

# Sydney Park

Plan of  
Management  
2014

Adopted 12 May 2014

# Contents

<b>01/</b>	<b>Executive summary</b>	<b>01</b>
<b>02/</b>	<b>Introduction</b>	<b>02</b>
<b>03/</b>	<b>About Sydney Park</b>	<b>07</b>
<b>04/</b>	<b>Planning context</b>	<b>16</b>
<b>05/</b>	<b>Values, roles and objectives</b>	<b>21</b>
<b>06/</b>	<b>Action plans</b>	<b>32</b>
<b>07/</b>	<b>Implementation and review</b>	<b>38</b>
<b>08/</b>	<b>Appendices</b>	<b>46</b>

## 01

# Executive summary

## A vision for Sydney Park

With a diverse ecosystem, historical sites and extensive parklands, Sydney Park is a sanctuary for unique urban wildlife as well as the growing numbers of residents in the city's south and Green Square.

This plan of management sets out to protect the cultural heritage and ecology of the park, and provide increased recreational, community and cultural activities for the Sydney community, now and into the future.

It ensures the 41.6-hectare park will remain a vital green asset for Sydney, with a major stormwater harvesting project and a centre to showcase models for sustainable living in the inner city.

This plan draws on feedback from extensive public consultations and offers a range of opportunities to achieve Sydney's vision for a green, global and connected city under *Sustainable Sydney 2030*.

Several new projects and focus areas are covered in this plan of management:

- City farm concepts including farmers market;
- An urban ecology strategy action plan for the woodlands, wetlands and grasslands, and a new enclosed forest area with water cascades;
- New frog ponds and habitats for other unique wildlife;
- A leachate management plan to address legacy issues;
- Improvements to the cycling centre including amenities, a learning focus area and childcare;
- Conservation of the Bedford Brickworks as an area of cultural significance and stabilisation works; and
- Sydney's largest stormwater harvesting and water re-use facility – a project co-funded by the federal government.



# 02

## Introduction



Site Boundary



RMS owned land

## 2.1 About the Sydney Park Plan of Management

This plan of management guides the future use, development and maintenance of community land in line with the *Local Government Act 1993*. It applies to the whole of Sydney Park, located on the southern periphery of the City of Sydney.

## 2.2 Background to this plan

At 41.60 hectares in size, Sydney Park is the largest park owned and managed by the City and an essential resource for the growing population centre of Green Square and the City's south. It is also one of Sydney's 'youngest' recreational areas, with the first park development works occurring in 1992.

In 2004, the City became the owner of Sydney Park when it amalgamated with the former South Sydney Council, which had endorsed an amended plan of management for the park in 2003. The 2003 plan 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 to guide the park's development. This Sydney Park Plan of Management updates the 2003 plan to reflect the current status of the park, and it will facilitate future uses and the further development of the park.

## 2.3 Objectives of this plan

This plan seeks to provide a clear and transparent management framework which aligns with the values of the Sydney Park and helps achieve the City's strategic objectives.

The plan 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; and
- Increased community and cultural activity.

## 2.4 Stages in preparing this plan

### Researching the plan

- Review Sydney Park Plan of Management 2003
- Review Sydney Park master plan background and site analysis
- Assess progress on Sydney Park Master Plan 2006

### Preparing a draft plan of management

- Prepare a values-based plan of management
- Extensive consultation with the community on specific projects including the City Farm, stormwater harvesting and re-use and urban ecology strategies
- Incorporate elements from:
  - Annual park surveys 2007–2013
  - Sydney Park master plan background and site analysis
  - Sydney Park Master Plan 2006
  - Sydney Park Plan of Management 2003
  - 2007 Open Space and Recreational Needs Study
  - 2006–2008 consultation for *Sustainable Sydney 2030*

### Council resolution and public exhibition

- Council endorse the draft plan for public exhibition
- Notify stakeholders and community groups
- Place notices in *The Sydney Morning Herald* and local newspaper
- Place draft plan of management on display on the City's website and Neighbourhood Service Centres
- Place the draft plan on 28-day public exhibition, with a further 14 days for written submissions
- Provide a community information session
- Provide an independent public hearing for management categories and recategorisation

### Adopting the plan

- Review and evaluate public submissions
- Amend draft plan and incorporate feedback from the public exhibition and hearing
- Commission a public hearing report by an independent chairperson
- Report to Council to consider adoption
- Include amendments Council may endorse
- Prepare final plan of management
- Start to implement the plan

## 2.5 Community consultation 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 draws upon extensive public consultation on Sydney Park, including for:

- Sydney Park Master Plan 2006;
- Recreational and Open Space Needs Study 2007;
- *Sustainable Sydney 2030*;
- Annual Sydney Park surveys 2007–2013; and
- The City Farm, urban ecology action plan and stormwater harvesting and reuse strategies.

Since 2011, the City has consulted extensively with the community on specific projects including the City Farm, an urban ecology action plan, and stormwater harvesting and reuse strategies. Outcomes and community values emerging from these consultations have been considered in developing this plan and will continue to inform the values, directions and strategies of projects through its development and implementation. There will be ongoing opportunities for consultation as these projects are developed and implemented.

Public feedback on the draft plan of management is fundamental to delivering the key objectives for each category of land. Through the draft plan, the City will continue to engage, collaborate and provide opportunities to include our community.



## 2.6 What the Sydney Park Plan of Management covers

**Table 2.1: Structure of this plan of management**

Section	Elements covered
02 Introduction	Background to the plan of management
03 About Sydney Park	History, facilities, uses, physical description, maintenance
04 Planning context	State government planning legislation, local planning context
05 Sydney Park's values, roles and objectives	Values of the community and users, vision, future park roles, management objectives
06 Action plan	Sydney Park Master Plan, strategies and actions to resolve issues, desired outcomes, and actions needed to implement management strategies
07 Implementation and 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 plan of management for community land must contain. See Table 2.2 below.

