

ATTACHMENT E

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**DRAFT SYDNEY PARK
PLAN OF MANAGEMENT 2014**

SYDNEY PARK DRAFT PLAN OF MANAGEMENT 2014

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000



EXECUTIVE SUMMARY

Sydney Park is the City's largest and only regionally significant park, covering 41.6 hectares.

Offering extensive opportunities for open space, recreation, community and social gatherings as well as its heritage and ecological values, Sydney Park is an increasingly popular and well-utilised open space for City of Sydney residents and the broader Sydney region. The park offers a range of opportunities to achieve Sydney's vision for a "Green, Global and Connected" city as the City of Sydney works towards "Sustainable Sydney 2030".

A Plan of Management (PoM) is a document that guides the future use, development and maintenance of community land in accordance with the requirements of the Local Government Act 1993. This Plan of Management applies to the whole of Sydney Park, which is located on the southern periphery of the City of Sydney.

This Plan has been prepared to update the 2003 Plan of Management, to reflect the current status of the Park, and to facilitate future uses and further development of the Park. Sydney Park is one of the City's "youngest" recreational areas, with the first park development works occurring in 1992.

In 2004 the City became the owner of Sydney Park through amalgamation with the former South Sydney Council which had endorsed an amended PoM for the Park in 2003. That amended plan updated the 1995 PoM to ensure compliance with the *Local Government Act 1993* and introduced a management framework of values, roles and objectives aligned to actions and performance measures.

In 2005 the City embarked on a process of community engagement regarding the direction for Sydney Park, and in 2006 endorsed a Master Plan which has helped guide the Park's coordinated development over the past eight years.

The Sydney Park Plan of Management 2014 progresses the foundation laid within previous plans of management and the 2006 Master Plan to build on the Park's regional status through projects, concepts and strategies that strengthen its cultural significance, social diversity and environmental leadership role.

This Plan of Management will enable the City's largest park to continue to develop as a place of:

- Protected cultural heritage
- Expanded recreation opportunities
- Strengthened environmental sustainability and ecology
- Increased community and cultural activity.

The draft Sydney Park Plan of Management 2014 contains the following new projects and focus areas:

- City Farm concept;
- Park expansion opportunities;
- Childcare facility and learning focus area;
- The Bedford Brick Works Area categorised as an Area of Cultural Significance;
- Water harvesting and re-use;
- Leachate Management Action Plan; and
- Urban Ecology Strategy Action Plan.

Responding to the park's social, cultural, and ecological and heritage values, and its important role now and for the future community of Sydney, the Plan of Management sets out the following vision for Sydney Park:

“Sydney Park will become the premier parkland in the City's south and a significant place within the lives of its community. Reflecting the community's values, the park will celebrate its cultural heritage, expand the quality and diversity of recreation and life-long learning opportunities, and be a setting for a range of cultural and community activities.

Above all, the park will be a vital green asset for Sydney where its landscape is protected and harnessed by the City to support a strengthened urban ecology, secure a recycled water supply, and showcase models for sustainable living in the inner city.”

Sydney Park and the community

The community has had a long history of active engagement and participation with Sydney Park, from pioneering the early tree-planting activities to present day recreational activities, environmental and cultural events.

This Plan of Management draws upon extensive public consultation including:

- 2005 Consultation for the Sydney Park Master Plan 2006;
- Recreational and Open Space Needs Study 2007;
- City 2030 from 2005 to adoption in 2008;
- Annual Sydney Park Surveys 2007-2013; and
- Consultation activities for City Farm, Urban Ecology Action Plan and Water Harvesting/Reuse.

Since 2011, the City has consulted extensively with the community on specific projects including City Farm, Stormwater Harvesting & Re-use and Urban Ecology. Outcomes and community values emerging from these consultations have been considered in developing this POM and will continue to inform the values, directions and strategies of projects through development and implementation. There will be ongoing opportunities for consultation as these projects are developed and implemented.

The public feedback on the draft Plan of Management is fundamental to the City developing the means to deliver the key objectives for each category of land. Through the draft Plan, the City will continue to engage, collaborate and provide opportunities for the inclusion of our community.

Subject to Council endorsement, public exhibition would commence in January 2014 for a minimum of 28 days, closing in late February 2014. Public submissions will remain open until mid-March 2014. An information stall is proposed in Sydney Park on a date to be confirmed in February 2014.

A facilitated public hearing and information session is proposed for a date to be confirmed in early 2014 at the Sydney Park Pavilion, and will be notified in accordance with the Local Government Act 1993 to the local community and key stakeholders.

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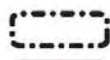

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SECTION 1.0 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management (PoM) is a document that guides the future use, development and maintenance of community land in accordance with the requirements of the Local Government Act 1993.

1.2 Land to which this Plan of Management applies

This PoM applies to the whole of Sydney Park, which is located on the southern periphery of the City of Sydney. At 41.60 hectares in size, Sydney Park is the largest park in the City which is owned and managed by City of Sydney.

1.3 The Need for this Plan of Management

In 2004 the City became the owner of Sydney Park through amalgamation with the former South Sydney Council which had endorsed an amended PoM for the Park in 2003. That amended plan updated the 1995 PoM to ensure compliance with the *Local Government Act 1993* and introduced a management framework of values, roles and objectives aligned to actions and performance measures.

In 2005 the City embarked on a process of community engagement regarding the direction for Sydney Park, and in 2006 endorsed a Master Plan which has helped guide the Park's coordinated development over the past 8 years. This PoM has been prepared to update the 2003 PoM to reflect the current status of the Park, and to facilitate future uses and further development of the Park.

1.4 Objectives of this Plan of Management

Sydney Park is one of the City's "youngest" recreational areas, with the first park development works occurring in 1992. Since that time it has clearly established itself as one of the City's "Green, Global, Connected" resource for the growing population centre of Green Square and the City's South.

This PoM seeks to provide a clear and transparent framework which aligns the values of the Park with the role the Park will play in achieving the City's Strategic Objectives.

This PoM will enable the City's largest park to continue to develop as a place of:

- protected cultural heritage
- expanded recreation opportunities
- strengthened environmental sustainability and ecology
- increased community and cultural activity.

1.5 Preparing this Plan

Inception

- Review 2003 Plan of Management
- Review Sydney Park Master Plan Background and Site Analysis
- Assess progress on Master Plan 2006



Prepare Draft Plan of Management

- Prepare a values-based management plan
- Extensive consultation with the community on specific projects including City Farm, Stormwater Harvesting & Re-use and Urban Ecology
- Annual Park Surveys 2007-2013
- Sydney Park Master Plan Background and Site Analysis
- Master Plan 2006 (Sept 2005)
- Plan of Management 2003
- 2007 Open Space and Recreational Needs Study
- 2006-2008 Sydney 2030



Council resolution & public exhibition

- Council endorse the draft plan for public exhibition
- Notifications to stakeholders and community groups
- Notices placed in the Sydney Morning Herald and local newspapers
- Draft PoM on display - City's website and Neighbourhood Service Centres
- 28 day exhibition period with a further 14 days for written submissions
- Community information session
- Independent public hearing for management categories and recategorisation



Adoption of Plan

- Review and evaluate public submissions
- Amend Draft PoM
- Preparation of public hearing report by independent chairperson
- Report to Council to consider adoption
- Include amendments Council may endorse
- Prepare final PoM
- Implementation

Community engagement for this plan

The community has had a long history of active engagement and participation with Sydney Park, from pioneering the early tree-planting activities to present day recreational activities, environmental and cultural events.

This Plan of Management draws upon extensive public consultation including:

- 2005 Consultation for the Sydney Park Master Plan 2006;
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Subject to Council endorsement, public exhibition would commence in January 2014 for a minimum of 28 days, closing in late February 2014. Public submissions will remain open until mid-March 2014. An information stall is proposed in Sydney Park on a date to be confirmed in February 2014.

A facilitated public hearing and information session is proposed for a date to be confirmed in early 2014 at the Sydney Park Pavilion, and will be notified in accordance with the Local Government Act 1993 and in a local area newspaper.

1.6 What is included in this Plan of Management?

Table 1: Structure of this Plan of Management

Section	What does it include...?
1 Introduction	Background to the Plan of Management
2 About the Park	History, facilities, uses, physical description, maintenance
3 Planning Context	State government planning legislation, local planning context
4 The Park's Values, Roles and Objectives	Values of the community and users, vision, future Park roles, management objectives
5 Action Plan	Masterplan, issues, strategies and actions to resolve issues, desired outcomes, actions required to implement management strategies
6 Implementation & Review	Permitted future uses and developments, leases and licences, maintenance, funding and review.

The *Local Government Act 1993* sets out certain requirements for what a PoM for community land must contain. These requirements are set out in Table 2.

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Table 2: Key Legislative Requirement met through this Plan of Management

Requirement of the Local Government Act	Relevant Sections in Act	Reference to this Plan
A plan of management must identify:		
the category of the land	s36 (3) (a)	Section 3
land categories for application to community land	s36 (4)	Section 3
the objectives and performance targets of the plan with respect to the land.	s36 (3) (b)	Section 5
the means by which the Council proposes to achieve the plans and objectives and performance targets	s36 (3) (c)	Section 5
the manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets	s36 (3) (d)	Section 5
This plan of management must include:		
a description of the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management	s36 (3A) (a) (i)	Section 2
a description of the use of the land and any such buildings as at that date	s36 (3A) (a) (ii)	Section 2
This plan of management must:		
-specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used	s36 (3A) (b) (i)	Sections 3, 6
-specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise	s36 (3A) (b) (ii)	Sections 3, 6
-describe the scale and intensity of any such permitted use or development.	s36 (3A) (b) (iii)	Section 6
Authorisation of leases licences or other estates over community land.	s45	Section 6

SECTION 2.0

ABOUT SYDNEY PARK



Figure 1: Management Precincts

Sydney Park Information

Owner	City of Sydney
Management	City of Sydney
Land Area (m2)	41.6 hectares; approximately 416,000 m ² Comprises 25 individual lots
Zoning	RE1 Public Recreation
Land Classification:	Community land
Heritage	Item 127 Bedford Brickworks Precinct included within the Sydney Local Environmental Plan 2012 as an item of heritage significance.
Easements	17 easements Benefit of other parties Purposes include: <ul style="list-style-type: none"> • transmission lines for Transgrid • water supply: Sydney Desalination Plant • the passage of dust and other noxious matter • a single right of way
Adjoining Land Uses	Directly adjoining the Park are residential terraces to the southern boundary A large commercial complex and a concrete mixing plant form part of Park's Euston Rd frontage
Surrounding Development	Large scale medium density residential development to the north, substantial industrial facilities to the east and south with the western boundary characterised by single residential dwellings
Park Access and Circulation	Access to the Park: Bus and train to north-western boundary Two major parking areas: off Princes Highway /Barwon Park Road and Sydney Park Road Smaller parking areas to the southern boundary and north eastern Strong connectivity to most areas of the Park available by foot and bike
Land Management Categories	Park General Community Use Sportsground Area of Cultural Significance
Management Precincts	<ul style="list-style-type: none"> <input type="checkbox"/> Village Green <input type="checkbox"/> All Abilities Playground + Kiosk + Toilet <input type="checkbox"/> Hills: Northern-Western-Eastern <input type="checkbox"/> Wetlands including Cascades <input type="checkbox"/> City Depot and Nursery <input type="checkbox"/> Southern Grasslands

