



HOLROYD GARDENS PARK

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



EDAW

Holroyd City Council

HOLROYD GARDENS PARK

Plan of Management

15 August 2000

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1. INTRODUCTION

1.1 Background

Under 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.

Community Land as defined by the Act, may be categorised as:

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

Under these requirements, Holroyd Gardens Park (formerly known as Walpole Street Park) is categorised as a 'Park'. A Park is defined as an area of Community Land with a predominantly passive recreational function. Some Parks depending on their size and location may also be used for informal active recreation. Categorisation of the Park within the terms of the Act assists Council to formulate objectives for the long-term management of this open space resource.

The core objectives for management of this community land are:-

- (a) To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities,
- (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 specific core objectives for its management.

Holroyd Gardens Park was previously owned by Waste Services NSW, with care, control and management vested in Holroyd City Council, while the proposed eastern extension is owned by Council. Waste Services transferred the land to Council on 13 January, 1999 in accordance with an agreement made when the site was developed as a land fill waste facility.

The main objective of this Plan of Management (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 Holroyd City Council (HCC).

Specifically this POM covers land shown in Figure 1. Relevant property details for the park are listed under Council's asset register database (TAMS). In addition this plan covers any other areas of Community Land acquired and developed by Council as part of this park during the period in which this POM is applicable.

A landscape master plan was prepared for the park in 1984 by EBC Consultants. This original master plan was subsequently reviewed and amended by Tract Consultants in conjunction with Holroyd Council in 1990. As this revised master plan has been endorsed by Council, the principles upon which it is based have been incorporated in this Plan of Management (POM).



Holroyd Gardens Park provides a variety of facilities which are predominantly for passive recreation

HOLROYD GARDENS PARK PLAN OF MANAGEMENT

HOLROYD GARDENS PARK
LOCATION PLAN
Figure 1.



EDAW (Aust) Pty Ltd
Landscape Architects
Environmental Planners
(02) 9906 6899

1.2 Scope of this Plan of Management

Holroyd Gardens Park has been developed over many years by Holroyd City Council generally in accordance with the landscape master plan. Due to the diversity of the facilities available on the site, it is used by a wide range of community groups. This POM therefore aims to incorporate the varying needs of the community and Council into the park's future management and development.

Objectives of this POM are based on the Programs and Broad Objectives that are expressed in documents including HCC's "Management Plan" and "State of the Environment Report", and the HCC Policies, Codes and Delegated Authority Manual. Direction was also obtained via discussion with Council staff and relevant user groups. The specific objectives of this POM are to:

- ensure that Holroyd Gardens Park is conserved for passive recreational and educational purposes
- ensure the park is a safe environment, available and accessible for use by all sectors of the community.
- achieve a consistent and responsible approach to the management and maintenance of the park's resources.
- provide adequate, equitable, safe and appropriate services for the community and to ensure they are managed efficiently.
- manage, develop, protect, restore, enhance and conserve the environmental values of the park, to ensure it is sustainable for future generations while being visually attractive and pollution free.

1.3 Community Consultation

This document will be placed on public display to allow interested parties an opportunity to comment on the Draft POM. These comments will be considered by Council and the final document amended where appropriate.

2. CONTEXT

2.1 Location and General Description

Holroyd Gardens Park is located on the corner of Walpole and Pitt Streets, north of Merrylands Shopping Centre and Railway Station.

Developed by Holroyd City Council on a former landfill site, the park provides a range of facilities with an emphasis on passive recreation. Its major attraction includes Merrylands Place, which is currently used by the Sydney Children's Museum. The park also contains a water feature, picnic shelters, pavilion, 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.

The park was formerly named Walpole Street Park. It was renamed Holroyd Gardens Park on 17 December 1999 (Government Gazette No. 141).

2.2 Regional Significance

Covering an area of approximately 8.1ha, Holroyd Gardens Park forms an important component of the Community Land resources of the Holroyd City Council area. The park is regionally important as it provides a combination of facilities that attract a range of user groups from within Holroyd and surrounding districts. The Children's Museum is recognised as a major facility which attracts visitors and school groups from throughout the metropolitan and country areas. Recreation demand for the park is discussed in more detail in Section 2.6.2.

2.3 Cultural and Historical Significance

Holroyd Gardens Park is an important part of the cultural resources of Holroyd. It is used by several recreational groups for a range of activities including:

- passive recreation
- structured children's play

- children's environmental educational activities
- community gatherings
- picnicking
- informal play
- gathering area for the end of parades that pass through the Merrylands Shopping Centre.

The layout of facilities in the park is illustrated on Figure 2.

In regards to historical significance, Holroyd Gardens Park was developed on the site of the former clay excavation pit which originally supplied the nearby Goodlet and Smith Ltd Brickworks.

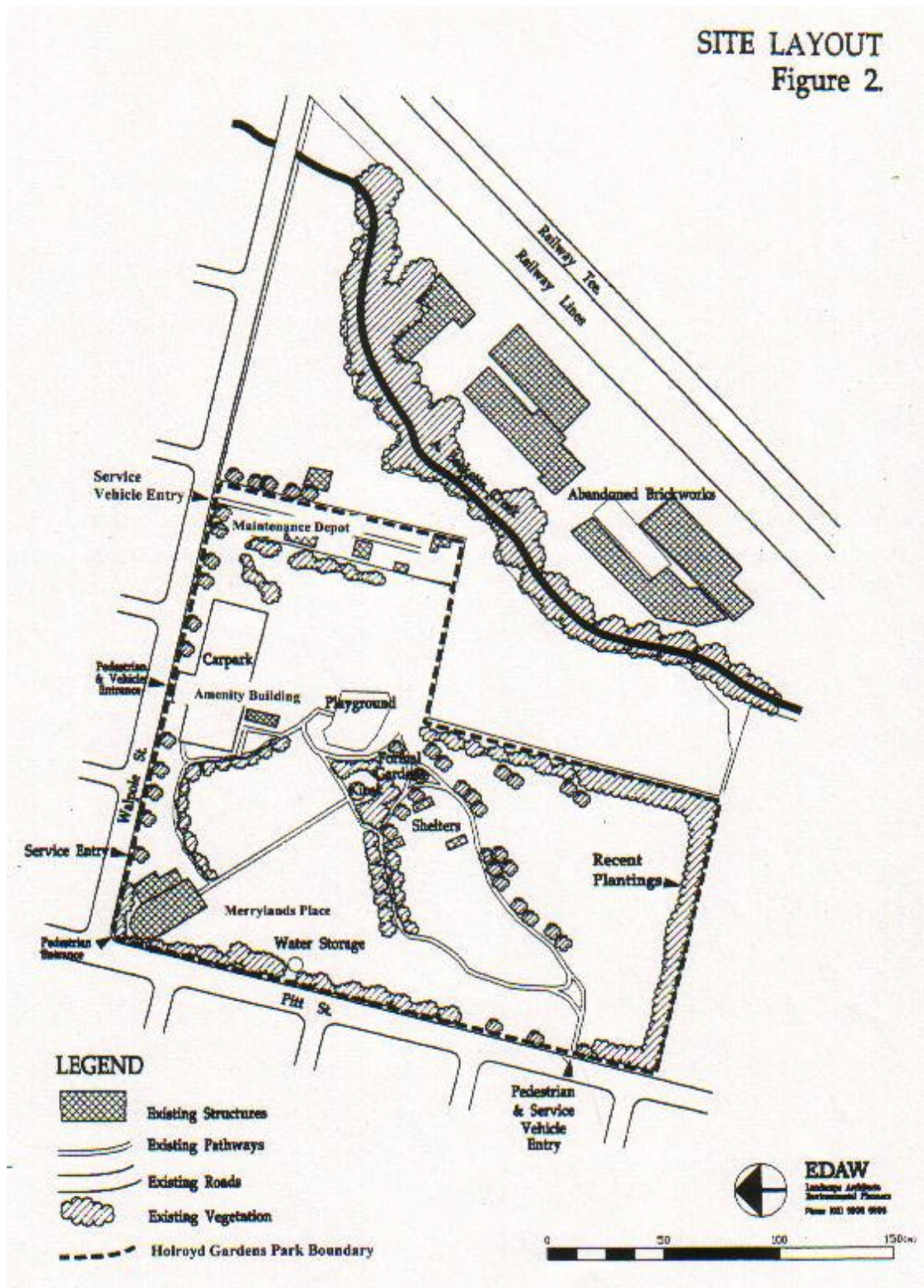
As one of the largest such brickworks in Sydney, comparable to those at St Peters, Goodlet and Smith supplied a large proportion of Sydney's building materials between 1880 and the late 1980's. The brick, pipe and tile works were sited in order to utilise the brick making clay resources that commonly 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.