**Table 2.2: Key legislative requirements met though this plan of management**

Requirement of the Local Government Act	Relevant Sections in Act	Reference to this Plan
<b>A plan of management must identify:</b>		
–The category of the land	s36 (3) (a)	Section 4
–Land categories for application to community land	s36 (4)	Section 4
–The objectives and performance targets of the plan with respect to the land	s36 (3) (b)	Section 6
–The means by which the Council proposes to achieve the plans and objectives and performance targets	s36 (3) (c)	Section 6
–The manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets	s36 (3) (d)	Section 6
<b>This plan of management must include:</b>		
–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 3
–A description of the use of the land and any such buildings as at that date	s36 (3A) (a) (ii)	Section 3
<b>This plan of management must:</b>		
–Specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used	s36 (3A) (b) (i)	Sections 4, 7
–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 4, 7
–Describe the scale and intensity of any such permitted use or development	s36 (3A) (b) (iii)	Section 7
–Specify authorisation of leases, licences or other estates over community land	s45	Section 7



# 03

## About Sydney Park





-  Site Boundary
-  RMS owned land

Figure 3.1: Management Precincts

### 3.1 Sydney Park profile

<b>Owner</b>	City of Sydney
<b>Management</b>	City of Sydney
<b>Land Area (m2)</b>	41.6 hectares; approximately 416,000m <sup>2</sup> comprising 25 individual lots
<b>Zoning</b>	RE1 Public Recreation under <i>Sydney Local Environment Plan 2012</i>
<b>Land Classification:</b>	Community
<b>Heritage</b>	Item 127 Bedford Brickworks Precinct (included within the <i>Sydney Local Environmental Plan 2012</i> as an item of heritage significance)
<b>Easements</b>	<p>17 easements in favour of other parties</p> <p>Purposes include:</p> <ul style="list-style-type: none"> <li>–Transmission lines for Transgrid;</li> <li>–Water supply: Sydney Desalination Plant;</li> <li>–The passage of dust and other noxious matter; and</li> <li>–A single right of way.</li> </ul>
<b>Adjoining Land Uses</b>	<p>Directly adjoining the park are residential terraces to the southern boundary</p> <p>A large commercial complex and a concrete mixing plant form part of Park's Euston Rd frontage</p>
<b>Surrounding Development</b>	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
<b>Park Access and Circulation</b>	<p>Access to the park: bus and train to north-western boundary</p> <p>Two major parking areas: off Princes Highway/Barwon Park Road and Sydney Park Road</p> <p>Smaller parking areas to the southern boundary and north eastern boundary</p> <p>Strong connectivity to most areas of the park available by foot and bike</p>
<b>Community Land Categorisations</b>	<p>Park</p> <p>General community use</p> <p>Sportsground</p> <p>Area of cultural significance</p>
<b>Management Precincts</b>	<p>Village green</p> <p>All-abilities playground, kiosk and toilet</p> <p>Hills: northern-western-eastern</p> <p>Wetlands, including cascades</p> <p>City Depot and nursery</p> <p>Southern grasslands</p> <p>Fitness area</p> <p>Events space</p> <p>Brick kilns</p> <p>Sydney Park Cycling Centre (Former C.A.R.E.S Facility)</p> <p>Children's cycling path</p> <p>Car park, Sydney Park Road</p> <p>Alan Davidson Oval</p>

<b>Current Uses</b>	Passive formal and informal recreational spaces Café kiosk, amenities including toilets, parking areas, Children's playgrounds Outdoor fitness space Memorial and cultural sculpture Sydney Park Cycling Centre City of Sydney park maintenance operations depot Sportsground
<b>Current Leases and Licences</b>	Non-exclusive licences for the Alan Davidson Oval Not for profit organisation storage Essential service provider temporary works licences Retail kiosk lease
<b>Current Master Plan</b>	2006 Aspect/CBA Consulting
<b>Major Projects</b>	Stormwater harvesting and water reuse Lifelong learning facilities including childcare Urban ecology action plan City farm concepts Facility audit and rationalisation Leachate management strategy and implementation Stabilisation and structural maintenance of brick kilns Skateboarding facility
<b>Management Issues</b>	Soil management legacy issues arising from previous uses Leachate management Rationalisation of old facilities to create new community services



### 3.2 Sydney Park's Development

This plan shows the current status of the park's development since the 2006 master plan.



#### Cultural Heritage

Conservation Management Plan prepared, site decontaminated and Kilns activated with temporary public art program. Strategy for further stabilisation works being developed.



#### Access

North west portion of key through-site connection upgraded with new pavements and lighting.

#### Recreation

North-west precinct upgrade  
- All abilities Playground completed  
- Central Green refurbished.



#### Recreation

North-west precinct upgrade  
- New Cafe/Kiosk and public toilets.



#### Flood Management

New stormwater line to ease local flooding of properties at Barwon Park Road, currently under construction.

#### Water Sustainability

Increased Wetland 1 storage capacity with new perimeter treatment wetlands currently under construction.



#### Ecology

Water cascades will improve water quality, habitat opportunity and the landscape setting currently under construction.

#### Water Sustainability, Ecology

Stormwater harvested from Campbell Road and piped to new treatment wetlands at southern edge of Wetland 4. Barrier fencing installed to Wetland 4.

Expanded water treatment wetlands at western edge of Wetland 4 currently under construction.



Site Boundary



RMS owned land





### Access

New signalled crossing of Sydney Park Road to connect to Erskineville open space corridor under investigation.



### Access

Munni Channel pedestrian bridge widened and made accessible.

### Energy Sustainability

Photo voltaic cells installed on multi-purpose community building as part of city-wide retrofit program.

### Water Sustainability

New stormwater harvest infrastructure diverts water from this catchment to the new treatment wetlands, currently under construction.



### Recreation

Multi-station outdoor fitness equipment area completed.



### Recreation

Old storage yard removed and amphitheatre space expanded and refurbished for concerts and event.

### Access

Upgraded eastern portion of through site connection and associated park entry and lighting.



### Environmental Management

Upgrade to leach plant current under investigation.



### Water Sustainability, Ecology

New treatment wetlands to the perimeter of Wetlands 2 and 4 treat stormwater harvested from Munni channel. Additional fencing and buffer planting to Wetland 2 and 4 currently under construction.

### Recreation

New picnic settings along eastern and western edge with views over Wetland 4 currently under construction.



### Access

Upgrade to southern portion of walking circuit route currently under construction.