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- Fitness Area
- Events Space
- Brick Kilns
- Sydney Park Cycling Centre
(Former C.A.R.E.S Facility)
- Children's cycling path
- Car park, Sydney Park Road
- Alan Davidson Oval

Current Uses

Passive formal and informal recreational spaces
Café kiosk, amenities including toilets, parking areas,
Children's playgrounds
Outdoor Fitness Space
Memorial and Cultural Sculpture
Cycling Facility children learn to ride track and
programs
City of Sydney Park Maintenance Operations Depots
Sportsground

Current Leases & Licences

- Non-exclusive licences for the Alan Davidson Oval
- Not for Profit Organisation Storage
- Essential service provider temporary works licences
- Retail Kiosk Lease

Current Master Plan

2006 Aspect / CBA Consulting

Major Projects

- Stormwater Harvesting and Water Re-Use
- Lifelong learning facilities
- Ecology Action Plan
- City Farm
- Facility audit and rationalisation

Management issues

- Soil management legacy issues arising from prior uses
- Leachate management
- Stabilisation and structural maintenance of brick kilns
- Rationalisation of old facilities to create new community services

2.2 Park Development Progress

This plan shows the current status of the Park's development since the 2006 Master Plan.



PARK DEVELOPMENT / CURRENT STATUS

2.3 Park User Characteristics

Users of Sydney Park participate in a variety of informal, sporting and organised recreational and social activities.

In the 2013 Benchmark Park User Satisfaction Survey visitors to Sydney Park was characterised by mostly adults with children, or all adults; a mix of gender (more females than males); generally aged between 30 and 49 years and who were visiting for a short to moderate period of time, predominately by themselves. Survey respondents tended to be regular visitors to the Park (with over 60% visiting once a week or more often).

The most common reasons for visiting the Park on the day of interview were for:

- dog exercise/recreation
- to enjoy the environment,
- to walk,
- to spend time with children/family
- for children to play/visit the playground
- to visit cafe/restaurant,
- to cycle
- to meet friends/socialise, and/or to recreate/play

Visitors generally came to know of the Park through local knowledge. Alan Davidson Oval is used by local sporting clubs, schools and corporate organisations for playing cricket on a turf wicket, Australian Rules football, and soccer/football.

2.4 Current Built Form, Uses, Leases and Licences

The tables below are linked to the identification plan on the following page.
The 'Current Condition' is the 2013/2014 status as evaluated through the City's Total Asset Management Plan.

Table 2.1 Current Buildings and Structures

Ref	Item	Description	Current Use	Current Condition
F	Brick Kilns Precinct	Original brick manufacturing buildings and structures	Consistent with Conservation Management Plan Stage 1	Original
C	Sydney Cycle Facility	Former C.A.R.E.S facility, single level brick building	Cycling courses for children Children's cycle path	Good
B	Car park Sydney Road	Northern boundary car parking area - 91 spaces , 4 disabled spaces	Vehicle parking	Good
D	Alan Davidson Oval	Major sportsground	Australian Football League, Cricket, Soccer.	Good
E	Pavilion	community facility	Function space for hire and events Change rooms for sportsground	Good
Q	Small brick building	Former change room	Vacant	Very poor
R	Fitness Space	Outdoor fitness area	Fitness activities	Good
A	Euston Road car park	Eastern boundary car park with 55 car spaces	Vehicle parking	Good
O	Former City Depot	Single level brick building and ancillary storage areas fronting Euston Rd	Partially vacant Storage by City Storage by Not for Profit : Overseas Disaster Resources	Very poor
M	Toilets (Wetlands)	Equitable conveniences	Equitable conveniences	Good
G	Barwon Park Road car park	Western boundary car park, 91 spaces , 4 disabled spaces	Vehicle parking	Good
N	Campbell Street car park	Southern boundary car park, 22 spaces	Vehicle parking	Good
P	Environmental Infrastructure	Leachate Well/Plant	Leachate management	Average
L	City Depot and Nursery	City park's maintenance depot and nursery	Park maintenance Growing plants	Average
K	AIDS Memorial Grove	Groves of native trees	Living memorial to people who have died of HIV/AIDS	Good
H	All Abilities Playground	Children's playground	Children's play	Good
I	Café Kiosk	Retail food-beverage	Retail, food and beverage	Good
J	Toilets	Equitable conveniences	Equitable conveniences	Good

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Plan 2.1: Buildings and Occupation



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Table 2.2: Current leases and licences

Plan 2.1 Ref	1	2	3	4	5	6
Lease / licence	Licence – non exclusive	Licence – non exclusive	Lease - Sydney Park Kiosk	Lease – Part of Land within Lot 80 DP 1033767	Short Term Licence – “Adit Building” site Harber St	Holding Over
Lessee	South Sydney Cricket Club	South Sydney AFL Club	Jemma Lane	Transgrid	Transgrid	Overseas Disaster Resources Inc.9886336
Facility	Pavilion and Alan Davidson Oval	Pavilion and Alan Davidson Oval	Kiosk	Pt Lot 80 DP 1033767	Lot 2 DP 1105933	Former Depot - Euston Rd Pt
Area (m2)	287m2 (blg only)	287m2 (blg only)	Indoor 19.5m2 Outdoor– 87.1m2	1,478 m2	tbc	tbc
Permitted use(s)	Playing and practising the game of cricket summer season 7 months beginning 1 September and ending on 31 March	Playing and training junior Australian Rules Football winter season 6 months beginning 1 April and ending on 30 September	Kiosk	Construction Compound and Site Office	install fencing subsequently compulsorily acquire the premises to improve security surrounding Transgrid infrastructure	Storage, processing and dispatch of equipment and materials only.
Term	5 years	5 years	4 years	1 year (expired 31/05/2013) extended to 30th November 2013	6 months – in holdover rent paid to August 2013 invoiced for a further six months.	Six Months from 10th January 2008 - in holdover (Refer to email attached– Land part owned by RTA 2009 Licence)
Lessor responsibilities	Structural issues	Structural issues	Structural issues	Structural issues		No obligation
Lessee responsibilities	Minimal maintenance – joined used facility but maintenance of the turf	Minimal maintenance – joined used facility	General maintenance	General Maintenance and specific removal of Noxious Weeds	Maintenance Make-good	Keep clean and tidy, keep all permits & approvals current make good any damage caused.

SECTION 3.0 PLANNING CONTEXT

3.1 Introduction

This section describes the legislative and policy framework applying to Sydney Park.

Full versions of the legislation summarised below are found online at legislation.nsw.gov.au and austlii.edu.au. City of Sydney's website is cityofsydney.nsw.gov.au.

The most relevant legislation applying to the use and management of Sydney Park as a whole are the *Local Government Act 1993* and the *Sydney Local Environmental Plan 2012*. Relevant aspects are outlined below. Other legislation which deals with specific aspects of Sydney Park is listed in Section 3.4.

3.2 Local Government Act 1993

Sydney Park is classified as community land under the *Local Government Act 1993*.

Community land is defined as land that must be kept for the use of the general community, and must not be sold. Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Requirements of the Act for a Plan of Management and management of community land are addressed within this plan.

Community land in Sydney Park was categorised in the 2003 PoM according to the guidelines set out in the *Local Government (General) Regulation 2005* as Park, Sportsground, and General Community Use. The current and likely future roles of Sydney Park were taken into account in reviewing the categorisation of land in Sydney Park. Given the cultural heritage significance of the brick kilns which are subject to a Conservation Management Plan, the Area of Cultural Significance category is proposed to apply to that area, subject to a public hearing and Council adoption. The difference between the current and proposed categorisation of Sydney Park is shown in Figure 3.1. The area of Sydney Park in each proposed category is set out in Table 3.1.

3.3 Local Government Act Land Categorisation

The *Local Government Act 1993* establishes core objectives for all management categories of community land. Council must manage the community land according to these core objectives. Any additional Council objectives for the Park must comply with the core objectives established within the Act. The significance of the prescribed core objectives is to ensure that any activities or uses of the land are consistent with the core objectives for that category of land. The core objectives for each category of community land proposed to apply to Sydney Park are set out below.

Proposed Management Categories – Draft Plan of Management

Management Category	Area (ha)	% of total
Park	35.3ha	84.86%
Sportsground	1.74ha	4.18%
Area of Cultural Significance	1.47ha	3.53%
General Community Use	3.09ha	7.43%

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Figure 3.1: Current Categorisation as at 2003 Plan of Management



- Park
- General Community Use
- Sportsground
- Site Boundary
- RMS owned land

Figure 3.2: Proposed Categorisation - 2014 Plan of Management



- Park
- General Community Use
- Sportsground
- Area of Cultural Significance
- Site Boundary
- RMS owned land

Table 3.1: Application of Management Categories

Park Management Category	Core objectives
Land which is, or proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that not unduly intrude on the peaceful enjoyment of the land by others	<ul style="list-style-type: none"> • encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities. • provide for passive recreational activities or pastimes and for the casual playing of games. • improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management

With the exception of the following areas, close to 85% of the Park will be actively managed under the Park category.

Sportsground Management Category	Core objectives
Land which is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> • encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games, and • ensure that such activities are managed having regard to any adverse impact on nearby residences.

The Alan Davidson Oval meets the criteria for this category.

General Community Use Management Category	Core objectives
Land that 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	<ul style="list-style-type: none"> • promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to: • public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public. • purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities)

The City operated depot at Barwon Park Road and the former sandstone depot at Euston Road were both incorrectly categorised as Park in the 2003 PoM. They are both proposed to be re-categorised as General Community Use although it is acknowledged that there are anomalies in the practical application of the categorisation in respect of part of the Barwon Park Road Depot.

The Sydney Park Cycling facility (previously known as C.A.R.E.S) retains the general community use categorisation.

