eucalyptus scoparia* (Wallangarra Gum)
- *Grevillea robusta* (Silky Oak)

Other species which have been planted in the park include:

- *Ficus hillii* (Hills Fig)
- *Liquidambar styraciflua* (Sweetgum)
- *Ulmus parvifolia* (Chinese Elm)
- *Fraxinus oxycarpa* "Raywoodii" (Claret Ash)
- *Lophostemon conferta* (Brush Box)
- *Jacaranda mimosifolia* (Jacaranda)
- *Platanus orientalis* (Cyprus Plane)
- *Magnolia grandiflora* (Southern Magnolia).

The 2000 Plan of Management identified that the history of the site as a putrescible waste landfill site has led to considerable difficulties in the establishment and maintenance of vegetation on the site. This is primarily due to the effect of the methane gas generated by the decomposing waste material. Whilst the majority of this waste gas is collected and disposed of via the collection system, a considerable amount of gas percolates through to the surface of the soil and vents through the faults in the clay capping, particularly along areas where the filled ground interfaces with the natural ground profile.

The methane gas displaces the oxygen in the soil thereby effectively suffocating the plant. This problem is exacerbated during occasions when the gas pumping system fails to operate due to mechanical or other reasons and also during prolonged wet periods, as the water forces the gas to the surface. In addition, the clay capping layer used over the entire site to contain the rising gas contributes to poor drainage around the plants root system. The net result is plants at the site are often slow to establish, particularly in heavily gas affected areas. Over time, Waste Services has modified its practises to operate the gas pumping system only periodically due to the generally reduced gas levels within the park.

All new planting in the park is to be consistent with DCP Part A, 4.2-C14 and 5.0-C3 with nominated indigenous plant species.



Existing Hills Fig canopy provides excellent shade Existing deciduous canopy at BBQ area

2.4.5 Fauna

The 2000 Plan of Management identified that at that time due to a lack of remnant indigenous vegetation, the wildlife habitat of value within Holroyd Gardens Park was generally limited. It also identified that while the site had no physical connection with other areas of significant remnant terrestrial vegetation, the area did lie adjacent to A'Becketts Creek which was being rehabilitated with tree planting to form a significant corridor for wildlife. The ongoing evolution of the riparian corridor in the 18 years since the last plan of management, integrated with the wetland water body and supported by some major stands of evergreen tree canopy within the park create a greater value of habitat than existed in 2000. No fauna assessments have been undertaken on the park that could provide scientific validation of fauna habitat values but the extent and quality of habitat potential has increased over this time and has potential to be further consolidated.

Holroyd Gardens Park and the A'Becketts Creek corridor is identified as part of a key Parramatta population area in the Green and Golden Bell Frog (*Litoria aurea*) Parramatta Key Population Management Plan prepared by the NSW Department of Environment and Climate Change in 2008. This species is listed as 'endangered' under Schedule 1 of the NSW Threatened Species Conservation Act 1995 and 'vulnerable' under Schedule 1 Part 2 of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. The main objectives of the plan are to maintain current populations, enhance existing populations and to increase connectivity between sub-populations in accord with the Green and Golden Bell Frog Recovery Plan 2005. Further information is available under <https://www.environment.nsw.gov.au/resources/nature/recoveryplanGreenGoldBellFrogDraft.pdf>.



A'becketts Creek riparian corridor passing through the heritage precinct has far less developed vegetation cover and stabilisation than the enclosed corridor to the south and north

2.4.6 Maintained grassland areas

One of the key attractions of the park is the availability of open grassed areas in a variety of scales and landforms that cater for unstructured play and recreation. Each of these has individual implications for ongoing use and management and maintenance as outlined following (refer to Section 2.6 for Park condition commentary):

The northern green

13,190m² in area this zone slopes away to the south east at a gradient of approximately 1:18 (without compliant landings for DDA). This zone bridges the past quarry and landfill pits to existing ground at the highest point of the site at the intersection of Walpole and Pitt Streets. Ongoing settlement of fill to the former quarry has created undulations in places that impact the usability of the grassed surface. This zone has capacity to support an event viewing crowd in the order of 8000 people focussed on a staging area in the vicinity of the Rotunda



The western green

9,470m² in area this space is defined between existing paths and adjoins the existing picnic area. The vegetated edge of the palisade fenceline to Pitt Street is a strongly defined edge but with limited activity



The southern green

7,842m² in area this space lies at the south edge of the park. This area will be further activated by the proposed entry upgrade to the Sheffield Street extension. There is potential to consolidate the western and southern greens to make one larger and more usable space. This could be further complimented through a path linkage along the west boundary to Merrylands Place.



The eastern green

3,864m² in area this space lies at the eastern edge of the existing park and is flanked by 2 story detached houses and their rear yards and by the Dressler Place turning circle separated by a masonry and steel palisade fence. The space is currently isolated from the main park area and Dressler Place and is minimally used. There is potential to improve access to west and east to enhance access into and useability of the space



The eastern glade

1,193m² in area this space lies at the south eastern edge and is flanked by 2 story detached houses and their rear yards to Dressler Place separated by a masonry and steel palisade fence (to the east) and a drainage swale and 40m wide corridor of native vegetation to the east. It is a narrow corridor of mown grass which is currently a "dean end" and is not served by path access. The narrowness of the space limits its potential use for recreation.



Pond foreshores

2,354m² in area this space lies on the western edge of the wetland water body. It is traversed by a number of paths which fragment its usability and its grassed surface is degraded through intensive foot traffic and duck foraging. It is separated from the main park area by the masonry and steel palisade fence, and by a dry creek bed landscape which acts as a filter for road run off.



Brickworks Green

500m² in area this space lies at centre of the historic brickworks precinct. Is accessible to the wetland foreshores by a boardwalk crossing the creek corridor linking to foreshore path around the wetland. The grassed space could compliment future uses and activities within the Brickworks precinct.



2.4.7 Wetland water body

The Holroyd Gardens precinct of the former Holroyd Councils DCP identified the requirement for a wetland adjoining A'Becketts Creek:

"An artificial wetland is to be provided adjacent to the Collector Road and Heritage Precinct. The wetland will be a permanent water body, designed to be an important visual amenity for Holroyd Gardens and to treat stormwater pollutants through the use of macrophytes and other such species. The wetland will accommodate a freeboard in order to accommodate on site detention from the western portions of the site"

The wetland was implemented as part of the Holroyd Gardens Estate residential development and is being integrated into the broader Holroyd Gardens Park study area as part of this POM.

2.4.8 A'Becketts Creek

The upper reaches of A'Becketts Creek run through the extended Holroyd Gardens Park site for around 400 metres. Overall the creek is around 3.5 kilometres long starting from its source, near the Merrylands town centre just south of Holroyd Gardens Park, its upper

reaches have been channelized and piped underground. It flows generally east northeast, then east, joining with Duck Creek at Clyde to flow into the Duck River at Rosehill. In its lower reaches it is a *tidal creek*. (Wikipedia). The creek plays an important role in stormwater management of the Neil Street urban redevelopment precinct north of Merrylands Road and was the subject of the Bewsher Consulting Upper A'Becketts Creek: flood study for Holroyd City Council (in 2006). The stormwater and riparian functions of the creek corridor must be maintained and protected in ongoing management

2.4.9 Goodlet and Smith Brickworks

The former brickworks as described in section 2.2.2 was partially conserved as part of the redevelopment of the precinct completed in the mid 2000's. Overall the development site was 7.5 hectares and was marketed as being close to transport, established shopping, education facilities, and the Parramatta CBD. On completion the precinct is described as yielding 316 dwellings comprised of 61 detached homes and 255 apartments. The conservation precinct is described as 4,300 m² precinct incorporating a proposed café, community meeting space, and historical display along with 2.4 hectares of public open space related to the wetland and foreshores and surrounding the brickworks structures.

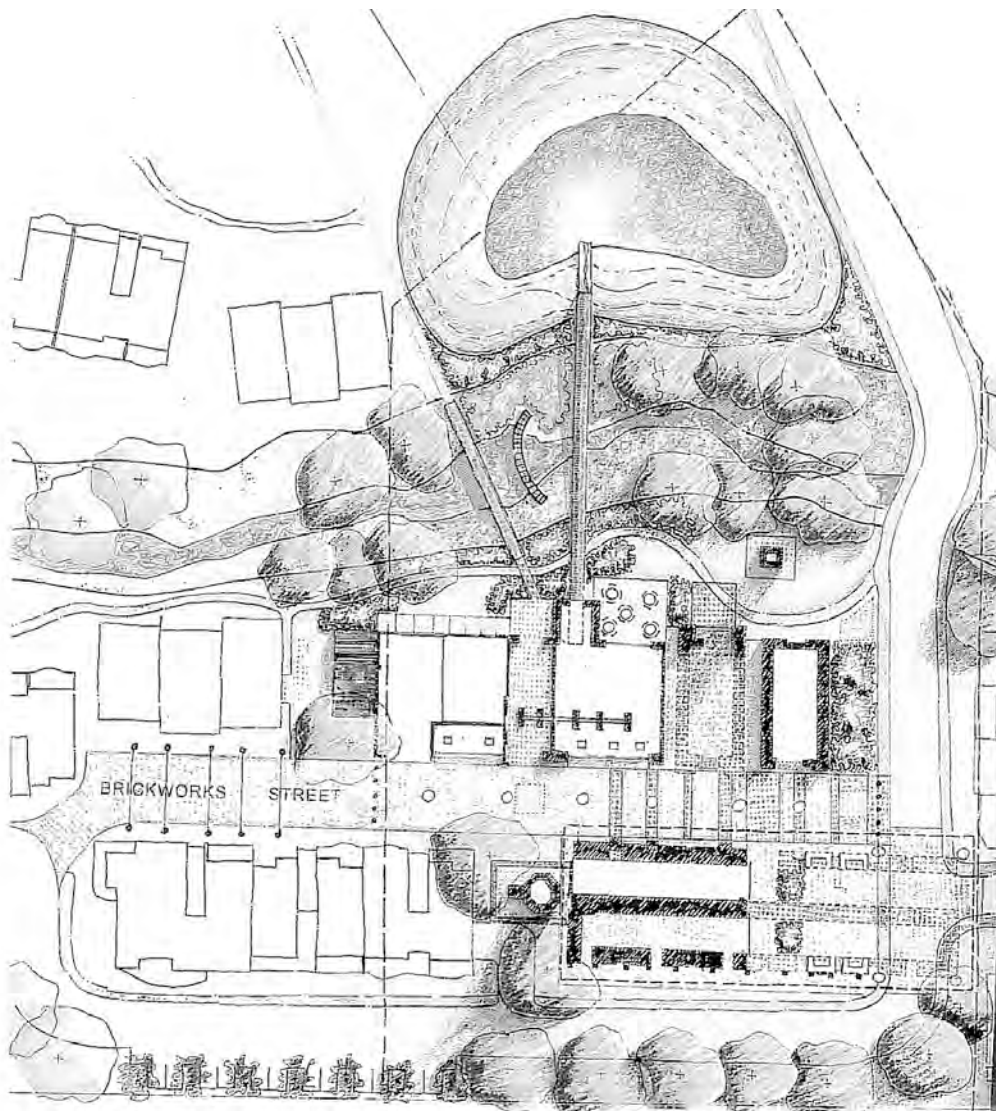


Figure 2.11 Former Brickworks development Concept (Source development Strategy Conybeare Morrison 1999)

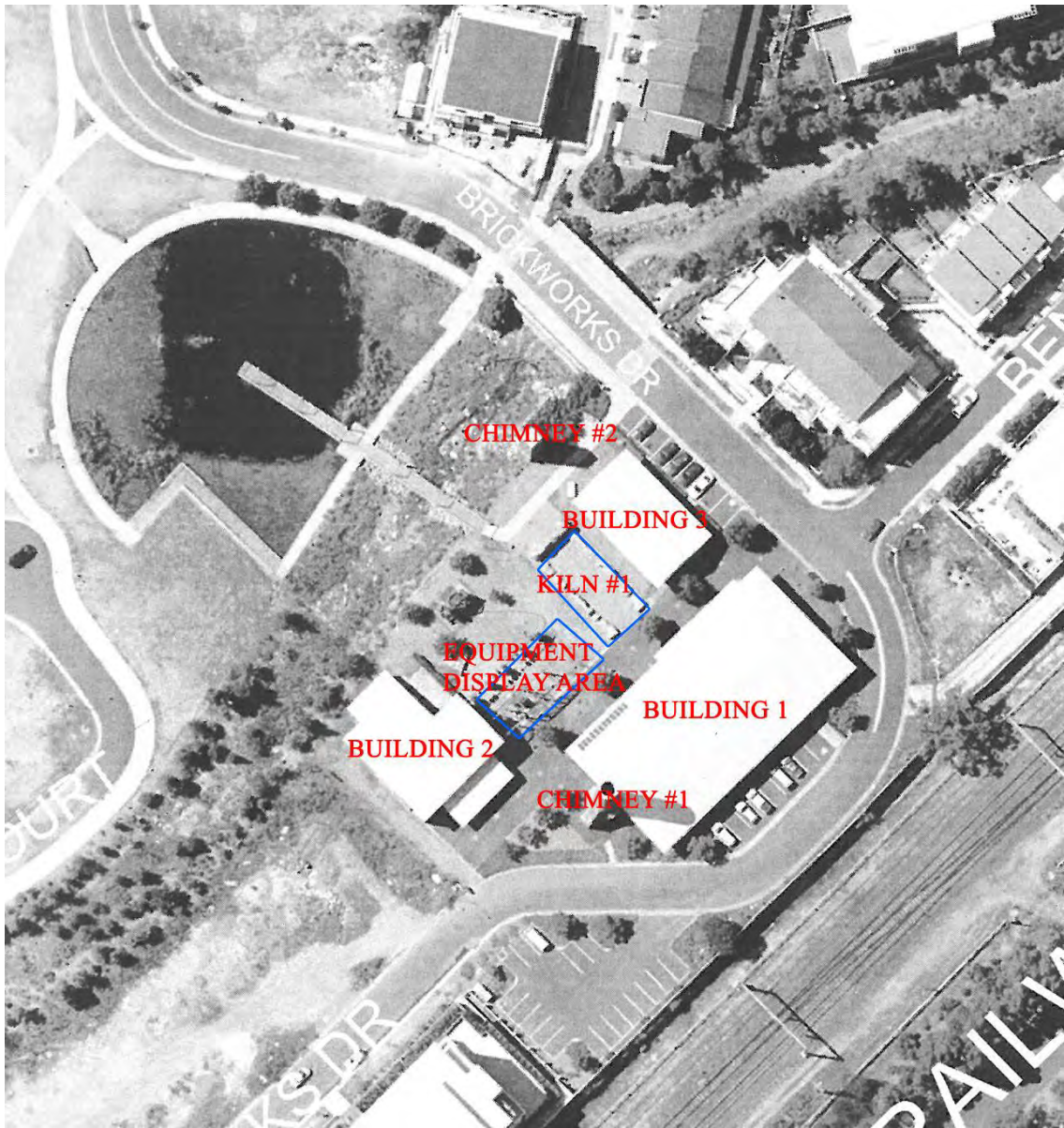


Figure 2.12 Brickworks heritage complex map and building references (Source Holroyd Gardens Brickwork Maintenance Plan (Cardno 2011))



Building No 1 – shelter structure over remnant kiln fabric

2.5 Facilities

2.5.1 Buildings and structures

There are a number of structures within the Holroyd Gardens Park. The item naming provides a cross reference to the Remediation Report - Holroyd Gardens Brickwork Maintenance Plan 2011 which will remain the ongoing reference for the management of those structures.