### Water Sustainability, Ecology

Wetland 5 refurbished and replanted.

### 3.3 Park user characteristics

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

In a 2013 user satisfaction survey, visitors to Sydney Park were mostly:

- Adults with children, or all adults;
- A mix of genders (more females than males);
- Generally aged between 30 and 49 years, visiting for a short to moderate period of time, predominantly by themselves; and
- Regular visitors to the park (with over 60 per cent visiting once a week or more often).

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

- Allow their dog some exercise/recreation;
- Enjoy the environment;
- Walk;
- Spend time with children/family;
- Allow children to play/visit the playground;
- Visit cafe/restaurant;
- Cycle; and
- Meet friends/socialise, and/or for recreation/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.



### 3.4 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 asset management plan.

**Table 3.1 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
C1	Sydney Park Cycling Centre	Single level brick building and covered areas	Cycling courses	Good
C2	Children's play area	Children's bike circuit	Children riding bikes with/near parents	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 organisations 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



Figure 3.2 Buildings and occupation




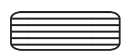
-  Site Boundary
-  RMS owned land

Table 3.2: Current leases and licences

Figure 3.2 Ref	1	2	3	4	5	6
<b>Lease/licence</b>	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
<b>Lessee</b>	South Sydney Cricket Club	South Sydney AFL Club	Jemma Lane	Transgrid	Transgrid	Overseas Disaster Resources Inc.9886336
<b>Facility</b>	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
<b>Area (m²)</b>	287m² (blg only)	287m² (blg only)	Indoor 19.5m² Outdoor 87.1m²	1,478 m²	tbc	tbc
<b>Permitted use(s)</b>	Playing and practising 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 and surrounding Transgrid infrastructure	Storage, processing and dispatch of equipment and materials
<b>Term</b>	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	6 months from 10 January 2008 – in holdover
<b>Lessor responsibilities</b>	Structural issues	Structural issues	Structural issues	Structural issues		No obligation
<b>Lessee responsibilities</b>	Minimal maintenance – jointly used facility but maintenance of the turf	Minimal maintenance – jointly used facility	General maintenance	General maintenance and specific removal of noxious weeds	Maintenance – make good	Keep clean and tidy, keep all permits and approvals current, make good any damage caused



# 04

## Planning context

### 4.1 Relevant legislation and policies

This section describes the legislative and policy framework applying to Sydney Park. Full versions of the legislation summarised below are online at [legislation.nsw.gov.au](http://legislation.nsw.gov.au) and [austlii.edu.au](http://austlii.edu.au). City of Sydney policies are available at [cityofsydney.nsw.gov.au](http://cityofsydney.nsw.gov.au).

The most relevant legislation applying to the use and management of Sydney Park as a whole is the *Local Government Act 1993* and the *Sydney Local Environmental Plan 2012*. Relevant aspects are outlined below. Legislation which deals with specific aspects of Sydney Park is listed in section 4.4.

### 4.2 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 categorised and managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

The area of Sydney Park in each category is shown in Figure 4.1 and set out in Table 4.1. The City’s reasoning for recategorisation from the categorisations adopted in 2003 is detailed in Table 4.2.

The *Local Government Act 1993* establishes core objectives for all management categories of community land, and Council must manage the land accordingly. Any further Council objectives for the park must comply with these core objectives. The core objectives for each category of community land at Sydney Park are set out in Table 4.2.

**Table 4.1: Sydney Park community land categorisation**

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%

Figure 4.1: Categorisation Community land Sydney Park



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

**Table 4.2: 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"> <li>–Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities.</li> <li>–Provide for passive recreational activities or pastimes and for the casual playing of games.</li> <li>–Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</li> </ul>
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"> <li>–Encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games.</li> <li>–Ensure that such activities are managed having regard to any adverse impact on nearby residences.</li> </ul>
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"> <li>–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:</li> <li>–Public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.</li> <li>–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).</li> </ul>



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> <ul style="list-style-type: none"> <li>(i) has been declared an Aboriginal place under section 84 of the National Parks and Wildlife Act 1974, or</li> <li>(ii) whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or</li> <li>(iii) is of significance or interest because of Aboriginal associations, or</li> <li>(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</li> <li>(v) is associated with Aboriginal stories, or</li> <li>(vi) contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or</li> </ul> <p>(b) an area of aesthetic significance, by virtue of:</p> <ul style="list-style-type: none"> <li>–having strong visual or sensory appeal.</li> <li>–including a significant landmark, or</li> <li>–having creative or technical qualities, such as architectural excellence, or</li> </ul> <p>(c) an area of archaeological remains:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(ii) any other deposit, object or material that relates to the settlement of the land, or</li> </ul> <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> <ul style="list-style-type: none"> <li>(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.</li> <li>(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.</li> <li>(c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state.</li> <li>(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).</li> <li>(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.</li> </ul> <p>(3) A reference in subsection (2) includes a reference to any buildings erected on the land.</p>

## 4.3 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; and
- Retain and promote access by members of the public to areas in the public domain including recreational facilities and waterways and other natural features.

## 4.4 Other Legislation

Legislation and policies with direct relevance to the ongoing development and management of Sydney Park are:

### Australian Government

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

### NSW Government

- 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; and
- 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;
- Wayfinding 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; and
- Companion Animal Policy.

05

# Values, roles and objectives

## 5.1 Introduction

The values, roles and objectives for Sydney Park are based on community values and the City of Sydney’s management directions. They reflect the needs of the City of Sydney, local residents, current and future visitors to the park, leaseholders and other government agencies.