HOLROYD GARDENS PARK PLAN OF MANAGEMENT

SITE LAYOUT
Figure 2.



Council assumed management of the Holroyd Gardens Park site in 1984 for development as open space. Designs for the present park commenced shortly after and the park was opened in 1988 as part of bicentennial celebrations.

Management of the brickworks site was taken over by L.J. Hooker in 1979 and brickmaking at the site was closed down fully in 1989. Council purchased the brickworks site in 1993 for redevelopment.



The site of the former Goodlet and Smith Ltd brickworks is a part of Holroyd City's heritage

The present site contains structures of architectural and archaeological significance including the former kilns, chimneys and brick manufacturing plant. Some of these features will be preserved within a heritage precinct with access from Holroyd Gardens Park.

2.4 Previous Studies

Holroyd Council Merrylands Waste Disposal Site Recreation Development

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

operations. A comprehensive landscape master plan and report was prepared by EBC for the site.

Holroyd Gardens Park - Holroyd Council Landscape Report

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.

2.5 Physical Site Factors

2.5.1. Climate

The climate at Holroyd Gardens Park is typical of the western suburbs of Sydney. The months of highest rainfall generally occur within the first half of the year and the area receives an average of 970mm of rain a year. In the Holroyd area temperatures ranges between 4 and 34 degrees Celsius.

2.5.2. 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 Holroyd Gardens Park Landscape Master Plan, has been designed to :

- ensure satisfactory drainage for the site
- minimise the infiltration of water into the landfill layers

HOLROYD GARDENS PARK PLAN OF MANAGEMENT

- create variation and interest in landforms on the site
- reflect and complement existing and proposed park development.

In addition, since the original grading works, decomposition of the landfill material has resulted in significant surface settlement in some areas. This has required regrading in some areas particularly 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. This building is occupied by the Sydney Children's Museum

The 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. Drainage patterns of the site have been illustrated in Figure 3.

2.5.3. Landfill History

Following the closure of the brickworks in 1989 the site was acquired by the Metropolitan Waste Disposal Authority (now NSW Waste Service). 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 present ongoing implications for development on 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 and discharged into the sewage system.

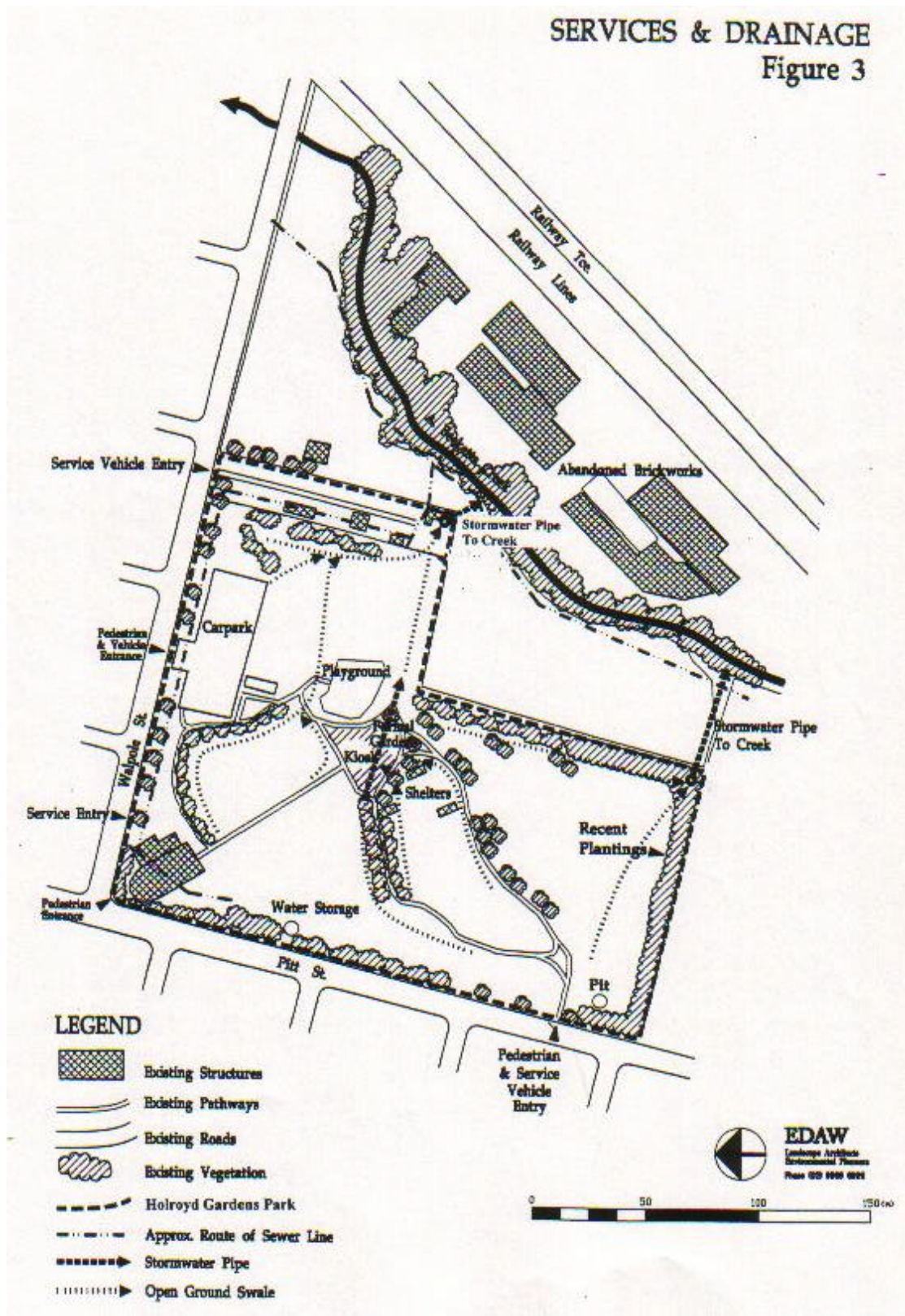
2.5.4. Vegetation

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.

HOLROYD GARDENS PARK PLAN OF MANAGEMENT

SERVICES & DRAINAGE
Figure 3



The extent of existing vegetation is illustrated in Figure 2.

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 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 entire site to contain the site 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.

Recently, Waste Services has undertaken to operate the gas pumping system only periodically due to the generally reduced gas levels within the park.

2.5.5. Fauna

Due to a lack of remnant indigenous vegetation, the wildlife habitat of value within Holroyd Gardens Park is generally limited. In addition, the site has no physical connection with other areas of significant remnant indigenous vegetation. However, the area is adjacent to A'Becketts Creek which is being developed with tree planting to form a significant corridor for wildlife. Native tree planting around the perimeter of the park provides some habitat for those bird species and invertebrates that have adapted to the urban environment.

2.5.6. Buildings and Structures

The Merrylands Place Pavilion, currently used by the Sydney Children's Museum, is the largest building and establishes the theme for built forms in the park. It is located at the corner of Walpole and Pitt Streets on natural ground which forms the highest point in the park. This building is also the generation point of the main central axis which runs from Merrylands Place to the water feature and pavilion in the centre of the park.