Merrylands Place

Building: -rendered masonry building and colourbond roof
Shade structure: -galvanised steel frame / and colourbond roof
Condition: Good condition generally

Central Picnic Area

Picnic shelters: -galvanised steel frame / and colourbond roof
Condition: Fair to good condition generally

Wetland boardwalk

Boardwalk: -painted steel frame and hardwood decking boards
Condition: Fair condition generally – some surface rusting of steel frame

Brickworks – Hoffman Kiln remnant and shelter (Building 1)

Remnant: -masonry brick
Shelter structure: -painted steel universal columns, steel roof frame and zincalume roof and gutters
Condition: Refer to Remediation Report (Cardno 2011) for condition / maintenance

Brickworks – Chimney No 1 (off Hoffman Kiln building)

Masonry chimney structure:-masonry chimney attached to building
Condition: Refer to Remediation Report (Cardno 2011) for condition / maintenance

Brickworks – Brickmaking Plant Building (Building 2)

Masonry building with zincalume roof and gutters
Condition: Refer to Remediation Report (Cardno 2011) for condition / maintenance

Brickworks –Kiln remnant and shelter (Building 3)

Remnant: -masonry brick
Shelter structure: -painted steel universal columns, steel roof frame and zincalume roof and gutters
Condition: Refer to Remediation Report (Cardno 2011) for condition / maintenance

Brickworks – Chimney No 2

Masonry chimney structure:-free standing masonry chimney

The general condition of the structures is fair to good.

Some steel and timber surfaces are subject to graffiti, whilst timber decking will require yearly maintenance to assist longevity, and annual monitoring to check condition and fixings.

The heritage structures should be managed in accordance with the separate purpose prepared documentation as listed:

- Conservation Management Plan (HLA Envirosiences 1995)
- Remediation Report - Holroyd Gardens Brickwork Maintenance Plan (Cardno 2011)

2.5.3 Playspace

The park supports a play precinct which includes several component areas:

Junior play space (east)

The Junior play space 'Home away from home' lies to the east of the main playspace covering approximately 869m². The playground was established as a junior and accessible playground in 2007 and provides powdercoated steel and plastic proprietary equipment targeted at age groups 2-5. The planting has significantly diminished since the time of its establishment and refurbished planting should be considered as part of consultation for renewal with Touched by Olivia Foundation.). The area has a multi coloured EDPM surface with seating furniture.



Junior Play Space

Main play space (west)

The Main play space lies between the Rotunda and the Junior playspace covering approximately 1,922m² and provides elements targeted at age groups 5 and up. It was established in the 1980's and was an icon for regional residents for many years. The playground was upgraded as an adventure playground for older aged children in 2012 and the unique steel spires were readapted with new equipment to retain the character of its former prominence. The space has major play structures of powdercoated steel and timber finish and has a largely organic (pinebark) softfall surface. Gravel seating areas are provided between play structures and elements and the area has some mature tree canopy.



Main Play Space

The Holroyd Gardens Road Safety Training (Learn to ride) Track (north)

The learn to ride cycle track lies to the north of the other play spaces. It provides an asphalt pathway network with mini road line making and road signage with associated gardens and tree canopy.



Road safety training track

2.5.4 Rotunda

The rotunda is operated by the Holroyd Centre (Councils major events venue) as a bookable outdoor wedding venue. It comprises:

- Painted steel frame rotunda shelter
- Brick masonry arch
- Brick paving
- Water feature
- Perimeter palisade fence preventing day to day public access

The rotunda is maintained as follows:

- | | |
|---|---------------------------|
| • Structures water feature and pavement | Council maintenance teams |
| • Gardens | Council maintenance teams |



Figure 2.13 Rotunda Elements



The Rotunda – enclosed space for private functions

2.6 Visual Character

The park is the principal green space for the Merrylands Commercial Centre. The consolidation of the park to include the upper A'Becketts Creek corridor further reinforces this "town centre green" role.

The definition of the park boundary by masonry and palisade fencing along with tree canopy adjoining the fence within the park boundary serves to limit views into the park from most locations around its perimeter. As such a sense of the park's scale and its facilities is not available from the adjoining public domain.

Within the park from the elevated north western corner (Lookout at Merrylands Place) panoramic views are available to the east (see below). The vegetation corridor that follows the drainage line through the centre of the park to the southern boundary defines views across the park. Chimney No 1 of the former brickworks is visible over the tree canopy. Within the lower lying areas of the site to the south and east, views are modulated by the tree canopy within the individual spaces.

Landscape character is largely native but groups of deciduous plantings through the central facilities zone including the Rotunda provide a strong variation. Garden bed plantings through the Rotunda area are formal in nature and exotic species selection.

The parkland is complemented with a sculpture titled 'New Dawn' by Jane Cavanagh which is located on the corner of Pitt and Sheffield St. The sculpture features five pole elevated timber water birds with water mist spays at ground level which is a popular attraction for children, especially during hot days



View from Merrylands Place to the south east. The vegetation corridor that follows the drainage line through the centre of the park to the southern boundary defines views across the park.

2.7 Current Recreational Usage

There are a number of zones across the park that are of different character and provide for varied uses by the community. These are reviewed in the table following and indicated on Figure 2.13:

Location	Facilities	Current activities	Factors influencing use
1. Merrylands Place	<ul style="list-style-type: none"> - Internal floorspace (410m² approx) - External playspace to Walpole Street frontage (815m² approx) 	<ul style="list-style-type: none"> - current lease to Holroyd Kids early Learning) 	<ul style="list-style-type: none"> - Childcare use is positive community use and helps activate this corner of park - Drop off in carpark – poor quality of access path from carpark - Dropoff from Walpole street via entry courtyard
2. Merrylands Place	<ul style="list-style-type: none"> - Covered plaza (735m² approx) 	<ul style="list-style-type: none"> - Previous use for markets and childrens events - Limited current use 	<ul style="list-style-type: none"> - Expansive area of shade / weather protection - Ideal for community events but requires programming
3. Northern Green	<ul style="list-style-type: none"> - Grassed slopes - Central path link to central park precinct 	<ul style="list-style-type: none"> - Resting - Viewing - Events 	<ul style="list-style-type: none"> - Limited loop path access to top of Northern Green - Focus of space and centre of green is at Rotunda and can lead to conflict for events - Undulations in surface due to settlement
4. Western Green	<ul style="list-style-type: none"> - Gravel path loop - Proximity to picnic area - 	<ul style="list-style-type: none"> - Ball games - Spill-over picnic use - walking 	<ul style="list-style-type: none"> - Gravel path dissects western and southern greens – but is a direct desire line across park - Western edge of park feels isolated - Lack of seating
5. Southern Green	<ul style="list-style-type: none"> - Gravel path to north edge - Entry from Pitt Street 	<ul style="list-style-type: none"> - Walking - Sitting - Ball games - Events 	<ul style="list-style-type: none"> - Large space suitable for major activities and gatherings - Exposed open area however shade is available at edges - Proposed to be linked to Sheffield Street extension – providing additional park entry
6. Eastern Green	<ul style="list-style-type: none"> - Gravel path from southern green to central play space zone 	<ul style="list-style-type: none"> - Walking - Sitting 	<ul style="list-style-type: none"> - Visually isolated from adjoining areas - Overlooks adjoining residences - Separated from wetland foreshore by fence and dry creek bed
7. Eastern glade	<ul style="list-style-type: none"> - Narrow grassed space atop past fill zone 	<ul style="list-style-type: none"> - Limited existing use 	<ul style="list-style-type: none"> - Isolated and lacking path access - Narrow space - Feels insecure
8. Central Picnic area	<ul style="list-style-type: none"> - Centralised picnic and barbeque facilities 	<ul style="list-style-type: none"> - Picnics - Family gatherings 	<ul style="list-style-type: none"> - Highly popular and often over capacity - Can be source of conflict between users - Grass surface worn - Potential to enhance provision and / or provide regulation of use through bookings

Location	Facilities	Current activities	Factors influencing use
9. Rotunda	<ul style="list-style-type: none"> - Painted steel frame rotunda shelter - Brick masonry arch - Brick paving - Water feature - Perimeter palisade fence preventing day to day public access 	<ul style="list-style-type: none"> - Only available for paid use booked through Holroyd Centre - Wedding ceremonies 	<ul style="list-style-type: none"> - Sandwiched within / between general park use areas - Can lead to conflicts when users have paid for weekend use and feel they are impacted by adjoining noise etc.
10. Playspace: Main Playspace	<ul style="list-style-type: none"> - Variety of senior play elements including play towers 	<ul style="list-style-type: none"> - Play - Sitting 	<ul style="list-style-type: none"> - Organic softfall limits accessibility - Potential to use space under decks for additional play - Potential to add further low key activity to upper decks
11. Playspace: Junior Playspace	<ul style="list-style-type: none"> - Junior play equipment - Entry structure - Seating 	<ul style="list-style-type: none"> - Play - Sitting 	<ul style="list-style-type: none"> - Maintained grassed areas outside fence are not used - Potential for screen planting - Potential for additional younger children's feature such as a water play item
12. Learn to ride track	<ul style="list-style-type: none"> - Asphalt track - Flush concrete kerbs - Concrete medians - Traffic signage - Seating 	<ul style="list-style-type: none"> - Family learn to ride - Family cycle and scooter play 	<ul style="list-style-type: none"> - Provision of additional shaded seating for parents / carers would be desirable - Provision of additional visual interest / activities through area could enhance / increase use
13. Brickworks precinct	<ul style="list-style-type: none"> - Covered shelters over remnant heritage kilns and brickworks elements - Grassed display area - Boardwalk to wetland 	<ul style="list-style-type: none"> - Informally used for wedding / other photography - Work Place Tragedy Memorial - BBQ & Picnic Tables 	<ul style="list-style-type: none"> - Informal use for photography can lead to conflicts - Unauthorised vehicle access by wedding parties - Impacts of weekend photography on other potential users - Unrealised potential for pop up or permanent café
14. Wetland pond foreshores	<ul style="list-style-type: none"> - Structured pond edge (brick masonry capping) and concrete edge path - Park seats - Grassed areas 	<ul style="list-style-type: none"> - Walking - Sitting 	<ul style="list-style-type: none"> - Grassed areas are narrow and subject to high compaction and wear - High water bird population - Need to limit feeding of water birds
15. Creek corridor	<ul style="list-style-type: none"> - Creek channel with riparian vegetation - Dry creek bed channel landscape adjoining brickworks 	<ul style="list-style-type: none"> - Generally no access - Viewing into 	<ul style="list-style-type: none"> - Had been earmarked for path access within riparian zone but this was not pursued previous due to limited width - Open banks through brickworks detract from character
16. Brickworks Drive carpark	<ul style="list-style-type: none"> - Off road parking 	<ul style="list-style-type: none"> - Parking 	<ul style="list-style-type: none"> - Users need to cross road

It is noted that Holroyd Gardens park is an "on leash dog access" reserve.