## 5.2 Community open space and recreational values

The City of Sydney community and park users value various aspects of Sydney Park for different reasons. The community’s values associated with open space were identified in the 2007 Open Space and Recreational Needs Study and include the values below:

Table 5.1 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 equal 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 railway station and the southern employment lands of Alexandria.</p>



Value	Open space values	Roles of Sydney Park
<b>Aesthetics</b>	The community values community land as attractive places to visit and view, providing a sense of place, and character for nearby neighbourhoods.	<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. It includes large sweeps of woodland, shrub land, and grassed areas, together with a chain of freshwater wetlands, creating a visually pleasing and setting.</p> <p>Remnants of the brick kilns within this scenic landscape create an iconic image for the park.</p>
<b>Recreation</b>	<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>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, a 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>
<b>Culture and wellbeing</b>	The community values community land as places to promote good health, and as venues for cultural activities, events and festivals.	<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 wellbeing.</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>

Value	Open space values	Roles of Sydney Park
<b>Ecology and Sustainability</b>	<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.</p> <p>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 wildlife habitat in its terrestrial and aquatic landscapes, although diversity and canopy cover is challenged by the environment, this will be overcome with quality planting and care.</p> <p>The City's stormwater harvesting project, currently under construction, will provide a sustainable water supply for the park and improve the wetland habitat areas. It will also 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>
<b>Education</b>	<p>Some parks are valued as places for learning about the ecology and history of the area.</p>	<p>Sydney Park offers the opportunity for learning about land remediation, water treatment and reconstructed ecologies.</p> <p>The Sydney Park Cycling Centre provides a range of training to encourage more people to ride more often.</p> <p>Lifelong learning including early childhood learning creates strong communities.</p>
<b>Heritage</b>	<p>Some parks are valued as places containing visual and social links to earlier times.</p>	<p>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.</p>
<b>Social</b>	<p>Parks are valued as places for people to meet. Well maintained and safe parks are appreciated as venues for family gatherings.</p>	<p>Residents like to share time with their family and friends outdoors in a pleasant and non-threatening environment. Picnic facilities and barbecues 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>
<b>Maintenance and management</b>	<p>The community values community land that is well-maintained and managed.</p>	<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>

### 5.3 Future roles of Sydney Park

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

**Table 5.2 Future roles of Sydney Park**

Value	Roles of Sydney Park
<b>Access</b>	<p>Linkages to other parks and to the future cycleway on Alexandra Canal to connect with the Cooks River.</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>
<b>Aesthetics</b>	<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>
<b>Recreation</b>	<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>
<b>Culture and wellbeing</b>	<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 for community events.</p>
<b>Ecology</b>	<p>Wetland regeneration.</p> <p>Preservation of natural flora and wildlife habitat.</p> <p>Site for regeneration of native species.</p>
<b>Education</b>	<p>Outdoor classroom for natural and historical settings.</p> <p>Lifelong learning around ecology and sustainability.</p>
<b>Heritage</b>	<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>
<b>Social</b>	<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>



### 5.4 A 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 lifelong 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.

### 5.5 Principal management objectives

City of Sydney intends to manage Sydney Park to:



- Protect the park's integrity;
  - Conserve its living heritage;
  - Ensure equity of access;
  - Promote cultural diversity and expression;
  - Work with residents, community organisations and government agencies; and
  - Maintain sound business practice planning and management directions.
- The park will continue to be used primarily for informal/passive recreation activities, sports and social and cultural activities and events.

## 5.6 Management precincts and focus areas

This section sets out the basis for future management of the park's precincts and any improvements to these.

**Figure 5.1: Management precincts**



-  Site Boundary
-  RMS owned land



**Figure 5.2 Focus areas**

These focus areas may cover more than one management precinct.



Focus areas for future roles



Site Boundary



RMS owned land



## Brick kilns area



In 2007 the City commissioned Tropman and Tropman Architects to prepare a conservation management plan. This includes a statement of cultural significance and management guidelines to retain this 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 of Aboriginal relics that maintain their contextual integrity. This does not preclude the existence of relics within the study area, but 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.

It is a rare example of an early brickworks site that is still reasonably intact. 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.

With its extant chimneys, kilns and machinery, the former brickworks continues to be a landmark and a focus in the St Peters/Alexandria skyline and as part of the cultural landscape of Sydney Park.

### Immediate curtilage

A 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 next to 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.

## Key elements

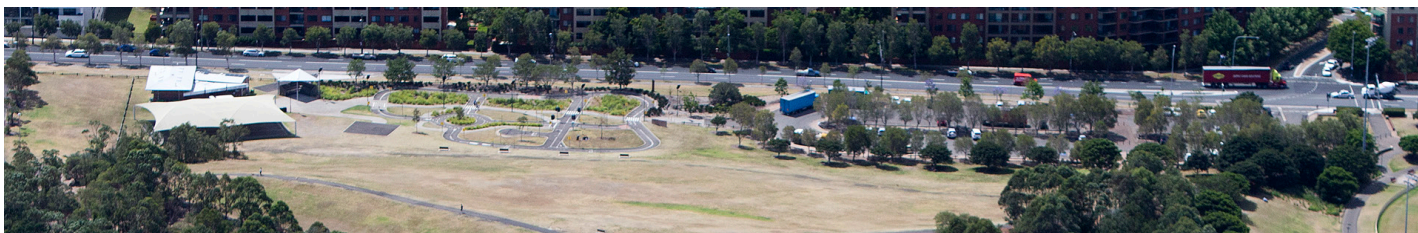
- Implementation CMP2007;
- Essential repairs and stabilisation;
- Adaptive re-use concepts to be further developed;
- Opportunities for city farm concepts, urban ecology, heritage and cultural uses compatible with the retention of the character and heritage values of the site; and
- The curtilage to the brickworks complex should be respected and conserved.

## Conservation policy

Section 8.0 of the 2007 conservation management plan contains detailed policies on the site and its buildings. These include:

- The character of the former brickworks complex should be conserved;
- Significant fabric should be conserved;
- The 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 implemented;
- An oral history – from ex-employees, for example – 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;
- Any buildings added to the site should be sympathetic to the buildings and elements and not intrude on their significance and interpretation; and
- Reinstate roof structures, including awnings, to Hoffman Patent Kiln and Down Draft Kilns to prevent further deterioration of brickwork and minimise ongoing maintenance. Current waterproof membrane to these structures has failed and renewing this membrane is not considered appropriate for long-term protection.

### Sydney Park cycling centre and car park



#### Key elements

- Concept plan development for integrated learning facility;
- Including cycling facility, existing children's cycling path, child care and multipurpose space; and
- Opportunities for a city farm, urban ecology and stormwater harvesting and water re-use.