HOLROYD GARDENS PARK PLAN OF MANAGEMENT



The Sydney Children's Museum is the largest and most dominant building in the park.

Structures located in the centre section of the park include a pavilion, a water feature, picnic shelters, an amenities building and a children's playground. As these structures are located on landfill they must comply with stringent design standards. This area, located on the axis with Merrylands Place, forms a focus of the park.



The central area contains a major water feature

The north eastern corner of the park, features structures formerly used for the landfill operations such as the weigh-bridge and administrative facilities. This area has been used as a depot for park maintenance operations, equipment storage and also contains the landfill gas extraction equipment and associated power generator plant. It has been separated from the remainder of the park by a chainwire security fence.

A new maintenance depot is being constructed with access from the eastern end of the car park as shown on Figure 7.

The locations of buildings and structures are indicated on Figure 2.

2.5.7. Services

The location of existing services is illustrated on Figure 3 and summarised below.

Water, sewer, gas and electricity services are all readily available to the site. Water and electricity are supplied to Merrylands Place as well as the amenities block, car park, water feature and pavilion.

There are a number of quick coupling irrigation valves installed throughout the park. An automatic pop-up irrigation system serves the planted areas along the street boundaries of the park. Wires connected to a controller box adjacent to the water tank have been installed to enable the remainder of the park system to be converted to automatic in the future.



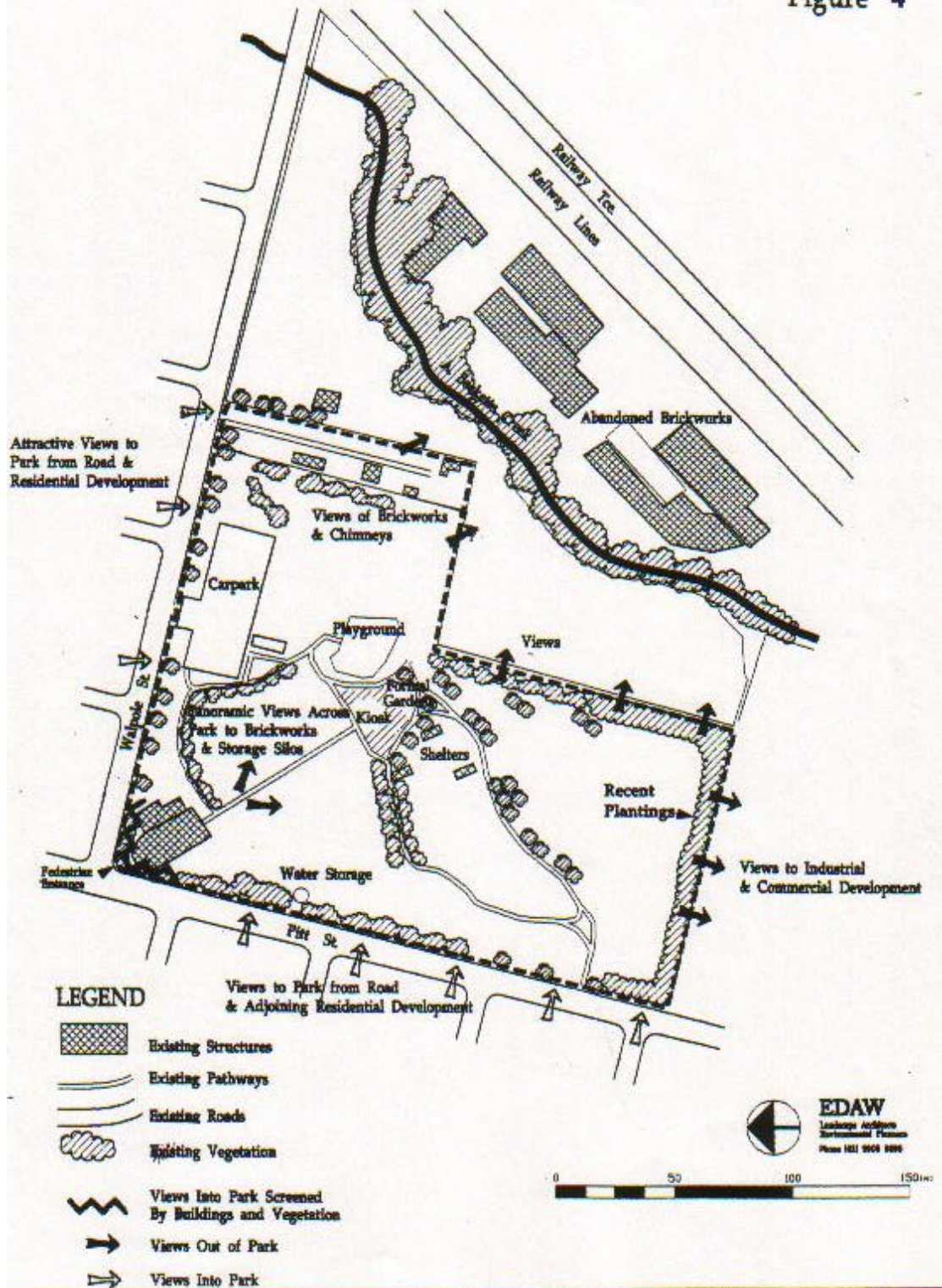
All buildings in the park are connected to water, sewage and electricity

2.6 Visual Considerations

Views into the site from areas adjoining the park perimeter are limited due to the landform and height of semi-mature screen tree planting (Refer to Figure 4). Clear views into the park are available at the formal pedestrian and vehicle entry points. These are located at the corner of Walpole and Pitt Streets, at the Walpole Street car park entry and from Pitt

HOLROYD GARDENS PARK PLAN OF MANAGEMENT

VISUAL ASSESSMENT
Figure 4



Street in the south west corner of the park. (Refer to Access and Circulation for further details).



Dense screen planting will minimise views of industrial area to the south of the park

Views from areas of lower elevation on the site are generally enclosed by screen planting around the park's perimeter and by the adjoining urban built form. Desirable views into and out of the park along Walpole and Pitt Streets will be increased as trees grow to maturity and allow views below their crowns. Undesirable views of the adjacent industrial area to the south will continue to be minimised by implementing dense screen planting as proposed in the landscape master plan.

Long distance views from the site are available from the areas of highest elevation, in the north-east corner, where Merrylands Place is located. From this vantage point, views generally to the east and south east across the park and the wider urban landscape are possible. Sydney Harbour Bridge is visible from the upper floor of Merrylands Place.

2.7 Current Recreational Usage

2.7.1. Introduction

As the recreational facilities of Holroyd Gardens Park are designed to provide for a diverse range of activities, they also attract a broad range of user groups. Between these groups, differences in priorities for the management and development of the park can sometimes occur.

However due to the nature of the recreation facilities provided in Holroyd Gardens Park and the planned separation of the park's different facilities, such conflicts have been minimised.

The role of Holroyd Gardens Park as a passive recreational facility of regional importance will continue to strengthen as the master plan is further implemented and additional facilities are developed.

2.7.2. User Demand

Holroyd Gardens Park is used primarily by family groups due to its emphasis on the provision of passive recreation for a range of age groups. The passive emphasis of this park contrasts with many of the existing recreation areas throughout Holroyd which cater for organised team-oriented sports.

Facilities such as the children's adventure playground and the Sydney Children's Museum attract children not only from the immediate area but also play and school groups from a wider region. This attraction will be increased with the recent completion of the road safety training track. The children's museum has been a highly successful development and functions as an important regional learning resource attracting school groups from throughout the metropolitan and country areas. It incorporates a series of interactive displays that demonstrate various scientific principles and provide information about historical and social issues. Attendance figures have grown consistently since the museum was opened.

HOLROYD GARDENS PARK PLAN OF MANAGEMENT



The children's adventure playground attracts play and school groups on a local and regional basis.