Figure 2.14 Park usage / activities precincts

2.8 Park condition

Each of the park zones has facilities supporting recreational use. An overview of current provision and landscape and furniture condition follows. (Refer to section 2.5 for condition of buildings and facilities):

Merrylands Place external areas

- Internal building and play space leased to childcare operator – maintenance requirements and responsibilities as defined in lease
- The internal covered plaza has limited current use
- The external plaza is a pleasant space without much active use

Condition

Pavement to covered plaza	-good condition
Pavement to covered entry plaza	-good condition
Palisade fence and gates	-good condition
Sign plinth	-good condition
Timber deck steel framed bridge	-Fair condition generally
Interpretive signage	-Fair condition generally – faded artwork

Northern Green

- Key site feature with high potential for use in events
- Landfill history and related settlement is impacting condition and usability

Condition of existing facilities

Central asphalt path	-fair to poor condition – settlement affecting surface and related accessibility -path gradient does not meet universal accessibility
Asphalt path to carpark	-poor condition – settlement affecting surface -path gradient does not meet universal accessibility
Lawn	-fair to poor condition – settlement affecting surface
Drainage swales	-poor condition – settlement affecting batters to edge and accessibility

Western Green

- Open grass space suitable for kickabout
- Close functional relationship to Central Picnic area – supports picnic activities
- Defined in recreational use by loop gravel path
- Relates to existing south Pitt Street entry
- Adjoined by drainage swale along north edge

Condition of existing facilities

Lawn	-fair condition – compacted adjoining picnic area
Gravel path	-fair condition – some wearing / erosion and water ponding
Drainage swales	-fair condition – settlement affecting batter slope to edge and accessibility across for pedestrians -culvert drainage connections largely blocked

Southern Green

- Expansive open grass space suitable for kickabout and smaller events
- Relates to existing south Pitt Street entry and proposed new Sheffield Street extension entry
- Adjoined by drainage swale along east and south edges

Condition of existing facilities

Lawn	-fair condition – patchy in shade zones adjoining tree planting
Gravel path	-fair condition – some wearing / erosion
Drainage swales	- fair condition – settlement affecting batter slope to edge and accessibility across for pedestrians - -culvert drainage connections largely blocked

Eastern Green

- Small open grass space with steep slopes to east and west fenced boundaries limiting access to the area
- Loop gravel path access to central play zone and southern green
- Adjoins major drainage swale exiting to wetland through wall to north – steep slopes

Condition of existing facilities

Lawn	-fair condition – compacted surface over thin soil -steep bank to swale on north edge
Gravel path	-fair condition – some wearing / erosion

Eastern glade

- Narrow grassed space on spoil mound with strong vegetation enclosure

Condition of existing facilities

Lawn	-fair condition -patchy in shade zones adjoining tree planting
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Central picnic area

- Steel picnic and BBQ shelters
- Masonry BBQ plinths
- Lack of accessible route to any shelters

Condition of existing facilities

Picnic shelters	-Good condition generally – some graffiti on posts
BBQ shelters	-Good condition generally – some graffiti on posts
Picnic tables	-Fair condition
Timber batten and steel frame seats on concrete pads	-Good condition
Bin stands	-Fair condition
BBQ plinths	-Good condition
Grassed surface	-Poor condition adjoining edges of concrete pavement to shelters – subject to foot traffic wear

Main Playspace

- Steel framed structures generally
- Elevated Timber deck / lookouts
- Nets and plastic elements
- Stainless steel slides
- Organic (pine bark) softfall
- Concrete edging
- Gravel paths
- Timber batten aluminium framed furniture

Condition of existing facilities

Equipment	-Good condition generally
Organic softfall	-Fair condition – spillover at edges – requires regular top up
EDPM softfall at base of slides	-Fair condition – erosion of adjoining organic mulch
Seating	-Good condition generally
Picnic tables	-Good condition generally
Bin stands	-Good condition generally
Gravel paths / pavement	-Fair to poor condition – eroded in places in particular at picnic tables -Poor drainage in places

Junior Playspace

- Powdercoated steel and plastic proprietary equipment.
- Multi coloured EDPM surface
- Timber batten aluminium framed furniture

Condition of existing facilities

Equipment	-Good condition generally
Softfall	-Fair condition - slightly faded – will require upgrade in 5-7 years
Asphalt entry path	-Good condition
Seating	-Good condition generally

Road safety training track

- Asphalt track with flush concrete kerbs and traffic islands
- Traffic signage posts and signs
- Painted Timber batten aluminium framed furniture

Condition of existing facilities

Asphalt road	-Fair to good condition generally
Kerbs and medians	-Fair to good condition generally
Signage	-Good condition generally
Seating	- Fair to good condition generally

Brickworks precinct

- Previous development of precinct in accordance with interpretive strategy and concept
- Integrated to Holroyd Gardens Park area as part of this POM
- Solar lighting powered by solar panels to roof of building 1 – batteries due for replacement in 2013 – lighting requires review for adequacy
- For buildings refer to Remediation Report (Cardno 2011) for condition / maintenance

Condition of existing facilities

Asphalt pavement	-Good condition generally
Brick pavement	-Good condition generally
Lawn area	-Fair condition – compacted at edges
Masonry BBQ plinths	-Good condition generally
Timber batten aluminium framed furniture	-Good condition generally
Bin stands	-Good condition generally
Interpretive signage	-Good condition generally
Memorial signage	-Good condition generally
Solar lighting	-Batteries due for replacement in 2013
Irrigation system	-Poor condition - inoperative

Pond foreshores

- Previous development as part of Brickworks conservation to meet stormwater management obligations of developer

Condition of existing facilities

Concrete pavement	-Good condition generally – heavy bird droppings
Brick margin	-Good condition generally – heavy bird droppings
Lawn area	-Poor condition – heavily compacted and worn
Aluminium seating	-Good condition generally
Interpretive signage	-Fair condition generally – faded artwork
Regulatory signage	-Fair to Good condition generally

Creek corridor

- Previous development as part of residential development to meet stormwater management obligations of developer

Condition of existing facilities

Creek banks	-Good condition generally
Riparian vegetation	-Good condition generally
Creek bed landscape at brickworks	-Fair to poor condition -Gaps in vegetative cover – heavy weed growth

2.9 Planning Considerations

2.9.1 *Adjacent land use*

The land surrounding the Holroyd Gardens is zoned residential of varying densities as illustrated on Figure 2.9 Zoning next page:

- to the north is R2 Low density residential
- to the west south east and east is R4 High density residential
- to the south west is B4 Mixed use

2.9.2 *Zoning and planning controls*

The park including the additional areas of A'Becketts Creek, pond and Brickworks is zoned RE1 – Public Recreation under Holroyd Council LEP 2013 and is classified as community land under the Local Government Act 1993.

The Holroyd LEP 2013 identifies the objectives of the RE1 Public Recreation zone as follows:

- (a) To enable land to be used for public open space or recreational purposes.
- (b) To provide a range of recreational settings and activities and compatible land uses.
- (c) To protect and enhance the natural environment for recreational purposes.

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

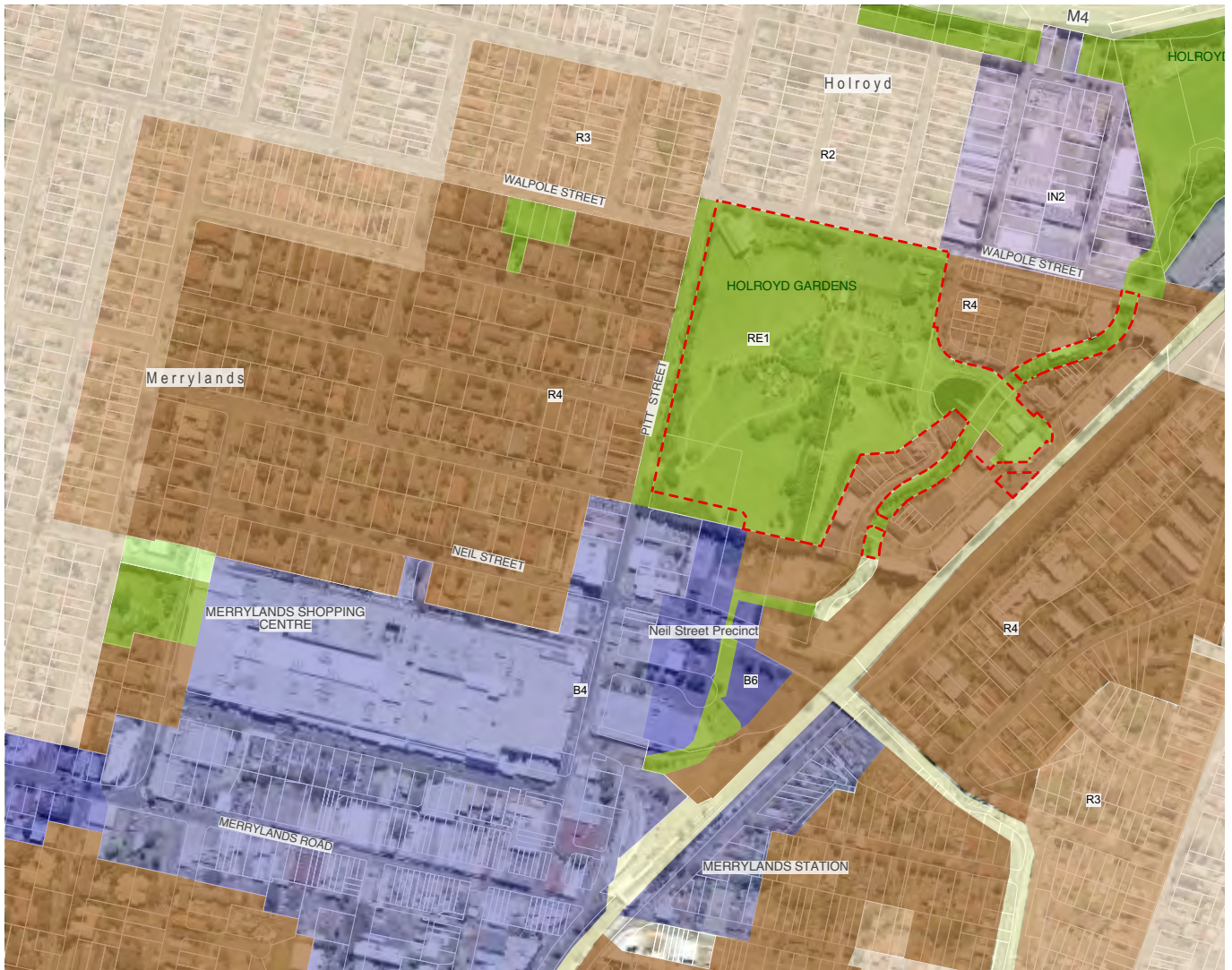
- Environmental protection works

The following activities are only permitted with Council consent

- Child care centres; Community facilities; Environmental facilities; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Signage; Water recreation structures

Any other works or activities other than those listed above are prohibited in areas zoned RE1 - Public Recreation.

In addition other prohibited activities for users in Holroyd Gardens are communicated via signage and include: Golf practice, use of motorised vehicles, using firearms, flying model aeroplanes, horses and unleashed dogs, lighting of fires.



LEGEND

	Study area
	Public recreation
	Low density residential
	Medium density residential
	High density residential
	Mixed Use
	Business development
	Enterprise corridor
	Infrastructure
	Light Industrial

Figure 2.15 Zoning
Source: Holroyd LEP 2013

2.10 Statutory Requirements

2.10.1 Local Government Amendment (Community Land Management) Act 1998

The Local Government Act and related amendments and guidelines provide the legislative framework for a council's day-to-day operation. The Act emphasizes through the Community Land Management amendments of 1998 a council's responsibility to actively manage land and to involve the community in developing a strategy for its management.

Of particular relevance is the requirement for all council property classified as community lands to be categorised in accordance with the guidelines for the categorisation listed in the Local Government (General) Regulation (cl.6B-6JA).

2.10.2 Categorisation

The following table outlines the applicable community land categories for Holroyd Gardens including the Guidelines for Categorisation as listed in the Local Government (General) Regulation 1999 Part 3 - Categorisation, use and management of community land

Category	Guidelines for Categorisation
Park	<ul style="list-style-type: none">The land is used or proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment on the land by others.
General Community Use	<ul style="list-style-type: none">The land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public; andIs not required to be categorised as a natural area and does not satisfy the guidelines for categorisation as a natural area, sportsground, park or an area of cultural significance.
Natural area watercourse	The land includes: <ol style="list-style-type: none">any stream of water, whether perennial or intermittent flowing in a natural channel, a natural channel that has been artificially improved, or in an artificial channel that has changed its course, and any other stream of water into or from which it flows;associated riparian land or vegetation, including land that is protected land for the purposes of the Rivers and Foreshores Improvement Act or the Biodiversity Conservation Act 2016.
Area of cultural significance	<ul style="list-style-type: none">The land is an area of historic significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history.

The multiple categorisations for the Holroyd Gardens reflect the multiple physical conditions present and the way the community interact and use these areas. Fundamentally the categorisations underpin the core recreation role of the park whilst recognising the particular community role of the Merrylands Place complex and heritage conservation goals for the Goodlet and Smith Brickworks.



Figure 2.16 Proposed Categorisations

2.10.3 Core objectives for community land management

The following core objectives from the Local Government Act 1993 clauses 36E-N guide the management of community land by Councils.

Category	Core Objective
Park	<ul style="list-style-type: none"> (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management
General Community Use	<p>Promote, encourage and provide for the use of the land, and provide facilities on the land to meet the current and future needs of the local community and the wider public in relation to:</p> <ul style="list-style-type: none"> a) public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and b) purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public facilities)
Natural area watercourse	<ul style="list-style-type: none"> a) to manage watercourses so as to protect the biodiversity and ecological values of the in stream environment, particularly in relation to water quality and water flows, and (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and (c) to restore degraded watercourses, and (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category
Area of cultural significance	<ul style="list-style-type: none"> a) Retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical, research or social significance) for past, present or future generations by the active use of conservation methods.

2.11 Management

Cumberland Council has the statutory responsibility for the management of the Holroyd Gardens. Aside from the standard regulations that apply to the site, groups using the park are generally regulated through Council. Large groups need to apply to Council in order to hold formal gatherings within the park.

Management responsibilities are discussed in more detail in Section 4.2. Under the Local Government Act 1993 Council is able to delegate some of its functions to a committee of Council. Council uses this delegation and appoints community people to manage its facilities or functions through a committee of management. There is no current committee for the Holroyd Gardens.

2.12 Maintenance

The park and the creek riparian corridor is currently being maintained in accordance with the Parks Asset Management Plan. As Cumberland Council consolidates and refines its parks management framework it is expected that the classifications may change, however it is unlikely that the maintenance framework applicable to this type of site would change significantly.

Maintenance Service Levels

Typically, cyclical maintenance activities are as follows:

Cumberland Maintenance Service Levels

Asset Group	Activity
Passive Parks and Reserves	<ul style="list-style-type: none"> • Three weekly maintenance cycle • Playground inspections and maintenance • Garden bed maintenance and regeneration • Tree maintenance
Streetscapes	<ul style="list-style-type: none"> • Landscaping and embellishment of council buildings, town centres and traffic islands • Street tree maintenance
Active Parks	<ul style="list-style-type: none"> • Fortnightly maintenance cycle • Annual renovation activities • Sports field preparations • Golf Course maintenance
Natural Areas	<ul style="list-style-type: none"> • Bushland regeneration and revegetation • Bushcare volunteer program • Asset protection zone maintenance
Premium Parks	<ul style="list-style-type: none"> • Botanic display design and maintenance • Event venues preparation and hosting • Fauna Park maintenance

Figure 2.16 Cumberland Council Maintenance Service Levels

Maintenance categories applicable to the Holroyd Gardens would be:

- Premium Parks
- Natural Area

Routine maintenance of Parks and Recreation facilities comprises:

- Removal of unsafe trees and branches
- Maintenance of utility service e.g. irrigation, flood lighting
- Repair of minor defects within parks areas e.g. seats, play equipment
- Council's response to maintenance requests is based on staff experience, judgment and current industry practice.