Area of Cultural Significance Management Category	Core objectives
<p>Land should be categorised as an area of cultural significance under section 36 (4) of the Act if the land is:</p> <p>(a) an area of Aboriginal significance, because the land:</p> <p>(i) has been declared an Aboriginal place under section 84 of the National Parks and Wildlife Act 1974, or</p> <p>(ii) whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or</p> <p>(iii) is of significance or interest because of Aboriginal associations, or</p> <p>(iv) displays physical evidence of Aboriginal occupation (for example, items or artefacts such as stone tools, weapons, engraving sites, sacred trees, sharpening grooves or other deposits, and objects or materials that relate to the settlement of the land or place), or</p> <p>(v) is associated with Aboriginal stories, or</p> <p>(vi) contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or</p> <p>(b) an area of aesthetic significance, by virtue of:</p> <ul style="list-style-type: none"> • having strong visual or sensory appeal. • including a significant landmark, or • having creative or technical qualities, such as architectural excellence, or <p>(c) an area of archaeological remains:</p> <p>(i) evidence of past human activity (for example below-ground features such as building foundations, occupation deposits, features or artefacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or</p> <p>(ii) any other deposit, object or material that relates to the settlement of the land, or</p> <p>(d) an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or</p> <p>(e) an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or</p> <p>f) an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons.</p>	<p>(1) to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.</p> <p>(2) Those conservation methods may include any or all of the following methods:</p> <p>(a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,</p> <p>(b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,</p> <p>(c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,</p> <p>(d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),</p> <p>(e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.</p> <p>(3) A reference in subsection (2) includes a reference to any buildings erected on the land.</p>

The Bricks Kilns Precinct meets the description under Section 36 (4) (d) being an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history

3.4 Sydney Local Environmental Plan 2012

All City-owned and controlled land comprising Sydney Park is within Zone RE1 Public Recreation. The objectives of this zone are to:

- enable land to be used for public open space or recreational purposes
- provide arrange of recreational settings and activities and compatible land uses
- protect and enhance the natural environment for recreational purposes
- provide links between open space area
- retain and promote access by members of the public to areas in the public domain including recreational facilities and waterways and other natural features

3.5 Other Legislation

In addition to the requirements of the Local Government Act 1993, there are a number of other pieces of legislation and Government policies that are relevant to the ongoing development and management of Sydney Park. Legislation and policies with direct relevance to Sydney Park are listed below:

Commonwealth

- Disability Discrimination Act 1992
- Environment Protection and Biodiversity Conservation Act 1999

State

- Anti-Discrimination Act 1977
- Building Professionals Act 2005
- Children (Protection and Parental Responsibility) Act 1997
- Companion Animals Act 1998
- Companion Animals Regulation 2008
- Contaminated Land Management Act 1997
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Food Act 2003
- Heritage Act 1977
- Land Acquisition (Just Terms Compensation) Act 1991
- Noxious Weeds Act 1993
- Protection of the Environment Operations Act 1997
- Public Health Act 2010
- Public Interest Disclosures Act 2008
- Retail Trading Act 2008
- Roads Act 1993
- State Environmental Planning Policy (Infrastructure)
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy No. 64 – Advertising and Signage
- Sydney Water Act 1994
- Threatened Species Conservation Act 1995
- Water Management Act 2000
- Waste Avoidance and Resource Recovery Act 2001
- Work Health and Safety Act 2011

City of Sydney

- Liveable Green Network 2011
- Greening Sydney Plan 2012
- Cycle Strategy and Action Plan 2007 – 2017
- City Art Public Art Strategy

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- Way finding Strategy 2012
- Decentralised Water Master Plan June 2012
- Environmental Management Plan (EMP)
- Urban Ecology Strategy Action Plan
- Sustainable Sydney 2030 Community Strategic Plan 2013
- Urban Tree Management Policy
- Community Gardens Policy
- Companion Animal Policy

SECTION 4.0 VALUES, ROLES AND OBJECTIVES

4.1 Introduction

This section defines the vision, roles and objectives for Sydney Park, based on community values and management directions of City of Sydney. The needs and requirements of City of Sydney (as owner and manager of the Park), residents (as neighbours and users of the Park), current and future visitors (as users of the Park), and leaseholders and other government stakeholders, are reflected in management of the Park.

4.2 Community open space and recreational values

The City of Sydney community and Park users value various aspects of Sydney Park for different reasons. By understanding the reasons why the community and users value Sydney Park, the role that the community expects the Park to play in the future may be determined and reflected in the Plan of Management. The community's values associated with open space were identified in the 2007 Open Space and Recreational Needs Study and include:

Table 4.1 Values of Sydney Park

Value	Open Space Values	Roles of Sydney Park
Accessibility and connectivity	<p>The community places a high value on the ease of access to community land, regardless of age or physical ability</p> <p>The community also value equity of access to recreational opportunities.</p>	<p>The Park is accessible for recreation activities, being close to homes and public transport.</p> <p>The park provides for visitors arriving by car,</p> <p>With the development of the park, the site has become more accessible by people with physical disabilities.</p> <p>Improved facilities such as public toilets, food and beverage retail, barbecues and picnic areas, enable longer stays and increase the catchment for the park.</p> <p>The park is also valued as an access route between the St Peters rail station and the southern employment lands of Alexandria</p>
Aesthetics	<p>The community values community land as attractive places to visit and view, providing a sense of place, and character for nearby neighborhoods.</p>	<p>Sydney Park pleasantly contrasts with the dwellings, other buildings and traffic associated with the urban environment.</p> <p>Sydney Park is valued for its broad scale landscape character, which is distinctive from the more structured and intimate character of many of the parks in the City's open space network. Large sweeps of t, woodland, shrub land, and grassed areas, together with a chain of freshwater wetlands, create a visually pleasing and setting.</p>

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<p>Recreation</p>	<p>The community values the wide range of quality recreation and leisure experiences offered on community land.</p> <p>However, there is a desire for more park facilities, new and/or upgraded facilities, more walking tracks and bike tracks</p>	<p>Remnants of the brick kilns within this scenic landscape setting create the iconic image for the Park.</p> <p>Sydney Park can be enjoyed for informal activities such as walking the dog, jogging, children’s play, kicking balls, playing games and cycling.</p> <p>Recreational settings vary from natural areas such as wooded areas and wetlands to picnic areas kiosk and children’s playground.</p> <p>The Park caters for formal field games at the Alan Davidson Oval and is the setting for a range of other organised activities, such as group fitness training, school cross-country carnivals and the start line for the annual Sydney to Wollongong bike ride.</p>
<p>Culture and wellbeing</p>	<p>The community values community land as places to promote good health, and as venues for cultural activities, events and festivals.</p>	<p>Large, green open areas in the Park provide a sense of spaciousness, openness and freedom of movement to walk, run and exercise, leading to a sense of well-being.</p> <p>Sydney Park provides relief from the ‘hustle and bustle’ of inner city living.</p> <p>Sydney Park is valued as a supplement to private space at home, especially to adjoining residents, many of whom live in apartments or small terraces.</p> <p>Sydney Park is also appreciated as a venue for community events, including concerts, fairs and festivals, planting days and public art installations.</p>
<p>Ecology and Sustainability</p>	<p>The community places a particularly high value on ecologically sensitive areas.</p> <p>The community values the natural environment, and there is a strong desire to rehabilitate natural areas. Trees are highly valued, and there is a general view that more trees be planted , but not at the expense of local views</p>	<p>Sydney Park provides habitat in its terrestrial and aquatic landscapes, although diversity and canopy cover have been constrained, in part by the soil profile of this remediated industrial site.</p> <p>The City’s stormwater harvesting project, currently under construction, will not only provide a sustainable water supply for the Park and improve the wetland habitat areas, but will harness the wetland system of Sydney Park to treat stormwater for potential offsite distribution and reuse, thus reducing the City’s reliance on mains water supply.</p>

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Education	Some parks are valued as places for learning about the ecology and history of the area	<p>Sydney Park offers the opportunity for learning about land remediation, water treatment and reconstructed ecologies.</p> <p>The Park also hosts the Sydney Park Cycling Centre which provides a range of training to encourage more people to ride more often.</p>
Heritage	Some parks are valued as places containing visual and social links to earlier times.	There is a community desire to identify, conserve and interpret the Park's heritage significance in relation to clay extraction and brick manufacturing, which is linked to the broader history of the local area and which contributed to the development of Sydney.
Social	Parks are valued as places for people to meet. Well maintained and safe parks are appreciated as venues for family gatherings	<p>Residents like to share time with their family and friends outdoors in a pleasant and non-threatening environment. Picnic facilities and barbecues that are provided in Sydney Park facilitate social gatherings and interaction.</p> <p>The Park is used after dark, with some areas lit to extend recreation times and to cater for movement through the Park by workers to and from the rail station.</p>
Maintenance and management	The community values community land that is well maintained and managed.	<p>Traditional aspects of maintenance that are most important to users of Sydney Park are mowing, clean and operational barbecues, playgrounds and clean amenities.</p> <p>As the park has developed, a greater focus on the management of the wetlands and other habitat areas and the fauna within them has become increasingly important to users.</p>

4.3 Future roles of Sydney Park

As a regional park in an expanding residential area, the future roles of Sydney Park are defined below.

Table 4.2 Future roles of Sydney Park

Value	Roles of Sydney Park
Access	<p>Linkages to other parks.</p> <p>Accessible by local residents and visitors from outside the area</p> <p>Accessible for all physical abilities.</p> <p>Accessible by public transport (bus and rail).</p>
Aesthetics	<p>Green 'refuge' in an increasingly urbanised area.</p> <p>Substantial tree canopy maintained by active tree management and plantings.</p> <p>Natural and planted settings ranging from remnant trees, shrubs and grasses to annual flower beds.</p> <p>Minimal encroachment by built structures.</p>
Recreation	<p>Regional and local informal and active recreation facilities and settings catering for a broad range of user groups.</p> <p>Park settings are flexible to accommodate changing and appropriate recreation needs and demands.</p> <p>Focus for children's play facilities with a variety of equipment that caters for all ages.</p> <p>Children's play is catered for by equipment, as well as grassed and treed areas for informal games and exploring.</p>
Culture and wellbeing	<p>Settings and spaces are available for contemplation, solitude and enjoyment of peace and quiet as well as social activities.</p> <p>Venue for community social events, community cultural events and musical events, and corporate and school events.</p> <p>Noisy activities such as playing amplified music are discouraged, except in relation to community events.</p>
Ecology	<p>Wetland regeneration.</p> <p>Preservation of natural flora and wildlife habitat.</p> <p>Site for regeneration of indigenous species</p>
Education	<p>Outdoor classroom for natural and historical settings.</p> <p>Lifelong learning – ecology, sustainability, children's development and learning, biodiversity</p>
Heritage	<p>Significant cultural heritage</p> <p>Conservation of heritage items in the park</p> <p>Interpretation of the varied history of the park as a whole.</p>
Social	<p>Provision of open and sheltered facilities and spaces for large and small social, community and cultural activities.</p> <p>Provision of formal (kiosk, café) and informal (picnic shelters and tables, barbecues) facilities for eating.</p> <p>A safe environment for visitors both day and night</p>

4.4 Vision for Sydney Park

To encapsulate the many values of Sydney Park, as well as its future important role as regional parkland for the growing Sydney community, the following vision has been identified:

“Sydney Park will become the premier parkland in the City’s south and a significant place within the lives of its community. Reflecting the community’s values, the park will celebrate its cultural heritage, expand the quality and diversity of recreation and life-long learning opportunities, and be a setting for a range of cultural and community activities.

