



Park visitors enjoying the grassy slopes adjacent to the Woodland Street gates. Photography by Welsh + Major Architects.

Appendix A



HERITAGE LISTED ITEMS + CONSERVATION AREAS

- 01

Henson Park | Lots 423 + 424, DP 1035319  
(Item no 171)
- 02

Addison Road Community Centre  
(Item no 166)
- 03

Corner shop + pair of terrace houses  
(Item no 190)
- 04

'Tunneyfall Terrace' corner shops + terrace houses  
(Item no 191)
- 05

Corner shop (former)  
(Item no 192)
- 06

Henson Park Hotel  
(Item no 193)
- 07

Marrickville Public School  
(Item no 172)
- 08

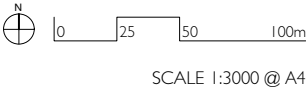
'Lauraville' Victorian italianate style mansion  
(Item no 1119)

- 09

Marrickville Town Hall (former)  
(Item no 194) STATE SIGNIFICANT ITEM
- 10

Brick drain  
(Item no 170)
- 11

Norwood Park Estate  
(Conservation area C19)



## HISTORICAL ANALYSIS

### Pre European Settlement

The suburb of Marrickville consists mostly of a valley that is part of the Cooks River basin. The traditional owners of the land are the Cadigal people of the Eora Nation. The Aboriginal name for the area is Bulanaming.

The site of Henson Park was nearby natural wetlands known as the Gumbramorra Swamp. It was occupied by the Cadigal and Wangal people who practised fire stick farming. The park like fields that were created attracted wallabies, possums and lizards. They also used the hard turpentine bark to create canoes.

The role of the swamp wetlands played an important part in Aboriginal life as a source of plants and animals. It supported a dense growth of thatch reed, providing an excellent habitat for a variety of birds, particularly swamp hens, moorhens, ducks, gulls and the occasional pelican. [1]

### Early European Settlement

Following European settlement, Marrickville was a place where runaway convicts could disappear; the swamp was almost always impassable. As settlement continued the swamp's role in the ecological system was not fully understood or appreciated. It was subsequently drained in the 1890s to facilitate the industrialisation of the suburb.

The first land grant in the area was 100 acres to William Beckwith in 1794. Thomas Moore received 470 acres in 1799 and another 700 acres in 1803.

In these first decades after European settlement Marrickville was regarded as a good source of timber. Estate owners harvested timber for firewood and to make cobbled roads and boats. Turpentine was particularly sought after as it was extremely hard and valuable.

Marrickville evolved with the subdivision of Dr Robert Wardell's estate after his murder in 1834, and the later subdivision of Thomas Chalder's 'Marrick' estate in 1855. This laid down the village of Marrickville and cottages, shops, churches and civic buildings rapidly appeared. Market gardens, dairy farms and stone quarries also dotted the landscape. Parts of Marrickville remained well timbered and were still referred to as Wardell's Bush.

Marrickville was a diverse area. Along with the market gardeners, stonemasons and dairy farmers, it was also home to architects, lawyers, members of parliament and senior public servants. [1]

### The rise and fall of brickmaking

The real estate boom of the 1880s encouraged the opening of many small brickworks to exploit the clays in the Cooks River catchment. Brickmaking had a lasting impact on the physical and social environment of Marrickville. Grand homes were demolished and market gardens were converted into brick pits, and estates were subdivided to provide cheap housing for brick pit workers.

As brick making methods evolved Marrickville took on a semi-industrial character and became home to the largest brick making businesses in Sydney.

One of these businesses was Thomas Daley's Standsure Brickworks, established in 1886 on the site of Henson Park. The brickworks employed about 60 people until it eventually closed in 1917 as the clay diminished. [2]

The abandoned pits filled with rain and groundwater. The largest

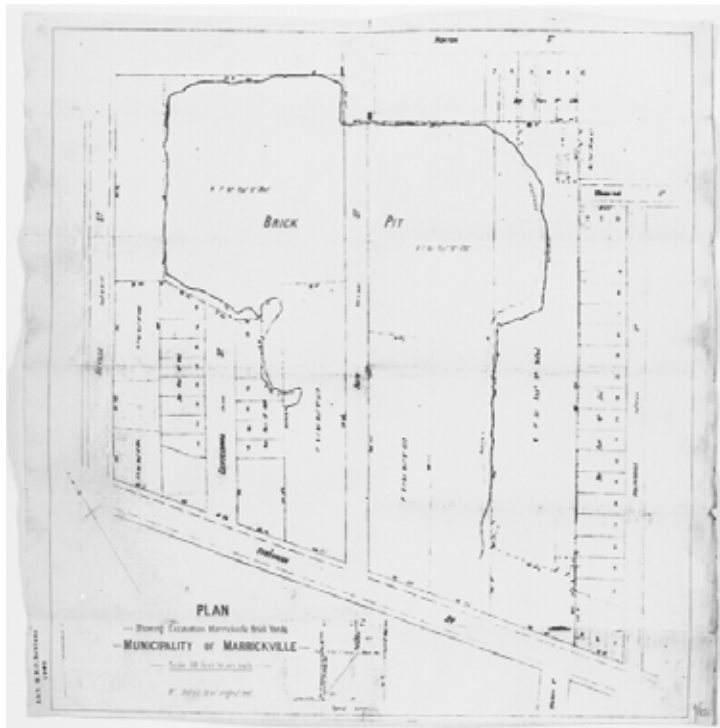


John Thompson Painting – Aboriginal people fishing; Scene along the lower Cooks River 1830.  
Source: State Library of NSW



Map of Marrickville 1886-1888 Source: Atlas of the Suburbs of Sydney By Higinbotham & Robinson Contributed By City of Sydney Archives

# Appendix A



Map showing the brickworks on the site of Henson Park M9/112  
Source: Inner West Council Library and History



Kiln and chimney stack at Thomas Daley's brickworks 1922 (in approx location of Henson Park)  
Source: Inner West Council Library and History



Workers outside Thomas Daley's brickworks 1916 (in approx location of Henson Park)  
Source: Inner West Council Library and History



Henson Park prior to construction 1930 (Showing the abandoned brickworks)  
Source: State Library of NSW



Marrickville Bicycle Club, Henson Park 1936 (Centennial Street entrance in the background)  
Source: Inner West Council Library and History



Newtown Rugby League Football Club 1936 (Woodland Street entrance in the background)  
Source: Inner West Council Library and History

## HISTORICAL ANALYSIS

waterhole was known as 'The Blue Hole'. It was a dangerous place, up to 24 metres deep in parts, with steeply sloping sides and the majority of the population could not swim. At least nine drowning tragedies involving young boys were recorded. [3]

Marrickville Council purchased the site in 1923 as it was a serious danger. In 1932 a grant was received to level the ground and work commenced as part of the Unemployment Relief Scheme. This was a massive undertaking. Drains were installed to remove as much water from the site as possible. Work then began to fill the site to create a level oval within the brickpit walls. [3]

### Henson Park - Present

Henson Park was named after William Thomas Henson, who was Mayor of Marrickville in 1902, 1906 to 1908 and an Alderman on Marrickville Council from 1897-1917. It was officially opened on 2 September 1933 with a cricket match between a representative Marrickville Eleven team and a North Sydney District team, which included Sir Don Bradman.

Eventually the focus shifted to rugby league as the playing surface was too uneven for cricket. The park became the home ground of Newtown Jets Rugby League Club, and the first premiership game was played on 1 April 1936, when Newtown defeated University 20-0.