Council's officers assess the requests or defects against the potential to cause harm to public property and life. High hazard defects are responded within 24 hours with a view to at least making the asset safe. Other defects requiring work are assessed against other operational priorities considering staff experience and judgement and responded within regular operational procedure. The groupings do not cater specifically for the hybrid landscape such as the riparian corridor which integrates stormwater function with natural area qualities. The park contains a number of customised elements including:

- Galvansed frame and timber boardwalk decking
- Picnic shelters

As of 2018 these elements are starting to wear and age and will progressively require partial replacement over the next 5-10 years

Aside from Waste Asset Management Corporation there are no other agencies who now have responsibilities related to the open space area.

Buildings

Merrylands Place is subject to a separate asset management programme for its maintenance and upkeep based on detailed building condition assessment.

2.13 Current Leasing Agreements

Merrylands Place was originally occupied by the Sydney Children's Museum, but since June 2015 has been occupied by a childcare group on a lease arrangement allowing Childcare and kiosk. This lease expires in May 2025.

There are currently no leasing agreements on other facilities within the park. Weddings held at the Rotunda are managed through Council Bookings Team and wedding photography within the Brickworks precinct is currently unregulated.

2.14 Staffing

The maintenance of Holroyd Gardens is currently carried out by Cumberland Council as identified in Section 2.9. If new facilities are developed then additional staff may be required to provide an acceptable standard of maintenance.

2.15 Community Involvement

The preparation review and updating of this Plan of Management has incorporated community input as outlined in section 1.4. A Community Forum was held during draft POM development with a Public Hearing to be held during the public exhibition period. Outcomes of these forums have and will continue to be integrated with the Plan of Management strategies.

2.16 Funding

The majority of funding for general maintenance and improvement works in the Holroyd Gardens will come from rate revenue, Section 94 contributions for open space and partnerships with Government grant funding as opportunities become available.

3 MANAGEMENT STRATEGIES

3.1 Introduction

The primary objective of this Plan of Management (POM) is to provide a framework for the future management of the open space. Decision making for the enhancement and management of Holroyd Gardens aims to integrate the vision and needs of the community and Cumberland Council.

This Plan describes a basis for the ongoing care and development of Holroyd Gardens in response to demand and the availability of funding. As such funding will be a major factor determining the timing of implementation of actions identified in the POM.

3.2 Management Philosophy

The management philosophy recognises the need for open space to be responsive and adaptable to ongoing and evolving community needs for passive recreational and active experiences. In addition the park must be sustainable in terms of its level of use and related maintenance demands.

3.3 Community Values, Roles

Community values and roles have guided the development of the Plan of Management. In brief these are identified as:

- A place of heritage importance and character
- A place of informal passive recreation for the community
- A garden landscape of grass and trees
- A place for organised community events
- A place of strong connections to the community
- A place for walking both through and within
- A destination play location for families across the district
- An environmental corridor providing for water management and flora and fauna habitat
- A place of community facilities (eg childcare)
- A landscape of open space and visual relief to increasingly dense residential neighbourhood

3.4 Pressures and opportunities

Pressures are the influences that adversely affect the use, appearance and management of an open space. Opportunities are the possibilities to make improvements to how the park is used, enjoyed and managed.

The Concept Master Plan (refer section 4.5) illustrates the implementation of actions to address these pressures and opportunities which need to be taken into account in future park management. A full list of recommended actions is provided in the Action Plan (refer section 4.6).

Location	Pressures	Opportunities
1. Merrylands Place - internal covered area	- Limited use and benefit of internal covered area -	- Potential for encouragement of day to day use of covered area for protected sitting - Potential for event use of covered area (markets / children's pop up activities, weekend pop up cafe)
1. Merrylands Place - external entry courtyard	- Limited use and benefit of external entry courtyard -	- Potential to reduce paved area - Potential to integrate children's play sculpture adjoining fenceline - Potential to have more fence / gate openings - Potential to expand the building structure on the southern side to facilitate a greater capacity for community services
2. Northern Green	- Impact of settlement on appearance and usability of grassed areas and pathways - Expansive area without shade (also influence by capping limitations)	- Fill settlement zones to establish more even grassed plane across amphitheatre and increase opportunities for selected tree planting - Review central asphalt pathway which dissects area but is not DDA compliant. - Upgrade path access along Walpole Street edge and reduce gradient - Provide seating along Pitt Street edge - Upgrade subtle overland flow route to drainage inlets / crossings and rectify culverts - Provide native grass planting to steeper swales / culverts - Review events role (on days when Rotunda not used) with improved surface including related infrastructure (eg power)
3. Western Green	- Condition of gravel paths - Western edge of park feels isolated - Lack of seating	- Upgrade selected main path routes to sealed surface to improve accessibility and wear - Connect path to loop path route - Provide intermittent seating along Pitt Street edge - Upgrade subtle overland flow route to drainage inlets / crossings and rectify culverts - Provide native grass planting to steeper swales / culverts
4. Southern Green	- Exposed open area however shade is available at edges	- Retain as large grassed space suitable for major activities and gatherings - Examine potential for event power and lighting provision - New hard paved link to Sheffield Street extension – providing new park entry for pedestrians / cycles and maintenance / event vehicles - Connect path to loop path route - Connect to public access along north face of adjoining development as identified in DCP - Upgrade subtle overland flow route to drainage inlets / crossings and rectify culverts - Provide native grass planting to steeper swales

Location	Pressures	Opportunities
		<ul style="list-style-type: none"> / culverts - Examine potential for event power, lighting and temporary or permanent stage structure
5. Eastern Green	<ul style="list-style-type: none"> - Visually isolated from adjoining areas - Overlooks adjoining residences - Steep slope to north edge - Separated from wetland foreshore by fence and dry creek bed 	<ul style="list-style-type: none"> - Increase buffer vegetation to adjoining residences having regard for overshadowing - Provide hard paved path surface – consider realignment to avoid going through centre of space - Providing seating adjoining trees to top of hill - Consider piping of overland flow route to drainage outlet to enable lessening of northern slope - Provide native grass planting to steeper swales / culverts - Potential for larger outdoor gym / parkour equipment
6. Eastern glade	<ul style="list-style-type: none"> - Isolated, narrow and lacking path access - Limited existing use - Feels insecure 	<ul style="list-style-type: none"> - Consider gravel track access to west edge linking to southern green - Consider potential as fenced dog run - Potential dog off leash enclosure
7. Central Picnic area	<ul style="list-style-type: none"> - Highly popular and often over capacity - Can be source of conflict between users - Grass surface worn - Potential to enhance provision and / or provide regulation of use through bookings 	<ul style="list-style-type: none"> - Provide hard surfaced path access to some or all picnic shelters to meet AS 4128 - Review surfacing adjoining picnic shelter pads – potential to introduce gravel or other margin / transition zone - Review picnic and BBQ shelters in 5-10 years maximum to provide more contemporary structures with additional shade - Explore potential for additional shelters and a BBQ to adjoining area (west green)
8. Rotunda	<ul style="list-style-type: none"> - Pay for use sandwiched within / between general park use areas - Conflicts of adjoining noise from park use - Car access on wedding days 	<ul style="list-style-type: none"> - Potential to install external wall mounted storage cabinets for folding chairs and tables
9. Playspace: Main Playspace	<ul style="list-style-type: none"> - Organic softfall limits accessibility - Wear, erosion, and poor drainage of some areas of gravel pavement 	<ul style="list-style-type: none"> - Potential to use space under elevated platforms for additional play - Potential to add further low key activity to upper decks - Provide hard surfaced (sealed) path surface to major routes with gravel as adjoining “overflow” access - Upgrade subtle overland flow route to drainage inlets / crossings and rectify culverts - Provide native grass planting to steeper swales / culverts - Review proximity of picnic tables to softfall due to conflict of uses at times of high attendance
9. Playspace: Junior	<ul style="list-style-type: none"> - Maintained grassed areas outside fence are not used 	<ul style="list-style-type: none"> - Potential to expand playspace area and upgrade to district accessible play destination - Upgrade subtle overland flow route to drainage

Location	Pressures	Opportunities
Playspace		<ul style="list-style-type: none"> - inlets / crossings and rectify culverts - Provide native grass planting to steeper swales / culverts - review planting amenity (in consultation with Livis Place Foundation) - Explore a separate water feature item of play for younger children on the adjacent southern side turf area
10. Learn to ride track	<ul style="list-style-type: none"> - Dated layout with bland areas of road and grass. - Open areas of asphalt at south west corner – use unclear and occupies important space at park entry 	<ul style="list-style-type: none"> - Consider medium term upgrade of learn to cycle facility to meet current benchmark facilities (example Sydney park CARES facility) - Integrate asphalt open area into upgraded facility or provide fitness equipment - Provision of additional shaded seating for parents / carers would be desirable - Provision of additional visual interest / activities through area could enhance / increase use
12. Brickworks precinct	<ul style="list-style-type: none"> - Informal use for photography can lead to conflicts - Unauthorised vehicle access by wedding parties - Impacts of weekend photography on other potential users - Lack of activation in precinct 	<ul style="list-style-type: none"> - Review potential to require booking / fee payment for photography use with operational conditions to regulate / control activity to regulate / control activity or sign post photography prohibited in this area - Review potential for “pop up” food and beverage related uses on site in covered area under building 1 and on asphalt pavement zone to north of building 1 - Liaise with adjoining landholder regarding their potential use of adjoining building 2 for café type use – Note: proposal would need to be compatible with adjoining R4 zoning, and subject to developers cost to readapt use whilst retaining heritage values - Support this potential use with licensing of appropriate zone of asphalt area for café tables
13. Wetland pond foreshores	<ul style="list-style-type: none"> - Grassed areas are narrow in width between paths - Grassed areas subject to high compaction and wear - Visual and cleanliness impact of feral birds (Ibis) - Gravel circle is poorly drained and eroded - Failing joints between brock edge and concrete path 	<ul style="list-style-type: none"> - Investigate potential rationalisation of path access to enable wider more usable grassed areas - Provide hard sealed surface to gravel circle connecting to path gates and wetland edge path – infill between existing brick margins - Review potential for additional park seating - Remedial works to brick edge jointing
13. Wetland	<ul style="list-style-type: none"> - Reed growth inhibits views and sense of space 	<ul style="list-style-type: none"> - Undertake reed thinning to reduce visual “bulk” at edge of wetland - Provide maintenance as necessary to timber deck elements
14. Creek corridor	<ul style="list-style-type: none"> - Open weed infested banks between brickworks and wetland detract from character 	<ul style="list-style-type: none"> - Undertake additional groundcover planting through creek banks zone to improve visual appearance and progressively cover out weeds

3.5 Planning and Management

The Action Plan outlined in section 4.5 of this document provides a prioritised list of the actions arising from this Plan of Management and is based on consultation, review of background information and site investigations. The proposed Action Plan is supported by the Landscape Concept Masterplan (refer Figure 4.1) in describing the recommendations of this Plan of Management. The Plan of Management seeks to guide ongoing improvement and maintenance of the park. The recommended actions are based on a sequence of tasks required to successfully complete the work. Council will seek to undertake those actions of high priority first as well as implement any investigations that are needed to inform detailed planning and design.

3.6 Management of park edges

Holroyd Gardens Park has been managed as a controlled parkland area closed off the public access after sunset. Councils approach has been that the park is maintained as a premium open space and that access needs to be controlled to prevent vandalism and mis-use. The Pitt Street and Walpole Street frontages are enclosed by a masonry plinth and steel palisade fence to 1.8m height, which also runs along the eastern edge of the existing park area to adjoining residential development and the Brickworks heritage precinct. The Brickworks precinct to be consolidated with the existing park is not fenced to adjoining streets and after hours access is possible. The preparation of the plan of management reviewed potential for the extent of the fenced edge to the eastern frontage adjoining the extended park area (Brickworks precinct) to be selectively opened up to enable a stronger physical and visual connection and integration between the Brickworks precinct and existing park. However the community generally felt that the fenceline was desirable to protect the park after hours.

To the east the A'Becketts Creek corridor directly adjoins Dressler Court on its west edge and the rear of residential apartments to Brickworks Drive (to the east) and between Brickworks Drive and Walpole Street to the north. Each of these edge conditions has potential to impact the creek corridor including weed encroachment and domestic garden escape.

It is recommended that:

1. Fencing to the Sheffield Street extension is extended consistent with existing palisade fencing, with a main pedestrian / maintenance / event entry gate and extension of perimeter screen planting to the inside park boundaries
2. Fencing beyond to the east is extended consistent with existing palisade fencing as part of the implementation for Neil Street precinct developments.



Park boundary north of Dressler Court – potential to improve relationship / access into park along this edge was reviewed but was not supported by the community

3.7 Access and Circulation

3.7.1 Recreational Access

Pedestrian cycle links and provided through the existing Dressler Court shareway which passes the Wetland pond foreshores and connects the Merrylands commercial centre to Parramatta.

The A'Becketts Creek corridor had been earmarked for a recreational link in early planning of the present but this was not implemented due to the limited width of the corridor. Within the park path access by varied surfaces enables traversing of the park west to east and north east to south west.

Some of these links enable small loops but generally the path network does not provide a good recreational loop and options for alternate loops.

In addition the extensive gravel path surfacing is subject to wear and impacts by rainfall constraining its use.

