

DRAFT PLAN OF MANAGEMENT + MASTER PLAN

HENSON PARK

FEBRUARY 2021



DRAFT



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Major



FURTHER INFORMATION

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Front cover image: View towards Woodland Street entry gates
Photography by Welsh + Major Architects.

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Document Control

DATE:	REVISION NO:	REVISION DETAILS:	APPROVED:
04/03/20	-	Draft issue for client review	DW
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22/02/21	D	IWC Updated with internal comments	VP

Introduction + Executive Summary

Inner West Council have produced a Plan of Management priority list identifying which open spaces within the Inner West LGA are in greatest need of review.

In 2019, Welsh + Major Architects were engaged by Inner West Council to develop Plans of Management and accompanying Master Plans for the seven top priority parks.

This document contains a Plan of Management and Master Plan for Henson Park. Henson Park is located in Marrickville, with entries via Sydenham Road and at the termination of Centennial, Woodland and Amy Street. It's boundaries are shared with residential properties. It consists of 14.5 acres (6 hectares), making it one of the larger parks within in the LGA.

The Plan of Management applies to land known as Henson Park which is owned by inner West Council.

Plan of Management

The Plan of Management [POM] is a guiding framework which directs the future vision, planning, management and use of the park. It will be used to inform the development of the park over the next ten years.

Review of this plan

The Henson Park Plan of Management is to be reviewed in ten years to ensure it aligns with Council's operational plans and objectives.

Master Plan

The Master Plan is a design report outlining the actions required for improvement, intended to guide the physical upgrade of the site over the next ten years. It does this by suggesting how the strategies set out in the Plan of Management can be translated into site specific gestures for application to the park.

How to use this document

Development of the POM and Master Plan involved some overlap of research and analysis. As such the POM and Master Plan were undertaken simultaneously, and are presented together within the same document.

The site has been considered and designed as a whole, but for ease and clarity within this document it has been presented as four zones. Developing the Plan of Management and Master Plan involved the following processes:

- Policy review identifying the opportunities and constraints presented by national and local government initiatives.
- Demographic review identifying the local community profile.
- Review of site ownership and legal categorisation.
- Identification of applicable statutory conditions and legislation.
- Undertaking a detailed site analysis
- Undertaking Community Engagement through drop in sessions and online survey.
- Analysis of the outcomes of the Context Review, Site Analysis and Community Engagement Outcomes to develop Key Objectives and Strategies for management and action.
- Application of the physical strategies onto the Draft Master Plan.
- Appendix F NSW ALF and Newtons Jets King George Grandstand and Scoreboard Building