Apart from rugby league, the ground hosted cycling, womens vigoro - a mix of tennis and cricket, children's scooter races, and for a brief time, car racing events. Remarkably this local park was the cycling venue for the 1938 British Empire Games, and for the games closing ceremony. A new grandstand was part of the successful bid, and the King George V grandstand was engineer designed and built in haste. The games were well attended with crowds reportedly exceeding 40,000. [3]

In 1953, Council granted approval for part of the park to be used as a tennis centre and carpark. Debentures were issued to local tennis players and soon after the members laid down four loam tennis courts and constructed temporary clubhouse facilities. The current clubhouse was completed in 1961. This enabled two more courts to be built on the site of the temporary clubhouse.

Major park upgrades in the 1970's and 1980's included construction of new amenities blocks, lighting towers, and replacing the velodrome with a grass running track for school athletics carnivals. [2]

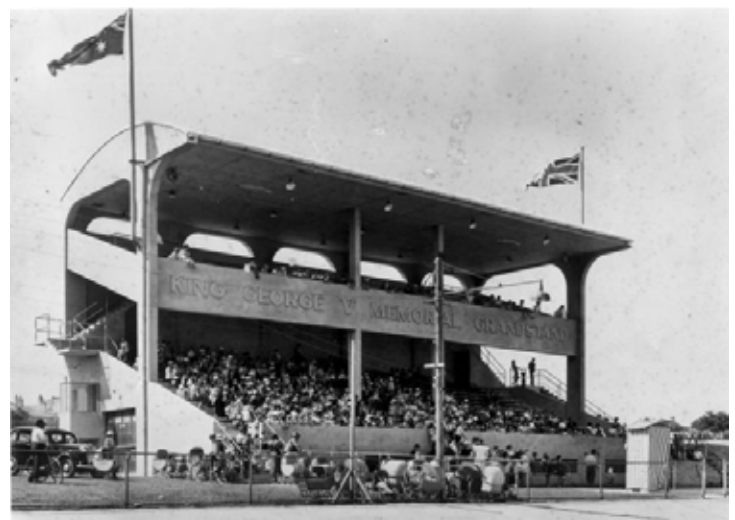
Henson Park has seen the tremendous growth, and decentralisation of industry in Marrickville, along with a population increasing in diversity. Today the park hosts NRL and AFL matches, and is a well used community recreation space. It has changed little since it was first opened and is listed on the State Heritage Register and (current) 2011 Marrickville LEP as an item of local significance.



Cycling Carnival, Henson Park 1936  
Source: Inner West Council Library and History



King George V Memorial Grandstand under construction at Henson Park  
Source: Inner West Council Library and History



King George V Memorial Grandstand at Henson Park (taken soon after completion in 1937)  
Source: Inner West Council Library and History

[1] Chrys Meader. Dictionary of Sydney. Marrickville. 2008.  
[ONLINE] [Accessed October 2019]

[2] Office of Environment and Heritage NSW. Henson Park  
[ONLINE] [Accessed October 2019]

[3] Chrys Meader. From Brickpit to Henson Park Scooter Races to Empire Games Glory.  
[History tour by Inner West Council Libraries at Henson Park] [19 October 2019]



Inner West Council area and suburbs. Recreation Needs study - A Healthier Inner West.

**Overview**

This section outlines the current community profile of Marrickville using data from the 2016 ABS Census from Profile i.d.

**Population growth**

In 2016, the Estimated resident population of the Inner West was 192,030 people. The population increased by 11,729 people or 6.5% between 2011 and 2016. The growth rate of Greater Sydney during this period was 9.8%.

Marrickville has been separated into Marrickville North and Marrickville South within the analysis, due to the size of the area and different urban conditions to the north and south of the train line.

Marrickville North experienced an above average amount of growth, with its population increasing by 2003 people (8.1%).

Marrickville has the highest forecast population and growth (number of people) in the IWC, with an additional 19,430 people living in the suburb by 2036.

**Open space provision**

The Inner West has 323.4ha of open space which equates to 9.2% of the total land area or 16.8m<sup>2</sup> per person. Of this, council owns 256ha, which equates to 7.3% of total land area, or 13.3m<sup>2</sup> per person.

The provision of open space in Marrickville is above average, with 22.2m<sup>2</sup> of council owned open space per person in 2016.

Appendix A



- KEY**  
Icons show suburbs with a proportion above the LGA average or high number of:
- Babies and children (0 - 12yrs)  
(over 12.9% or over 1,000 people)
  - Young people (12 - 24yrs)  
(over 13.1% or over 1,000 people)
  - Older people (65yrs +)  
(over 12.2% or over 1,000 people)
  - People with disability  
(over 4.5% or over 500 people)

01 Marrickville - Age + disability profile. Recreation Needs study - A Healthier Inner West.



- KEY**
- % speaking English at home
  - % speaking a language other than English at home
  - > 1.5 % Aboriginal and Torres Strait Islander population
- Languages spoken by more than 2% of the population:
- Arabic
  - Cantonese
  - Greek
  - Italian
  - Macedonian
  - Mandarin
  - Nepali
  - Portuguese
  - Spanish
  - Tagalog
  - Vietnamese
- \*In Leichhardt, while the proportion of people speaking a language other than English at home is relatively low, the number of speakers is very high: > 3,000

02 Marrickville - Cultural profile. Recreation Needs study - A Healthier Inner West.



- KEY**
- Median weekly household income:
- \$1,500 - \$1,749
  - \$1,750 - \$1,999
  - \$2,000 - \$2,499
  - \$2,500 - \$2,999
  - > \$3,000
- % of households with cars:
- Under 75%
  - 75% - 80%
  - 80% - 85%
  - 85% - 90%
  - Over 90%
- Dominant dwelling type:
- Low density
  - Medium density
  - High density

03 Marrickville - Density, income + housing profile. Recreation Needs study - A Healthier Inner West.

**Age + disability profile**

Marrickville has one of the highest proportions of people reporting a need for assistance in the LGA (6.5%), along with higher numbers of babies, children, young and older people.

Spaces that are inclusive of all age groups, accessible and flexible should be prioritised to cater for current and future population needs.

**Cultural profile**

Marrickville is culturally diverse, with a higher proportion of people who speak a language other than English at home. Greek, Vietnamese, Arabic and Portuguese languages have a high representation in the area. Park facilities, wayfinding and site interpretation strategies should take this into consideration.

**Density, income + housing profile**

Marrickville is characterised by low density housing, but also has one of the highest proportions of high density dwellings in the LGA. The area is forecast to have some of the largest population growth in the LGA, with 82.5 persons per hectare by 2036. This represents an increase by three quarters of the population, and places significant extra demand on open space.

Income levels are just below average, and car ownership is high. The majority of households have cars. Improved connectivity would encourage Marrickville residents to use active or public transport.



## NEIGHBOURHOOD CONTEXT

### Site Overview

Henson Park is located towards the middle of the Inner West Council Area. Bounded by residential properties it is a relatively isolated haven of open space. Clear and direct links to Henson Park are lacking, partly due to its isolated location, lack of signage from nearby Sydenham and Illawarra Roads, and somewhat hidden entries.

The Woodland Street entry channels visitors from The Henson pub, local cafes, and businesses in adjacent gentrifying light industrial areas. Marrickville's concentrated strip retail, civic and business areas are accessible but are not in the immediate vicinity of Henson Park. The busy Marrickville and Illawarra Road intersection is 800m to the south, with shops continuing along Marrickville Road, and along Illawarra Road past Marrickville train station. The smaller Addison Road area is 600m to the north and is most concentrated between Victoria Street and Illawarra Road.