### Former Council Depot Euston Road



#### Key elements

- Staging area for leachate management action plan implementation and future location of leachate plant;
- Potential for a new recreational space such as skateboarding facilities and childcare.



### 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 an orchard to improve relationship between the park and City's depot and nursery activities; and
- Potential for a garden nursery to play a lifelong learning role.

### 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; and
- 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 surrounding three hills;
- Interfaces to the wetlands highest point;
- Links with café precinct and all-abilities playground; and
- Starting point for the wetlands experience.



#### Western Hill

- Secluded by woodland area; and
- Ridgeline walk to the Wetlands.



#### Northern and Eastern Hill

- Important north and south vistas;
- Overlooking the Sydney Park cycling facility and car park (future redevelopment of lifelong learning concept facilities); and
- Overlooking the brick kilns precinct to the north-west.

### Alan Davidson Oval



### Sportsground

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

# 06

## Action plans

### 6.1 Sydney Park Master Plan 2006

The 2006 master plan and a range of individual concept plans have informed the objectives and desired outcomes for Sydney Park. Appendix 2 summarises the 2006 master plan.

### 6.2 Action plans for Sydney Park

The tables below show the management actions to implement the objectives (consistent with the community's values) from Section 4.

Value/Strategic Principle	Values of the park, as described in Section 5
<b>Objective</b>	<b>Issue to be addressed consistent with the value</b>
<b>Action</b>	–A specific task required to resolve issues, consistent with the value and strategy.
<b>Priority</b>	
Short term – 1 year	–Safety issues; –Maintain essential function; and –Environmental problems.
Medium term – 1 to 5 years	–Preventative and remedial maintenance; –Resolve a conflict; –Ameliorate adverse environmental conditions – noise, or poor circulation and access; and –Enhancing public enjoyment of the park.
Long term	–Improving the general quality and –Reducing overall maintenance costs.
Ongoing	–Action to be carried out on a regular basis for the life of this Plan of Management.
<b>Funds</b>	–Capital works budget (Capex); and –Operational budget (OP).
<b>Performance target</b>	–The desired outcome in implementing the action.
<b>Means of assessment</b>	–How the performance target can be measured and assessed.

### 6.3 Action plan – implementation

#### Cultural heritage

Objectives	Actions	Priority	Funds	Performance targets	Means of assessment
Implement the Conservation Management Plan (CMP) for the brickworks	Undertake structural safety works	1 year	OP	Safe environment established for next phase	Independent certification
Maintain heritage structures and fabric	Develop strategic maintenance plan	1 year	OP	Plan developed	CMP review Heritage/Council approval
Preserve heritage and cultural significance	Update adaptive and interpretative re-use study	3 years	OP	Study Updated	CMP review Heritage/Council approval
Interpret cultural heritage	Prepare interpretive signage strategy	1–2 years	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	Consult with the community on plans to link a new childcare centre with existing learning facilities	1 year	OP	Public consultation	Peer review and scope
Integrate childcare facility and multi-use areas for a city farm	Prepare a concept design for a learning and development zone	1 year	OP	Concept plan meets objective	Endorsed plan
	Install new public amenities	1 year	Capex	Public consultation	Peer review of scope
	Undertake planning and community engagement	2 years	Capex	Planning approvals	Planning consent
	Implementation	2 years	Capex	Fit for purpose	Operational



**Environmental land management**

Objectives	Actions	Priority	Funds	Performance targets	Means of assessment
Control localised flooding at the Euston Road site	Investigate leachate management infrastructure	1 year	OP	Most effective infrastructure determined	Independent assessment
Reduce the quantity of leachate disposed to sewer	Prepare a leachate management action strategy	1 year	OP	Independent assessment of actions in plan	Strategy adopted
Improve the quality of leachate disposed to sewer	Replace existing system.	3 years	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) Water treatment facility Water connection to City's depot	1 year	Capex	Project completed System operations	Handover documentation: Park Operations and Maintenance
Investigate water extraction	Investigate models for water extraction including potential to generate revenue	2 years	OP	Feasibility study concluded	Adopted

## Biodiversity

Objectives	Actions	Priority	Funds	Performance targets	Means of assessment
Establish representative patches of likely original vegetation communities	Implement Planting Plan	1 year	OP	Representative patches of three likely original vegetation communities established by 2024	Independent audit
Restore bushland	Implement bush restoration and habitat – Priority Protection Measures Containment of swamp oak	2 years	OP	Vegetation surveys	Independent audit
	Establish volunteer bush restoration group	3 years	OP	Sydney Park Volunteer Bush Regeneration Program commenced	Independent audit Volunteer hours
Increase and strengthen diversity	Existing native vegetation patches	Ongoing	OP	Vegetation sites, structurally complex vegetation, free of weeds by 2023	Independent audit
	Replace failed trees in existing densely-planted stands with understorey	1 year	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	3 years	OP	Continuous vegetated areas in Sydney Park	Independent audit
Support dark corridors through Sydney Park for microbats	Prepare a feasibility report for a microbat commuting route	3 years	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	3 years	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	3 years	OP	New frog pond installed	Photos before and after
Maintain wetlands	Prepare a wetland maintenance manual	2 years	OP	Manual adopted	Independent audit
Implement community education programs	Conduct educational workshops onsite and other interpretive strategies for dogs, bird feeding and wetland bird species	3 years	OP	Number of workshops implemented	Survey feedback
	Develop a business plan for a suitable biodiversity tour program	2 years	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
Establish a farmers market	Prepare a scoping plan and identifying suitable locations for a farmers market Develop supporting infrastructure	1–2 years	OP	Plan to Council	Plan endorsed by Council
Integrate city farm functions into Sydney Park	Prepare a business plan for a city farm	1 year	OP	City farm activities supported by business case	Business Plan adopted
Produce locally grown fruit and vegetables: Establish and operate a dedicated urban orchard and an area for growing seasonal vegetables	Prepare a scoping plan and identifying suitable locations for an urban orchard Prepare a scoping plan and identifying suitable locations for growing seasonal vegetables Target yield 4.5tonnes p/a	1–2 years	OP	Plan to Council	Plan endorsed by Council
Provide opportunities for the community to engage and participate in the city farm	Develop a program of activities for City Farm volunteers	1–3 years	OP	Number of events	Annual survey
Investigate and develop sustainable business programs	Proactively work with businesses to strengthen sustainable practices	2 years	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 years	Capex	Project completion	Handover documentation to Park Operations and Maintenance
	Install way-finding signage	1–2 years	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 Develop concepts to meet the diverse needs of park users	5 years	tbc	Ensure all leasing and licensing is in line with the <i>Local Government Act 1993</i>	Audits to ascertain compliance with act