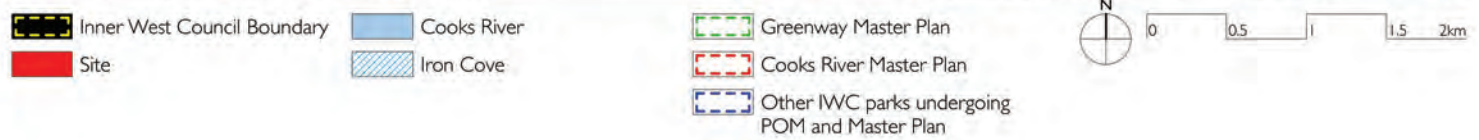
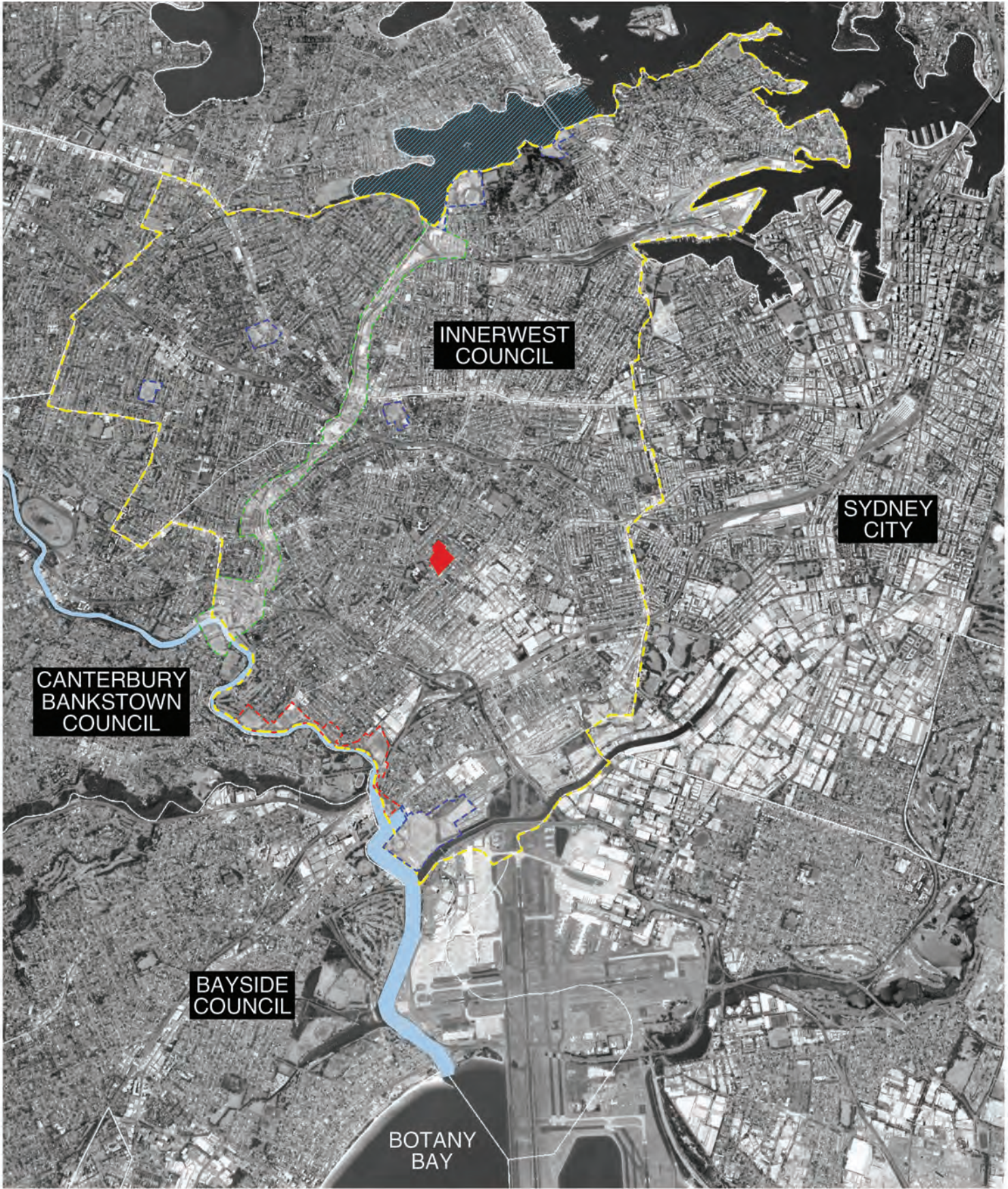
Key features of the Master Plan:

- Centennial Street entry restored and rationalised to reduce pedestrian and vehicle conflicts. New vehicle entry gates for servicing and game day parking.
- Building and sporting infrastructure upgrades to improve the spectator experience, and provide facilities to suit all user groups.
- Shaded fitness area
- Parking area and entry rationalised, landscaped and made safe.
- Biofilter planting, and where appropriate raingardens and bioswales to manage stormwater run-off
- New pedestrian friendly and accessible tennis club forecourt
- Amy Street entry upgraded with duplicate fencing and pathways removed
- Passive recreation upgrades including new seating and trees for shade and habitat.
- New formal pathway linking the tennis club, grandstand, and Centennial, Amy and Woodland Street entries
- Amenities and kiosk upgraded, first floor demolished. New scoreboard, hardstand, water fountain and landscaping.
- Upgraded Woodland Street entry with restored gatehouse, hardstand, signage, bike racks and waste disposal facilities.
- Large capacity water tanks partially embedded in the grassy slopes to form sculptural seating platforms, and assist with sporting ground maintenance.
- Community garden area with raised planters and informal edge seating
- Multi-purpose hardstand areas to support a greater range of activities.
- Continuous perimeter circuit around sporting ground, separated from parking areas and lit for recreational use.
- New contemporary perimeter fencing around sporting ground. Installation to maximise the width of the perimeter circuit.
- Upgrades to improve natural playing surface, reduce maintenance and rationalise the AFL and NRL goalpost switching method..
- Existing road ways and junctions made safe, parking spaces formalised, vehicle access restricted to grandstand area and Centennial Street.
- Sydenham Road entry upgraded to create a pedestrian friendly and inviting gateway.



View across the sporting ground to the grandstand. Photography by Welsh + Major Architects.





REGIONAL CONTEXT

Inner West Council

The Inner West Council area is located five kilometres west of the Sydney Central Business District (CBD)

The council areas of Ashfield, Leichhardt and Marrickville were amalgamated pursuant to proclamation in May 2016, to become 'Inner West Council'.

Inner West Council has five wards: Ashfield, Balmain, Leichhardt, Marrickville, and Stanmore.

The Inner West Council has a resident population of 192,000 people, and spans 36km² from the banks of Parramatta River at Birchgrove in the north east, to the Cooks River at Dulwich Hill in the south west

There are 269 parks and reserves including playgrounds and sports grounds in the Inner West Local Government Area (LGA).

These include 31 Crown Reserves managed by Council and 238 Council owned parks and reserves.

Existing Recreation Needs and Future Projections

A recreational needs study, titled 'Recreation Needs Study - A Healthier Inner West' commissioned by Inner West Council in 2018 provided an analysis of the existing parklands within the LGA, including their current and predicted usage.

The community is expected to grow with an additional 49,000 residents projected by the year 2036. If new open space is not provided the amount of open space per person will decline from 13.3m² to 10.6m² per person within this timeframe.

Population growth will also result in additional pressure on current sporting and recreational facilities, and it is anticipated that additional facilities will be needed, and that current facilities will be required to intensify their usage to meet demand.

Based on industry benchmarks, by 2026 there will be a total gap of:

- 8 summer sporting grounds
- 8 winter sporting grounds
- 6 indoor (multipurpose) courts
- 14 outdoor (multipurpose) courts
- 1 indoor leisure centre (dry)
- 1 indoor leisure centre (aquatic)
- 1 skate park/facility.



INNER WEST PARTICIPATION

Community engagement completed for this study investigated recreation participation in the Inner West. Local participation in recreation broadly corresponds to national and State participation trends - walking is the most popular activity at a local, State and national level.

Across the spectrum of recreation activities, people participated most often in "active recreation" activities, with 80% of survey respondents participating at least weekly.

This was followed by personal fitness with 66% of people participating at least weekly.

In total, 4.5% of people engaged did not participate regularly (at least weekly) in recreation (of any kind), and an additional 1.4% participated regularly in "passive recreation," but not any other kind of recreation.

Figure 4 shows the most popular recreation activities across all community engagement types.



Figure 4 - Most popular recreation activities identified through community engagement completed for the Inner West Recreation Needs Study (Source: Cred Consulting, 2018)

POPULAR INNER WEST PLACES FOR RECREATION

The most popular recreation spaces in the Inner West identified through a range of consultation activities were:

- Footpaths, streets, and town centres
- Cycle paths
- Bay Run
- Cooks River foreshore path
- Leichhardt Park Aquatic Centre
- Annette Kellerman Aquatic Centre
- The GreenWay
- Steel Park
- Private gyms
- Hawthorne Canal/Richard Murden Reserve
- Enmore Park, and
- Ashfield Park.