Above all, the park will be a vital green asset for Sydney where its landscape is protected and harnessed by the City to support a strengthened urban ecology, secure a recycled water supply, and showcase models for sustainable living in the inner city.”

4.5 Principal Management Objectives

Following on from this vision, it is important to establish the principle management objectives against which recommendations for uses and development of the Park will also be made.

City of Sydney intends to manage Sydney Park to:

- Protect the integrity of the Park
- Conserve the living heritage
- Ensure equity of access
- Promote cultural diversity and expression
- Work in partnership.
- Maintain Sound Business Practice Planning and Management Directions.

The Park will continue to be permitted to be used primarily for informal /passive recreation activities, sporting activities, and for social and cultural activities and events.

4.6 Management precincts and focus areas

The basis for future management of and improvements to the various precincts within the Park relating to their desired character and role are discussed.

Figure 4.1 Management Precincts






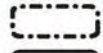

-  Site Boundary
-  RMS owned land

Figure 4.2 Focus Areas

These focus area may cover more than one Management Precinct



-  Focus areas for future roles
-  Site Boundary
-  RMS owned land

Brick Kilns Area	Key Elements
	<ul style="list-style-type: none"> Implementation CMP2007 Essential repairs and stabilisation Adaptive re-use concepts to be further developed Opportunities for City Farm, Urban Ecology, Heritage and Cultural Future uses compatible with the retention of the character and heritage values of the site. The curtilage to the brickworks complex should be respected and conserved.

- In 2007 the City commissioned Tropman and Tropman Architects to prepare a Conservation Management Plan (CMP 2007).
- The overall aim of the Conservation Management Plan was to investigate and analyse the documentary and physical evidence available to formulate a statement of cultural significance, and to provide management guidelines to enable this significance to be retained in future use and development.

Assessment of Aboriginal Heritage Values

- As a result of the historic modification of the present study area associated with various industrial processes, it is predicted that there is a low potential for the discovery Aboriginal relics that maintain their contextual integrity.
- This does not preclude the existence of relics within the study area but it is further predicted that any that are extant are likely to be highly disturbed and unlikely to retain a contextual integrity.
- Interpretation of the Aboriginal values of the study area should be incorporated into the broader interpretation of the site.

Statement of Heritage Significance

- The former Bedford-Austral brickworks and surviving contextual setting have high historical, social, aesthetic and technical significance to the State of New South Wales.
- The former Bedford-Austral brickworks has exceptional significance to the State of New South Wales as one of the earliest brickworks in St Peters/Alexandria that defined the industrial use of the area and greatly contributed to the building industry of Sydney and beyond.
- The former brickworks, with its extant chimneys, kilns and machinery, continue to be a landmark and a focus in the St Peters/Alexandria skyline and as part of the cultural landscape of Sydney Park.

- The former Bedford-Austral brickworks are a highly significant rare example of an early brickworks site that is still reasonably intact and retains good integrity. Its industrial architectural quality, its setting and its connection with the St Peters community and important brickmaking companies of Australia make it a site of great importance.

Immediate Curtilage

- A proposed minimum curtilage and its boundaries are those necessary to retain the cultural significance of the former Bedford-Austral brickworks and its associated setting in St Peters.
- The immediate curtilage of the former brickworks extends from the car park adjacent the Hoffman Patent Kiln, north along the Princes Highway and west along Sydney Park Road, then follows south along the first ridgeline (east of the brickworks complex) to join up again at the car park.

Conservation Policy

Section 8.0 of the 2007 CMP contains detailed conservation policies on the site and the subject buildings.

A brief list of policies is listed below for context.

- The character of the subject site, which is that of a former brickworks complex, should be conserved.
- Significant fabric should be conserved.
- The subject site should ideally be able to be used by the community/public.
- Any future development and/or use of the subject site should support and fund the conservation and on-going maintenance of the significant structures and elements.
- All sub-surface areas below and adjacent to the site should be considered to have archaeological potential. Generally, any new works should be carefully designed to avoid disturbance of any archaeological items located on the site and adjacent areas.
- An Interpretation Plan and Interpretation Strategy should be prepared for the former brickworks complex and be implemented.
- An oral history – from ex-employees etc. – should be obtained to further aid in the understanding of the site and to provide further interpretive material.
- The landscaping to Sydney Park and the former brickworks complex should be coordinated.
- (Refer to Sydney Park Detailed Master Plan 2006).
- Any buildings added to the subject site should be sympathetic to the subject buildings and elements and should not intrude on their significance and interpretation.
- Reinstate roof structures, including awnings, to Hoffman Patent Kiln, Down Draft Kilns to prevent further deterioration of brickwork and minimise on-going maintenance. Current waterproof membrane to these structures has failed and renewing this membrane is not considered appropriate for long term protection.

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Sydney Park Cycle Facility and car park Lifelong Learning Focus Area:



Key Elements

- Concept plan development for integrated learning facility
- Including cycling facility, existing children's cycling path, child care and multipurpose space.
- Opportunities for City Farm, Urban Ecology and Stormwater Harvesting and Water Re-use

Southern Grasslands



Key elements

- Opportunities to improve amenity and integration between Wetlands and south-western park boundary
- Concept development for City Farm opportunities such as orchard to improve relationship between the Park and City's Depot and Nursery activities
- Potential for City Nursery to play a lifelong learning role

Former Council Depot Euston Road

Photo to be inserted

Key elements

- Staging area for leachate management action plan implementation
- Potential to rationalise and consolidate a new functional recreational space
- Future location of the leachate management plan

The Wetlands



Key Elements

- Major project due for completion in 2015
- Largest stormwater harvesting and water re-use facility in Sydney
- On completion will supply all the Park's current and future water needs
- Potential park maintenance revenue generated through realisation of surplus
- Heart of the City's Urban Ecology Action Plan
- Landscaping upgrades including:
 - links to the Village Green and Café precinct
 - new planting to the western facing banks
 - extended woodland area
- Specialised features include 'The Cascades' – an enclosed forest area with new water cascades

Park – Village Green and Hills

Key Elements



The Green

- Central plateau area to the three hill
- Interfaces to the wetlands highest point
- Links with café precinct and all abilities playground
- Starting point for the Wetlands experience



Western Hill

- secluded by woodland area
- ridgeline walk to the Wetlands



Eastern Hill

- Important north and south vistas
- Overlooking the Sydney Park Cycling Facility and car park (future redevelopment of lifelong learning concept facilities)

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Alan Davidson Oval

Sportsground



- Major sportsground facility hosting seasonal sports including cricket and Australian rules football
- Strengthened through outdoor fitness area completed in 2011
- Continued specialised maintenance to preserve its high reputation

SECTION 5.0 ACTION PLANS

5.1 Master Plan 2006

The Master Plan 2006 and the individual concept plans to be developed for Sydney Park illustrates the works and actions in the following Action Plan that are proposed to be implemented to achieve the objectives and desired outcomes for the Park. Appendix 2 contains a summary of the Master Plan 2006.

5.2 Action Plan

The management actions to implement the objectives (consistent with the community's values) from Section 4 and to continue implementation of the 2006 Master Plan and project specific master plan as they develop over the next 5 years are presented in the following tables.

Value / Strategic Principle	Values of the Park, as described in Section 4
Objective	Issue to be addressed, consistent with the value
<input type="checkbox"/> Action	<ul style="list-style-type: none"> • a specific task required to resolve issues, consistent with the value and strategy.
<input type="checkbox"/> Priority	
<input type="checkbox"/> Short term <input type="checkbox"/> 1yr	<ul style="list-style-type: none"> ○ safety issues ○ maintain essential function ○ environmental problems
<input type="checkbox"/> Medium term <input type="checkbox"/> 1-5yrs	<ul style="list-style-type: none"> ○ preventative and remedial maintenance ○ Resolve a conflict ○ Ameliorate adverse environmental conditions - noise, or poor circulation and access. ○ enhancing public enjoyment of the park
<input type="checkbox"/> Long term	<ul style="list-style-type: none"> ○ improving the general quality ○ reducing overall maintenance costs.
<input type="checkbox"/> Ongoing	<ul style="list-style-type: none"> • action to be carried out on a regular basis for the life of this Plan of Management.
Funds	<ul style="list-style-type: none"> • CAPEX refers to Capital Works budget • OP refers to Operational budget
Performance target	<ul style="list-style-type: none"> • the desired outcome in implementing and achieving the action.
Means of Assessment	<ul style="list-style-type: none"> • how the achievement of the performance target can be measured and assessed

5.3 Action Plan – Implementation

Cultural Heritage

Objectives	Actions	Priority	Funds	Performance targets	Means of Assessment
Implement the Conservation Management Plan for the brickworks	Undertake structural safety works.	1yr	OP	Safe environment established for next phase	Independent certification
Maintain heritage structures and fabric	Develop Strategic Maintenance Plan.	1yr	OP	Plan developed	CMP Review Heritage Council approval
Preserve heritage and cultural significance	Update Adaptive and Interpretative Re-Use Study	3yrs	OP	Study Updated	CMP Review Heritage Council approval
Interpret cultural heritage	Prepare Interpretive Signage Strategy	1-2yrs	OP	Plan endorsed by Steering Committee	CMP Review Heritage Council approval Council Resolution

Lifelong Learning

Objectives	Actions	Priority	Funds	Performance targets	Means of Assessment
Improve Sydney Park Cycling Facility	Link with childcare and learning facility	1yr	Op	Public Consultation	Peer Review and Scope
Integrate childcare facility and multi-use areas for City Farm in the Park	Prepare a concept design for a learning and development zone	1yr	Op	Concept plan meets objective	Endorsed Plan
	Install new public amenities	1yr	Capex	Public consultation	Peer review of scope
	Undertake planning and community engagement	2yr	Capex	Planning approvals	Planning Consent
	Implementation	2yr	Capex	Fit for purpose	Operational