## 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	OP	Complete audit with recommendations	Council endorsement
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.	1 year	OP	Complete audit with recommendations	Council endorsement
	Prepare a report to determine the feasibility of future adaptive reuse	1 year	OP	Report identifies opportunities	Internal stakeholder agreement
Improve administrative functions	Consolidate lots and close Harber Street	2 years	OP	Survey prepared for lodgement	Plan registered

## 07

# Implementation and review

## 7.1 Permitted future uses and developments

It is not possible to forecast every activity, development or structure that may occur in Sydney Park. These may be proposed in an application for use for the park, because funding or another opportunity becomes available, or to address a future need or management issue. Guidelines for assessing these uses are outlined below.

## 7.2 Legislative requirements

Under the *Local Government Act 1993*, uses and developments within community land must be in line with the guidelines for land categorisation and the core objectives of that category. Leases and licences over community land must also follow the requirements of the act.

## 7.3 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 Sydney Park Plan of Management are in line with the *Local Environmental Plan 2012*. These may require a development and building application in line with the *Environment Planning and Assessment Act 1979*.

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

## 7.4 Permitted activities

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

- the objectives of this Plan of Management (section 2);
- the objectives for management of the park (sections 4 and 5);
- relevant legislation (section 4.1), particularly the *Local Government Act 1993*;
- the categorisation of community land;
- the zoning under *Sydney Local Environmental Plan 2012* (section 4);
- community values of the park (section 5);
- community objectives for the park (section 5);
- the future roles of the park (section 5); and
- Additional guidelines for assessing future uses and developments (section 7).

## 7.5 Scale and intensity of future uses and development

Sydney Park is intended to be used for informal and passive recreation, informal games, education and lifelong learning, and social and cultural events. Any further development of Sydney Park (under lease, licence or otherwise) will be consistent with the objectives of this plan, the categorisation of community land, any approved development application, and any applicable development control plan. Any use or development that would encroach on the park's open space or that is not consistent with the park's roles should be discouraged.

The scale and intensity of any future uses or developments depends on:

- The nature of the approved future uses;
- Master planning of specific areas;
- Community consultation;
- The capacity of the park and its facilities; and
- Approved development applications.

The current and future purposes, and their scale and intensity, for each management precinct are listed in Table 7.1 below.

**Table 7.1: Future use and development of the Park**

Management precinct (Category)	Current purpose General examples	Future purpose General examples	Scale and intensity
<b>Brick Kilns Precinct (Area of Cultural Significance)</b>	Heritage Conservation	Adaptive reuse under Conservation Management Plan 2007: <ul style="list-style-type: none"> <li>–Community accessible art exhibitions</li> <li>–Museum exhibition on history of Sydney Park</li> <li>–Public amenities, such as toilets and drinking fountains</li> <li>–Outdoor galleries</li> <li>–Meeting places,</li> <li>–Sculpture garden, public art installations,</li> <li>–Community markets,</li> <li>–Outdoor café</li> <li>–City farm activities including markets</li> <li>–Interpretive early agricultural uses</li> </ul>	Informed by specific master plan and 2007 conservation management plan: 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
<b>The Green Northern Hill Eastern Hill Western Hill Southern Plateau (Park)</b>	Passive recreation Systems and infrastructure	Passive recreation (may include but is not limited to compatible City Farm uses and skate/BMX facilities) Systems and infrastructure	Development for the purposes of improving access, amenity and the visual character of the park
<b>Wetlands (Park)</b>	Passive recreation Systems and infrastructure	Passive recreation (may include but is not limited to compatible City Farm uses and skate/BMX facilities) Systems and infrastructure	Development for the purposes of improving sustainability, biodiversity, amenity and the visual character of the park



Management precinct (Category)	Current purpose General examples	Future purpose General examples	Scale and intensity
<b>Wetlands: Stormwater Harvesting, Treatment and Reuse System (Park)</b>	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
<b>Pavilion and Fitness Area (Park, General Community Use)</b>	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

Management precinct (Category)	Current purpose General examples	Future purpose General examples	Scale and intensity
<b>Alan Davidson Oval (sportsground)</b>	<p>Active sports field</p> <p>Organised sport (AFL and cricket) – recreation and community use</p> <p>Active and passive recreational and sporting</p> <p>Activities consistent with the nature of the particular land and any relevant facilities</p> <p>Oval – cricket, football, rugby, track and field athletics, Australian rules, baseball, and softball</p> <p>Shade structures, storage ancillary to recreational uses, community events or gatherings, and public meetings</p>	<p>Organised sporting events</p> <p>Permanent change room facilities</p> <p>Shelters, seating and drinking fountains associated with path around perimeter of playing field</p> <p>Seating embankment for spectators along western edge of playing field</p> <p>Commercial uses associated with sports facilities (such as kiosks, cafes, sale or hire of recreational equipment, sports tuition, nutritionist or physiotherapist services)</p>	Individual master plan
<b>City Depot and Nursery Barwon Park Rd (General Community Use)</b>	<p>City Depot</p> <p>Operations</p> <p>Plant nursery</p>	<p>Park maintenance depot operations</p> <p>Plant nursery</p> <p>City farm concepts</p>	Individual concept/master plan
<b>Euston Road Depot (General community use)</b>	<p>Former City sandstone cutting and storage operations</p> <p>City storage</p> <p>Not-for-profit storage</p>	<p>Impacted by Roads and Maritime Services acquisition of land</p> <p>Demolish improvements</p> <p>New accessible entrance to wetlands</p> <p>New leachate plant</p> <p>Potential childcare</p> <p>Potential skateboard zone</p>	Individual concept/master plan