### Major Roads

Marrickville is the largest suburb by area in the Inner West local government area. Sydenham, Illawarra, Addison and Livingstone Roads are thoroughfares through the suburb and to areas beyond. They all form routes to Henson Park, with Sydenham Road most affected by traffic congestion.

### Public Transport

Henson Park is located almost in the middle of the three nearby train stations and various bus routes. This means there are many options for getting to the park via public transport, however all require a final leg of walking. This can be prohibitive for some members of the community such as parents with small children, the elderly and those with accessibility requirements. There is also no wayfinding signage to indicate the direction of Henson Park from the key public transport stops.

It is approximately a 15 minute walk from the park to the closest train station Marrickville Station.

The closest bus stops are Addison Road at Agar Street (Route 428), Victoria Road at Chapel Street (Route M30), and Marrickville Park at Livingstone Road (Route 412, all approximately 8 mins walk to park entrances.

Train routes include: Sydenham Station, with services along the T2, T3, T4, T8 and South coast lines; Marrickville Station, with services along the T3 line; Stanmore Station, with services along the T2 line

Bus routes include: 428, with stops from Canterbury to City Martin Place; 423/L23 with stops from Kingsgrove to City Martin Place; 426 with stops from Dulwich Hill to City Martin Place; M30 with stops from Sydenham to Taronga Zoo; 425 with stops from Tempe to Dulwich Hill; 418 with stops from Kingsford to Burwood; 412 with stops from Campsie to City Martin Place

### Cycle Routes

There have been efforts to establish and improve local cycle networks as indicated in the "2007 Marrickville Bicycle Strategy" and "Staying Active Map", prepared by the former Marrickville Council. Although

the routes are used, they generally provide poor levels of amenity and cyclist safety.

The Centennial Street to Amy Street pathway through Henson Park connects to on-road bicycle routes via Illawarra Road to the east, Park Road to Newington Road in the north, and Petersham Road in the south. None of these connecting routes have designated cycle lanes, and the roads are constantly busy, narrow and sloping in areas. Impatient drivers overtake cyclists, which is a source of conflict and likely contributes to cyclists being discouraged from using the network. The pathway through Henson Park has no signage to indicate it is a shared route, during busy times this would be difficult to negotiate with pedestrians and dogs.

There are no dedicated parking or lockup points within Henson Park for visitors arriving on a bicycle.

### Local Parklands, Schools and Community Spaces

Henson Park is one of the larger parks in the Inner West Council area. There are a number of local parklands, community spaces and schools nearby that also contribute to the overall network of open spaces and facilities.

Amy Street Playground adjoins Henson Park, and forms its northern entry point. The playground contains a landscaped play area which is fenced, shaded and has some seating.

Marrickville Park is a large district park located 600m to the east. It contains a cricket field and nets, public amenities, the Marrickville District Lawn Tennis Club, the Marrickville Croquet Club, a large landscaped area, playground, outdoor gym and multipurpose hardcourt for tennis, basketball and netball. There are also dog on and off leash exercise areas. The off-leash dog area is unfenced and adjoins busy Livingstone Road, safety concerns would likely deter many dog owners.

Jarvie Park is a local park located 250m to the south, adjoining Marrickville High School and the Marrickville Youth Resource Centre. It contains a large landscaped area with seating, shaded playground, outdoor gym and basketball hardcourt.

Wicks Park is a local park located 750m to the south-west at the busy intersection of Victoria and Illawarra Roads. It contains the Wicks Park Tennis Centre, four tennis courts, public amenities, picnic tables, barbecues, a playground and a flat grassed area which is popular for tai chi.

The Addison Road Community Centre is located 500m to the north. It contains council's community nursery, a hall for community events, spaces for community cultural and sporting organisations, a preschool and a large grassed area. On Sundays it hosts a local market which is well attended.

Marrickville High School, Wilkins Primary School and Marrickville Primary School are within close proximity - with Marrickville Highschool just across the road from Henson Park. All contain parking areas, grassed sports fields, and hardcourts for various activities.



**CONDITION OF LAND + STRUCTURE**

	Use of land or structure (on adoption of the PoM)	Condition of the land or structure (on adoption of the PoM)	Future Condition (targeted following adoption of the PoM)
01	Woodland Street gates	Poor	Restore + maintain
02	Public amenities, kiosk + scoreboard building	Poor	Upgrade or Replace
03	Public recreation	Fair	Upgrade + maintain
04	Playing field	Fair	Upgrade + maintain
05	Spectator seating	Fair	Maintain
06	Amy Street gates	Poor	Replace
07	Public amenities, kiosk, scorekeeping, media + club facilities building	Poor	Upgrade + maintain
08	Grandstand building	Poor	Upgrade + maintain
09	Centennial Street entry + Charlie Meader Memorial Gates	Poor	Restore + maintain gates, upgrade entry
10	Storage building	Poor	Restore + maintain
11	Car park	Fair	Upgrade
12	Sydenham Road entry + gates	Fair	Upgrade + maintain
13	Car park	Poor	Upgrade
14	Tennis club building	Fair	Upgrade + maintain
15	Tennis courts	Fair	Maintain
16	Tennis club grounds including amenities and shade structures	Fair	Upgrade + maintain



## ZONE IDENTIFICATION

Henson Park has been separated into four zones for the purpose of clarifying a detailed site analysis. The zones have been selected based on an assessment of the character and use of different areas within the park, while taking into account real and perceived boundaries. The borders of the zones should be treated as blurred rather than absolute. In the following analysis they are represented with dotted lines for graphic clarity.

### Zone 1 - PARKLAND *Council Land*

Zone 1 extends along the north and south eastern edges of the site, and is bounded by residential properties. It is characterised by sloped terrain which forms a grassed amphitheatre around the playing field, and is a remnant of the sites former use as a brickpit. The zone is very well used by the community and is popular for off-leash dog exercise, picnics and informal spectator seating.

It contains pedestrian entry gates at the end of Woodland Street, a two storey brick amenities and scoreboard building. The adjacent water fountain is a hub of activity for thirsty dogs and human visitors. The terrain slopes down to the south eastern corner forming a low secluded and sheltered area.



Zone 1 - parkland + Woodland Street entry beyond

### Zone 2 - PLAYING FIELD *Council Land*

Zone 2 is the low point of the site and contains the playing field, perimeter fencing and spectator seating. The playing field is predominantly used for Rugby League and AFL training and weekend matches. Although open to the public, the oval is only occasionally used for social matches and practice.

The former cycling track surrounds the field and is popular for running; this is separated from the parkland areas by low sandstone retaining walls.



Zone 2 - playing field

### Zone 3 - GRANDSTAND PRECINCT + PARKING *Council Land*

Zone 3 contains the Sydenham Road, Centennial Street and Amy Street playground entries, carparking area, grandstand and adjacent 3 storey amenities building. Also included in this zone is a separate path which runs between the tennis club and fenced park area. During major sporting matches Zone 3 is well used. At other times it is mostly vacant, with the exception of parking areas and entries. Hard surfaces, tall buildings and poorly presenting service areas characterise this zone. Adjacent grassed areas and perimeter planting provide some relief.



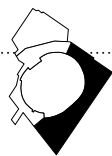
Zone 3 - grandstand

### Zone 4 - TENNIS CLUB PRECINCT *Council Land*

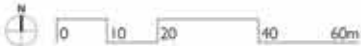
Zone 4 is located in the northwestern corner of the site and contains the tennis club and associated parking area. Facilities include the clubhouse building with bar and restaurant, amenities, 7 tennis courts and outdoor shelters. Perimeter fencing and service areas physically isolate this precinct from the rest of the park. Despite this isolation, the club is well used by competitive and social tennis players, and the restaurant is popular especially for weekend functions.