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Environmental Land Management

Objectives	Actions	Priority	Funds	Performance targets	Means of Assessment
Control localised flooding at the Euston Road site <ul style="list-style-type: none"> Reduce the quantity of leachate disposed to sewer Improve the quality of leachate disposed to sewer 	Investigate leachate management infrastructure.	1yr	OP	Most effective infrastructure determined.	Independent assessment
	Prepare a Leachate Management Action Strategy	1yr	OP	Independent assessment of actions in plan	Strategy adopted
	Replace existing system.	3yrs	OP	Existing system decommissioned New system installed	Independent assessment

Water Harvesting and Re-use

Objectives	Actions	Priority	Funds	Performance Targets	Means of Assessment
Implement the water harvesting and re-use project	Complete Stage 2 Bio retention beds (Wetland 4)	1yr	Capex	Project completed	Handover documentation: Park Operations and Maintenance
	Water Treatment facility Water connection to City's depot			System Operations	
Investigate water extraction	Investigate models for water extraction including potential to generate revenue	2yr	OP	Feasibility study concluded	Adopted

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Biodiversity

Objectives	Actions	Priority	Funds	Performance targets	Means of Assessment
Establish representative patches of likely original vegetation communities.	Implement Planting Plan.	1yr	OP	Representative patches of three likely original vegetation communities established by 2024	Independent Audit
Restore bushland	Implementation Phase Priority Protection Measures Contain Swamp Oak	2yrs	OP	Vegetation surveys	Independent Audit
Increase diversity	existing indigenous vegetation patches	Ongoing	OP	Vegetation sites, structurally complex vegetation, free of weeds by 2023	Independent Audit
Strengthen	Replace failed trees in existing densely-planted stands with understorey	1yr	OP	Vegetation sites structurally complex vegetation	Independent Audit
Strengthen habitat linkages Link drainage lines with terrestrial plantings and wetlands	Scope and plan continuous vegetated areas	3yrs	OP	Continuous vegetated areas in Sydney Park	Independent Audit
	Recruit bush regeneration volunteers	3yrs	OP	Sydney Park Volunteer Bush Regeneration Program commenced	Independent Audit Volunteer hours
Support dark corridors through Sydney Park for microbats	Prepare a feasibility report for a microbat commuting route.	3yrs	OP	Feasibility outcomes	Report outcomes
Improve coverage and diversity of macrophytes, sedges and long grasses around the wetlands and in bio retention swales	Undertake fauna surveys.	3yrs	OP	Wetlands and swales characterised by dense vegetation of macrophytes, sedges and long grasses	Independent Audit
Strengthen wetland fauna habitat	Prepare a feasibility report which investigates new frog ponds	3yrs	OP	New frog pond installed	Photos before and after

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Maintain wetlands	Prepare a Wetland Maintenance Manual	2yrs	OP	Manual adopted	Independent Audit
Implement community education programs	Conduct educational workshops on-site and other interpretive strategies regarding dogs, bird feeding and wetland bird species	3yrs	OP	Number of workshops implemented	Survey feedback
	Develop a business plan for suitable biodiversity tour program.	2yrs	OP	Biodiversity tour program developed and incorporated into City Farm/Green Villages program	Sydney Park biodiversity tours calendar prepared

City Farm Concept

Objectives	Actions	Priority	Funds	Performance Targets	Means of Assessment
Integrate City Farm functions into Sydney Park	Prepare a business plan for a City Farm	1yr	OP	City farm activities supported by business case	Business Plan adopted
Produce locally grown fruit and vegetables	Create a centre for sustainable food production	1yr	OP	4.5 tonnes of produce p/a	Independent Audit
	Develop area to grow produce				
Establish a Farmers Market	Scope suitable locations Develop supporting infrastructure	1-2yrs	OP	Plan to Council	Annual Survey
Establish and operate a dedicated urban orchard	Scope suitable locations	1-2yrs	OP	Plan to Council	Plan endorsed by Council
Provide opportunities for the community to engage and participate in the City Farm	Develop and manage City Farm volunteer activities	1-3yrs	OP	Number of events	Annual Survey
Investigate and develop sustainable business programs	Proactively work with businesses to strengthen sustainable practices	2yrs	OP	Collaborate with sustainably focused business	Annual Survey

Access and Connectivity

Objectives	Actions	Priority	Funds	Performance targets	Means of Assessment
Improve accessibility and amenity	New facilities Wetlands area and surrounds Central Path to Wetland 4 Circuit Path / Lighting New Eco Boardwalk (Wetland 4)	1-2 yrs	Capex	Project completion	Handover documentation to Park Operations and Maintenance
	Install way finding signage	1-2yrs	Capex	Signs installed	Works program
Investigate opportunities to increase the park area	Identify opportunities to expand the Park, such as at the Euston Road entrance	On going	Capex	Increase in park area	Land survey

Recreation

Objectives	Actions	Priority	Funds	Performance targets	Means of Assessment
Provide a diversity of recreation facilities and settings that cater for a range of needs of the community.	Scope suitable locations for recreation facilities, settings and plan	5yrs	tbc	Ensure all leasing and licensing is in accordance with the Local Government Act 1993.	Audits to ascertain compliance with Act
	Alan Davidson Oval – drainage etc.				

Park Management

Objectives	Actions	Priority	Funds	Performance targets	Means of Assessment
Explore opportunities to integrate built form at park edges	Monitor private land holdings, and integrate where appropriate	Ongoing	tbc	Complete audit with recommendations	Council endorsement

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Investigate opportunities for adaptive re-use of built facilities and depot areas adjacent to the park	Conduct an audit of the built facilities and depot areas adjacent to the park.			Complete audit with recommendations	Council endorsement
	Prepare a report to determine the feasibility of future adaptive reuse	1 yrs	Op	Report identifies opportunities	Internal stakeholder agreement
Improve administrative functions	Consolidate lots and close Harber Street	2 yrs	tbc	Survey prepared for lodgement	Plan registered

SECTION 6.0 IMPLEMENTATION AND REVIEW

6.1 Permitted future uses and developments

It is not possible to forecast every activity, development or structure that may occur in Sydney Park in the future. New activities, developments and structures may be proposed in response to an application for use of the Park, or because funding or another opportunity becomes available, or to address a need or management issue that may not be evident when preparing this Plan of Management. Guidelines for assessing the appropriateness of new activities, developments and structures in the Park are outlined below.

6.2 Legislative requirements

Under the Local Government Act 1993, uses and developments within land categorised as community land must be consistent with the guidelines for categorisation and the core objectives of the relevant category. Leases and licences over community land must follow the requirements of the *Local Government Act 1993* for leases, licences and other estates.

6.3 Zoning

The Sydney Local Environmental Plan 2012 sets out in general terms what types of developments are permissible within the RE1 Public Recreational zone, and provisions for conservation of heritage items. All proposed uses, development and building works in this Plan of Management are permissible under the Local Environmental Plan 2012, and may be assessed as required through a development and building application process consistent with the Environment Planning and Assessment Act 1979.

This Plan of Management is an important supporting document for the required development and building applications for any proposed works. Any development applications, proposed works and major management issues will be publicly advertised to residents for information and to invite comment.

6.4 Permitted activities

Activities that are permitted within Sydney Park should be consistent with:

- the objectives of this Plan of Management (Section 1)
- the objectives for management of the Park (Sections 3 and 4)
- relevant legislation (Section 3.1), particularly the Local Government Act 1993.
- the categorisation of community land
- the zoning under Sydney Local Environmental Plan 2012 (Section 3)
- community values of the Park (Section 4)
- community objectives for the Park (Section 4)
- the future roles of the Park (Section 4)
- Additional guidelines for assessing future uses and developments (Section 6).

6.5 Scale and intensity of future uses and development

Sydney Park is generally intended to be used for informal and passive recreation, informal games, education and lifelong learning, social and cultural events. Purposes for which any further development of Sydney Park will be permitted (under lease, licence or otherwise) are outlined in this Plan of Management, consistent with the categorisation of community land, any approved development application, and any provision of an applicable Development Control Plan. Any use or development that would encroach on the park's open space and which is not consistent with the park's roles should be discouraged.

The scale and intensity of any future uses or developments is dependent upon:

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- the nature of the approved future uses.
- master planning of specific areas
- community consultation
- the carrying capacity of the Park and its facilities.
- approved development applications.

The current and future purposes, and their scale and intensity, for each management precinct are listed in Table 6.1 below.

Table 6.1: Future use and development of the Park

Management Precinct (Management Category)	Current Purpose General examples	Future Purpose General examples	Scale & Intensity
Brick Kilns Precinct (Area of Cultural Significance)	Heritage Conservation	Adaptive reuse as per Conservation Management Plan 2007 <ul style="list-style-type: none"> - Community accessible art exhibitions, - Museum exhibition on history of Sydney Park, - Public amenities, such as toilets and drinking fountains, - Outdoor galleries, - Meeting places, - Sculpture garden, public art installations, - Community markets, - Outdoor café - All City Farm activities including markets - Interpretive early agricultural uses 	Informed by specific master plan and Conservation Management Plan 2007 guidelines as follow: The existing significant fabric and features should be retained in-situ and conserved. No activity should take place which could destroy a potential archaeological resource. Any new development in the vicinity of the site should respect or enhance significant fabric and elements, including sight and view lines. The brickworks may be adapted and modified to new uses. Any new building, services, landscaping or activities in the vicinity of Sydney Park Brick Kiln and Chimney Precinct, should have regard to the setting, design, scale and character of the subject buildings and items, streetscape, Sydney Park, and urban surrounds
The Green Northern Hill Eastern Hill Western Hill Southern Plateau (Park)	Passive recreation Systems and infrastructure	Passive recreation Systems and infrastructure	Development for the purposes of improving access, amenity and the visual character of the Park;
Wetlands (Park)	Passive recreation Systems and infrastructure	Passive recreation Systems and infrastructure	Development for the purposes of improving sustainability, biodiversity, amenity and the visual character of the Park;

**Wetlands :
Stormwater Harvesting,
Treatment and Reuse System
(Park)**

Retention structures comprising of a series of lakes / artificial wetlands.
Treatment works comprising of gross pollutant trap, bio-retention system, filtration and UV cleansing processes.
Irrigation schemes, including Alan Davidson Oval, the Village Green and the truck washing facility and nursery at the City of Sydney Council Depot.