Management precinct (Category)	Current purpose General examples	Future purpose General examples	Scale and intensity
<b>Sydney Park Cycling Facility/car park area and surround (General Community Use)</b>	<p>Cycling education</p> <p>Children's cycling circuit</p> <p>Community hire</p> <p>Casual or informal recreational use</p> <p>Cycling facility, workshop, education</p> <p>Leisure or training classes</p> <p>Designated group use</p>	<p>Cycling education</p> <p>Child care</p> <p>Community Hire</p> <p>Community talks, tours and meetings (including for social, recreational, functions, educational or cultural purposes)</p> <p>Farmer's market (rotational)</p> <p>Education and training</p> <p>Small concerts including all musical genres,</p> <p>Performances (including film and stage)</p> <p>Exhibitions</p> <p>Fairs, tradeshow and auctions (such as antiques, coins, art and other goods)</p> <p>Workshops</p> <p>Entertainment facilities</p> <p>Parades (such as fashion parades)</p> <p>Potential skateboarding area/facilities</p> <p>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 (such as, but not limited to, childcare, city farm or potential skate facility)</p> <p>Development for the purposes of improving access, amenity and the visual character of the park</p>
<b>All other open space areas in the park (Park)</b>	<p>Outdoor recreation and community use, including:</p> <p>(a) Children's playgrounds</p> <p>(b) Areas used for casual community sporting activities (including fitness equipment)</p> <p>(c) Passive recreational space</p> <p>(d) Ancillary buildings</p>	<p>Community festivals, concerts and events</p> <p>Markets</p> <p>Children's playgrounds and skateboarding facilities,</p> <p>Public amenities, such as seating, shelters, toilets and drinking fountains</p> <p>Public memorials</p> <p>Amenities to facilitate the safety, use and enjoyment of the park, such as children's play equipment, lighting, seating, toilet facilities, courts or marked areas (such as access paths and activity trails)</p> <p>Hard and soft landscaped areas; barbecue facilities and sheltered seating areas</p> <p>Ancillary service, transport or loading areas</p> <p>Commercial development which is sympathetic to and supports use in the area, such as cafes, kiosks, recreation hire equipment areas</p>	<p>Development to improve access, amenity and the visual character of the park</p>



## 7.6 Leases and licences

A lease will be typically required where exclusive use or control of all or part of Sydney Park is proposed. 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, and that the residential and environmental amenity of surrounding areas is maintained. Licences and leases for the use of land for activities must 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 exercising any options.

### Future use agreements

Leases and licences formalise the use of community land by groups and organisations. The *Local Government Act 1993* requires that any lease or licence of community land be authorised by a plan of management. Activities must be compatible with the categorisation and 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.

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 to provide public utilities and associated works or ancillary to public utilities in line with the *Local Government Act 1993*.

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. 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 line with the fees and charges as published annually in the Schedule of Fees and Charges.

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; and
- 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 7.2: 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	Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this plan and the capacity of the area to support the activity. Sympathetic, compatible uses may include: –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; and –commercial retail uses associated with the facility (e.g. sale or hire of sports goods).
	Park/sportsground	Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this plan and the capacity of the area to support the activity. Sympathetic, compatible uses including: –café/kiosk areas, including seating and tables; –management of sport facilities; and –hire or sale of recreational equipment.
Licence	Community land and buildings	Sympathetic, compatible uses including: –social purposes (including child care, vacation care); –educational purposes, including libraries, education classes, workshops; –recreational purposes, including fitness classes; dance classes; and –café/kiosk areas.
	Park/sportsground	Sympathetic, compatible uses including: –outdoor café/kiosk seating and tables; –management of court or similar facilities; –hire or sale of recreational equipment; and –any licence proposal will be assessed and considered, having regard to the community benefit, compatibility with this plan and the capacity of the area to support the activity.
Other estates	Community land and buildings	This plan 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> .  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.

### 7.7 Maintenance

Maintenance is carried out in line 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 under this classification include Hyde Park, Victoria Park, Pyrmont Point Park and Pirrama Park.

Under this classification the park will receive the highest service levels for:

- Turf and lawn maintenance;
- Horticultural maintenance;
- Arboricultural maintenance;
- Infrastructure maintenance;
- Cleansing maintenance;
- Waste management;
- Graffiti repair; and
- Vandalism repair.

### 7.8 Funding

Funding is integral to implementing this plan and falls into two categories:

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

The implementation of this plan of management is achieved through its linkage with the City's management plan, operational budget, and capital works program.

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 arrangements for the park need to address recurrent costs of management and maintenance, together with capital costs for new facilities or upgrading works. Funding for construction of new facilities is generally through the annual budgeting process, but special projects may be partly funded through NSW Government grant allocations, which may involve matching funding from Council.

Priority actions are listed which will assist in preparing forward open space work programs and annual budgets. 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 – utilised for new landscaping and/or facilities complementary 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; and
- Grants – several state and federal government grants are available to assist with capital works in the park.

### 7.9 Review of this Plan of Management

The Sydney Park Plan of Management should be reviewed and updated at least every five years. This will ensure the plan continues to accurately reflect the needs of the community and that resources are available to meet its objectives.

This review would be in addition to an annual progress review for specific components of the plan.



# 08

## Appendices

### Appendix 1

Individual Lots Description, Area, Location and Land Title Information

### Appendix 2

Sydney Park Master Plan 2006 Summary

### 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 (9120251)
- (B) EASEMENT FOR WATER SUPPLY PURPOSES 6 WIDE & VARIABLE WIDTH (AG600007)/(DP 1154352)
- (D) EASEMENT FOR WATER SUPPLY PURPOSES 8 WIDE (AG600007)/(DP 1154352)
- (E) COVENANT (G413394)
- (F) EASEMENT FOR TRANSMISSION LINE (AB482806)/(DP 1062146)
- (G) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES (DP 1032193)
- (H) EASEMENT FOR DRAINAGE OF DUST & OTHER NOXIOUS MATTER (BK2413 No384)
- (I) EASEMENT FOR WATER SUPPLY 6 WIDE & VARIABLE WIDTH (AG641842)/(DP 1154352)
- (J) EASEMENT FOR WATER SUPPLY 8 WIDE (AG641842)/(DP 1154352)
- (K) RIGHT OF WAY (636099)
- (L) EASEMENT FOR BLAST, DUST, GRIT ETC (BK2413 No484)
- (M) EASEMENT FOR BLAST, DUST, GRIT ETC (BK2413 No218)
- (N) EASEMENT FOR PASSAGE OF BLAST, DUST, GRIT ETC (BK 2374 No186)
- (O) EASEMENT FOR ELECTRICITY TRANSMISSION LINE (9120251)/(DP 1037082)
- (P) PROPOSED EASEMENT FOR STORMWATER (DP 575567)
- (Q) EASEMENT FOR WATER SUPPLY 6 WIDE & VARIABLE WIDTH (AG641842)/(DP 1167852)