Zone 4 - tennis courts



Zone Boundary    Adjacent zones    Outside of site boundary



SCALE 1:1500 @ A4

## ZONE 1

### Overview

Zone 1 extends along the north and south eastern edges of the site, and is bounded by residential properties. It is characterised by sloped terrain which forms a grassed amphitheatre around the playing field, and is a remnant of the site's former use as a brickpit. The zone is very well used by the community and is popular for off-leash dog exercise, picnics and informal spectator seating.

It contains pedestrian entry gates at the end of Woodland Street, a two storey brick amenities and scoreboard building. The adjacent water fountain is a hub of activity for thirsty dogs and human visitors. The terrain slopes down to the south eastern corner forming a low secluded and sheltered area.

### Character

Zone 1 is the informal hub of the site and a place where people meet. It is well frequented at all times, with casual spectators, picnics, people exercising and walking their dogs. The grassy slopes provide a great vantage point for watching matches and a social space for enjoying the park. Wind and sun exposure can be an issue, perimeter planting, sheltered and low lying areas offer some relief.

### Signage

There is no signage along nearby Illawarra Road to direct visitors to the entry gates at the end of Woodland Street. The gates with 'Henson Park' lettering above signify the entry to the park at the end of Woodland Street. Within the park there is no cohesive signage or information regarding future events, sporting use, opening and closing times or interpretation. Former Marrickville Council 'Pets in Parks' signage is located at the Woodland, Centennial and Amy Street entries - this delineates dog on/off leash areas and associated rules.

### Built structures

The Woodland Street entry contains the historic brick gateway building with metal gates, which was rebuilt shortly after 1936. This is a major pedestrian entry to the site, and links to the Henson Hotel nearby. It was funded by the Henson Hotel, and designed by the same architect. The structure is in good condition, with the exception of some missing decorative bricks to the top. Blue and white shuttered openings, now locked, were previously used for ticketing. Fading 'ladies' paintwork and a rusting sewer pipe hint that the female amenities were previously located in this structure too. Access to this area is blocked off with plywood sheeting.

There is a dilapidated two storey red brick building in the north eastern corner of the site. The building is angled to face the playing field which creates a somewhat wind-sheltered dead space behind. The ground floor contains a small kiosk which is used occasionally for larger sporting events. Separate male and female amenities are located on either side of the kiosk. These were upgraded in 2011/2012 and do not contain any ambulant or accessible facilities. Although otherwise functional the toilets are outdated and very dark

inside which makes them difficult to use.

The scoreboard on the second floor is controlled via the amenities/media building in Zone 3. The second floor is no longer used for this purpose as it contains asbestos and is unsafe.

To the south of this zone there is a boxy, single storey red brick building which contains the plant equipment for the Telstra tower.

### Lighting

The amenities building has external and internal light fittings which are generally turned off. Visible wiring indicates there was once a light on the Woodland Street side of the entry gates which has been removed.

When the playing field is lit for nighttime training sessions, light spills over and illuminates the parkland. Most evenings, and all through summer the lights are turned off and the park is unlit.

This limits informal recreational use of park in the evening, and contributes to a perception that the park is not safe at night time.

### Facilities

The amenities building with kiosk is described under built structures. Adjacent to this is a hardstand area with water fountain which is well used by thirsty dogs and human visitors. Inadequate drainage and high foot traffic has created muddy areas around the fountain.

Occasionally loose furniture is placed around the parkland by residents to compensate for the lack of fixed seating in shady areas. There is a single bench seat which despite its proximity to the amenities, is a popular spot for visitors to sit. There is greater desire for furniture here than available facilities.

Loose garbage bins and dog waste bag dispensers are located on either side of the Woodland Street gates.

There are no bike racks for visitors arriving via bicycle.

### Fences + enclosure

The northern boundary is defined by a substantial masonry fence which creates a hard, yet attractive edge.

To the east and south, residential fences of timber palings, metal sheeting and mesh form the park boundary. Some fences are in very poor condition and the lack of consistency in materials gives a higgledy piggledy appearance. Wire mesh fences offer little privacy to neighbouring residents, however they are beneficial in terms of providing passive surveillance of the park.

The combined effect of these boundary conditions is that the park feels like an isolated pocket in suburbia.



Facilities



Access points + existing pathways



Vehicular access roads + car parks



Fence + enclosure



Lighting



Tree cover



Sports + recreation grounds



Contours (approximate)



Services

Existing structure	Service access route	Sportsground	Stormwater	High fence	Canteen
Existing hardstanding	Formal foot path	Lawn	Telstra	Medium fence	Bench
Car park	Informal foot path	Playground	Electrical	Low fence/ bollards	Toilets
Road	Site contour line	Lighting	Services [unknown]	Security gate	Water fountain

## ZONE 1

### Access points + existing pathways

The Woodland Street entry has gravel and random loose pavers which creates a poor sense of arrival. Immediately adjacent there are no formal paths, only desire paths around the park via the amenities building and down to the loop track around the playing field. These pathways are evident from the worn away turf and muddy areas.

Along the southern boundary, there is a concrete stormwater gully and pit.

Some properties on Horton and Holmesdale Streets have sewer lines located within the site, adjacent to the boundary.

### Vehicular access roads + car parks

Woodland Street has limited street parking. The bollards at the Woodland Street entry are removable to allow service vehicle access. The entry gates restrict the height of vehicles. Service vehicles generally access the site via the Sydenham Road entry, and the service entry from Centennial Street in Zone 3, where heights are unrestricted.

There is a gate adjoining the carpark in Zone 3 which allows service vehicle access from the south. During major events this is opened to permit parking on the adjacent flat, low lying grassy area. A fig tree has recently been planted in the centre of this zone, temporary fencing during events will help to prevent damage to the tree and its root system.

### Sports + recreation grounds

Grassy areas are popular for informal recreation, most notably off-leash dog exercise throughout the day. These areas are also used for picnics and for casual spectator seating during sporting matches. Uncollected litter, dog faeces, urine and muddy areas reduce enjoyment of this area.

### Ground cover + tree cover

The park lacks shade, with the exception of mature tree planting. This is limited to the perimeter so that views to the playing field are maintained. Established trees include conifers, jacarandas, native brush boxes and a silky oak which provide some habitat for birds and possums.

Recently planted trees will provide additional shade once established. These include Australian teak trees around the perimeter, and a fig in the middle of the low lying area to the south-east.

In high use areas the turf is worn away. Fencing-off affected areas and returfing has improved conditions in the past.

Residents have planted their own gardens and landscaped entries along the south-eastern boundaries. Species are mostly exotic including olive and banana trees, along with cliveas, ribbon grass and geraniums.

### Services

There is a building described in built structures, which contains the plant equipment for the Telstra tower in Zone 2.



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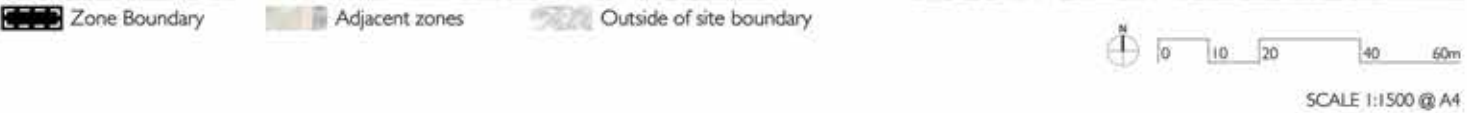
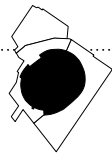
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01. View from Woodland Street towards gates / 02. Signage and ground treatment at Woodland Street entry / 03. View towards Woodland Street gates / 04. Amenities building / 05. Water fountain adjacent hardstand and muddy areas / 06. Brick boundary wall with Henson Park lettering / 07. Informal path towards Amy Street entry / 08. Services block for Telstra tower / 09. Stormwater gully along south western boundary / 10. Low lying area to south / 11. Residential boundary fencing / 12. Informal path towards Woodland Street entry

Based on the Analysis set out over the previous pages, the following opportunities present themselves within Zone 1.