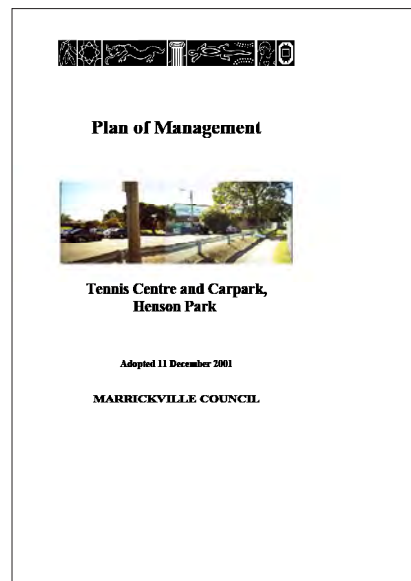
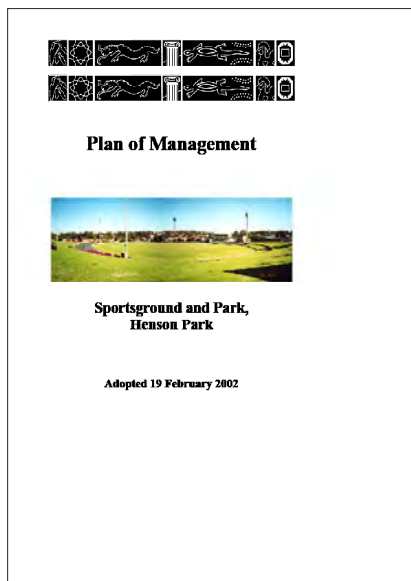
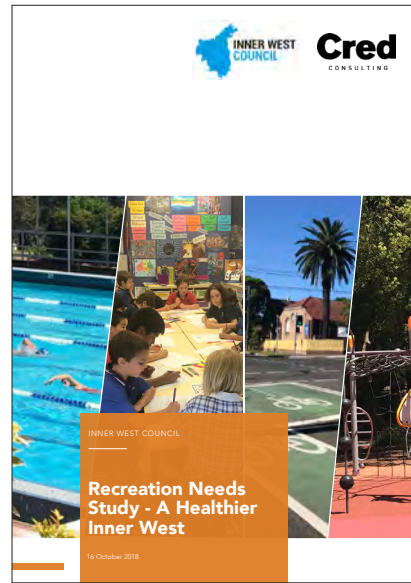
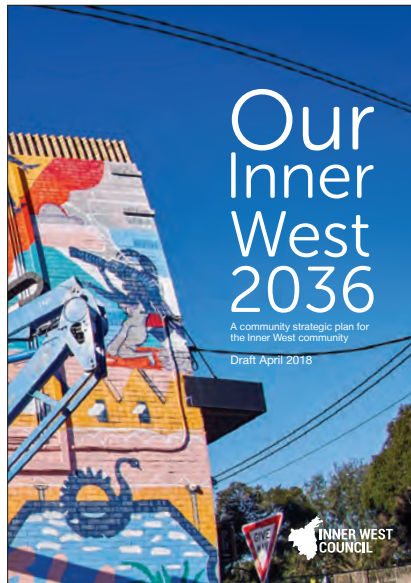
Key differences between different groups were that:

- Females used children's playgrounds, aquatic centres, and footpaths more often, while males used cycle paths, sporting fields and courts, and the Greenway more often than females.
- People who speak a language other than English at home used all facilities less regularly than the general community.

The most common types of facility that people visited for recreation in the Inner West were:



Figure 5 - Most common types of facility that people used for recreation in the Inner West identified through community engagement completed for the Inner West Recreation Needs Study (Source: Cred Consulting, 2018)



REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Our Inner West 2036; A community strategic plan for the Inner West community

Inner West Council, draft endorsed by council 06/2018

This plan identifies the community's vision for the future, outlines long term goals, strategies to get there and how to measure progress towards that vision. It guides all of Council's plans, policies and budgets.