NOTE 1  
DISCREPANCY IN BOUNDARY CLOSE UP TO 2.2 METRES  
RECOMMEND PLAN OF REDEFINITION SURVEY

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

### 1 - THE PRINCES HIGHWAY ENTRY

A new tree lined vista is established between the Village Green and Highway entry precinct.

### 2 - KILN PRECINCT

The plaza is extended into a flexible, forecourt with seating under trees for a range of community events and possible future adaptive reuse of the structures. A new grove of Eucalyptus trees set within the larger forecourt defines a gathering space with potential for small-scale skate facilities.

### 3 - ENTRY AND THROUGH SITE LINK

Path upgraded to cater for this 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

A major park circuit 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 6 months to 12 years of age. The playground will be fenced and shaded, and its commitment to 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 Fig trees. The edge path is reconstructed in a formal circle, lined with a new avenue of specimen trees, seating and lighting.

### 8 - KIOSK /CAFE PRECINCT

In the heart of the park, a new café/kiosk is located with new deck and outdoor seating overlooking wetland 1 and the village green. Wetland 1 will benefit from increased hydraulic flows, and landscape improvements.

### 9 - CARES FACILITY

The existing facility is enhanced through the provision of a publicly accessible toilet facility, barbecues and seating areas.

New tree planting throughout the facility provides shade and amenity to users, and integrates the area with the larger parkland setting.

### 10 - SYDNEY PARK ROAD ENTRY PRECINCT

Major tree planting to the park frontage with new low mounding providing improved soil volume and conditions.

Tree planting screens car park areas and improves car park amenity. Additional pedestrian crossing at Mitchell Road intersection advocated and entry path re-configured accordingly.

### 11 - WOODLANDS

Existing low woodland areas are to be ameliorated with soil improvement measures and supplemented with new plantings in adjacent areas to create accessible areas of grass under dappled canopy.

### 12 - COMMUNITY BUILDINGS

The existing steep hill and flat space is used to site a fenced supervised adventure play space. Grassed slopes are to be planted within open tree planting of Eucalyptus cinerea.

### 13 - SIGHTLINES AND CONNECTIONS

Removal of poor specimens and senescent trees, together with canopy lifting, creates improved sightlines and safety between the Euston Road Car Park and Sports Oval.

### 14 - NORTHEASTERN PARK ADDRESS

Potential water-harvesting and stormwater treatment projects drive the development of new wetland basins 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 area of grass with hard-stand creates a myriad of opportunities for programmed use: theatre, moonlight cinema and supervised play.

### 17 - LIGHTING

New post-top lighting provides after dark access corridors through the park, linking the station to the employment areas of Alexandria, and a north-south route through the park.

### 18 - PARK PLAY OPPORTUNITIES

Additional informal 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 existing drainage line with palm trees is to be developed into gully woodland with the addition of gully-flora species to create a distinctive more lush-canopied environment. Additional timber walk links to existing footbridge through gully.

### 21 - VEGETATIVE SCREEN

The circuit path is relocated west to expand the buffer to the adjacent industrial development and planted with longer-living, hardy species to increase screening.

New BBQ and Shelter facilities are provided set within 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 ephemeral wetland supporting sedges and shrubs with gravel walk.

### 24 - WETLAND 5 PICNIC AREA

Retained BBQ and Shelter facilities with additional seating and planting are located around the reconstructed Wetland 5.

### 25 - BARWON ROAD CAR PARK

The re-configured car park is set behind new mounding and boundary planting, and provides safe entry/egress from Barwon Park Road, coach/car set down and turnaround. Should visitation demand, car parking could be discretely extended south, making more areas of the park accessible.

Appendix 3: Conservation Management Plan 2007 Executive Summary

# 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

Architecture Conservation Landscape Interiors Urban Design Interpretation  
55 Lower Fort Street Sydney NSW 2000 Phone: (02) 9251 3250 Fax: (02) 9251 6109  
Website: [www.tropmanarchitects.com.au](http://www.tropmanarchitects.com.au) Email: [tropman@bigpond.net.au](mailto:tropman@bigpond.net.au)  
TROPMAN AUSTRALIA PTY LTD ABN 71 088 542 885 INCORPORATED IN NEW SOUTH WALES  
Lester Tropman Architects Registration: 3786 John Tropman Architects Registration: 5152





**Tropman & Tropman Architects**

Conservation Management Plan  
Sydney Park Brick Kilns Precinct

i  
Ref: 0640:CMP  
August 2007

**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

**Tropman & Tropman Architects**  
Conservation Management Plan  
Sydney Park Brick Kilns Precinct

ii  
Ref: 0640:CMP  
August 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.

**Tropman & Tropman Architects**

Conservation Management Plan  
Sydney Park Brick Kilns Precinct

iii  
Ref: 0640:CMP  
August 2007

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.



**Tropman & Tropman Architects**

Conservation Management Plan  
Sydney Park Brick Kilns Precinct

iv  
Ref: 0640:CMP  
August 2007

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.*

**Tropman & Tropman Architects**

Conservation Management Plan  
Sydney Park Brick Kilns Precinct

V  
Ref: 0640:CMP  
August 2007

- *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.*

**Tropman & Tropman Architects**

Conservation Management Plan  
Sydney Park Brick Kilns Precinct

vi  
Ref: 0640:CMP  
August 2007

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.*



**Tropman & Tropman Architects**

Conservation Management Plan  
Sydney Park Brick Kilns Precinct

vii

Ref: 0640:CMP  
August 2007

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).