There are opportunities to:

- Provide facilities and furniture to support a greater range of activities in the park
- Enable morning and evening use by providing lighting and leaving gates unlocked.
- Increase planting around the perimeter to provide shade and habitat
- Improve disposal of rubbish and dog waste with more bins in more locations, and sorted waste to reduce the amount of landfill.
- Repair the Woodland Street gates, and reinstate the painted Henson Park lettering to celebrate the park's heritage charm.
- Demolish the dilapidated second storey of the public amenities building, and provide a new scoreboard with improved visibility. Reconfigure the amenities below to include more natural light, baby change and accessible facilities, and updated kiosk.
- Provide dedicated pathways to reduce muddy areas and improve the pedestrian experience.
- Develop a cohesive strategy for replacement of deteriorating boundary fencing.
- Encourage people to visit the park by bike
- Increase awareness of the park, what it has to offer, and when it is in use for sporting and other events
- Incorporate naturalised bioswales to filter stormwater in low-lying areas.



### Overview

Zone 2 is the low point of the site and contains the playing field, perimeter fencing and spectator seating. The playing field is predominantly used for Rugby League and AFL training and weekend matches. Although open to the public, the oval is only occasionally used for social matches and practice.

The former cycling track surrounds the field and is popular for running; this is separated from the parkland areas by low sandstone retaining walls.

### Character

Zone 2 is characterised by the playing field located at the park's centre. During sports matches it is the focus of activity, at other times it is almost deserted with the occasional visitor kicking a ball on the field or jogging around the perimeter track.

Although used infrequently, the timber seating instills some character with blue and white paint for the NRL home team, the Newtown Jets.

### Signage

Various signage here notifies visitors that dogs are not permitted on the playing field under any circumstances.

There are no signs indicating who owns and runs the playing fields, which clubs use them, when matches are scheduled, who can use them and if they can be booked.

Temporary signage is used to indicate when the field is closed.

### Lighting

Four lighting towers illuminate the field, these were installed in 1976 and turned on in 1980 as part of the park upgrades. Each tower has an adjacent red brick service building.

The amount of light provided is not sufficient for broadcasting matches, however matches are typically played during daytime hours. The lighting is turned on only for evening training sessions, and not for general use of the park. When in use, it illuminates much of the park.

In 2016, the lighting was upgraded to reduce spill to neighbouring residences, and to allow adjustment of the lighting level to suit different sporting usages.

### Facilities

There are bays of fixed timber benches around the perimeter of the playing field. These were installed in 1976 in place of the cycling track. The seats are used by some spectators during sporting matches, although many opt for the grassy slopes in Zone 1, which have less hard surfaces and more space to recline. The timber benches are seldom used at other times.

Loose garbage bins are located around the perimeter loop track.

### Fences + enclosure

There is a metal mesh fence around the playing field, which although unattractive is in reasonable condition. This was installed in 1976, after removal of the cycling track and perimeter chain wire fencing.

Low sandstone retaining walls separate the loop track from the grassy slopes of Zone 1. These provide a popular spot to sit and pause. The walls are generally in good condition, however adjacent to the car park some stone is missing and needs to be replaced.

### Access points + existing pathways

The loop track around the playing field provides access to spectator seating, and is popular for running. It is accessed via the carpark and grandstand area in Zone 3, and by sets of stairs down from the grassy slopes of Zone 1.

Players access the field via gates directly adjacent to the grandstand. There is another gate adjacent to the parking area.

### Vehicular access roads + car parks

Only service vehicles are permitted in this zone. Service access to the playing field is via gates adjacent to the parking area. There is a gate off the loop track which allows vehicles to access the amenities building in Zone 1. Routes around the perimeter of the park avoid the incline up to the amenities building and are used more frequently.

### Sports + recreation grounds

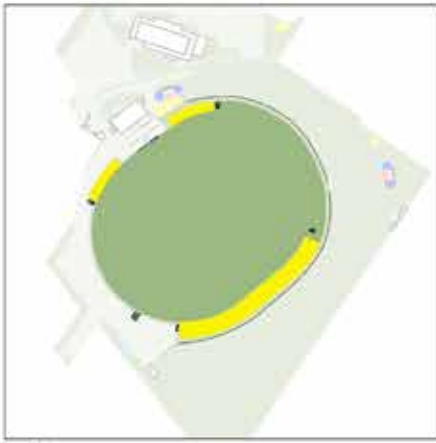
The turf playing field is used throughout winter for semi professional NRL and AFL matches. It is home ground to the Newtown Jets NRL club, and Sydney University AFL club - which is a feeder club to the Sydney Swans.

Unlike the majority of IWC playing fields, Henson Park is open seven days a week. Despite constant use through winter, the turf field is in reasonable condition with the exception of field entry and player seating area. Here natural turf is unable to grow due to constant use and poor drainage, and it has been replaced with astroturf. Immediately adjacent areas are muddy and bare.

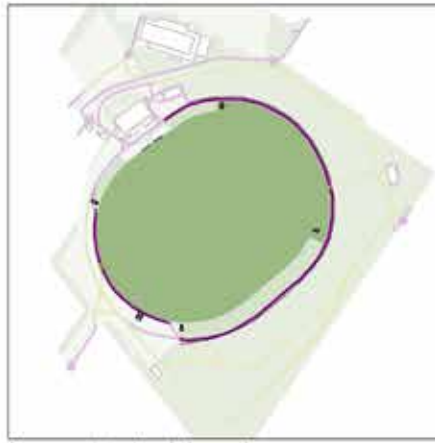
Council workers are employed to maintain the line markings and playing surface. This requires regular mowing, watering, patching and at times of bare areas. The field is not used for organised sport throughout summer. Nearby schools use the field for sports events.

The amenity of the field is compromised by sinking and subsidence of fill beneath the playing surface. Switching between AFL and NRL goal posts also proves a constant challenge.

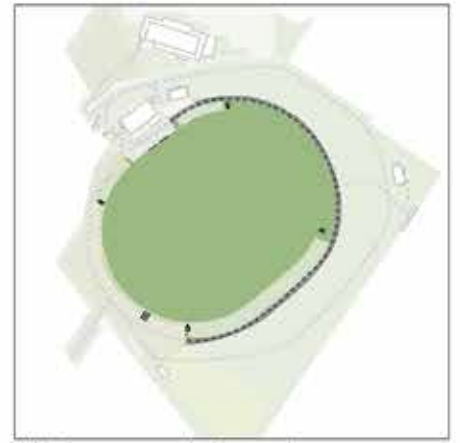
When not in use, the AFL goal posts are stored in a purpose-made cage which runs along the south-eastern edge of the playing field.