It is recommended to:

1. Provide a sealed all weather 2.5m shared access route through / around the park replacing selected existing gravel path links and integrating selected new links as required
2. Retain the existing gravel path surface to selected links and in the central park area to conserve the "garden character" valued by the community
3. Carry out works to lift sunken section of existing asphalt path linking to Walpole Street to be DDA compliant
4. Convert the existing decked area to the front of Merrylands Place to provide a Merrylands Place Lookout and sitting deck and enclose the leachate pump system below
5. Connect the Sheffield Street extension new entry to the shared access system as a pedestrian, cycle and event / maintenance vehicle access
6. Provide sealed all weather 1.5m wide path to main play space - retain existing gravel surfaces as "spill over" zone adjoining sealed paths
7. Provide sealed 1.8m path link for universal access to all or selected picnic shelters as feasible.
8. Pursue developer to implement extension of palisade fencing as part of Neil Street precinct development
9. Provide gravel "spill over" and wearing zone adjoining picnic shelter paved areas to reduce area of eroded / worn grass
10. Provide asphalt between existing brick edging to existing gravel "circle" at east park entry
11. Review duplication of paths at wetland pond which reduce grassed areas – selectively remove as feasible to consolidate grassed space
12. Review deflecting brick paving to Pitt Street frontage and at Pitt St / Walpole St intersection – replace with concrete path to council standards to match Walpole Street
13. Remove axial asphalt path link from Merrylands Place to Rotunda
 - it visually and functional dissects the Northern Green grassed space
 - it is not DDA compliant
 - surface has subsided in places
 - has been reported as dangerous for children cycling



South east corner of southern green event area to be integrated into loop path access

3.7.2 Vehicular access and parking

Vehicular access is available from the Walpole Street carpark through lockable bollards to gravel path / road for:

- Maintenance access
- Access for wedding bookings – managed by Holroyd Centre.

A new shared access point is envisaged by Council from the Sheffield Street extension

There are no designated vehicular kerb crossings into the brickworks precinct. However standard vehicular access is possible and does occur from Brickworks Drive (just to east of ninety degree parking). Heritage steel fixtures have been used to provide interesting vehicular barrier

It is recommended to:

1. Consider integrated use of fixed bollards and boom gate at Walpole Street carpark to enable easier management of access
2. Provide shared (pedestrian, cycle, and event / maintenance vehicle access from Sheffield Street extension
3. Consider provision of vehicular crossing from Brickworks Drive south of building 1 to asphalt paved zone for event and maintenance access – provide integrated use of fixed bollards and boom gate to manage access
4. Extend use of low Heritage steel fixtures to stop vehicular access to north end of Brickworks paved zone from Brickworks Drive.



Potential for event and maintenance vehicular access from Brickworks Drive

3.7.3 Emergency access

As the park is 350m from north to south and 280m from east to west it is desirable that it can be accessed by emergency vehicles. The most practical management of emergency access is by boom gate that can be quickly and easily opened and closed again.

It is recommended to:

1. Provide lockable boom gates integrated with bollards to
 - existing entry from Walpole Street carpark
 - New Sheffield Street entry
 - New Brickworks Drive entry

3.8 Buildings and structures

3.8.1 Merrylands Place

As a building facility of over 20 years age the Merrylands Place facility requires ongoing management and maintenance in accordance with a building condition plan. Preparation of a current building condition plan is one of the Action Plan recommendations of the plan. Management of use falls into the generally accessible public areas of the precinct and the ongoing management of the leased childcare area. Internal building and play space are leased to childcare operator with maintenance requirements and responsibilities as defined in lease.

General Public areas

It is recommended to:

1. Investigate potential for encouragement of day to day use of covered area for protected sitting
2. Investigate potential for event use of covered area (markets / childrens pop up activities, weekend pop up cafe
3. Investigate potential to reduce paved area on street side with additional low maintenance gardens
4. Investigate potential to integrate childrens play sculpture adjoining fenceline
5. Investigate Potential to provide additional fence / gate openings during open hours
6. Make provision for an extension of the building, or replication of the northern side structure to the southern side of the covered area (under the general community use category), over natural ground to facilitate improved capacity in the precinct for future community use such as community arts, market place or indoor event centre (or an activity similar to the former Kidzeum)

Childcare Lease Area

The community was generally supportive of the presence of the childcare operation on the site noting that it provided important activity to this corner of the park and an important community services

It is recommended to:

1. Review the continuation of the existing uses through a new lease subject to the Local Government Act and Council planning priorities when the existing lease expires in 2025.

3.8.2 Rotunda

The Rotunda currently operates as an extension of the activities of the Holroyd Centre, Council's commercial events and function facility. The Rotunda is booked by private users for functions in particular weddings for approximately six months of the year and is not accessible day to day by the general public all year.

It is recommended to:

1. Review existing pond feature and ensure safety requirements are met under BCA.
2. In interim apply an appropriate categorisation to the Rotunda to reflect its current use and management (eg General Community Use)
3. Install external wall mounted storage cabinets for folding chairs and tables

3.8.3 Maintenance buildings

Maintenance staff identified that current provisions and arrangements with the maintenance buildings were adequate.

It is recommended to:

1. Maintain current maintenance accommodation and facilities on the site

3.9 Goodlet and Smith Brickworks precinct

The desirability of encouraging more frequent day to day use of the brickworks area, visually and functional integrating the brickworks into the overall park, and better managing high impact use of the area for wedding photography were identified as issues for the community.

It is recommended to:

1. Manage the built structures of the brickworks precinct in accordance with the Remediation Report - Holroyd Gardens Brickwork Maintenance Plan – Cardno 2011
2. Investigate potential controlled vehicular access off Brickworks Drive at the south end of the Brickworks precinct
3. Regulate / restrict vehicular access into the Brickworks precinct from the remainder of Brickworks Drive
4. Undertake assessment of lighting through brickworks and develop design for upgraded lighting to replace / update solar system
5. Review potential to require booking / fee payment for photography use with operational conditions to regulate / control activity or sign post photography prohibited in this area
6. Review potential for "pop up" food and beverage related uses on site in covered area under building 1 and on asphalt pavement zone to north of building 1
7. Review potential for temporary public displays / gallery type uses for general community access through the Brickworks precinct spaces
8. Seek development opportunities for heritage building 2 for commercial uses with adaptable integration of contemporary and heritage character and values
9. Support this potential use with licensing of appropriate zone of asphalt area for café tables
10. Upgrade and reinstate riparian planting to the A'Becketts Creek alignment through the Brickworks precinct
11. Review and upgrade coordinated interpretation through the Brickworks precinct

3.10 Grassed recreation areas

The park provides a series of grassed “rooms” each with its own character and uses for the community. Generally community consultation indicated a preference to retain the general character of these areas as exists avoiding major changes through additional access paths and facilities. However it was generally agreed that the rectification of settlement in the former quarry and landfill areas of the site in the north west and west is a high priority.

It is recommended to:

1. Undertake engineering investigations or settlement in relation to original filling design and drainage and then design selected filling and regrading works to remove the severe settlement and undulations and re-establish a more unified landform with even grades between high and low points in the Northern Green and adjoining areas.
2. Review the wetland foreshore grassed area to make more effective use of space and mitigate impacts of use. To include
 - review of path alignments to avoid duplication and consolidate usable grassed space
 - potential for removal of existing settlement / catch pond and grassing over
 - Install signage to discourage feeding of water birds which contributes to water bird proliferation in a confined area and causes wear impacts to turfed areas.

3.11 Drainage

The development of the park in the 1980’s recognised as a post landfill site there would be high potential for settlement of filled areas. As such through large areas of the north west and west of the park piped drainage was avoided in order to prevent damage to sub surface infrastructure if and when settlement occurred. In lieu of this a network of grassed swales was provided with the aim of providing overland flow paths. With ongoing settlement of landform many of these swales are now steeply edged creating safety concerns for pedestrian movement (in particular on event days). Where swales need to cross under path links the piped crossings are in most cases in filled by sediment rendering the crossings ineffectual in catering for major rainfall.

It is recommended to:

1. To majority of grassed swales – replace swale drainage with piped drainage
2. Modify landform integrated with regrading / filling works to grassed areas to selected swales to reduce side slope gradient to a manageable gradient for safe access and maintenance
3. To selected swale alignments clear piped / culvert crossings of sediment.
4. Provide erosion and sediment controls to limit impacts on piped / culvert crossings

3.12 Provision of Facilities

Community consultation generally indicated a high level of satisfaction with the provision of recreational facilities within the park. However as the original park development dates back to the late 1980’s some of the facilities are now aging and in needs to refurbishment / replacement/ In additional there are some limited but targeted needs for additional facilities to meet current day community needs. These requirements are outlined under the specific facilities groupings following.

3.12.1 Picnic facilities

It was identified through consultation that picnic facilities are at capacity most high use weekends and during events. Groups arrive early and can dominate occupation of facilities arising in potential for conflicts. The plan of management reviewed potential for additional picnic facilities including a potential second picnic zone along the parks western (Pitt Street) boundary. This was not supported through the community consultation as it was seen as changing the character of an existing low key park area.

It is recommended to:

1. Investigate provision of an additional 1 to 2 picnic shelters adjoining the existing precinct to the south
2. Provide 1.5-1.8m wide concrete paths across the picnic zone that can provide DDA compliant access to some or if possible all picnic shelters and BBQ's
3. Replace worn and compacted gravel areas adjoining shelter pads with stabilised gravel
4. Plan for replacement of picnic and BBQ shelters in coordinated programme as shelters approach end of usable life
5. Investigate booking system for picnic facilities for weekend periods that require prior reservation of picnic shelters and that can manage monopolisation and weekend conflicts
6. Support reservation system with on site information signage

3.12.2 Seating and bins

Seating through the park has been progressively implemented since the parks original development and so is of varied style and age. Generally most seating is well used and well located. Bins are provided through the park as both furniture bin enclosures and as simple wheelie bin stands.

It is recommended to:

1. Progressively update seating to coordinated Council park seats with aluminium slats
2. Investigate potential for 2 to three groups of seats along the western (Pitt Street) boundary of the park to provide additional passive recreational seating and to provide some low key activity to this park edge
3. Progressively update bin provision to furniture bin enclosures that are ibis proof.
4. Review bin provision to picnic and playground area

3.12.3 Playgrounds

The park provides two play zones for different age brackets which are well loved but also provide potential for enhancement

Main Playspace

It is recommended to:

1. Relocate picnic tables away from the fall zone edge to ease congestion during days of high attendance. Investigate potential to use space under elevated platforms for additional play
2. Investigate potential to add further low key activity to upper decks
3. Provide hard surfaced (sealed) path surface to major routes with gravel as adjoining "overflow" access
4. Upgrade subtle overland flow route to drainage inlets / crossings and rectify culverts
5. Provide native grass planting to steeper swales / culverts

Junior Playspace

It is recommended to:

1. Potential to expand playspace area and upgrade play equipment to district level accessible play destination
2. Explore potential for project partnership with Touched by Olivia foundation for upgrade and development of accessible regional playspace
3. Investigate northern grassed area for a water play item or other low impact landscape feature
4. Upgrade subtle overland flow route to drainage inlets / crossings and rectify culverts
5. Provide native screen planting to the outside perimeter swales

3.12.4 Road training track

The Road Training Track is a much loved facility with the park and draws users from a wide catchment. Materials and finishes within the area are starting to age and more recent facilities (eg CARES centre at Sydney park) have explored an increased range of features and elements to make the cycle experience more diverse and exciting

It is recommended to:

1. Investigate upgrade of existing track with contemporary elements to improve its usability and appeal

3.12.5 Fitness equipment

Community consultation identified interest in the incorporation of fitness stations within the park that can support general community exercise and assist activating the park across the day

It is recommended to:

1. Investigate provision of an outdoor fitness hub in the existing hardstand area to the west of the learn to cycle track

3.13 Interpretation

Interpretive information through the park includes material implemented as part of the parks original development and relating to landfill management (leachate and gases), while a separate interpretation suite was implemented by the land developer for the brickworks precinct for which they were responsible. As such interpretation is highly variable in availability and content. With the integrated management of the parks the opportunity exists to do a major upgrade across the site to fully explore and take advantage of its natural and cultural history

It is recommended to:

1. Compile site historical information from previous sources
2. Develop an updated and integrated plan for interpretation on the site to include a range of interpretive elements and mediums
3. Educational packages for use of local schools potentially visiting the site
4. Facilitate small scale community events on site that leverage off local culture and history and take advantage of park spaces such as the Merrylands Place and Brickwork precinct spaces

3.14 Events

The park has evolved as a major venue for community events across a range of scales.

There a number of Council run annual events in the park that include:

- Australia Day (12 to 15k people) across the park
- Pet Fest
- Fun4Kids
- Waitangi Day (Use south west area of park)
- Mustang Car Club – 1500 to 2000 people. Use flat grass areas for displays ie south west area of park

In addition Council officers advise that Council is starting to receive more Expressions of Interests for private events (ie. Summer movie nights). At present all bookings must meet criteria similar to DA approval process.

Liaison with Council officers and the community as part of the plan of management identified that on major event days such as Australia Day there are management issues associated with:

- limited toilet and amenities facilities,
- limited parking availability and related parking pressures to adjoining streets,
- noise issues associated with increased traffic and the park's proximity to residential areas.
- In the past it was noted that vehicles have been able to access the grassed area to the south west for overflow / official parking.
- It was observed that in major events stormwater culverts and adjoining steep sections of swales require barricading on event days for safety.
- 3 phase Power supply is available in the Rotunda only however this has not been a major constraint as generators are typically bought in for events in other parts of park.
- As noted in section 3.7 no bookings are currently taken in Brickworks area, public are free to use for photography and this is the cause of conflict between wedding parties and park users / local residents

Figure 3.1 following page summarises the recommended event venues within the park and their proposed enhancement for event use.

It is recommended to:

1. Maintain use of the southern green and amphitheatre (once grass settlement upgraded) as major event locations supported by Merrylands Place
2. Upgrade servicing with 3 phase and single phase power to Southern Green and Northern Green staging areas along with potable water supply
3. Maintain in interim wedding event use of Rotunda subject to future review of this use on the site and potential relocation elsewhere to enable day to day public use of Rotunda area (refer section 3.8.2)
4. Promote use of Merrylands Place covered plaza for small short term community events with requirements around noise management given proximity to adjoining residences
5. Promote use of Brickworks Precinct's covered spaces for small short term community events with requirements around noise management given proximity to adjoining residences
6. Investigate potential for event support parking at Holroyd Sportsground to the north east with a signaged walking route to Holroyd City Gardens
7. Develop event management protocols for each event area to guide potential users as to the required event management procedures and to aid in development assessment / approval.