Future provision of non-potable water supply for industry immediately surrounding Sydney Park, regional industry and future urban re-development projects in close proximity to the park

Landscape Master Plan

**Pavilion and Fitness Area
(Park, General Community Use)**

Outdoor fitness centre
Recreation and community purposes, Change room/locker areas, shower/toilet facilities kiosk/café uses
Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas)

Active and Passive recreation
Community meetings, workshops and gatherings
Corporate and private hire
Kiosk

Development for the purposes of improving access, amenity and the visual character of the Park;

**Alan Davidson Oval
(Sportsground)**

Active sports field
Organised sport (AFL & Cricket) – recreation and community use.
Active and passive recreational and sporting
Activities consistent with the nature of the particular land and any relevant facilities
Oval – cricket, football, rugby, track and field athletics, Australian rules, baseball, and softball.
Shade structures, storage ancillary to recreational uses, community events or gatherings, and public meetings

Organised sporting events,
Permanent change room facilities,
Shelters, seating and drinking fountains associated with path around perimeter of playing field,
Seating embankment for spectators along western edge of playing field.
Commercial uses associated with sports facilities (e.g. kiosks, cafes, sale or hire of recreational equipment, sports tuition, nutritionist, physiotherapist

Individual Master Plan

<p>City Depot and Nursery Barwon Park Rd (General Community Use)</p>	<p>City Depot Operations Plant nursery</p>	<p>Plant nursery City Farm Uses Orchard Operations</p>	<p>Individual Master Plan</p>
<p>Euston Road Depot (General Community Use)</p>	<p>Former City sandstone cutting and storage operations City storage Not for Profit storage</p>	<p>Impacted by Roads and Maritime Services (RMS) acquisition of land Demolish improvements New accessible entrance to wetlands New Leachate Plant</p>	<p>Individual Master Plan</p>
<p>Sydney Park Cycling Facility / car park area and surround (General Community Use)</p>	<p>Cycling education Children's cycling circuit Community Hire Casual or informal recreational use cycling facility, workshop, education leisure or training classes; designated group use (e.g. scout and girl guide use) ,</p>	<p>Cycling education Children's cycling circuit Child care Community Hire Community talks, tours and meetings (including for social, recreational, functions educational or cultural purposes) Farmer's market (rotational) Education and training Small concerts including all musical genres, performances (including film and stage); exhibitions, fairs, tradeshows and auctions (e.g. antiques, coins, art and other goods) workshops, _ entertainment facilities parades (e.g. fashion parades) City farm education and training programs</p>	<p>Development for the purposes of social, community, cultural, recreational activities, including :</p> <p>Landscaping and finishes, improving access, amenity and the visual character of the general community area;</p> <p>Provision of buildings or other amenity areas to facilitate use and enjoyment by the community;</p> <p>Development (particularly within buildings) for the purposes of addressing the needs of a particular group (e.g. library facilities; stage facilities, recording areas).</p> <p>Development for the purposes of improving access, amenity and the visual character of the Park;</p>

<p>All other open space areas in the park (Park)</p>	<p>Outdoor recreation and community use, including:</p> <ul style="list-style-type: none"> (a) Children's playgrounds, (b) Areas used for casual community sporting activities (including fitness equipment), (c) Passive recreational space , and (d) Ancillary buildings. 	<p>Community festivals, concerts and events, Markets Children's playgrounds / skateboarding facilities, Public amenities, such as seating, shelters, toilets and drinking fountains, Public memorials Amenities to facilitate the safety, use and enjoyment of the Park e.g. children's play equipment, lighting, seating, toilet facilities, courts or marked areas (e.g. access paths and activity trails); Hard and soft landscaped areas; BBQ facilities and sheltered seating areas; Ancillary service, transport or loading areas; Commercial development which is sympathetic to and supports use in the area e.g. cafes, kiosks, recreation hire equipment areas</p>	<p>Development for the purposes of improving access, amenity and the visual character of the Park;</p>
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6.6 Leases and licences

A lease will be typically required where exclusive use or control of all or part of Sydney Park is desirable for effective management. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities in the Park justify such security of tenure.

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.

Leases and licences can be established by the Council for public or private purposes, providing they are consistent with the major objectives of this Plan of Management, and that the residential and environmental amenity of surrounding areas is maintained. Licences and leases for the use of the subject land for activities need to be permissible under the Local Government Act 1993, the Sydney Local Environmental Plan, this Plan of Management, and pursuant to Development Consent if required.

Existing leases and licences

This Plan of Management authorises the current leases and licences until the end of their current terms, before the exercising of any options.

Future use agreements

The Local Government Act 1993 requires that any lease or licence of community land be authorised by a Plan of Management.

Leases and licences formalise the use of community land by groups and organisations. Activities must be compatible with the zoning of the land and provide benefits, services, or facilities for users of the land.

Pursuant to the provisions of Section 46 of the *Local Government Act*, Council may lease or licence community land in a Plan of Management for purposes consistent with the categorisation and zoning of the land.

Permissible activities generally include those permissible in the Sydney Local Environmental Plan 2012, consistent with the core objectives of the applicable community land category, and those that do not interfere with the use and enjoyment of the parkland by other park users.

This Plan of Management allows Council to grant “an estate” over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the Local Government Act.

Small-scale commercial uses that support the use of the park for passive recreation, sport, and cultural and social activities, such as bicycle hire and mobile food / beverage vans, are authorised by this Plan.

Clause 116 of the Local Government (General) Regulation 2005 lists events for which Council may grant a licence on a short-term casual basis. All short-term casual hire of the park would be according to Part 4 Division 3 of the Regulation.

Authorisation of specific future leases, licences, casual hire, service agreements and deeds of agreement are set out in the table below.

ATTACHMENT E

Depending on the nature of the proposed lease or licence, Council would develop specific objectives and requirements tailored to the proposal.

Fees for short term, casual bookings will be in accordance with the fees and charges as published annually in the name of document.

In assessing the suitability of Sydney Park as a venue for particular performances and events, Council will apply the following criteria that the event should:

- not result in physical damage to the Park.
- be available to all sectors of the community.
- not result in a significant impact on adjoining residents or other users of the Park.
- Organisers of the event should be responsible for cleaning up the site and repairing any damage that may occur.

Community land may be used for emergency purposes, including training, when the need arises.

Table 6.1: Authorised leases, licenses and other estates

Type of Arrangement Authorised	Land and Facilities covered	Purposes for which long term leasing / licensing will be granted
Lease	Community land and buildings	<p>Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this POM and the capacity of the area to support the activity.</p> <p>Sympathetic, compatible uses may include:</p> <ul style="list-style-type: none"> child care or vacation care; health or medical practitioners associated with the relevant facility (e.g. nutrition, physiotherapy) educational purposes, including libraries, education classes, workshops; cultural purposes, including concerts, dramatic productions, and galleries; recreational purposes, including fitness classes; dance classes, and games; sporting uses developed/operated by a private operator. kiosk, café and refreshment purposes; commercial retail uses associated with the facility (e.g. sale or hire of sports goods)
	Park / Sportsground	<p>Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the area to support the activity.</p> <p>Sympathetic, compatible uses including:</p> <ul style="list-style-type: none"> café/kiosk areas, including seating and tables. management of court facilities hire or sale of recreational equipment.
Licence	Community land and buildings	<p>Sympathetic, compatible uses including:</p> <ul style="list-style-type: none"> social purposes (including child care, vacation care), educational purposes, including libraries, education classes, workshops recreational purposes, including fitness classes; dance classes; café/kiosk areas
	Park / Sportsground	<p>Sympathetic, compatible uses including:</p> <ul style="list-style-type: none"> Outdoor café/kiosk seating and tables. Management of court or similar facilities Hire or sale of recreational equipment. <p>Any licence proposal will be assessed and considered, having regard to the community benefit, compatibility with this PoM and the capacity of the area to support the activity.</p>
Other Estates	Community land and buildings	<p>This PoM allows Council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the <i>Local Government Act 1993</i>.</p> <p>Estates may also be granted across community land for the provision of 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 that is situated on community land.</p>

6.7 Maintenance

Maintenance works are carried out in accordance with the City of Sydney Parks Maintenance Technical Specifications and the City of Sydney Property Maintenance Community Buildings Specifications.

Sydney Park is an Iconic Park under the maintenance specification. Other City Parks that have an Iconic park classification include Hyde Park, Victoria Park, Pyrmont Point Park and Pirrama Park.

Under this classification the park will receive the highest maintenance service level standard required by the specification in the areas of:

- Turf and lawn maintenance;
- Horticultural maintenance;
- Arboricultural maintenance;
- Infrastructure Maintenance;
- Cleansing Maintenance;
- Waste Management;
- Graffiti repair;
- Vandalism repair

6.8 Funding

Funding for the development, management and maintenance of Sydney Park is currently provided through the City's annual budget allocation.

Funding for implementation of the PoM falls into two categories:

- Capital works involving construction and development of new facilities.
- Maintenance and management of the Park.

The implementation of this Plan of Management is achieved through its linkage with Council's Management Plan, Operational Budget, and Capital Works Program. Funding is integral to implementing the Plan.

Funding arrangements for the Park need to address recurrent costs of management and maintenance, together with capital costs for new facilities or upgrading works. Council currently funds management and maintenance costs through its annual budget allocation, and uses capital funds and section 94 funding for capital and non-recurrent works.

Funding for construction of new facilities is generally through the annual budgeting process, but special projects may be partly funded through State government grant allocations, which may involve matching funding from Council.

Actions listed in the Action Plans have been prioritised, which will assist in preparing forward open space work programs and annual budgets. This Plan will therefore provide direction for future works in the Park. The Action Plan tables should be reviewed and revised yearly in accordance with Council's budgets, Capital Works Program and changing priorities.

Sources of funding include but are not limited to:

Section 94

Contributions are utilised for new landscaping and/or facilities complimentary to the core management objectives

Partnerships

There is an opportunity to develop further partnerships with residents and interested people in relation to Park improvements and ongoing management, such as bush regeneration.

Park Revenue

Income from the Park is generated by lease and licence fees, and from applicants for approved functions and events.

Grants

Several Commonwealth and State government grants are available to assist with capital works in the Park.

6.9 Review of this Plan of Management

Implementation of the Sydney Park PoM will be an ongoing process supported by an appropriate management structure and adequate funding to achieve the objectives of the Plan. The PoM itself will require regular review to ensure it accurately reflects the needs and expectations of the community while ensuring the availability of resources required for implementing the Plan. The PoM should be thoroughly reviewed and updated at least every five years. This review would be in addition to annual progress review in implementing specific components of the Plan.