The strategic directions set out are:

- 1 - An ecologically Sustainable Inner West
- 2 - Unique, liveable, networked neighbourhoods
- 3 - Creative communities and a strong economy
- 4 - Caring, happy, healthy communities
- 5 - Progressive local leadership

Among the stated aims, those which apply directly to the regeneration of public parkland are to increase community satisfaction with: green infrastructure, the total area of habitat for wildlife managed under bush-care programs, protection of the natural environment, safety of public spaces, cycleways, maintaining footpaths, aquatic and recreation centres, availability of sporting grounds and facilities and walk-able open space. [Also aligns with State and District Plans]

Henson Park Tennis Centre and Carpark - Plan of Management & Henson Park Sportsground and Park - Plan of Management

by and for Marrickville Council, adopted 2001/2002

The plans identify Henson Park as one of 12 Significant Area Parks in the former Marrickville LGA and were prepared as part of a Plan of Management for Significant Area Parks.

Although completed in the early 2000's, many of items that were flagged in the plans are still applicable. These include the poor condition of boundary fencing, tennis court playing surfaces, and the eastern amenities/scoreboard building- identified for demolition in the parks work program. Other items with continued relevance include the provision of safe night access, signage in community languages, promoting community awareness of the park and heritage aspects, ensuring physical access for all community members, tree planting, providing up to date facilities and developing a consistent treatment to all elements in the park.

Recreation needs study - A healthier Inner West

Cred Consulting for Inner West Council, published 10/ 2018

Analysis of the current and projected recreation needs of the Inner West community, with a view to both maintaining and improving social and mental health as the population of the Inner West Council (IWC) area continues on its projected path of growth and change.

The study identified that the IWC area lacked sufficient public open space for the growing population. It outlines a strategic 'action' framework and explores how this framework could be applied.

The study calls out Henson Park as one of few large public parks within the IWC area, and emphasises the need to maximise the recreational use of the site.

OUR INNER WEST 2036 - COMMUNITY STRATEGIC PLAN

Outcomes	Strategies
1.1 The people and infrastructure of Inner West contribute positively to the environment and tackling climate change	<ol style="list-style-type: none"> 1. Provide the support needed for people to live sustainably 2. Reduce urban heat and manage its impact 3. Create spaces for growing food 4. Develop planning controls to provide ecosystem services* 5. Provide green infrastructure that supports increased ecosystem services*
1.2 Biodiversity is rich, with connected habitats for flora and fauna	<ol style="list-style-type: none"> 1. Support people to connect with nature in Inner West 2. Create new biodiversity corridors and an urban forest across Inner West 3. Maintain and protect existing bushland sites for species richness and diversity
1.3 The community is water sensitive, with clean, swimmable waterways	<ol style="list-style-type: none"> 1. Collaborate to make plans, designs and decisions that are water-sensitive 2. Supply water from within Inner West catchments
1.4 Inner West is a zero emissions community that generates and owns clean energy	<ol style="list-style-type: none"> 1. Support local adoption of clean renewable energy 2. Develop a transport network that runs on clean renewable energy
1.5 Inner West is a zero waste community with an active share economy	<ol style="list-style-type: none"> 1. Support people to avoid waste, and reuse, repair recycle and share 2. Provide local reuse and recycling infrastructure 3. Divert organic material from landfill 4. Advocate for comprehensive Extended Producer Responsibility+