The main user groups at Holroyd Gardens Park include families, schools and playgroups

In addition to the general community, there are several main groups that use Holroyd Gardens Park. These include:

- Family groups
- School groups
- Pre-School Play groups
- Church groups
- Holroyd City Council Family Festival and Local Government Week celebrations and fireworks display
- Displays by Police/Fire Brigade

Given Holroyd Gardens Park's emphasis on informal recreation, residents living in the surrounding area constitute a significant proportion of park users. The park also attracts informal user groups from surrounding suburbs. Whilst the Children's Museum is mainly visited by organised school groups, it is also open to the general public.

The southern and central areas of the park, which incorporate facilities such as picnic shelters, informal grassed playing area, the pavilion and water feature, are used for unstructured recreation activities.

The Children's Museum and the children's adventure playground are the focus for the highest concentration of activity in the park. It is thought that the largest proportion of visitors to the park are attracted by the Children's Museum.



The Pavilion and Water Feature are used for unstructured recreational activities

2.8 Planning Considerations

2.8.1. Adjacent Land Use

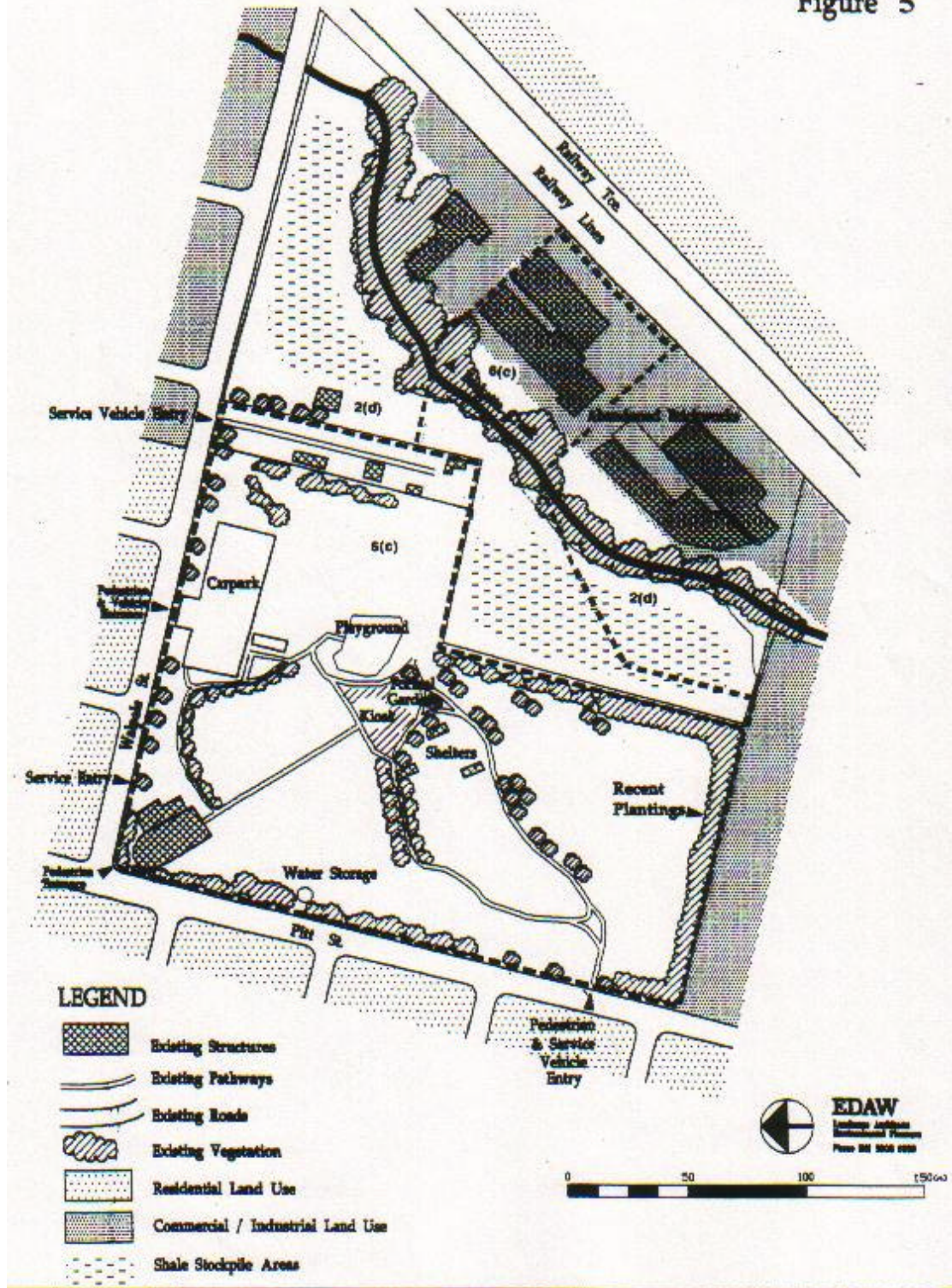
Residential development is the primary adjoining land use along Pitt and Walpole Streets as indicated on Figure 5. The development of the adjoining brickworks site is expected to increase the concentration of residential land.

The area adjoining the park to the south is used for light industry while the area adjoining the south-west corner of the park is used as a medical centre within a General Business zone. The park is located within 500m of the Merrylands Railway Station and Shopping Centre.

HOLROYD GARDENS PARK PLAN OF MANAGEMENT

ADJOINING LAND USES

Figure 5





Residential development is the primary adjoining land use along Pitt and Walpole Streets



The site of the former Goodlet and Smith brick works

There are relatively few complaints regarding conflict between park users and residents living in the surrounding area. Noise and visual intrusion into the park is minimised by earth-mounding and screen planting around the park's perimeter.

Pitt Street which forms the western boundary of the park, experiences heavy north/south traffic flow during peak hours. It is therefore the greatest source of traffic noise intrusion into the park. Walpole Street, which forms the northern boundary of the park, carries considerably less traffic than Pitt Street and therefore creates far less noise impact on the park. The impact of traffic noise from these streets and the nearby railway line has been minimised to some extent by mounding and perimeter screen tree planting as outlined in the master plan.

Adjoining land uses, which include the site of the former brick works to the east and industrial and commercial development to the south, do not significantly contribute to noise levels in the park.

2.8.2. Zoning and Planning Controls

The developed section of Holroyd Gardens Park is zoned 6(c) Open Space and classified as community land. The Holroyd Local Environmental Plan 1991 (Amendment No. 13) zoned the former brickworks site in 1997 to Residential 2(d) and Open Space 6(c) as shown in Figure 5. This additional land in the 6(c) zoning is classified as operational land and was zoned to conserve the significant elements of the brickworks and to provide an open space for the proposed residential redevelopment of the site.

Holroyd City Council's objective for the 6(c) Special Purposes Open Space is to designate land, whether in public or private ownership, which is or may be used for active or passive recreation or tourist purposes.

Within areas zoned 6(c) Open Space the following works can be undertaken without development consent:

- landscaping
- gardening
- bushfire hazard reduction

The following activities are not permitted without development consent:

- advertising structures
- building works
- buildings for the purposes of landscaping
- change of building use
- child care centres
- children's playground

- clubs
- drainage
- educational establishments
- golf courses
- public baths
- public buildings
- public reserves
- recreation areas and facilities
- refreshment rooms
- retail plant nurseries
- roads
- tourist facilities
- utility installations
- use of buildings for the provision of community services
- uses of buildings associated with those purposes which are under the care, control and management of the Council.

Except that council may construct roads, stormwater drainage, recreation areas, public amenities, parking areas and cycleways in this zoning without obtaining its own consent.

Other activities not listed above are prohibited in areas zoned 6(c) Open Space.

2.8.3. Access and Circulation

The main pedestrian access points into the park are via formal entry gates at the south-western corner of the park; through the car park gates along Walpole Street and through Merrylands Place at the corner of Walpole and Pitt Streets as indicated on Figure 6.

Aside from access to the Walpole Street carpark, there is no public vehicle access to the park.