Facilities



Access points + existing pathways



Vehicular access roads + car parks



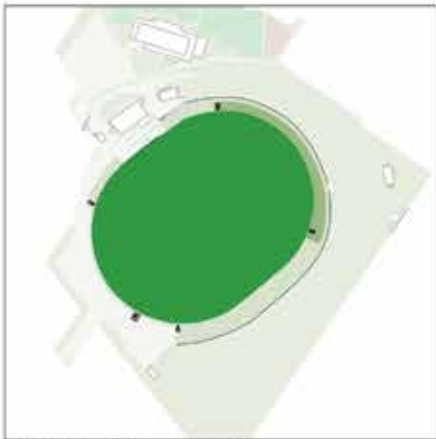
Fence + enclosure



Lighting



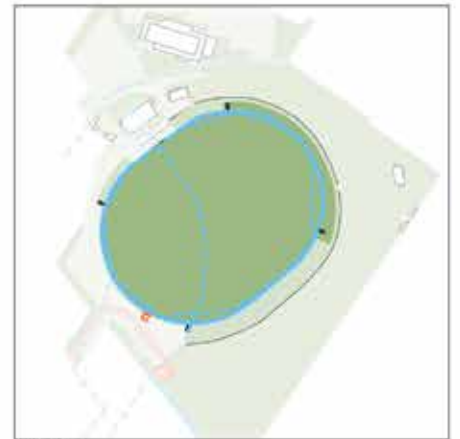
Tree cover



Sports + recreation grounds



Contours (approximate)



Services

Existing structure	Service access route	Sportsground	Stormwater	High fence	Canteen
Existing hardstanding	Formal foot path	Lawn	Telstra	Medium fence	Bench
Car park	Informal foot path	Playground	Electrical	Low fence/ bollards	Toilets
Road	Site contour line	Lighting	Services [unknown]	Security gate	Water fountain

**Ground cover + tree cover**

The playing field surface is predominantly natural turf and is described in sports + recreation grounds. When not in use for sports matches it is a popular spot for birds to feed on insects.

There are no trees in this zone, only hard surfaces and natural turf.

**Services**

There is an imposing Telstra tower on a concrete plinth to the south east. This was built in 1996 and has easements for access and cabling from the Sydenham Road entry, connecting to the tower and through to the services building located in zone 1.

The four lighting towers placed around the perimeter of the playing field and their services structures are described under lighting.

A concrete drainage channel runs around the perimeter of the field between the playing surface and perimeter fencing. A stormwater pipe is located beneath the playing field. In previous times leakages lead to the formation of sinkholes. This has been addressed, however there is still water sitting beneath the playing field fill.



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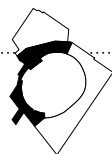
01. Timber benches on bitumen hardstand / 02. View across playing field / 03. Lighting tower pole and adjacent services building / 04. Telstra tower / 05. Perimeter drainage gully and lighting conduit to edge of playing field / 06. Astroturf surface adjacent to field entry and player seating / 07. Goal post storage / 08. Perimter loop track and chainwire fencing / 09. Perimeter loop track and retaining walls adjoining zone 1 / 10. Damaged sandstone retaining wall / 11. Southern playing field entry sigange / 12. View across field from player entry

### ZONE 2

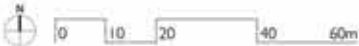
Based on the Analysis set out over the previous pages, the following opportunities present themselves within Zone 2.

There are opportunities to:

- Assess and improve the sustainability of the playing field, its associated infrastructure and maintenance regime.
- Improve the condition of the playing surface and explore the potential for increased use for summertime sports, school sports, casual and non-sporting community events
- Establish a goalpost changeover method that is efficient and minimises damage to the playing surface.
- Update signage and fencing to improve the presentation of the playing field
- Develop a continuous perimeter circuit with appropriate lighting for recreational use.



Zone Boundary    Adjacent zones    Outside of site boundary



SCALE 1:1500 @ A4

## ZONE 3

### Overview

Zone 3 contains the Sydenham Road, Centennial Street and Amy Street playground entries, carparking area, grandstand and adjacent 3 storey amenities building. Also included in this zone is a separate path which runs between the tennis club and fenced park area. During major sporting matches Zone 3 is well used. At other times it is mostly vacant, with the exception of parking areas and entries. Hard surfaces, tall buildings and poorly presenting service areas characterise this zone. Adjacent grassed areas and perimeter planting provide some relief.

### Character

Zone 3 contains the grandstand area, car parking and three of the park entries. It is dominated by hard surfaces, tall structures and poor amenity. The grandstand building acts as a visual anchor point, and gives the park identity as a place for watching sports matches.

Usage fluctuates heavily, with thousands of cheering spectators during matches to only a handful of visitors at other times.

### Signage

Signage is old, inconsistent, and at times illegible.

As with Zones 1 + 2 there are no signs indicating who owns and runs the playing fields, which clubs use them, when matches are scheduled, who can use them and if they can be booked.

There is no signage along nearby roads to direct visitors to the entry gates. Within the park there is no cohesive signage or information regarding future events, sporting use, opening and closing times or interpretation.

Signage dispersed around the car parking area is out of date and almost illegible. It warns visitors of penalties for not parking in marked spaces, and for parking on the grass.

Former Marrickville Council 'Pets in Parks' signage is located at the Woodland, Centennial and Amy Street entries - this delineates dog on/off leash areas and associated rules.

There is some interpretative signage in this zone. The Charlie Meader memorial gates have a plaque commemorating their namesake, Charlie Meader who was the former groundskeeper and longest serving Marrickville council employee. An adjacent plaque provides some details of the history of Henson Park - it's former use for brickmaking, its demise and transformation into Henson Park.

The grandstand building has a plaque noting the history of the Newtown Jets Club and its association with Henson Park. Immediately above the player entry there is a plaque with details of the opening of the grandstand and those involved. Unfortunately the plaque is located so high up it is very difficult to read.

Although the entry from Sydenham Road is referred to as Jack Chaseling Drive there is no signage indicating this. There is no acknowledgement of the first nations history of the site or description of its attributes prior to European settlement.

### Built structures

The Centennial Street entry contains an attractive brick structure with ticket windows and entry gates. These were named the "Charlie Meader Memorial Gates" in 2001 in memory of Charlie Meader, the former Henson park caretaker/groundskeeper and longest serving Marrickville Council employee. Adjoining the gates is a weatherboard structure, and a nearby boxy brick services building with concrete roof. The weatherboard structure is the oldest structure on the site, and was a former ticket booth inherited from the Harold Park Raceway.

The Grandstand building is a concrete and steel structure which was built for the empire games in 1938, and was officially opened in 1937. The building was engineer designed, and is the only remaining structure of its kind and era in Sydney.

The grandstand contains two storeys of seating to accommodate approximately 1,000 spectators. The top storey is accessed via a staircase on the north eastern side. In the 1980's this was glazed in and named the 'jet set lounge' with carpeted floors and fixed plastic seating to offer a premium experience. This fitout is in poor condition, as is the adjacent former commentators room.

The ground floor contains player facilities which are accessed directly via a ramp from the playing field. The entry has drainage issues associated with its location at the bottom of a ramp. Facilities include change rooms, showers and toilets along with a small amount of storage for general park equipment. Player facilities are mirrored on each side of the building to accommodate home and away sides. The facilities are configured for male players, and are in poor condition, the plumbing is reported to require servicing almost every game weekend.

As part of 2011/2012 upgrades the grandstand forecourt was resurfaced to provide ramp access, asbestos roofing was replaced, and the building was waterproofed and repainted. Asbestos is likely to be present in the interior of the building.

The north western elevation is the back of house area with visible services and entries. The area presents very poorly and is visible from the Centennial Street entry, the tennis club and along informal pedestrian routes around the park perimeter.

A boxy three storey brick amenities building is located to the north east of the grandstand. Built as part of the 1976 upgrades, this contains a kiosk and public male and female amenities on the ground floor. The amenities have had minor upgrades - as with the northeastern amenities block these do not contain any ambulant or accessible facilities, are outdated and very dark inside.