Outcomes	Strategies
2.1 Development is designed for sustainability and makes life better	<ol style="list-style-type: none"> 1. Pursue integrated planning and urban design across public and private spaces to suit community needs 2. Identify and pursue innovative and creative solutions to complex urban planning and transport issues 3. Improve the quality, and investigate better access and use of existing community assets 4. Develop planning controls that protect and support a sustainable environment and contribute to a zero emissions and zero waste community
2.2 The unique character and heritage of neighbourhoods is retained and enhanced	<ol style="list-style-type: none"> 1. Provide clear and consistent planning frameworks and processes that respect heritage and the distinct characters of urban villages 2. Manage change with respect for place, community history and heritage
2.3 Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings	<ol style="list-style-type: none"> 1. Plan and deliver public spaces that fulfil and support diverse community needs and life 2. Ensure private spaces and developments contribute positively to their surrounding public spaces 3. Advocate for and develop planning controls that retain and protect existing public and open spaces
2.4 Everyone has a roof over their head and a suitable place to call home	<ol style="list-style-type: none"> 1. Ensure the expansion of social, community and affordable housing, distributed across Inner West, facilitated through proactive policies 2. Encourage diversity of housing type, tenure and price in new developments 3. Assist people who are homeless or sleeping rough
2.5 Public transport is reliable, accessible, connected and enjoyable	<ol style="list-style-type: none"> 1. Advocate for improved public transport services to, through and around Inner West 2. Advocate for, and provide, transport infrastructure that aligns to population growth
2.6 People are walking, cycling and moving around Inner West with ease	<ol style="list-style-type: none"> 1. Deliver integrated networks and infrastructure for transport and active travel 2. Pursue innovation in planning and providing new transport options 3. Ensure transport infrastructure is safe, connected and well-maintained

REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Outcomes	Strategies
3.1 Creativity and culture are valued and celebrated	<ol style="list-style-type: none"> 1. Grow Inner West's reputation as a leading creative and cultural hub, celebrating and supporting diverse creative industries and the arts 2. Create opportunities for all members of the community to participate in arts and cultural activities
3.2 Inner West is the home of creative industries and services	<ol style="list-style-type: none"> 1. Position Inner West as a place of excellence for creative industries and services and support them to thrive 2. Facilitate links to programs and services to help businesses grow, innovate and improve their competitiveness 3. Encourage the establishment of new enterprises in Inner West 4. Facilitate the availability of affordable spaces for creative industries and services
3.3 The local economy is thriving	<ol style="list-style-type: none"> 1. Support business and industry to be socially and environmentally responsible 2. Strengthen economic viability and connections beyond Inner West 3. Promote Inner West as a great place to live, work, visit and invest in
3.4 Employment is diverse and accessible	<ol style="list-style-type: none"> 1. Support local job creation by protecting industrial and employment lands 2. Encourage social enterprises and businesses to grow local employment
3.5 Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained	<ol style="list-style-type: none"> 1. Promote unique, lively, safe and accessible urban hubs and main streets – day and night 2. Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment 3. Pursue a high standard of planning, urban design and development that supports urban centres 4. Promote the diversity and quality of retail offerings and local products

Outcomes	Strategies
4.1 Everyone feels welcome and connected to the community	<ol style="list-style-type: none"> 1. Foster inclusive communities where everyone can participate in community life 2. Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity 3. Empower and support vulnerable and disadvantaged community members to participate in community life 4. Increase and promote awareness of the community's history and heritage
4.2 The Aboriginal community is flourishing, and its culture and heritage continues to strengthen and enrich Inner West	<ol style="list-style-type: none"> 1. Celebrate Aboriginal and Torres Strait Islander cultures and history 2. Promote Aboriginal and Torres Strait Islander arts and businesses 3. Acknowledge and support the rights of the Aboriginal community to self determination 4. Actively engage Aboriginal people in the development of programs, policies and strategies
4.3 The community is healthy and people have a sense of wellbeing	<ol style="list-style-type: none"> 1. Provide the facilities, spaces and programs that support wellbeing and active and healthy communities 2. Provide opportunities for people to participate in recreational activities they enjoy
4.4 People have access to the services and facilities they need at all stages of life	<ol style="list-style-type: none"> 1. Plan and provide services and infrastructure for a changing and ageing population 2. Ensure the community has access to a wide range of learning spaces, resources and activities 3. Support children's education and care services to ensure a strong foundation for lifelong learning