Maintenance and emergency vehicles gain access via the vehicular access points as shown in Figure 6, generally circulating within the park using sections of the existing pedestrian pathway system.

The Walpole Street carpark entry gates are presently used by both pedestrians and for public vehicle access. This situation is not desirable and an alternate arrangement needs to be considered.

Many of the groups visiting the park do so by bus. If required to wait at the site, buses generally park in the carpark off Walpole Street. However this situation leads to potential conflicts between manoeuvring buses and smaller vehicles and pedestrians. In order to alleviate this situation, it is proposed to exclude buses from the carpark, restricting them to future bus parking facilities along the Walpole Street frontage to the park.

The Walpole Street carpark has been upgraded to include a hot mix surface, tree and shrub planting, line-marking and boundary fencing. This significantly improves the appearance of this side of the park and also greatly enhances pedestrian safety.

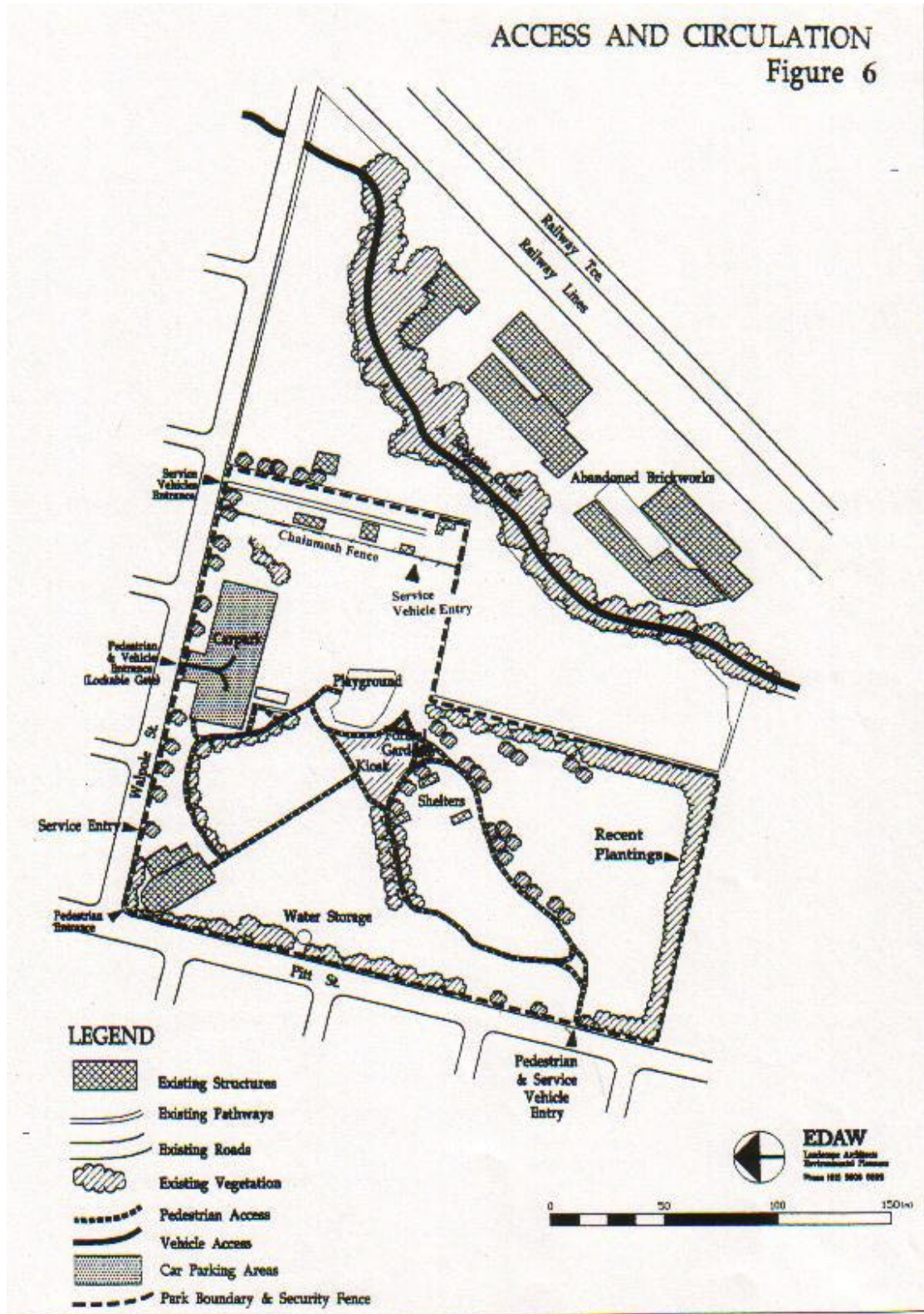
Pedestrian circulation within the park is controlled by primary and secondary paths. Primary paths run in two main directions, one being along the park's north-west to south-east axis linking Merrylands Place to the central water feature / pavilion. The other primary path runs from the south-west entrance from Pitt Street to the entrance from the Walpole Street carpark. Secondary paths within the park also run from south to north-east creating additional links in the primary path system.

Both the primary and secondary path systems are suitable for disabled persons. Dedicated car spaces for disabled persons are currently provided in the Walpole Street carparking facilities.

A number of picnic table settings have been designed for use by disabled persons. Access provision to the playground area for disabled persons is currently limited.

HOLROYD GARDENS PARK PLAN OF MANAGEMENT

ACCESS AND CIRCULATION
Figure 6





Pedestrian circulation throughout the park is achieved along primary and secondary pathways

2.9 Management and Maintenance

2.9.1. Management

Holroyd City Council is entirely responsible for the management of Holroyd Gardens Park, with the exception of the area that has been leased by the Sydney Children's Museum. Aside from the standard regulations which apply to the park, groups using the park are generally not regulated. Large groups need to apply to Council in order to hold formal gatherings or organised celebrations within the park.

The Sydney Children's Museum is responsible for managing the various organised groups which visit the museum. These groups may also use the other facilities within the park.

Coordination between Council and the Sydney Children's Museum is important to ensure that conflicts between user groups do not eventuate.

Management responsibilities are discussed in more detail in Section 4.2.

2.9.2. Maintenance

Maintenance of Holroyd Gardens Park is the responsibility of Holroyd City Council. Whilst a full analysis of maintenance activities is beyond the scope of the report, the following is a summary of current maintenance activities;

- maintenance of grass areas and tree planting

- grass cutting throughout the year and during the warmer months when growth occurs
- general maintenance including garbage removal and repairs as required
- regular inspection of play equipment and implementation of repairs as required.

The Parks and Gardens Maintenance Crew operates from the maintenance depot and carries out landscape and general maintenance in the park. This crew also services other parks in surrounding areas.

Council's Building Maintenance Crew maintains all structures in the park including the children's playground, picnic shelters, amenity block and the Sydney Children's Museum.

Complaints about the upkeep of the park have been relatively few indicating a user perception that the park is generally well maintained.

The extensive open grass areas that are a feature of the park require a high level of maintenance. In addition the large numbers of trees in grassed areas along the perimeter of the park are difficult to maintain. Replacement of grass with mulch has been carried in some of these areas in order to reduce ongoing maintenance costs.

2.9.3. Current Leasing/ Licence Agreements

Council assumed responsibility for development and management of Holroyd Gardens Park in 1989 after landfill operations ceased in accordance with an agreement with Waste Services NSW (formerly Metropolitan Waste Disposal Authority). A licence agreement has existed between Council and the Sydney Children's Museum since 1988 for use of the Merrylands Place building during the period while Waste Services NSW owned the site.

Now that Council is the owner of the park, it is proposed to grant the Sydney Children's Museum an initial 3 year lease for use of the building. Any further leases will be a matter for Council's future determination.

2.9.4. Funding

The majority of funding for general maintenance and improvement works at Holroyd Gardens Park comes from rate revenue. Holroyd City Council spends approximately \$100,000 pa on maintenance and improvements in the park.