8. As per section 3.7 review use of Brickworks Precinct for photography and institute booking and pay for use arrangements to enable regulation and control of use and related impacts on park and residents



Figure 3.1 Event management recommendations

3.15 Health & Safety Issues

Holroyd Gardens Park is maintained and managed in accordance with Council's accepted maintenance and Work Health and Safety standards.

It is recommended to:

1. Provide visually permeable handrails to sections of retaining wall that exceed 1m
2. Provide monitoring of water edge safety to wetlands and creekline
3. Provide and maintain adequate rubbish bins
4. Provide accessible path routes across and around park and to facilities
5. Limit night time access due to scale of park – continue gated management of park and closing at dusk
6. Provide well lit night route along edge of park for resident access to town centre

3.16 Landscape Improvement

3.16.1 Introduction

Holroyd Gardens has been a regular National Tree Day planting site over many years which has significantly enhanced perimeter screen planting to the park. Within the Brickworks Precinct landscape and riparian planting programmes were implemented by the estate developer and in accordance with approved Vegetation Management Plans.

Generally these planting works have matured and provide the park with an individual parkland character of mixed native / exotic vegetation which the community identify with. (refer to section 2.4.4 for key species). Planting to riparian areas is and should reflect a native planting palette. The overall approach of diversity is recommended to be maintained and managed.

3.16.2 Shade Tree canopy

The planting scheme for the park originally implemented a large number of deciduous plantings within the park and a predominantly native species character to the park edges in recent times. Plantings of Hills Fig to the centre of the park have provided dense shade adjoining the picnic zone and Southern Green.

It is recommended to:

1. Maintain and build on the existing tree character to specific areas. If trees require replacement due to senescence build on the native tree character of the park with reference to Council's decorative tree planting list
2. If additional tree plantings are deemed desirable for shade or other landscape amenity reflect and reinforce native eastern seaboard forest trees
3. Provide mulched pads to the base of new plantings
4. Provide mulched pads to the base of mature shade tree plantings in grass

3.16.3 Streetscape to adjoining road corridors

The park boundaries are constrained by existing overhead power lines which limit potential for tree planting. At the same time the existing planted zones within the park boundary are dense and provide a strong vegetated character to the street edge

It is recommended to:

1. Limit tree planting within road verge due to limitations of overhead power lines

3.16.4 Vegetation management around facilities

Tree canopy and in some cases lower level vegetation has generally thrived across the park.

It is recommended that:

1. In some cases this vegetation may need selective trimming to avoid damage to built facilities. Such maintenance should have regard for the health and form of the tree and should be undertaken by a qualified Arborist. It is recommended to selectively trim lower branches and understorey to areas adjoining viewing decks and picnic tables to increase passive surveillance

3.17 Riparian Management

3.17.1 Riparian Vegetation Management

The A'Becketts Creek corridor has been added to the Holroyd Gardens Park open space area as covered by this plan of management. It is understood that there is no specific stormwater or riparian management plan that covers this corridor. As such this plan draws on generally accepted riparian management guidance as listed in the table below. These strategies should be directly applied to ongoing Council decision making, planning and implementation of management and maintenance as the agreed basis for management for the riparian corridor.

The strategies apply an adaptive management framework or loop where outcomes inform ongoing refinement and calibration of goals objectives and strategies:

Issue	Considerations addressed	Key Riparian management Strategies
Weed control		
	Terrestrial Weeds	
	Variety of sources: -disturbance of soil -imported soil -dumping -disturbance of vegetation -stormwater impacts -bird wind other dispersion -garden escape from neighbours	<ul style="list-style-type: none"> • Prevention through regular maintenance • Weed maintenance programme • Resident education – letterbox drop
	Weed and grass invasion of edges to water course	<ul style="list-style-type: none"> • Avoid turf to riparian vegetation junctions – separate by path where possible
Aquatic Weeds		
	Salvinia	<ul style="list-style-type: none"> • Water Quality management • Monitoring • Education
	Water Hyacinth	As above
	Juncus acutus	As above
Vegetation management		
	Riparian zone through brickworks Riparian zone through brickworks precinct has been severely degraded and there is minimal native vegetation cover present	<ul style="list-style-type: none"> • Manage and remove weeds • Cultivate and condition soil • Revegetate and stabilise with full strata riparian planting scheme • Maintain and manage as below
	Riparian zone to creek	<ul style="list-style-type: none"> • Bushland Management approach • Native veg left to natural form / habit • Manage grassed area edges Minimal disturbance of soil • Max weed cover 5% • Clean edge to turfed areas • Ongoing seeding • Manage scour at stream edge • Litter collection • Control feral pests

Issue	Considerations addressed	Key Riparian management Strategies
	<i>Aquatic zone</i>	<ul style="list-style-type: none"> • Manage creep of communities • Selective thinning of margin grasses to reduce density of vegetated edge and reduce encroachment over adjoining paths • Max weed cover 5% • Litter collection – floating / submerged • Remove algal growth and surface scum
	<i>Herbicide use</i>	<ul style="list-style-type: none"> • Limited use • Roundup Biactive if required
	<i>Fertiliser use</i>	<ul style="list-style-type: none"> • Limited use

3.17.2 Habitat management

The A'Becketts Creek corridor has been added to the Holroyd Gardens Park open space area as covered by this plan of management. As the creek corridor is part of the key Parramatta distribution of Green and Yellow Bell Frog as noted in Section 2.4.5, habitat management will have close regard to the Green and Yellow Bell Frog recovery plan 2008. This POM also draws on generally accepted riparian management guidance as listed in the table below. These strategies should be directly applied to ongoing Council decision making, planning and implementation of management and maintenance as the agreed basis for management for the riparian corridor.

The strategies apply an adaptive management framework or loop where outcomes inform ongoing refinement and calibration of goals objectives and strategies:

Issue	Considerations addressed	Key Strategy areas Refer Girraween Creek Vegetation Management Plan
Habitat management	<i>Edge</i>	<ul style="list-style-type: none"> • Logs in and around waters edge • Variety of water edge treatments • Avoid fauna disturbing maintenance / management practices
	<i>Aquatic habitat</i>	<ul style="list-style-type: none"> • Avoid herbicides and fertilisers near water • Monitor and maintain water quality • Monitor and control pest fauna eg carp mosquito fish and mosquitoes • Promote habitat complexity • Manage recreation
	<i>Terrestrial habitat</i>	<ul style="list-style-type: none"> • Limit access with formalised paths and boardwalks • Leave leaf litter and dropped branches • Maintain / enhance veg species diversity • Dense understorey layer • Control feral animals • Education

Issue	Considerations addressed	Key Strategy areas Refer Girraween Creek Vegetation Management Plan
Pest fauna	<i>Waterbirds</i>	<ul style="list-style-type: none"> • Discourage feeding – review and supplement signage
	<i>Domestic animals</i>	<ul style="list-style-type: none"> • Encourage resident management of domestic pets

3.17.3 Water quality management

The A'Becketts Creek corridor has been added to the Holroyd Gardens Park open space area as covered by this plan of management. It is understood that there is no specific stormwater management plan that covers this corridor. As such this plan draws on generally accepted riparian management guidance as listed in the table below. These strategies should be directly applied to ongoing Council decision making, planning and implementation of management and maintenance as the agreed basis for management for the riparian corridor.

The strategies apply an adaptive management framework or loop where outcomes inform ongoing refinement and calibration of goals objectives and strategies:

Issue	Considerations addressed	Key Strategy areas Refer Girraween Creek Vegetation Management Plan
Water Quality	Broader catchment water quality management -	<ul style="list-style-type: none"> •At source management
	Turbidity	<ul style="list-style-type: none"> •At source management •Development Management •Healthy riparian vegetation
	Nutrients	<ul style="list-style-type: none"> •At source management •Testing and monitoring •Education
	Volumes	<ul style="list-style-type: none"> •At source management
	Velocity	<ul style="list-style-type: none"> •Healthy riparian vegetation
Algae	Nutrient loading	<ul style="list-style-type: none"> •Establishment and maintenance of aquatic macrophytes and overhanging riparian vegetation •Monitoring and testing •As last resort treatments to remove excess Phosphorous from water column

3.18 Maintenance

3.18.1 Maintained parkland areas - general recurrent reserve maintenance

Council will seek to provide an appropriate level of maintenance to the park and riparian corridor within the constraints of funding and with the inputs and assistance of organised user groups. Particular issues to be addressed in the future include:

Irrigation

1. At time of writing of the Plan of Management Council was progressing an upgrade of the irrigation systems through the park. This will need to have regard for the proposed future infilling and regrading of areas that have been subject to settlement in the north west and west of the park.

Access and Open Space Equipment

1. Ongoing management of graffiti and general vandalism of reserve furniture and structures is applicable
2. Check fixings to reserve furniture and structures

Grass and planting bed maintenance

1. Mow, weed and top up mulch regularly to provide a safe and enjoyable open space area

Mulched areas

1. Mulch is to be topped up on a regular basis not exceeding 75mm depth to ensure it continues to suppress weed regrowth with potential for establishment of native grass groundcover.

Rubbish Bins

Council has initiated a litter education programme at Holroyd Gardens Park. This has involved a community awareness programme at the park including encouraging park users to take a "litter pledge". This process has also provided appraisal of existing rubbish collection within the park. Some issues identified included that bins in the area of the playspaces were not adequate for demand, and that the bins were very dirty and unappealing.

1. Provide consolidated bin stations to play space areas increasing capacity
2. Review potential for basic cleaning of bin rim and base at time of emptying
3. Upgrade wheelie bin racks to bin enclosures for consistent character and maintenance across park.
4. Monitor and encourage use of recycling station

3.19 Park management

Management of the park has implemented the joint management and maintenance of the consolidated park area of the existing Holroyd City Gardens to Holroyd Garden Park, the Brickworks and A'Becketts Creek corridor.

It is recommended to:

1. Maintain gated management of park and closing of park to access at dusk to mitigate potential for vandalism and for personal safety due to scale and lack of passive surveillance of park from street.
2. Establish protocols for event management to inform event proponents and aid in event development application approval (refer 3.12)

4 IMPLEMENTATION

4.1 Introduction

Future management decisions for Holroyd Gardens Park will need to be addressed in the context of this Plan of Management. Implementation of improvement works within the open space will be an ongoing process 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 the open space involves the cooperation of several user groups 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. It should be noted that some of the responsibilities described below represent current management practices.

4.2.1 Cumberland Council

- Responsible for planning, development and management
- Budget allocation for development and maintenance
- Allocation of resources (financial, human and physical) for effective development
- Assessment of applications for development of commercial recreation facilities
- Maintenance of landscape works and passive recreation facilities
- Maintenance of grassed area, planted areas and associated facilities.

4.2.2 The Community

- Report maintenance requirements and vandalism to Cumberland Council
- Liaison with Council regarding use
- Written requests and proposals to Council for development or upgrading of facilities and submitted to Council for consideration.

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, Council needs to consider such expenditure within the context of its overall annual budget limits and priorities.

Cumberland Council provides funding for regular maintenance in its annual budget. Council's annual budget allocation is aimed at achieving a satisfactory level of maintenance and facility provision for all Community Land areas.

Funding grants are available upon application to the relevant Government Departments. The submission of an application for government funding is to be based on the prioritised schedule of actions.

4.4 Priorities

In order to provide guidance to commencement of implementation of the Plan of Management, a prioritised schedule of actions has been prepared. Prioritisation of works assists Council in allocating the financial, human and physical resources required for implementation of the Plan.

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

4.4.1 High priority (short-term)

- Stage 1 capital works improvements with current funding
- Safety issues where there is high probability of injury occurring
- Work needed to ensure the essential function of the reserve is not compromised
- Work needed to eliminate/reduce severe environmental problems, eg. erosion, water pollution, vegetation pests and diseases.

4.4.2 Moderate priority (medium-term)

- Other capital works improvements
- Ongoing preventative and remedial maintenance of existing assets
- Work needed to ameliorate adverse environmental conditions, (eg. insufficient shade, visual and noise intrusion, poor circulation and access)
- Works aimed at reducing ongoing maintenance costs

4.4.3 Low priority (long-term)

- Works aimed at improving aesthetic quality
- Works aimed at enhancing habitat value

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

4.4.4 Implementation schedule

The following schedule lists each proposed management action, giving it a priority rating as determined from criteria listed earlier (High, Medium or Low). Each activity is also listed against a performance indicator and its current status is noted. These activities are described in more detail in section 3 Management Strategies.

The status rating is as follows:

O - Ongoing - this denotes activities that take place as part of the normal maintenance routine of the reserve.

P - Proposed - these activities have been proposed by the Plan of Management, but work on these activities has not been commenced.

Co - Commenced - this refers to proposed activities for which work has already begun.

Cp - Complete - this refers to activities that have been completed (their performance indicators have been fulfilled) since the last Plan of Management Review.

Index for symbols

CC	Cumberland Council
H	High priority
M	Medium priority
L	Low priority

The following schedule should be reviewed annually for the purpose of scheduling works for inclusion in Council's annual works program, as well as for monitoring of performance indicators.

4.5 Concept Masterplan

The following Concept Masterplan illustrates the key physical improvement actions recommended by this Plan of Management. These supplement and should be read in conjunction with the Action List provided in section 4.6.