ATTACHMENT E

APPENDICES

- Appendix 1 Individual Lots Description, Area, Location and Land Title Information, Lots
- Appendix 2 Master Plan 2006
- Appendix 3 Conservation Management Plan 2007 Executive Summary

Appendix 1: Plan of Individual Lots, Easements and Non City Owned Property



- (A) EASEMENT FOR ELECTRICITY TRANSMISSION LINE (B100251)
- (B) EASEMENT FOR WATER SUPPLY PURPOSES 6 WIDE & VARIABLE WIDTH (A2000002) (DP 1154352)
- (C) EASEMENT FOR WATER SUPPLY PURPOSES 6 WIDE (A6000002) (DP 1154352)
- (D) COVENANT (G4 13294)
- (E) EASEMENT FOR TRANSMISSION LINE (A9452000) (DP 1002146)
- (F) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES (DP 1002193)
- (G) EASEMENT FOR DRAINAGE OF DUST & OTHER NON-DUSTY MATTER (B2413 N6004)
- (H) EASEMENT FOR WATER SUPPLY 6 WIDE & VARIABLE WIDTH (A6044042) (DP 1154352)
- (I) EASEMENT FOR WATER SUPPLY 6 WIDE (A6041042) (DP 1154352)
- (J) RIGHT OF WAY (B60609)
- (K) EASEMENT FOR BLAST, DUST, GRIT ETC (B2413 N6004)
- (L) EASEMENT FOR BLAST, DUST, GRIT ETC (B2413 N6004)
- (M) EASEMENT FOR PASSAGE OF BLAST, DUST, GRIT ETC (B2374 N6100)
- (N) EASEMENT FOR ELECTRICITY TRANSMISSION LINE (B100251) (DP 1002193)
- (O) PROPOSED EASEMENT FOR TRANSMISSION (DP 1154352)
- (P) EASEMENT FOR WATER SUPPLY 6 WIDE & VARIABLE WIDTH (A6041042) (DP 1154352)

NOTE 1
 DIMENSIONS IN BOUNDARY CLOSE UP TO 2.2 METRES
 RECOMMEND PLAN OR REDEFINITION SURVEY

ATTACHMENT E

DP/Lot Information	Size (m2)	Classification	LEP Zoning
2/627734	161 334	Community Land	Zone RE1 Public Recreation
1/206863	8 086	Community Land	Zone RE1 Public Recreation
1/610642	13 986	Community Land	Zone RE1 Public Recreation
C/362399	634	Community Land	Zone RE1 Public Recreation
1/719002	705	Community Land	Zone RE1 Public Recreation
101/543143	8 417	Community Land	Zone RE1 Public Recreation
1/DP938128	16 333	Community Land	Zone RE1 Public Recreation
8/357837	7 438	Community Land	Zone RE1 Public Recreation
C/375502	4 623	Community Land	Zone RE1 Public Recreation
B/375502	696	Community Land	Zone RE1 Public Recreation
X/418181	563	Community Land	Zone RE1 Public Recreation
D/357837	5 121	Community Land	Zone RE1 Public Recreation
Y/418181	956	Community Land	Zone RE1 Public Recreation
C/418181	1 414	Community Land	Zone RE1 Public Recreation
6/810522	13 060	Community Land	Zone RE1 Public Recreation
1/864698	7 168	Community Land	Zone RE1 Public Recreation
2/864698	10 068	Community Land	Zone RE1 Public Recreation
A/32051	1 207	Community Land	Zone RE1 Public Recreation
4/864698	1 399	Community Land	Zone RE1 Public Recreation
3/864698	50 044	Community Land	Zone RE1 Public Recreation
2/508158	21 123	Community Land	Zone RE1 Public Recreation
51/605290	8 712	Community Land	Zone RE1 Public Recreation
15/810522	4 602	Community Land	Zone RE1 Public Recreation
80/1033767	6 523	Community Land	Zone RE1 Public Recreation
52/605290	14 078	Community Land	Zone RE1 Public Recreation

Appendix 2: Master Plan 2006 Summary



MASTER PLAN OVERVIEW - 2006

- 1 - **THE PRINCES HIGHWAY ENTRY**
The existing entry to the park, between the Village Green and Highway entry precinct.
- 2 - **KILN PRECINCT**
The Kiln is re-configured into a flexible, forecourt with seating under trees for a range of community events and possible future adaptive reuse of the structures. The Kiln is re-configured into a flexible forecourt, defining a gathering space with potential for small-scale skate facilities.
- 3 - **ENTRY AND THROUGH SITE LINK**
Path upgraded to cater for the major park entry point from King Street and St Peters Station.
- 4 - **PATH NODES**
The path network is improved through the provision of specimen shade trees, seating and wayfinding signage at major path intersections.
- 5 - **THE CIRCUIT**
The path network is established in the park, linking all major precincts and providing for shared use by pedestrians, joggers and cyclists.
- 6 - **ALL ABILITIES PLAY PRECINCT**
A new regional play precinct, offering a range of socially inclusive play activities for children aged 0-12 years. The precinct will be formed to 33 standards of play equipment to ensure accessibility will be supported by nearby carparking, toilet facilities, public transport and picnic areas.
- 7 - **VILLAGE GREEN**
Building on existing plantings, the slopes surrounding the Village Green are supplemented with more high quality, lined with a new avenue of specimen trees, seating and lighting.
- 8 - **KIOSK / CAFE PRECINCT**
In the heart of the park, a new cafe/kiosk is located with new indoor and outdoor seating overlooking the Village Green. The precinct will benefit from increased hydraulic flows, and landscape improvements.
- 9 - **CARBS FACILITY**
The existing facility is enhanced through the provision of a publicly accessible toilet facility, barbecue and seating. New tree planting throughout the facility provides shade and amenity to users, and integrates the area with the larger park land setting.
- 10 - **SYDNEY PARK ROAD ENTRY PRECINCT**
Major tree planting to the park, heritage with new specimen trees and planting providing improved soil volume and conditions.
- 11 - **WOODLANDS**
Existing woodlands are to be ameliorated with soil improvement measures and supplemented with new plantings in adjacent areas to create accessible areas of grass under supplied canopy.
- 12 - **COMMUNITY BUILDINGS**
A new community building is to be located on a fenced parcel of land in the park. The building is to be planted within open tree planting of Eucalyptus thera.
- 13 - **SIGHTLINES AND CONNECTIONS**
The existing sightlines (traces) are to be improved through the provision of trees, together with canopy, lighting, creates improved sightlines and safety between the Euston Road Car Park and Sports Oval.
- 14 - **NORTHEASTERN PARK AREA**
Potential water-harvesting and stormwater treatment, together with a new play area, are to be established in the perimeter of the park, providing a striking landscape address to the park.
- 15 - **COUNCIL STORAGE DEPOT**
Existing depot provides potential back of house/ storage area to the multi-use activity space.
- 16 - **MULTIPLE USE ACTIVITY SPACE**
This discrete area of the park, with a combination of terraced grass slopes and level areas of grass with programmed user: theatre, moonlight drama and supervised play.
- 17 - **LIGHTING**
New post-top lighting provides after dark access corridors through the park, linking the station to the main precincts, and a north-south route through the park.
- 18 - **PARK PLAY OPPORTUNITIES**
New play opportunities are located within the park, landscape along the circuit.
- 19 - **WETLAND PRECINCTS**
New marginal planting to the wetlands' perimeters and additional roosting posts improve the habitat role of the lakes. Drifts of broad-leaved paperbark trees in drifts create picnic spots around the lake lawns.
- 20 - **FOREST GULLY**
The path network with rain trees is to be developed into gully woodland with the addition of gully flora species to create a distinctive more lush-complex environment. Additional timber walk links to existing footbridge through gully.
- 21 - **VEGETATIVE SCREEN**
The path network is to be enhanced to provide a buffer to the main precincts and planted with longer-living, hardy species to increase screening and shelter facilities are provided for within the park. New shade tree planting with north-east views over the lake.
- 23 - **HANGING SWAMP**
Subject to hydraulic capacity design, the drainage line from the Council Nursery is developed as an ecological wetland supporting sedges and grasses with a gravel wall.
- 24 - **WETLAND & PICNIC AREA**
New wetland and picnic area are located around the re-configured Wetland 5.
- 25 - **BARWON ROAD CAR PARK**
The re-configured car park is set behind new mounding and boundary planting, and provides safe access to the park. The car park is to be set down and landscaped. Should visitation demand, car parking could be discretely extended south, making more use of the park's accessibility.

ATTACHMENT E

Appendix 3: Conservation Management Plan 2007 Executive Summary

ATTACHMENT E

Sydney Park Brick Kilns Precinct Cnr Princes Highway & Sydney Park Road, Alexandria

Conservation Management Plan



prepared for
City of Sydney Council

August 2007
REF: 0640: CMP
Issue 03

Tropman & Tropman Architects

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Report Register

The following table is a report register tracking the issues of the Sydney Park Brick Kilns Precinct Conservation Management Plan prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

Project Ref No.	Issue No.	Description	Issued To	Issue Date
0640	01	Preliminary Draft (Hard copy posted)	Elizabeth Sandoval – City of Sydney Council	21.Dec.2006
0640	02	Final Draft (PDF version emailed)	Elizabeth Sandoval – City of Sydney Council	26.Mar.2007
0640	03	Final	Elizabeth Sandoval – City of Sydney Council	21.Aug.2007

EXECUTIVE SUMMARY

Conservation Management Plan for Sydney Park Brick Kilns, Corner of Princes Highway and Sydney Park Road, Alexandria

This Conservation Management Plan has been prepared on the Sydney Park Brick Kilns Precinct for City of Sydney Council. The overall aim of this Conservation Management Plan is to investigate and analyse the documentary and physical evidence available to formulate a statement of cultural significance, and to provide management guidelines to enable this significance to be retained in future use and development.

The main points of this study can be understood by reading the following sections of the report.

Section 2.0 – Assessment of Aboriginal Heritage Values

Aboriginal

As a result of the historic modification of the present study area associated with various industrial processes, it is predicted that there is a low potential for the discovery Aboriginal relics that maintain their contextual integrity.

This does not preclude the existence of relics within the study area but it is further predicted that any that are extant are likely to be highly disturbed and unlikely to retain a contextual integrity.

Interpretation of the Aboriginal values of the study area should be incorporated into the broader interpretation of the site. The interpretation of Aboriginal values should include the involvement of the Local Aboriginal Land Council.

Historical

There is low to moderate archaeological potential for the remains of previously unknown structures associated with the various phases of brick production on site. Previous studies note that attempts at the interpretation of the social, technological and scientific significance of the existing structures, their past usage and place in the landscape are poor. The present proposed development may be a chance to rectify this with a more considered approach, perhaps involving members of the local community.

Section 3.0 – Documentary Evidence – European History

Documentary Evidence for the site was researched and prepared by historian, Rosemary Broomham. Please refer to Section 3.0 for a detailed history of the site.