In addition, grants have been obtained from DUAP (Greenspace), RTA, Department of Sport and Recreation and WSAAS to undertake improvement works. Section 94 contributions also provide a source of potential funds for improvements.

The Sydney Children's Museum is largely funded by private organisations. Funding for development and management of the museum displays has been generated by entry fees and sponsorship.

2.9.5. Asset Register

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

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 Holroyd Gardens Park. Management of the park must be in line with Council's vision for the Holroyd Council Area and its objectives for land zoned 6(c) Open Space and other objectives stated in this report. This POM provides a basis for the ongoing care and development of Holroyd Gardens Park in response to demand and the availability of funding. Funding will be a major factor determining the timing of implementation of actions identified in the POM.

The POM also incorporates the recommendations of the Holroyd Gardens Park Landscape Master Plan prepared by EBC Consultants in 1984 and amendments to that plan recommended in a landscape report prepared by Tract Consultants Pty Ltd in 1990.

3.2 Management Philosophy and Objectives

Council's management objectives for Holroyd Gardens Park will remain in line with those adopted for areas zoned 6(c) Special Purposes Open Space as stated in section 2.8.2. In addition to those listed in section 1.2 of this Report, Council's planning and management objectives for Holroyd Gardens Park include the following:

- provision of a safe and healthy environment that meets reasonable community expectations.
- visually attractive and pollution free environment
- management, development and conservation of constructed and natural resources

- provision of community services particularly passive recreation facilities which are accessible to all members of the community and which are appropriate to their needs
- operation of the park in a manner that has a minimum impact on adjoining land users

3.3 Provision of Facilities

3.3.1 Recreation

Additional recreation facilities will be developed in response to demand and the availability of funding. Planning and design of these facilities will be carried out with reference to the existing and future landscape master plans, and in the context of the results of future recreational needs analysis. The planning process will involve specific user groups and/or the broader community. Issues of demand, funding, use pattern, on-going management and maintenance need to be addressed in the planning and design process to reduce conflict between user groups.

While the facilities provided at Holroyd Gardens Park have been developed to suit the needs of a large range of user groups, a number of issues still need to be addressed in further development of the park, including:

- the need for barbeques in the park
- the need to extend the children's playground to cater for younger children and children with disabilities.
- additional shelter, particularly in the western area of the park
- seating associated with the children's playground.

It is proposed to install barbeques within the park in association with the existing and proposed picnic shelters. Initial design work has been undertaken and installation will be carried out as funding permits.

As previously discussed, the existing children's playground within the park is extremely well patronised. The existing configuration is such that it is mainly suited to older children, at the expense of the less physically developed younger age groups. The existing playground does also not provide adequate access for children with disabilities.

In order to resolve this situation, it is proposed to complement the existing playground by developing additional play facilities in the form of an accessible adventure style playground. This playground, to be developed as funding permits, would include features such as meandering pathways, accessible boardwalks and extensive use of plant material to define spaces and to act as an educational resource. Plants selected could also include scented and textured varieties to enhance the recreational experience of persons with visual or hearing impairments.

During peak periods there are inadequate picnic shelters. Due to the popularity of the park for families, particularly on weekends, the number of shelters will need to be increased to cater for demand. It is recommended that Council construct additional picnic shelters as indicated on the master plan in the western area of the park. Additional shade tree planting is also required.



Additional picnic shelters will need to be provided throughout the park as per the landscape master plan

The existing children's playground has a shortage of seating facilities for parents who wish to sit and watch their children. It is proposed to address this shortfall by developing the immediate surrounds of the playground to include additional seating and improved pedestrian access. Earth-mounding has recently been provided on the eastern side of the existing playground to create an additional vantage point for those wishing to view the playground and the road safety training track to the north.

3.4 Access and Circulation

The POM aims to address the need for convenient and safe access and circulation throughout the park by identifying issues related to the previously stated objectives and by proposing solutions to these issues. These aims coincide with those of the park's master plan and are generally being met in Holroyd Gardens Park.

Pedestrian access into and circulation within the developed portion of the park is currently adequate. The master plan provides for future extensions to the existing pathway system as required, when the number of park users increases in response to additional park facilities and regional population growth.

Whilst provision for vehicle access and circulation is also adequate and generally in accordance with the master plan, some potential conflicts exist between pedestrians and vehicles.

Current issues relating to access and circulation have been identified and these include:

- the need for provision of access and connecting paths into the park from the old brickworks site as part of the proposed residential development, establishment of the heritage precinct, and park extensions.
- the need to consider construction of a bus bay in Walpole Street instead of using the existing carpark.

- the need to consider a separate pedestrian entry from Walpole Street to the park to reduce vehicle/pedestrian conflict.

It is recommended that the design of the access to and from the old brick works site takes into account the access and circulation patterns within the park to ensure convenient connections. The design for the connection between the park and the heritage precinct will require close liaison between Council and the developer to achieve the desired interface.

Council has sealed and marked out the carpark in order to formalise this important access and entry point into the park. Dedicated car spaces for disabled persons have been provided.

In order to further resolve pedestrian/vehicular conflicts in the Walpole Street carpark, a separate pedestrian entry similar to that on the south-west corner of the park is proposed. It is likely that this entry will be designed in conjunction with upgraded bus parking facilities along the Walpole Street frontage.



As the former brickworks site is redeveloped, access will need to be provided between this site and the park.

3.5 Heritage Precinct Access Road and Park Extension

It is proposed to construct a road, from Walpole Street, within the area currently used as the maintenance depot, to provide access to the heritage precinct which will be adjacent to Holroyd Gardens Park as shown in Figure 7.

The area generally affected by this road is proposed to be rezoned to Residential 2(d) and reclassified as operational land. Pending the rezoning, it is proposed that a lease/licence would be granted to provide for the road construction and use for access to the heritage precinct.

A new park maintenance depot will be constructed adjacent to the eastern end of the Walpole Street carpark. This will more effectively link the depot with the park and permit staff to better monitor activities in the carpark and park from this location.

The area of the park affected by the proposed rezoning from open space to residential is 3840m². This will be more than off set by the proposed addition to the park of approximately 10,000m² of developed parkland as shown in Figure 7.

It is intended that the land added to Holroyd Gardens Park would be reclassified from operational to community land when the landscape construction works are completed.

3.6 Health & Safety Issues

There are a number of health and safety issues identified at Holroyd Gardens Park. These include:

- the need for additional shade trees and/or structures
- the need for additional drinking fountains throughout the park
- methane gas control