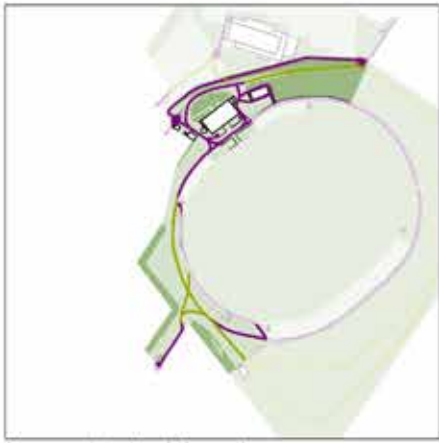
Levels above are accessed by an external staircase and include spaces for commentators, score keeping and controls for the digital scoreboard.

### Lighting

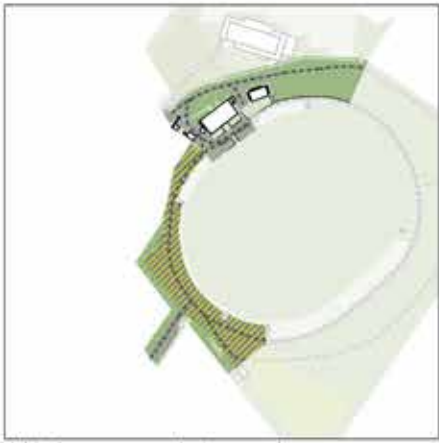
The grandstand and amenities building have external and internal light fittings which are generally turned off.



Facilities



Access points + existing pathways



Vehicular access roads + car parks



Fence + enclosure



Lighting



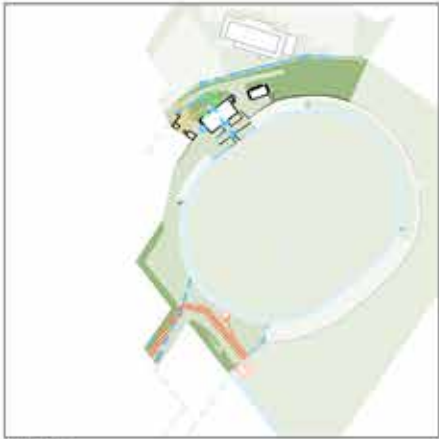
Tree cover



Sports + recreation grounds



Contours (approximate)



Services

Existing structure	Service access route	Sportsground	Stormwater	High fence	Canteen
Existing hardstanding	Formal foot path	Lawn	Telstra	Medium fence	Bench
Car park	Informal foot path	Playground	Electrical	Low fence/ bollards	Toilets
Road	Site contour line	Lighting	Services [unknown]	Security gate	Water fountain

A light mounted on the Centennial Street side of the Charlie Meader Memorial Gates provides some illumination to this entry.

When the playing field is lit for nighttime training sessions, light spills over into this zone. Most of the time the lights are turned off and the park is unlit. The lack of lighting around the grandstand area means it is avoided at night time as there are lots of dark corners in seating and back of house areas that feel unsafe.

There is a single lamp post along the path which runs between the park and tennis club from Amy Street to Centennial Street. High fencing on both sides, and the lack of lighting within the park makes this path feel isolated and treacherous at nighttime.

### Facilities

The grandstand contains seating and player facilities and is described in built structures, along with the amenities building with kiosk and media facilities

There is timber bench spectator seating adjacent to these buildings. With the exception of game days this is typically unoccupied.

To the south east of the carpark there is an old style water fountain which is well used.

### Fences + enclosure

Residential fences form the park boundary to the south and west. These look untidy as there is so much variation in their age, condition, colour and materials.

There is high chain and barbed wire fencing to both sides of the path between the park and tennis club. This path runs from the Amy Street entry through to Centennial Street. The fencing isolates the path from the rest of the park and gives a hostile impression.

The area between the playing field and the grandstand has low brick retaining walls to address changes in levels. There is also a cage around the grandstand entry to protect players en route to the field and player facilities

Bollards are spaced along the edge of the track to the north east of the amenities. These restrict vehicles from driving on the lower grassy areas.

The playing field fencing is described in zone 2.

### Access points + existing pathways

The Amy Street entry is accessed via the playground located at the cul-de-sac end of Amy Street. This entry is known and used mostly by local residents, there is no signage on Amy Street to direct visitors to Henson Park. Visitors enter the park via a high security gate and concrete path. From here they can walk to the grandstand precinct, or to the amenities in zone 1 via informal gravel and dirt paths, or downslope to the loop track around the playing field. There is also a separately fenced, and somewhat redundant path which connects to the tennis club carpark and Centennial Street.

The Sydenham Road entry 'Jack Chaseling Drive' is the main vehicle entry and connects to the car parking area. This entry has more recently constructed brick and metal gates. Although softened by trees and grassed areas, the presentation and amenity of this entry is poor.

There is no clear signage, and the footpath ends at the gates forcing pedestrians onto the road and carpark.

The Centennial Street entry is located at the end of a residential street. It features the Charlie Meader memorial gates which are described in built structures. This entry is mostly used by pedestrians arriving from the western side of Marrickville. During larger sporting events this becomes the main vehicle entry point to the park. The amenity of pathways in the vicinity is poor, they are shared by pedestrians and vehicles, lack signage, and are routed via back of house areas.

### Vehicular access roads + car parks

Vehicle access to parking areas is typically via the Sydenham Road entry, and the Charlie Meader main gates are locked. For significant matches and events, cars enter via Centennial Street through the Charlie Meader gates and exit via Sydenham Road. The extra traffic requires careful management as congestion on Sydenham Road increases, and access becomes difficult for Centennial Street residents and visitors to the tennis club. A traffic study and traffic management plan is suggested to develop appropriate strategies here.

Service vehicles typically use the Sydenham Road entry for ease of use as this is kept open. The service entry gate off Centennial Street provides access to the grandstand and adjacent amenities building back of house areas. The road surface here is poor and continues north east to become an informal track.

Parking spots are unmarked throughout this zone, which can lead to confusion and safety issues. Approximately 200 cars can fit in the parking area, with some spots allowing visitors to watch matches from their vehicle. There are no permanently designated accessible parking spots.

### Sports + recreation grounds

There are no formal sports and recreation grounds in this zone. The stretch of grass between the Amy Street entry and amenities building is used for informal recreation including off leash dog exercise, much the same as Zone 1.

### Ground cover + tree cover

Zone 3 is characterised by hard predominantly bitumen surfaces.

The Sydenham Road entry, has grass and some established trees but is not particularly welcoming or attractive.

The carpark has grassed areas and trees around the perimeter.

The stretch of grass between the Amy Street entry and the amenities building is described in sports and recreation.



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01. Grandstand and amenities building / 02. 'Jet set lounge' upper level grandstand seating / 03. Charlie Meader gates and adjacent service entrance from Centennial Street / 04. View towards Charlie Meader gates / 05. Entry from Sydenham Road / 06. Timber seating adjoining bitumen road / 07. Back of house and degraded road surface / 08. Signage and view towards southern parking area / 09. Entry from Amy Street via playground / 10. Bollards and degraded track from Centennial Street / 11. Separate chainwire fenced path from Centennial Street to Amy Street playground / 12. Grandstand forecourt and residential boundary fencing beyond

### Services

There are water tanks adjacent to the grandstand building and these are used for watering the playing field.

Just inside the Charlie Meader Memorial gates there is a substation. This has a right of way and easement for electricity purposes.

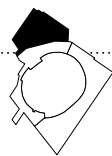
Adjacent to the Sydenham Road entry there is an old style sewer stack.