Section 4.0 – Physical Evidence

The Sydney Park Brick Kilns Precinct, is located on the corner of the Princes Highway and Sydney Park Road in the suburb of Alexandria. The subject site contains two (2) Patent kilns (Hardy Patent Kiln and Hoffman Patent Kiln), three (3) downdraught kilns, four (4) chimneys and some building remnants. Security grilles/doors are installed to the openings of the kilns to prevent public access to the buildings. The flues are located beneath the kilns with side arms radiating to flues within the central steam chamber.

Section 5.0 – Analysis of Documentary and Physical Evidence

The documentary evidence confirms the use of the entire area of what is now Sydney Park was originally set aside for brickworks; that there were a number of brickworks on the site and nearby; as well as the locations and extent of the brickpits. However, the Bedford-Austral Brickworks (the subject site) provides the only surviving physical evidence of the former brickmaking use on the site.

The major change to the overall area is the creation of Sydney Park. It is unclear, from the new topography of the park and of the remaining buildings that this entire area was once used for brickmaking and that a number of brick makers were located on what is now parkland. The only physical evidence remaining of this use is the subject site, the former Bedford-Austral Brickworks. No physical evidence of the location of the pits remains.

Much of the original built fabric of the subject site has been retained, allowing a clear confirmation of the documentary evidence of the site. The main change occurring on the subject site has been the demolition of a number of buildings, including: the administrative block on the north-west corner of the site (corner of Sydney Park Road and the Princes Highway); Down Draught Kilns 4 and 5 and the Processing Plant; the removal of the first floor and roof to the Hoffman Patent Kiln; and the removal of the roofs to the Down Draught Kilns.

The former physical character of the subject site has been significantly changed as a result of removing the kiln roof structures and former perimeter fences. Previously the site was dominated by a ground hugging industrial roof-scape together with the current remaining chimneys. The pitched roofs and awnings that either covered the spaces between the downdraft kilns or wrapped around the patent kilns, provided protection for the brick fabric and brick manufacturing processes from rain damage.

The recollections of ex employees of Austral Bricks should be recorded in an oral history to further understand the site and its operations as well as the buildings.

Section 6.0 – Assessment of Cultural Significance

The former Bedford-Austral brickworks and surviving contextual setting have high historical, social, aesthetic and technical significance to the State of New South Wales.

The former Bedford-Austral brickworks has exceptional significance to the State of New South Wales as one of the earliest brickworks in St Peters/Alexandria that defined the industrial use of the area and greatly contributed to the building industry of Sydney and beyond. The former brickworks, with its extant chimneys, kilns and machinery, continues to be a landmark and a focus in the St Peters/Alexandria skyline and as part of the cultural landscape of Sydney Park.

The former Bedford-Austral brickworks is a highly significant rare example of an early brickworks site that is still reasonably intact and retains good integrity. Its industrial architectural quality, its setting and its connection with the St Peters community and important brickmaking companies of Australia make it a site of great importance.

Please refer to section 6.0 for more detail on the significance of the site and elements.

Section 7.0 – Constraints and Opportunities

A brief summary of the constraints of the site are detailed below. Please refer to Section 7.0 for more detail.

Physical constraints and requirements arising from the statement of significance

- The existing significant fabric and features should be retained in-situ and conserved.
- No activity should take place which could destroy a potential archaeological resource.
- Any new development in the vicinity of the site should respect or enhance significant fabric and elements, including sight and view lines.
- The brickworks may be adapted and modified to new uses.
- Any new building, services, landscaping or activities in the vicinity of Sydney Park Brick Kiln and Chimney Precinct, should have regard to the setting, design, scale and character of the subject buildings and items, streetscape, Sydney Park, and urban surrounds.

Constraints and requirements arising from the physical condition

The structures are in poor to fair condition and in need of repair. Refer to Section 7.4 and Appendix D for more detailed information.

Statutory Heritage Constraints

Approval from the following authorities is required before major changes are made to the items included in their heritage registers.

City of Sydney

The subject site is listed as an item with the City of Sydney. (Heritage Item No.1078, Inventory No:6.11). The item is still covered by the South Sydney Local Environment Plan 1998 (amended 22 December 2006). Refer to clauses 22 to 27 of the LEP for further constraints.

NSW Heritage Council

The subject site is listed on the State Heritage Inventory as the "Austro Brick Co Brickworks Co". The site does not appear to be listed on the State Heritage Register.

Constraints arising from current use and client requirements

The subject site is included in the May 2006 Detailed Master Plan for Sydney Park. This document provides a clear strategy for its development and contains the premise and context for the study; an overall vision for the park; and detailed design strategies.

Areas adjacent to the brick kiln precinct, in particular the Village Green, have recently been used for large scale events such as Earthdance Festival, Soundwave 2007 and as the starting location for the Sydney to Wollongong Bicycle Ride.

The subject buildings are currently unused except for some storage.

City of Sydney Council, the present owner, requires the development of a Conservation Management Plan which provides for the long term conservation work and maintenance of the brick kilns and associated infrastructure.

City of Sydney Council wish to adapt the existing site to accommodate new uses consistent with the Sydney Park Plan of Management and LEP Zone objectives.

Future use

The values, qualities, significance, fabric and the context of the brickworks complex should be retained irrespective of the use for the complex. Refer to Section 7.8 and 7.9 for opportunities for future use and development guidelines.

Section 8.0 – Conservation Policy

Section 8.0 contains detailed conservation policies on the site and the subject buildings. A brief list of policies is contained below. Refer to Section 8.0 for full list.

- *The character of the subject site, which is that of a former brickworks complex, should be conserved.*
- *Significant fabric should be conserved.*
- *The curtilage to the brickworks complex should be respected and conserved.*
- *The subject site should ideally be able to be used by the community/public.*
- *Any future development and/or use of the subject site should support and fund the conservation and on-going maintenance of the significant structures and elements.*

- *All sub-surface areas below and adjacent to the site should be considered to have archaeological potential. Generally, any new works should be carefully designed to avoid disturbance of any archaeological items located on the site and adjacent areas.*
- *An Interpretation Plan and Interpretation Strategy should be prepared for the former brickworks complex and be implemented.*
- *An oral history – from ex employees etc – should be obtained to further aid in the understanding of the site and to provide further interpretive material.*
- *The landscaping to Sydney Park and the former brickworks complex should be co-ordinated. (Refer to Sydney Park Detailed Master Plan 2006).*
- *Any buildings added to the subject site should be sympathetic to the subject buildings and elements and should not intrude on their significance and interpretation.*
- *Reinstate roof structures, including awnings, to Hoffman Patent Kiln, Down Draft Kilns to prevent further deterioration of brickwork and minimise on going maintenance. Current waterproof membrane to these structures has failed and renewing this membrane is not considered appropriate for long term protection.*
- *Future uses should be compatible with the retention of the character and heritage values of the site.*

Section 9.0 – Implementation Strategy

The implementation strategy is not prescriptive, rather it is intended as a set of recommendations for the implementation of the conservation policy. Any other proposals for the site should comply with the conservation policies contained in Section 8.0 of this report.

Immediate Works

- *General conservation works should be undertaken immediately to prevent further deterioration of the significant fabric of the subject buildings.*
- *General maintenance should be undertaken on a regular basis, beginning immediately, including regular inspection and repair of buildings and structures.*
- *Check over all buildings and structures and repair where necessary.*
- *Remove trees causing damage to Down Draft Kilns 1 & 2.*
- *Install waterproof membrane / drainage system to rear of Down Draft Kilns 1 & 2. Alternatively permanently remove soil and expose brickwork.*

Future Works

- *All works should be done in accordance with the conservation policies contained in Section 8.0 of this report.*

Landscaping

- *The Landscape Plan should also take into consideration the conservation policies contained in Section 8.0 of this report.*
- *Landscaping for the subject site and Sydney Park should be co-ordinated.*

Options for future use

- *The feasibility of the options listed in Section 7.7 of this report should be investigated with close reference to the constraints and requirements of this Conservation Management Plan and the conservation policies contained in Section 8.0 of this report.*
- *The future use of the subject site and buildings should continue to allow for its interpretation as an important component of the brickworks industry.*

Section 10.0 – Asset Management Guidelines

Management

- *Treat the site as being of high cultural significance, and consequently guide any activities at the site by the provisions of the Australia ICOMOS Burra Charter.*
- *Manage the subject site in a way that allows the maximum amount of this Conservation Management Policy to be implemented.*
- *A clear structure setting out the responsibility for the day-to-day maintenance and care of the fabric of the site should be developed and made available to all persons involved in the care of the site. This should include the interior, exterior and landscape of the site.*
- *Personnel skilled in disciplines of conservation practice shall be engaged as appropriate to advise on both minor and major works and implement conservation aspects at the site.*
- *In the event that any disturbances have to take place within the site a suitable qualified conservator shall be engaged to supervise, monitor and record the material being removed.*
- *Carry out, catalogue and archive systematic photographic surveys of the site, before, during and after any major works in accordance with NSW Heritage Office.*
- *This Conservation Management Plan shall be consulted and specific proposals for the site assessed in the light of what is recommended in previous sections of these policies.*

Statutory approvals

- *The relevant consent authorities should be contacted and approval obtained prior to any works.*
- *Should any disturbance to an archaeological site be required during any development works, an excavation permit will be required.*

Maintenance

- *The Guideline Action Maintenance Plan should be instigated as soon as possible so that conservation works may begin to prevent further deterioration to the subject buildings and significant fabric.*
- *The Guideline Action Maintenance Plan should be checked over and updated as required.*
- *Any repairs required should be undertaken immediately to prevent deterioration to significant fabric.*

Exemptions

- *Repair and maintenance works are permissible.*

Plans, Documents and Guidelines

Following the Conservation Management Plan, the following plans, documents and guidelines should be prepared as required and made available to persons involved in the care and conservation of the site.

- *Fabric survey and analysis (including ongoing documentary evidence);*
- *Interpretation Plan and Interpretation Strategy;*
- *Maintenance management plan;*
- *Archaeology – research design;*
- *Archival records.*

Section 11.0 – Monitoring and Review

General – Monitoring and Review of Documentation

- *Review and revise this Conservation Management Plan at regular intervals (i.e. every 5-7 years), firstly say, five years from its adoption.*
- *Endorsement for this Conservation Management Plan should be sought from the NSW Heritage Office.*
- *Copies of this Conservation Management Plan should be held at the archive for the site, placed in a public archive such as a library and should be made publicly available.*
- *Monitor and review the Guideline Maintenance Works at regular intervals, say annually, to ensure its effectiveness and adapt where necessary.*

Monitoring and Review of Subject Site

- The subject site should be checked over on a regular basis for repair and maintenance (refer Appendix B).