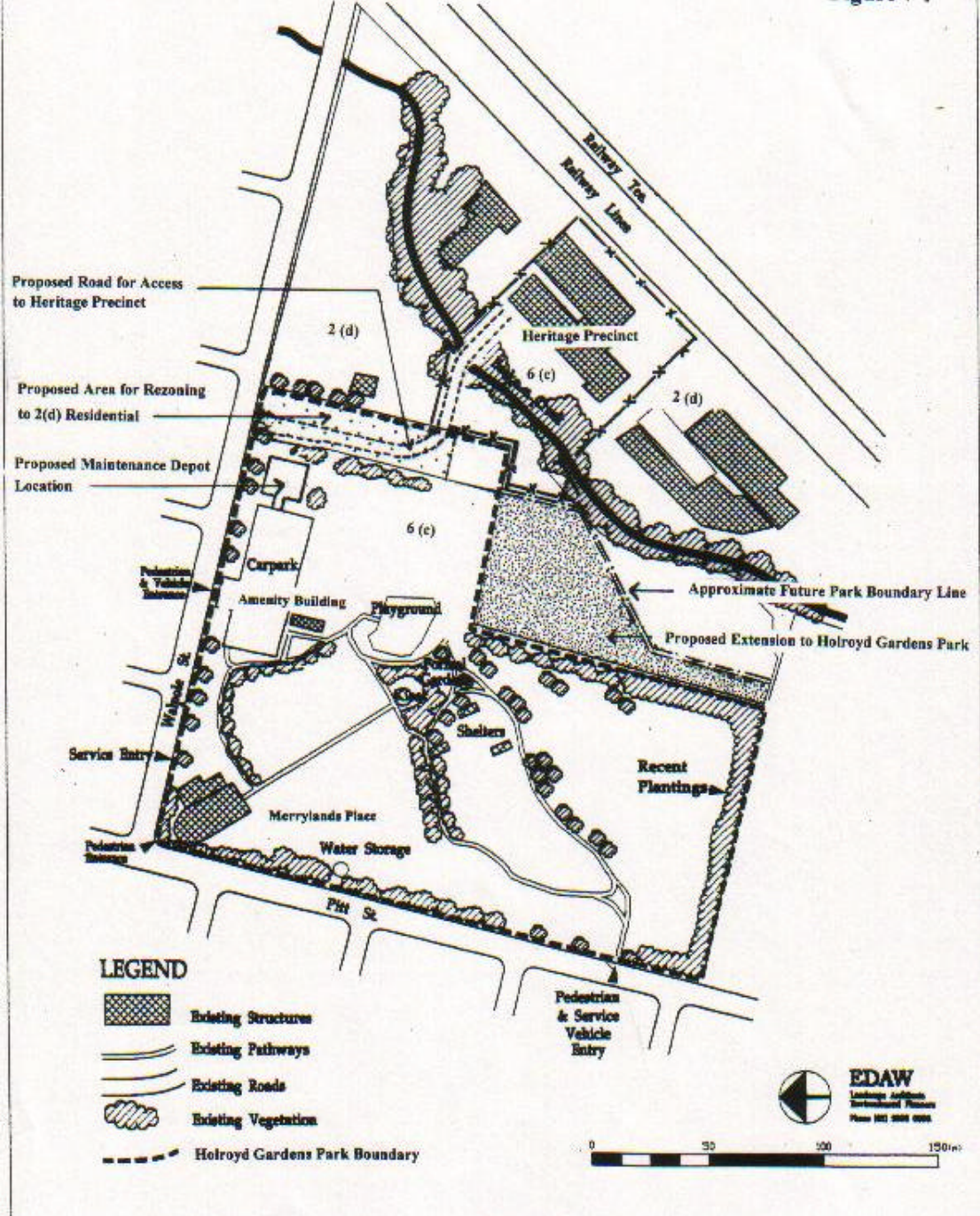
Owing to the general lack of shade and the time required for shade trees to mature, priority should be given to providing additional shade structures similar to that already constructed in the park.

The lack of drinking fountains within the park was identified as an issue of concern to park users. A number of drinking fountains have recently been

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PROPOSED ZONINGS

Figure 7 .



installed within the Merrylands Place building. Additional fountains are required in other areas, including the children's playground and adjacent to the picnic shelters.

Landfill gas will continue to be generated as the organic material in the landfill below the park decomposes, although at an ever decreasing rate. Ongoing monitoring of the gas is required to ensure concentrations are kept to acceptable levels. The design of any building or structure must make provision for methane dispersion. Similarly, the foundations of any building or structure as well as services developed on areas of landfill must make provision for substantial differential settlement.

3.7 Maintenance

In general there is user satisfaction with the standard of upkeep of Holroyd Gardens Park. However there are a number of maintenance issues which should be addressed, including:

- the need to reduce the extent of difficult to maintain areas
- recycling bins to allow waste types to be separated at their source

In order to reduce maintenance levels associated with lawn mowing, it is proposed to progressively replace grass with mulch around the extensive tree planting areas along the perimeter of the park. Sections of this mulching have been carried out. Mulch should be topped up on a regular basis to ensure it continues to suppress weed regrowth.

As part of Holroyd Council's commitment to recycling it is recommended that special bins for both aluminium cans and glass bottles be supplied near Merrylands Place also alongside the amenities building located between the carpark and children's playground. Additional bins will also be required in

association with the children's road safety training track and picnic shelters.

3.8 Landscape Improvement

3.8.1 Introduction

Vegetation may be used to address a number of issues associated with poor physical and visual amenity.

Vegetation planting should follow the recommendations outlined in the landscape master plan, which include:

- areas, particularly near buildings where shade is required in summer and sun penetration in winter
- use of gas resistant species that can survive in low soil oxygen, such as Casuarinas and Melaleucas, that grow in high water table environments.
- landscape development of the picnic facilities to consist primarily of grassed areas with extensive clumps of shade trees to create the character of an open woodland
- the informal playing field in the south-east corner of the park is to be surrounded with clumps of shade trees, both evergreen and deciduous
- planting along existing paths
- landscape treatment of facilities such as the children's adventure playground should aim to create distinctive visual characters in each area and separate them where necessary
- extensive shade should be provided by tree planting throughout the park
- treatment of the car park should include additional fencing and planting to screen it from other areas in the park
- landscape development associated with the pedestrian pathway system should aim to create a consistent element that threads through the park to unify the varying character of different areas and facilities

Trial planting should be carried out in order to establish suitability of species to the site conditions prior to full scale planting.

Detailed design of landscape treatments throughout the park should be carried out as required and as funding permits.

3.8.2. Recommended Species

The planting strategy aims to perform the functions listed above by using predominantly native species, supplemented by exotic species that are known to perform well on the Cumberland Plain and are able to provide shade for persons using facilities throughout the park.

A number of issues related to planting have been identified at Holroyd Gardens Park, including public demand for more shade trees particularly in the western portion of the park.

Many of the shade trees shown in the landscape master plan were planted as part of the landscape works covered in Tract Consultants Pty Ltd 1990 report. It is recommended that Council consider the anticipated shade, which is expected to be provided by these trees as they reach maturity before planting more shade trees in this area. To provide more shade in the short-term it is recommended that Council construct additional picnic shelters in the western area of the park.

It is recommended that tree species be selected with reference to the landscape master plan which is presented in Appendix A.

Provision of adequate water supply to allow tree watering during establishment and extended dry intervals is essential for the survival and growth of shade trees.

3.9 Planning Issues

3.9.1. Adjoining Land Use

The character of surrounding urban and industrial areas is expected to continue to change over time. It is therefore important to take account of these likely changes to minimise any adverse affects they may

have on the function and amenity of Holroyd Gardens Park.

While most of these planning issues are under the direct control of Holroyd City Council, some involve other authorities and organisations, such as the RTA, the NSW Waste Service and adjoining private property owners. Council will need to communicate with these authorities when any of their proposed works impact on Holroyd Gardens Park. Further, planning of Holroyd Gardens Park will need to incorporate the recommendations made in the landscape master plan, which has been adopted by Council.

In accordance with existing legislative requirements, owners of land adjoining the park will need to be consulted before any major works are undertaken. Through close liaison with Council issues affecting adjoining land users can be quickly and effectively addressed.

The Special Purposes Open Space 6(c) zoning over portion of the former brickworks site has been provided to establish a heritage precinct adjacent to Holroyd Gardens Park. Conservation of some of the former brickworks structures such as the Hoffman Kiln and the round chimney will provide an historical and educational resource. The existing park master plan should be amended to reflect the park extension into the brickworks site as shown in Figure 7.

3.9.2. Environmental Education

As previously discussed, the Sydney Children's Museum provides a major educational facility that is used by school groups from throughout the Sydney Metropolitan area.

The original master plan for Holroyd Gardens Park provided for the development of stage 2 of Merrylands Place to provide substantially greater capacity for the museum. This opportunity is still available, subject to funding. It would involve construction of a new building on the southern side of the central mall. This would provide substantially

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more floor area than the building currently used by the museum. It is proposed that the new building would be designed specifically to accommodate the museum in a more efficient manner than the existing building which was not designed for this function.

In order to provide increased education-oriented recreation experiences, Council has developed a children's road safety cycle track within the park. It is intended that this new facility, which has been developed through a cooperative arrangement between Council, local Police and the RTA, will be available to all park visitors when it is not being used for organised road safety training.