Figure 4.1 Concept Masterplan

4.6 Action List

4.6.1 Holroyd Gardens Park

No.	ACTIVITY	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
0.0	Planning & Management				
0.1	Use POM to source funding for capital works improvements	H	CC	Budget for capital works improvements	P
0.2	Undertake investigations to inform filling and regrading works design to the Northern Green grassed space and western green	H	CC	Brief prepared. Investigations complete and design parameters established.	P
0.3	Undertake filling and regrading works design for the Northern Green grassed space and western green – coordinate with modification and replacement as applicable of swale drainage and replacement path works	H	CC	Design of filling and regrading works completed	P
0.4	Carry out design for undertaking of staged pathway network upgrade from gravel to asphalt and brick edging	H	CC	Brief prepared. Detailed drawings prepared.	P
0.5	Undertake design for upgrade of heritage brick pathway with drainage and turf improvements at the wetland pond foreshores	H	CC	Brief prepared. Investigations complete and design parameters established.	P
0.6	Install effective signage to inhibit feeding of waterbirds to the pond to the wetland pond foreshores – include warnings regarding illegality of harming fauna and related fines	H	CC	Bird related issues reduced Impacts by birds reduced	P
0.7	Undertake assessment of lighting through brickworks and develop design for upgraded lighting to replace / update solar system	H	CC	Design established	P
0.8	Review deck bridge at Merrylands Place Lookout and design enclosure of leachate pump and repurposing as seating and viewing deck	M	CC	Brief prepared. Detailed drawings prepared.	P
0.9	Review potential for controlled pedestrian and vehicular entry at Brickworks Drive for access into Brickworks Precinct	H	CC	Confirmation of feasibility	P
0.10	Liaise with emergency services to coordinate boom gate access for emergencies	H	CC	Coordination	P
0.11	Undertake building condition assessment of Merrylands Place	H	CC	Long term plan for building maintenance established	P
0.12	Investigate small scale event use of Merrylands Place covered area and develop usage protocols	M	CC	Appropriate event use facilitated	P
0.13	Review paved area to frontage of Merrylands Place to reduce scale of paved area, integrate planted area and a few seating opportunities, childrens play sculpture, and increase accessibility to park through gate during opening hours	M	CC	Confirm design	P
0.14	Review childcare use when lease expires in 2025 – potential to continue use on site as positive contributor to park and area	L	CC	Lease uses contribute to park and area	P
0.15	Implement installation of lockable storage cupboards to the external side of Rotunda walls in consultation with The Holroyd Centre	M	CC	Most effective community use of park area is enabled	P
0.16	Maintain Brickworks structures in accordance with Maintenance Plan by Cardno 2011 and any necessary updates	H	CC	Buildings and structures effectively maintained	O
0.17	Install signage to inhibit unregulated photography to the heritage brickworks precinct	H	CC	Impacts of event photo use is reduced	P

No.	ACTIVITY	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
0.18	Investigate potential for small scale event use of Brickworks spaces – develop usage protocols	M	CC	Activation provided without undue impacts to park use / residents	P
0.19	Investigate potential development opportunities for heritage building 2 for commercial uses with adaptable integration of contemporary and heritage character and values	L	CC	Use of building complements park uses without undue impacts to park use / residents	P
0.20	Implement booking system for picnic tables during weekends and holidays Support with on site and online signage and information.	L	CC	Most effective community use of park area is enabled	P
0.21	Liaise with the Touched by Olivia foundation for potential partnership / collaboration in upgrading of junior playspace as destination accessible play space	H	CC	Project scope and partnership identified	P
0.22	Undertake design for upgrading of adventure playground area from gravel to brick paving	H	CC	Design developed	P
0.23	Undertake design for upgrading of junior playspace as destination accessible play space	M	CC	Design developed	P
0.24	Undertake design for upgrading of road safety training track to improve facilities	M	CC	Design developed	P
0.25	Undertake design for provision of outdoor fitness / exercise hub south of the road safety training track	M	CC	Design developed	P
0.26	Investigate potential for Holroyd Sportsground to be used for support parking for major events – develop traffic and access management plan	H	CC	Feasibility established Traffic and parking management plan available	P
0.27	Provide signage to increase awareness of and discourage mistreatment of fauna and bird life Support with on line awareness program	H	CC	Signage implemented Occurrences reduced	P
1.0	Site Facilities				
1.1	Provide additional park seating options to Merrylands Place covered area	M	CC	Seating provided	P
1.2	Review Rotunda pond and upgrade to ensure BCA and related safety requirements are being met	H	CC	Pond meets all requirements	P
1.3	Provide additional 1-2 picnic shelters to picnic zone	M	CC	Additional picnic capacity	P
1.4	Progressively upgrade park seating to coordinated furniture type	M	CC	Coordinated seating	O
1.5	Progressively upgrade park bins to enclosures	M	CC	Coordinated bins	O
1.6	Provide additional bin nodes to play spaces	H	CC	Increased bin capacity	P
1.7	Provide cleaning of bins rims and bases after peak use periods	H	CC	Increased amenity of park Increased bin usage	O
1.8	Implement upgrading of junior accessible playspace as destination accessible play space	M	CC	Upgrade implemented	P
1.9	Investigate junior play / water play item or landscape feature (open space south of accessible playground)	M	CC	Feasibility established Implemented	P
1.10	Implement upgrading of adventure playground area from gravel to brick paving	M	CC	Upgrade implemented	P
1.11	Implement upgrading of road safety training track to improve facilities	L	CC	Upgrade implemented	P
1.12	Implement provision of outdoor fitness / exercise hub south of the road safety training track	L	CC	Provision implemented	P
1.13	Investigate New outdoor / parkour equipment (eastern green)	M	CC	Feasibility established Implemented	P
1.14	Implement provision of event services (3 phase power) to area of south west green	H	CC	Event provisions available	P

No.	ACTIVITY	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
1.15	Incorporate source of power from the Rotunda for use of northern green	M	CC	Event provisions available	P
1.16	Implement provision of event services to area of Merrylands Place covered area (outdoor power)	M	CC	Event provisions available	P
1.17	Implement provision of event services to area of Brickworks precinct	M	CC	Event provisions available	P
1.18	Upgrade lighting to Brickworks Precinct (existing solar lighting)	H	CC	Appropriate lighting available	P
1.19	Implement deck bridge repurposing at Merrylands Place Lookout and enclosure of leachate pump	M	CC	Re-purposing implemented	P
1.20	Implement integrated interpretation works to Holroyd Gardens Park and Brickworks Precincts along with A'Becketts Creek as each project is funded and implemented	M	CC	Integrated interpretive plan implemented progressively	P
1.21	Upgrade toilet block with new forecourt seating (brick paved surfacing)	H	CC	Upgrade implemented	P
2.0	Landscape / Open space				
2.1	Implement filling and regrading works for the northern green grassed space and western green	H	CC	Works implemented	P
2.2	Implement drainage rationalisation between grassed areas and paths modifying or removing swales and path culverts as applicable – coordinate as practical with infill regrading works.	H	CC	Works implemented	P
2.3	Implement upgrade of heritage brick pathway with drainage and turf improvements at the wetland pond foreshores	M	CC	Works implemented	P
2.4	Implement palisade fencing to the southern boundary as part of the implementation for Neil Street precinct developments	H	CC	Full park enclosure and boundary management provided	P
2.5	Implement frontage improvements to Merrylands Place to integrate planted area with seating opportunities, children's play sculpture, and increase accessibility to park through gate during opening hours	M	CC	Increased usage and access through area	P
2.6	Implement replanting of riparian channel through brickworks to restore full strata vegetation cover	H	CC	Health riparian vegetative cover	P
2.7	Revegetation perimeter screen planting (southern green and eastern green)	H	CC	Planting implemented and established	P
3.0	Access & Circulation				
3.1	Remove axial path from Merrylands Place to Rotunda	H	CC	Path removed	P
3.2	Upgrading works for northern asphalt path to Walpole Street for DDA compliance	H	CC	DDA compliant access provided	P
3.3	Replace uneven verge brick footpath pavement to Pitt Street with concrete path	H	CC	DDA compliant access provided	P
3.4	Continue staged pathway network upgrade from gravel to asphalt and brick edging as indicated on masterplan	H	CC	Path works implemented	P
3.5	Implement upgrading of adventure playground area from gravel to brick paving	H	CC	DDA compliant access provided	P
3.6	Provide sealed path access through picnic area integrated with adjoining gravel areas	H	CC	DDA compliant access provided	P
3.7	Provide gravel wearing zones adjoining paved platforms through picnic area	H	CC	Eroded grassed areas reduced	P
3.8	Provide boom gate for ease of maintenance and event access from existing carpark	M	CC	Entry improvements implemented	P

No.	ACTIVITY	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
3.9	Implement controlled pedestrian and vehicular entry at new Sheffield St entry Provide boom gate for ease of maintenance and event access from existing carpark	H	CC	Entry improvements implemented	P
3.10	Implement controlled pedestrian and vehicular entry at Brickworks Drive for access into Brickworks Precinct	H	CC	Entry improvements implemented	P
3.11	Implement subtle barrier control to Brickworks Drive road edge to prevent car access	H	CC	Unauthorised access stopped	P
4.0	Maintenance				
4.1	Preventative maintenance to park areas	H	CC	Park adequately maintained	O
4.2	Remedial maintenance to park areas	H	CC	Park adequately maintained	O
4.3	Implement maintenance programme for riparian areas	H	CC	Healthy riparian environment	O
4.4	Preventative maintenance to timber deck structures – oil treatment every two years	M	CC	Timber life is prolonged	O
4.5	Maintenance related to water quality of wetland	M	CC	Healthy riparian environment	O
4.6	Review maintenance of streetscape to adjoining residential estate by Council	H	CC	Maintenance costs reduced	P
4.7	Sustainable maintenance costs	H	CC	Maintenance costs monitored	O
4.8	Maintain aquatic reeds at edge of wetland basin to height and density that does not impact views and passive surveillance across basin.	H	CC	Height and density of reeds	O
4.9	Maintain aquatic reeds at edge of wetland basin to height and density that does not impact views and passive surveillance across basin.	H	CC	Height and density of reeds	O

4.7 Staffing

The park will be maintained by Council staff undertaking rolling maintenance for parks as defined by operational plans.

4.8 Commercial Development Opportunities

Cumberland Council has no current plans for development of commercial facilities within the riparian corridor. Cumberland Council is not currently considering any applications by private or community organisations to develop commercial facilities.

4.9 Leases and Licenses

4.9.1 What are leases, licences and other estates?

Clause 46 (Leases, licences and other estates in respect of community land-generally) of the Local Government Act 1993 states

- (1) A lease, licence or other estate in respect of community land:
 - (a) may be granted for the provision of public utilities and works associated with or ancillary to public utilities, or
 - (a1) may be granted for the purpose of providing pipes, conduits or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider, or
 - (b) may be granted, in accordance with an express authorisation in the plan of management and such provisions of the plan of management as apply to the granting of the lease, licence or other estate:
 - (i) for a purpose prescribed by subsection (4), or for a purpose prescribed by any of sections 36E to 36N as a core objective of the categorisation of the land concerned, or
 - (ii) for a purpose prescribed by the regulations, if the plan of management applies to several areas of community land, or
 - (iii) for a short-term, casual purpose prescribed by the regulations, or
 - (iv) for a residential purpose in relation to housing owned by the council, or
 - (c) may be granted in order to allow a filming project to be carried out, whether or not the project is in accordance with the plan of management or is consistent with the core objectives of the categorisation of the land concerned, but may not otherwise be granted.
- (2) Despite subsection (1), a lease, licence or other estate in respect of community land may be granted for a purpose mentioned in subsection (1) (b) only if the purpose for which it is granted is consistent with the core objectives of its categorisation.
- (3) A council must not grant a lease or licence for a period (including any period for which the lease or licence could be renewed by the exercise of an option) exceeding 30 years.
- (4) The following purposes are prescribed for the purposes of subsection (1) (b) (i):

- (a) the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to any of the following:
 - (i) public recreation,
 - (ii) the physical, cultural, social and intellectual welfare or development of persons,
 - (b) the provision of public roads.
- (5) Purposes prescribed by subsection (4) in relation to the matters mentioned in subsection (4) (a) (ii) include, but are not limited to, maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day-care centres, surf life saving clubs, restaurants or refreshment kiosks.
- (5A) A council must grant an application under subsection (1) (c) for a lease, licence or other estate in respect of community land in order to allow a filming project to be carried out on the land unless:
- (a) the community land is land referred to in section 47AA (1), or
 - (b) the plan of management for the land expressly prohibits use of the land for the purposes of filming projects, or
 - (c) the council is satisfied that there are exceptional circumstances that warrant refusal of the application.
- (5B) Before refusing an application on a ground referred to in subsection (5A) (c), the council must consider whether any concerns it has could be addressed by imposing conditions on the grant.
- (5C) If the council refuses an application, it must:
- (a) inform the applicant in writing of its decision as soon as practicable after it is made, and
 - (b) give the applicant reasons in writing for its decision within 3 business days after it is made.
- (6) A plan of management is void to the extent that it purports to authorise the grant of a lease, licence or other estate in contravention of this section.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

The definition of "estate", under Section 21 of the Interpretation Act, 1987, includes other rights over land, such as easements, including "interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity".

4.9.2 Existing and proposed leases, licences and other estates

Existing leases: Childcare operation to Merrylands Place – lease expires in June 2025

Proposed leases : Childcare operation to Merrylands Place

4.9.3 Authorisation of future leases, licences and other estates

To comply with the Local Government, 1993, this Plan of Management must clearly specify the leases, licences and other estates that are authorised on community land within the park. Occupation of community land by leases, licences and other estates that apply to the park are set out in Sections 46, 46A, 47, 47A, 47C and 47D of the Local Government Act, 1993.

Council may also consider leases or licences for uses that are compatible with the recreational values of the reserve.

Operation of such uses must be on the condition that fees / profits gained contribute to the park maintenance and enhancement.

These and any other applications for granting of lease or license or for conducting of a temporary activity on site not addressed expressly by this plan must be assessed by Council in accordance with the Local Government Act.

Generally leasing or licensing other than that addressed will require revision and re-exhibition of this Plan of Management.

4.10 Plan of Management

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

Reviews of the Plan of Management will be undertaken as determined by Council.