Stormwater infrastructure is located beneath the grandstand, and the Sydenham Road entry. This connects to lines under Northcote Street which direct water into a brick stormwater canal.

Based on the Analysis set out over the previous pages, the following opportunities present themselves within Zone 3.

There are opportunities to:

- Update sporting infrastructure to improve the spectator experience, meet accessibility requirements and attract high calibre matches.
- Build upon the strong identity of Henson Park, as a unique and laid-back sporting venue
- Soften hard surfaces with planting for shade, stormwater management and habitat.
- Upgrade and reconfigure player amenities to suit all user groups
- Assess and improve the sustainability of the grandstand, amenities buildings and associated infrastructure
- Explore lighting and security measures to deter antisocial behaviour
- Develop a system to inform visitors when the park will be used for sporting and other events
- Support a greater range of activities in this precinct to foster use on non-game days.
- Develop an interpretive signage and art strategy to engage visitors with Henson Park's rich history.
- Refurbish the public amenities block to provide accessible and baby change facilities, and improved natural light.
- Remove duplicate fencing and provide dedicated pathways which are accessible and lit to improve the pedestrian experience
- Formalise areas for fixed parking spaces and car through routes, with traffic slowing measures to improve pedestrian safety. Free up areas for other activities when not needed for parking.
- Create inviting gateways to the park, and reduce conflicts between pedestrians, vehicles, bicycles and dogs.



## ZONE 4

### Overview

Zone 4 is located in the northwestern corner of the site and contains the tennis club and associated parking area. Facilities include the clubhouse building with bar and restaurant, amenities, 7 tennis courts and outdoor shelters. Perimeter fencing and service areas physically isolate this precinct from the rest of the park. Despite this isolation, the club is well used by competitive and social tennis players, and the restaurant is popular especially for weekend functions.

### Character

Zone 4 is disconnected from the rest of the park. High fencing, the location of entries and service areas create a hostile perception from the outside. Beyond the fencing is a haven for tennis players and restaurant goers. The facilities are from a bygone era, although dated this gives an informal charm.

### Signage

The carpark gate has signage for the tennis courts with information on booking courts and operating hours. The gate has a closed sign which is visible when it is shut.

The clubhouse entry chainwire fencing has a temporary banner advertising the Newtown Junior Jets, along with security surveillance signage.

The clubhouse building has duplicate tennis court signage, along with signage for the restaurant 'Casa Do Benfica' and lettering for the Marrickville Hardcourt Tennis District Club - although no hard courts remain. The restaurant signage contains no information on specific opening hours, events or booking details. Once inside the club it is unclear where to go to book courts, and whether courts are already booked.

An updated and consistent approach to signage would be beneficial.

### Built Structures

The tennis clubhouse building was completed in 1961. It is a brick and fibre cement clad building, with membrane and corrugated metal roofing. Although dated, the clubhouse is in reasonable condition.

Other structures include a brick amenities and storeroom building, two brick shelters and two timber gazebos - all are in reasonable condition. These are located at the back of the tennis courts for use by tennis players.

### Lighting

The tennis courts are lit at night and are open until 11pm. The light spills over and illuminates the parkland adjacent to the Amy Street entry. This allows for passive surveillance and improves the sense of safety in this area. The tennis clubhouse building has external and internal light fittings, and the parking area is lit with pole mounted fittings.

### Facilities

Facilities include a restaurant with adjacent bar and poker machines, and separate amenities for visitors and tennis players. The restaurant serves Portuguese food and is popular on weekends. It contains a large seating hall with stage which can be rented for private functions.

### Fences + enclosure

The tennis club perimeter adjoining the park has high chain wire fencing, with barbed wire on top. While this gives a hostile impression, the visual permeability of the fencing allows for passive surveillance of the park and improves the perception of the safety of adjacent areas - particularly fencing to the eastern tennis courts..

The tennis courts also have chainwire fencing, in some instances this creates a double layer of fencing when combined with the perimeter fencing.

The carpark has a low entry gate from Centennial Street and a parking barrier adjoining zone 3. The entry gates close at 11pm.

The west and north western boundaries are defined by a mixture of residential fence types.

### Access points + existing pathways

Access to the clubhouse is unwelcoming and poorly defined. Visitors enter via the southern side of the building, where they encounter bins and the back of house area is visible. To reach this entry, pedestrians are also forced to walk through the carpark.

There is evidence of a former entry path opposite the paved area between the grandstand and amenities. Fencing and the location of the back of house facilities prevents use of this route.

### Vehicular access roads + car parks

Vehicle access is via Centennial Street, and is directly adjacent to the Charlie Meader Memorial Gates and the service entry behind the grandstand building. This results in a lot of hard surfaces and a hostile appearance.

The car park contains 61 parking spaces for club and general community tennis players.

During sporting matches, there is conflict and congestion as cars attempt to enter via Centennial Street, at times entering the tennis car park and competing for parking with tennis club patrons. This is an inconvenience for Centennial Street residents. The driveway of the former caretakers residence at 31 Centennial Street is actually located just after the entry to the tennis car park.

Service access and deliveries use the same route as visitors. Subsequently bins and back of house delivery areas are on show when entering the club which creates a poor impression.



Facilities



Access points + existing pathways



Vehicular access roads + car parks



Fence + enclosure



Lighting



Tree cover



Sports + recreation grounds



Contours (approximate)



Services

Existing structure  
Existing hardstanding  
Car park  
Road

Service access route  
Formal foot path  
Informal foot path  
Site contour line

Sportsground  
Lawn  
Playground  
Lighting

Stormwater  
Telstra  
Electrical  
Services [unknown]

High fence  
Medium fence  
Low fence/ bollards  
Security gate

Canteen  
Bench  
Toilets  
Water fountain

**Sports + recreation grounds**

There are 7 artificially turfed tennis courts which are used for lessons, competition and casual games. Courts 3 and 4 are affected by sinking as a result of poor fill beneath.

Courts can be booked in person or via telephone call.

The tennis club closes at 11pm each night, and courts are lit and available for use in the evening. Gazebos and amenities are accessed via adjacent tennis courts which can be disruptive to play.

**Ground cover + tree cover**

The car park is predominantly hard surfaces. Established trees and grassed areas around the north western boundary provide some relief. The entrance to the club is softened by mature trees including a sizable bottle brush. Trees, perimeter planting and grassed areas create a lush atmosphere around the tennis courts.

**Services**

Stormwater infrastructure is located adjacent to the carpark and within the tennis club grounds. The site was formerly a brickpit which was drained and filled. Over time there has been subsidence.



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01. View from entry towards grassed forecourt area / 02. Carpark looking towards back of grandstand / 03. Carpark with grassy mounds and residential boundary fencing beyond / 04. Pedestrian entry via carpark / 05. Centennial Street carpark entry / 06. View from separated pathway towards Centennial Street / 07. Parking adjoining separated pathway / 08. Entry via bins and loading area / 09. Restaurant entry / 10. Tennis court / 11. Covered seating overlooking tennis courts / 12. Restaurant interior

Based on the Analysis set out over the previous pages, the following opportunities present themselves within Zone 4.

There are opportunities to:

- Improve the presentation of the club and its interface with the rest of the park
- Develop a consistent signage strategy and identity
- Rationalise booking systems and better inform visitors when facilities are in use
- Encourage greater community use through events and promotion
- Accessibility upgrades to paths, entries, amenities and sporting facilities to suit wheelchair users
- Improve pedestrian safety with dedicated pathways separated from the carpark.
- Establish an attractive entry forecourt area
- Consolidate and screen bins and back of house areas
- Incorporate planting and WSUD strategies into the carpark to filter stormwater and provide some shade.