4. IMPLEMENTATION

4.1 Introduction

While the existing management structure of Holroyd Gardens Park has been effective in the care and control of this important open space resource, future management decisions will need to be addressed in the context of this Plan of Management. Implementation of the Holroyd Garden Park POM 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 Holroyd Gardens Park involves the cooperation of several major 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.

Holroyd City Council

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

Sydney Children's Museum

- Seeking opinions, expectations and needs of community in relation to the museum
- Providing advice to Council on the requirements of the community as well as those of relevant authorities and organisations
- Reporting to Council on development and maintenance of the Museum
- Identifying sources of funding
- Coordinating uses of the museum by special user groups, including bookings, fee collection, etc.
- Reporting vandalism and misuse of the park to Council and proposing actions to prevent these.

The Community

- Liaison with Council regarding use of the park
- Presentation of requests and proposals to Council for development or upgrading of facilities in the park.

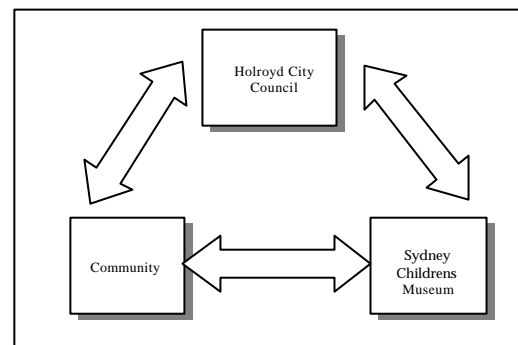


Figure 7 - Proposed Park Management Structure

It is proposed that these three groups will work together to deal with park management issues as they arise. The relationship between these groups is illustrated in the above diagram.

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

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as well as recurrent costs for repairs and maintenance. In allocating funds to the park, HCC needs to consider such expenditure within the context of its overall annual budget limits and priorities.

Funding for regular maintenance of the park is provided by Holroyd Council in its annual budget. Council's annual budget allocation is aimed at achieving a satisfactory level of maintenance and facility provision in all Community Land areas

Funding for Holroyd Gardens Park should reflect its regional importance.

The Children's Museum generates funding for development and management of its facilities through entrance fees and sponsorship. It is anticipated that this arrangement will continue.

Council has obtained grant funding that has allowed staged development of the park and facilities within it. While additional grant funding is likely to be available in future, the timing of this source of funding is difficult to predict. Section 94 funding is likely to remain an important source of funding for the future. The redevelopment of the brickworks site will also result in an extension to the park which will be fully landscaped.

4.4 Priorities

In order to provide a framework within which to commence 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 POM.

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

H- High Priority (Short-term)

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

M- Moderate Priority (Medium-term)

- ongoing preventative and remedial maintenance of existing park 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

L- Low Priority (Long-term)

- works aimed at improving the aesthetic quality of the park
- 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.

Implementation Schedule

The following schedule lists each proposed management action, giving it a priority rating as determined from criteria above. Each activity is also listed against a performance indicator and its current status is noted.

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The status rating are as follows:

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

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 which have been completed (their performance indicators have been fulfilled) since the last Plan of Management Review.

| ACTIVITY | PRIORITY | RESPONSIBILITY | PERFORMANCE INDICATOR | STATUS |
|---|----------|----------------|--|--------|
| RECREATION FACILITIES | | | | |
| Provide BBQs adjacent to the picnic shelters | H | HCC | Adequate barbeque facilities | P |
| Provision of seating near the children's playground | H | HCC | Adequate seating provided | P |
| Provision of additional playground facilities | M | HCC | Playground extended to cater for wider age group and persons with disabilities | P |
| Installation of additional picnic shelters and BBQs | M | HCC | Shelters provided | P |
| Investigate cost affective options to extend park opening hours | L | HCC, SCM | Opening hours extended | P |
| Provide additional educational facilities | L | HCC, SCM | Facilities established as funds permit | O |
| HEALTH AND SAFETY | | | | |
| Investigate long term operating plan for methane pumping system | M | NSWWS | Plan received, analysed and conclusions made | P |
| Provision of drinking fountains | M | HCC | Adequate distribution of drinking fountains in key areas of the park | P |
| Provide additional shade | M | HCC | Increased area of shade throughout the park | O |
| ACCESS AND CIRCULATION | | | | |
| Provide separate pedestrian entry in Walpole Street | H | HCC | Safe, accessible entry provided. | P |
| Provide bus parking and set-down in Walpole Street | H | HCC | Bus parking area operating smoothly | P |
| Install signage within the park | M | HCC | Clear and consistent signage installed at key locations | O |
| Complete path system as per landscape master plan | L | HCC | Path network completed as funding permits | O |
| MAINTENANCE | | | | |

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| ACTIVITY | PRIORITY | RESPONSIBILITY | PERFORMANCE INDICATOR | STATUS |
|---|----------|----------------|---|--------|
| Provision of recycling bins | M | HCC | Adequate number of bins provided | P |
| Mulch perimeter areas | M | HCC | Reduction in extent of difficult to mow areas | P |
| Ongoing preventative and remedial maintenance | M | HCC | Acceptable standard of maintenance achieved | O |
| GENERAL IMPROVEMENTS | | | | |
| Undertake stage two of carpark improvements | M | HCC | Improvements carried out as per plan | P |
| Construct education/office building, shade structure and fencing for road safety training track | M | HCC | Development completed as per plan | P |
| Upgrade perimeter fencing | M | HCC | Fencing completed | P |
| Implement a public art project | M | HCC | Public art project completed | P |
| Progressively implement landscape master plan | L | HCC | Master plan implemented as funding permits | O |

Index for Symbols

| | |
|--------------|--------------------------------|
| HCC | Holroyd City Council |
| SCM | Sydney Children's Museum |
| NSWWS | New South Wales Waste Services |

The above 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 Staffing

The current level of staffing at Holroyd Gardens Park is adequate to maintain an acceptable quality of landscape and recreational opportunities during non-peak periods. However, during peak periods additional staff may be required to address problems associated with weed proliferation. In addition maintenance capacity will need to be reassessed if new facilities are provided.

4.6 Commercial Development Opportunities

The Holroyd Gardens Park Landscape Master Plan (Refer to Appendix A), which has been adopted by Council, incorporates a number of development opportunities that have the potential to generate revenue that could be used to cover a portion of the cost of maintaining and managing the park. These opportunities included

- kiosk/cafe within the existing pavilion associated with the central water feature.
- commercial recreation facilities
- hire of the covered mall for markets, receptions and exhibits.

Development of Stage 2 of Merrylands Place would create a larger and more suitable building for the Children's Museum while at the same time may allow other commercial uses of the existing building as per the landscape master plan concept.

The pavilion associated with the central water feature has been designed to allow for the possible development of a kiosk / cafe within the existing structure. Such a facility could make use of the area adjoining the water feature for outdoor eating.

The design and construction of all facilities to be located on the area of landfill within the park must make provision for the particular site conditions that prevail. These conditions include the potential presence of landfill gases and further surface settlement; both differential and total settlement.



An number of commercial opportunities exist at Holroyd Gardens Park using existing infrastructure

4.7 Easements, Licensees and Leases

Council may approve licences or leases over community land in accordance with Section 45(3) of the Local Government Act (1993). This POM authorises Council to issue permits or grant interests or estates, including licenses, leases and easements in accordance with the Local Government Act (1993).

Licences and leases are used to formalise the use of community land by groups such as recreation clubs and organisations or individuals providing facilities or services for public use. It is currently proposed that a lease be granted, initially for three years, to the Sydney Children's Museum for their continued use of the building which has previously been covered by a licence agreement with Council.

Council also proposes that a licence/lease be granted over the affected portion of the park for the construction and use of the proposed road off Walpole Street which will provide public access to the Heritage Precinct.

4.8 Plan of Management Review

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.

In addition to this annual assessment, reviews of the POM will be carried out when necessary to update the plan to reflect any changing circumstances and community needs.

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Appendix 'A'
Holroyd Gardens Park Masterplan