5 APPENDIX

5.1 A. Community Consultation Notes

HOLROYD GARDENS PARK PLAN OF MANAGEMENT COMMUNITY STAKEHOLDER FORUM

Held on
Thursday 22nd November, 6.00pm – 7.30pm,
Committee Room 1, Cumberland Council Merrylands Service Centre
16 Memorial Avenue Merrylands

Attendees		
Community		Cumberland Council
Ken Finch	Zahir Kureshi	Christine Deaner (Manager Open Space Planning and Design) CD
Diana Finch	Chris Searle	Adam Ford (Landscape Architect) AF
Nicole Lehmann	Ying Zhang	
Nicole Finch	Perry Giaras	
Claire Oostveen	Fiona Cameron	Project Team
		Adam Hunter Environmental Partnership AH
		Nicole Eva Environmental Partnership NE

No.	Item
1.0	INTRODUCTION
1.1	CD Welcomed all to the forum, and made an acknowledgement of country on behalf of the group.
1.2	AF outlined Councils resolution to prepare an updated plan of management for the park, the previous plan dating from 2018. The new plan will take into account the adjustment of the park's boundaries for the Sheffield Street extension, the addition of the Goodlet and Smith Heritage Brickworks precinct into the park, and the evolving context of residential development around the park. The plan of management will be prepared by landscape architects Environmental Partnership on behalf of Council.
2.0	STUDY TEAM PRESENTATION
2.1	Adam Hunter (Environmental Partnership) gave a short presentation that included: <ul style="list-style-type: none"> • Aim of the workshop • What is a plan of management • Requirements for a plan of management • Categorisation of community land
2.2	Study Area Holroyd gardens park is located to the north of the Merrylands town centre and 5 minutes walk from the rail station. The original park area (subject of the 2000 plan of management) is 8.6ha and with the addition of the Heritage Brickworks precinct the area increases to 9.38ha.
2.3	Aim of the workshop The forum (tonight) is to provide stakeholders the opportunity to discuss future management of the park and to input into key decision making that must be included in the plan. The information from the forum will assist in development of a draft plan of management which will be presented to Council early in 2019 for approval to go to public exhibition. The plan will be exhibited in accordance with the Local Government Act for a total of 42 days incorporating 28 days of public exhibition and a further 14 day response period. Council will also conduct a public hearing during the exhibition to enable the community to discuss details within the draft plan.
2.4	Key Historical milestones <ul style="list-style-type: none"> • Cumberland Council Local Government Area was inhabited by people of the Darug Nation • Darug peoples were present in the region well into the 1840's • In late 1880's clay quarry established on the site • Goodlet and Smith Brickworks supplied a large proportion of Sydney's building materials between 1880 and the late 1970's • Acquired by the Metropolitan Waste Authority in 1978 to commence filling of the pits • Landfill operations commenced in 1978 and continued until 1984

No.	Item
	<ul style="list-style-type: none"> • Council assumed management of the Park site in 1984 for development as open space • Holroyd gardens Park was officially established in 1986
2.5	<p>What is a Plan of Management</p> <p>The main objective of a POM is to guide the future management and development of the park, taking into account community expectations and the resources available to Council.</p> <p>Plans of Management usually derive their management recommendations from the following criteria established by Council and stakeholders:</p> <ul style="list-style-type: none"> • Roles and values • Desired outcomes (objectives) • Issues (opportunities and constraints) • Local Government Act requirements <p>A Plan of Management is a requirement of the local Government Act 1993 to ensure community land is effectively planned and managed. The main objective of a POM is to guide the future management and development of parks in the HCC LGA, taking into account community expectations.</p>
2.6	<p>Categorisation of Community Land</p> <p>A Plan of Management is required for all community land. The plan will identify the categorisation of the community land, which will guide its management. Community Land categories include:</p> <p>Community Land Categories:</p> <ul style="list-style-type: none"> • Natural Area Bushland • Natural Area Foreshore • Sportsground • Park • Area of Cultural Significance <p>Holroyd gardens Park was categorised as “Park” by Council in the 2000 Plan of Management. The adjustment of the park boundaries brings into the managed park area several different landscapes including creek watercourses which need to be considered in applying updated categorisations to the park. The community consultation and ongoing study team investigations will inform recommendations for categorisation in the draft Plan of Management</p>
3.0	<p>WORKSHOP DISCUSSIONS</p> <p>AH requested feedback from stakeholders present and facilitated a forum discussion. The aims of the discussions were to</p> <ol style="list-style-type: none"> 1. Discuss the key values of the site 2. Discuss key opportunities 3. Discuss key challenges
3.1	<p>KEY VALUES</p> <p>The workshop discussed values of the park which are the things that are important about a place and which we wish to protect and conserve</p> <p>Heritage</p> <ul style="list-style-type: none"> • Past uses of site • Conserved structures • Pleasing character of heritage area as a landscape <p>Passive recreation</p> <ul style="list-style-type: none"> • Informal passive recreation • Use of the various grassed spaces for walking and informal uses <p>Events</p> <ul style="list-style-type: none"> • A place for properly planned and managed community events <p>Community</p> <ul style="list-style-type: none"> • Strong community connections and affection for park – loved by the community • Park will serve a growing population due to high local density

No.	Item
	<p>Walking</p> <ul style="list-style-type: none"> • Popular place for walking • Used by locals walking across the park to get to Merrylands CBD and Train Station • Generally people like the gravel surface due to the garden character and informality <p>Environment</p> <ul style="list-style-type: none"> • A'Becketts Creek corridor and associated riparian vegetation • Central bush corridor and ephemeral creekline through middle of park <p>Day Care</p> <ul style="list-style-type: none"> • Kindergarten plays an important community role • Create activity and life in this part of the park
3.2	<p>ISSUES</p> <p>The workshop discussed issues Factors that influence use and enjoyment of the park or that are barriers to using the park.</p> <p>Access and paths</p> <ul style="list-style-type: none"> • Group was cautious about the potential for additional paths – it did not believe major loop paths were necessary as park users walk across the grass • Gravel surface whilst recognised to have some maintenance issues was seen as a major contributor to the pleasant path character • Desirable to have some key hard paved routes that enable you to cross park in wet and enhance universal access, but it was preferred to maintain some gravel paths • Road extension at Sheffield Street was done but there is still no functional access to the park – AH noted that the plan of management will indicate this new pedestrian and cycle entry • Pedestrian path link from Sheffield Street to Dressler Circuit is desirable – AH noted that this was indicated in the Holroyd Gardens development Control Plan which is the Council document guiding the adjoining development • Asphalt path from Merrylands Place to carpark is in poor condition • Meeting noted that in winter it would be good to have some lighting walking across park before it closes – however it was recognised that this would be of limited benefit if park was still closed at sun down. • As such potential for there to be a well lit pedestrian route south or north of the park was seen as desirable <p>Park edges, fencing and park closing hours</p> <ul style="list-style-type: none"> • It was recognised that park closing hours did limit to some extent community use of the park – however it was generally believed that without this vandalism and general damage in the park would be highly problematic. • It was believed that vandalism remains an issue through the brickworks • It was agreed that during opening hours the fencing to street frontages does limit access to the park – potential for an additional entry to the Pitt Street frontage (mid-way) should be assessed. • The Sheffield Street extension was queried – The extension facilitates connection of the internal road network to Pitt St, parallel parking adjoining park, potential for a new main entry to access the park with a focus that reorientates primary pedestrian connectivity between the park and the Merrylands CBD and Train Station. • It was agreed that the fencing and landscape to the eastern boundary inhibit a stronger relationship between the existing park and brickworks – however opening up the fence along this edge would be problematic for vandalism – • potential for an additional lockable pedestrian gate near the Dressler Circuit roundabout to be examined • The alternative would be to move the eastern fenced edge to include the brickworks recognising the new park boundary – so that the brickworks would also be locked after dark – • Fenced edges to residences should not be subject to change

No.	Item
	<p>Passive recreation</p> <ul style="list-style-type: none"> • The ability to find quiet discrete places within the park is highly valued. • On leash dog walking is a popular use • Increased local population makes the passive recreational role of park even more important to protect. <p>Vehicular access and parking</p> <ul style="list-style-type: none"> • Concern with potential for public vehicular access to park – AH noted that whilst there was an additional maintenance and event vehicular access from the proposed Sheffield St – this and the other vehicular entry at the Walpole St carpark would remain locked to general public access • There is a lot of concern with ongoing un regulated photography use of the brickworks area – whilst illegal access into the brickworks paved zone can occur – it is mainly illegal and dangerous parking to Brickworks Circuit that is the main community concern • Concern about future connection of roads through Holroyd Gardens to Dressler Circuit and Brickworks Circuit – residents expect this to increase through traffic <p>Merrylands Place pavilion</p> <ul style="list-style-type: none"> • Built in 1988 -main use of covered area is currently by large groups which are not booked users but take over a large area and are high impact • This has slightly improved with the no amplified music signs but this needs to be effectively policed • High potential for “pop up” events such as café cart, food vans, mobile library. <p>Brickworks</p> <ul style="list-style-type: none"> • Brickworks should be a dedicated heritage place – it is very important for the brickworks history as well as the workplace deaths memorial • Vandalism after dark • Parking by uncontrolled wedding photography sessions creates major issues to adjoining streets including public safety and is a source of tension and conflict • Wedding photography requires regulation • Good location for pop up community uses (food van) but concern about potential impacts of parking may limit its potential • Potential as arts display area (temporary or permanent) • Steel bollard items get moved by people to enable car access <p>Rotunda</p> <ul style="list-style-type: none"> • Concern that the Rotunda is a commercialised “pay for use” zone in the middle of otherwise public park • It was also recognised that it would not be possible to maintain the rotunda garden at its current level if it was open to general public use • Does this commercial use need to occur in this park • Relationship of the Rotunda to the Merrylands Place axis was part of the original park design <p>Picnic area</p> <ul style="list-style-type: none"> • Picnic and BBQ facilities are heavily used – on popular weekends have to arrive early to reserve • Facilities monopolised by large groups • Desirable that some form of controlled booking system is implemented • It was generally felt that providing more picnic tables in another area would amplify the issues of wear and tear – a lot of people bring their own tables and BBQ’s etc. felt that possibly one extra picnic shelter would be sustainable • Agreed that disabled access to some if not all shelters should be looked at <p>Toilets</p> <ul style="list-style-type: none"> • It was felt that the existing toilet block cannot service the park on busy days • General male and female toilets are not accessible although there is a separate accessible section

No.	Item
	<p>Main Playground</p> <ul style="list-style-type: none"> • Major attraction to the park • More play opportunities for older children desirable <p>Long queues for flying fox on weekends</p>
	<p>Junior Playground</p> <ul style="list-style-type: none"> • Very popular • Concern with use of adjoining grassed areas for kicking balls – conflicts with adjoining paths • Potential to extend playground at either edge to provide better facilities and avoid ambiguous grassed spaces • The limited access to the playground was queried – AF clarified that this was designed to assist the carers of special needs specifically to autism <p>Bicycle track</p> <ul style="list-style-type: none"> • Major attraction to the park • Potential to enhance shade and seating • Potential to better uses large asphalt pad located to the west of track – possible fitness equipment <p>Fitness equipment</p> <ul style="list-style-type: none"> • Potential to better uses large asphalt pad located to the west of track – possible fitness equipment • Potential for small satellite fitness equipment at discrete locations around park <p>A'Becketts Creek corridor</p> <ul style="list-style-type: none"> • Central zone of creek between brickworks and wetland is highly degraded – largely bare areas with limited planting <p>Trees and vegetation</p> <ul style="list-style-type: none"> • Trees were removed to enable Sheffield St extension – these should be replaced within the park • Like the sense of seclusion and separation trees provide to some areas – important to provide a “retreat” <p>Wetland</p> <ul style="list-style-type: none"> • Large volumes of birds at lake edge create impacts – unsightly mess, erosion and the like • Feeding of birds is worsening problem – need to increase education and related signage about not feeding birds • Some mis treatment of bird life by park users • Reeds are very tall and limit visibility in places • Small water bodies between wetland and park edge are very smelly and unsightly • Aeration of pond should be checked – it does not seem to be functioning properly <p>Events</p> <ul style="list-style-type: none"> • It was agreed that major events like Waitangi day are generally well planned and run • Informal group and wedding use in areas like the brickworks are a major concern • Need clarity with regards to whats allowable and whats not <p>Post landfill environmental management</p> <ul style="list-style-type: none"> • It was recognised that conditions at the park (eg settlement) had changed significantly since its construction • However it was believed that the rate of settlement has declined in recent years <p>Regulations</p> <ul style="list-style-type: none"> • No regulation of wedding photo activity in Brickworks • Despite signage amplified music continues to occur in park • Drones are a problem in park in particular over brickworks on wedding days • Bird feeding remains problem despite signage •

No.	Item
	<p>Maintenance</p> <ul style="list-style-type: none"> • Generally park maintenance is very good thanks to the dedicated maintenance staff in the area • Leachate plant container is corroding <p><i>Note: separate to the community forum Council advised that it is undertaking a Litter Awareness programme in the park. This seeks to increase awareness and participation in litter prevention. The programme looks to sign users up to "litter prevention pledges" which Council can also publicise. Some key issues identified but those running the programme included:</i></p> <ul style="list-style-type: none"> • Bin enclosures too playground are too small / few and are constantly over filled • Bin enclosure are more regularly full than mobile bins • Bins in gravel areas get splash from gravel • Bins require regular cleaning on rims to encourage use • Possibility of additional bins to playground gravel areas • Remove mobile bins to playground with bin enclosures
3.3	<p>COMMUNITY LAND CATEGORISATION</p> <p>Study team will review categorisation based on the community values. Likely Combination of</p> <ul style="list-style-type: none"> ○ Natural Area Wetland ○ Natural Area Watercourse ○ Park ○ With an umbrella of Area of Cultural Significance over Brickworks <p>Study team and Council to consider further.</p>
4.1	<p>WHERE TO FROM HERE?</p> <ul style="list-style-type: none"> • Combine feedback from both workshops • Draft Plan of Management developed for public exhibition • Public Hearing (information session) at commencement of public exhibition. The Public Hearing will be confirmed by the Council Calendar. Draft Plan of Management will be exhibited for a minimum of 28 days. The community can submit comments to Council for a period of 42 days. • Council review comments on Draft POM • Council finalises POM • POM goes to Council for approval



Meeting Closed at 7.45pm



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