Outcomes	Strategies
5.1 People are well informed and actively engaged in local decision making and problem-solving	<ol style="list-style-type: none"> 1. Support local democracy through transparent communication and inclusive participatory community engagement
5.2 Partnerships and collaboration are valued and recognised as vital for community leadership and making positive changes	<ol style="list-style-type: none"> 1. Support leadership and mentoring initiatives that build and strengthen the capacity of individuals, businesses and communities 2. Support local capacity for advocacy 3. Collaborate with partners to deliver positive outcomes for the community, economy and environment
5.3 Government makes responsible decisions to manage finite resources in the best interest of current and future communities	<ol style="list-style-type: none"> 1. Undertake visionary, integrated, long term planning and decision making, reflective of community needs and aspirations 2. Ensure responsible, sustainable, ethical and open local government 3. Deliver innovation, excellence, efficiency and effectiveness and probity in Council processes and services

RECREATIONAL NEEDS STUDY - A HEALTHIER INNER WEST

Key Findings:

A number of findings about recreation within the Inner West are highlighted by the report. These include its benefits and its changing perception and role within society generally. These have assisted in providing a foundation for the strategies and objectives of this Plan of Management and Master Plan. A summary of the key findings includes;

- Participation in recreation brings significant health and social benefits to individuals, including mental health benefits and improved development outcomes for children and young people.
- Recreation provides benefits at the community level, supporting community cohesion and community development, and public health benefits.
- A majority of Australians participate in sport or other physical activities at least 3 times a week.
- Nationally, the most popular recreation activities include walking, fitness, swimming, cycling and running, and this is reflected by local participation trends in the Inner West.
- The major change in participation in recreation is a trend to more flexible and non-organised participation.
- Children have declining access to unsupervised participation in recreation activities, with Planet Ark estimating that only 35% of Australian children play outside every day, compared to 72% a generation ago.
- People with disability have lower levels of participation in recreation and are less likely to take part as a spectator.

Community Engagement:

The study undertook extensive engagement with the community to determine both recreational participation within the inner west as well as comments and suggestions about the quality of public open space within the LGA. These findings in conjunction with community engagement carried out specifically for Henson Park form a body of information about the community's needs and desires for public open space which have informed this Plan of Management and Master Plan.

Objectives:

The report found a number of opportunities for improving recreational spaces within the LGA through a needs and gaps analysis. These opportunities were grouped into broad themes. A number of these key opportunities which relate specifically to the scope of this Plan of Management and Master Plan have been summarised in this review.

NEED
Increased quality of open space to optimise use, address demand and meet higher and more diverse needs
Well maintained public toilets, water bubblers and bins in parks.
Picnic and BBQ facilities, seating and shade for informal social gatherings, as well as informal grassed passive recreation areas.
New facilities in parks including: table tennis tables; outdoor gyms including for seniors, and hard surfaces with shelter for tai chi.
Lighting and design of parks to increase feelings of safety. Improved lighting to support evening and night time use of sporting grounds and provide recreation opportunities after work hours
Improved waste management and maintenance in parks and sporting grounds.

OPPORTUNITIES
<ul style="list-style-type: none">• Multi-use, flexible open space that is designed to support sharing and reduce conflict between users
<ul style="list-style-type: none">• Extend the Marrickville Public Toilet Strategy recommendation that all residents and visitors be within 400m of a public toilet that is open during daylight hours throughout the LGA.
<ul style="list-style-type: none">• Provide space for social gatherings outside of the home.
<ul style="list-style-type: none">• In particular local parks in high density areas to provide a variety of recreation opportunities for residents.
<ul style="list-style-type: none">• Lighting in parks for informal night time use eg at outdoor gyms, dog parks, running paths, large flat areas for informal sport and other sporting facilities.
<ul style="list-style-type: none">• Increased maintenance resourcing• Consider ongoing maintenance costs at the design stage of new/upgraded open space• Consultation with outdoors staff at the design stage to identify possible future maintenance issues, and• Self-cleaning BBQs.

REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Improved sporting ground playing surfaces through upgrades to drainage, turf, soil.	<ul style="list-style-type: none"> Current allocation data (Winter 2018 season) indicates that some sporting grounds are over capacity, but there is potential to increase the carrying capacity of the sporting ground through surface improvements
Improving sporting building infrastructure, amenities blocks to increase usability and support safety, and support the participation of women and people with disability in sport. Spectator infrastructure, courts surfaces, lighting, allocation and booking processes.	<ul style="list-style-type: none"> Upgrade sporting grounds throughout the LGA.
Signage and wayfinding on cycle routes. Safer shared paths, and/or separate bike/pedestrian paths.	<ul style="list-style-type: none"> Review throughout the LGA.
Cycling infrastructure including end of trip facilities and bike parking.	<ul style="list-style-type: none"> Cycling infrastructure at connections to public transport and recreation facilities.
Play spaces for older children / young people; Play opportunities for other age groups and abilities.	<ul style="list-style-type: none"> Play for older children such as basket swings, trampolines, climbing walls, monkey bars, flying foxes Innovative play spaces such as nature play, and adventure/junk play. Include inclusive play equipment in all playgrounds, rather than only in some dedicated inclusive playgrounds.
Increased access to recreation opportunities for older people.	<ul style="list-style-type: none"> Footpath improvements, bushcare programs, More affordable recreation opportunities for older people Support with transport to recreation opportunities.
Informal, flexible and social recreation opportunities that cater to a time-poor population.	<ul style="list-style-type: none"> Improved lighting on streets and in parks to enable night time use including for organised and informal activities Encourage recreation providers (e.g. sports clubs, fitness providers) to provide recreation opportunities in the evening eg social versions of sport
Inclusive recreation opportunities for people with disability including organised sport.	<ul style="list-style-type: none"> Prioritise accessibility in the upgrades of recreation facilities and parks, for example in new amenities buildings. Audit of Council's recreation facilities and parks and whether they are accessible.
Inclusive recreation opportunities for people from the LGBTQI+ community	<ul style="list-style-type: none"> Welcoming change and bathroom amenities for gender diverse people.
Inclusive recreation opportunities for people from culturally and linguistically diverse backgrounds.	<ul style="list-style-type: none"> Recreation opportunities located close to public transport and promoted in community languages Recreation programs targeting people from culturally and linguistically diverse backgrounds Recreation opportunities that reflect popular activities (eg informal sports, badminton, volleyball, table tennis, basketball, Tai Chi), and Working with sporting clubs to support inclusiveness and increased participation.
New off leash dog parks, including dog swimming and water play; Ongoing provision and maintenance of existing dog off leash areas; Managing and preventing conflicts between users of parks, particularly children and dogs.	<ul style="list-style-type: none"> Clarity in signage to enable regulation and enforcement. Design of parks and playgrounds to minimise conflict e.g. planting borders 10m from playgrounds to identify dog free areas.

DOG OFF-LEASH AREAS



SCALE 1:2000 @ A4

REVIEW OF CORPORATE OBJECTIVES + EXISTING POLICY

Dog Exercise Areas within Henson Park

The use of Henson Park for dog walking is encouraged and recognised by council as creating a positive sense of community if conducted in a responsible manner. Dog walkers must ensure their dog is under effective control at all times and does not become a nuisance or impede on the enjoyment of other park users. Dog walkers must clean up and properly dispose their dog's faeces. Although the majority of dog owners are responsible, uncollected faeces in the off-leash area make the park experience less enjoyable.

Currently there are concerns about wear and tear in the dog exercise area. Degradation of the hill and its impact on the amenity of the park generally is of concern.

Signage directly within this area reminding owners of their responsibilities and of the need to watch their dogs could be beneficial. Current signage locations and areas for on and off leash dog exercise are indicated by the map adjacent.

Dog On-Leash Areas

- Dogs are permitted to be on-leash in the grandstand, tennis club and parking areas, in addition to the perimeter track around the sporting ground. Care should be taken to ensure compliance around the grandstand and parking areas.

Dog Off-Leash Areas

- Off-leash dog exercise is generally permitted on the grassed parkland areas. The only exception to this is during official matches, where dogs are required to be kept on-leash.

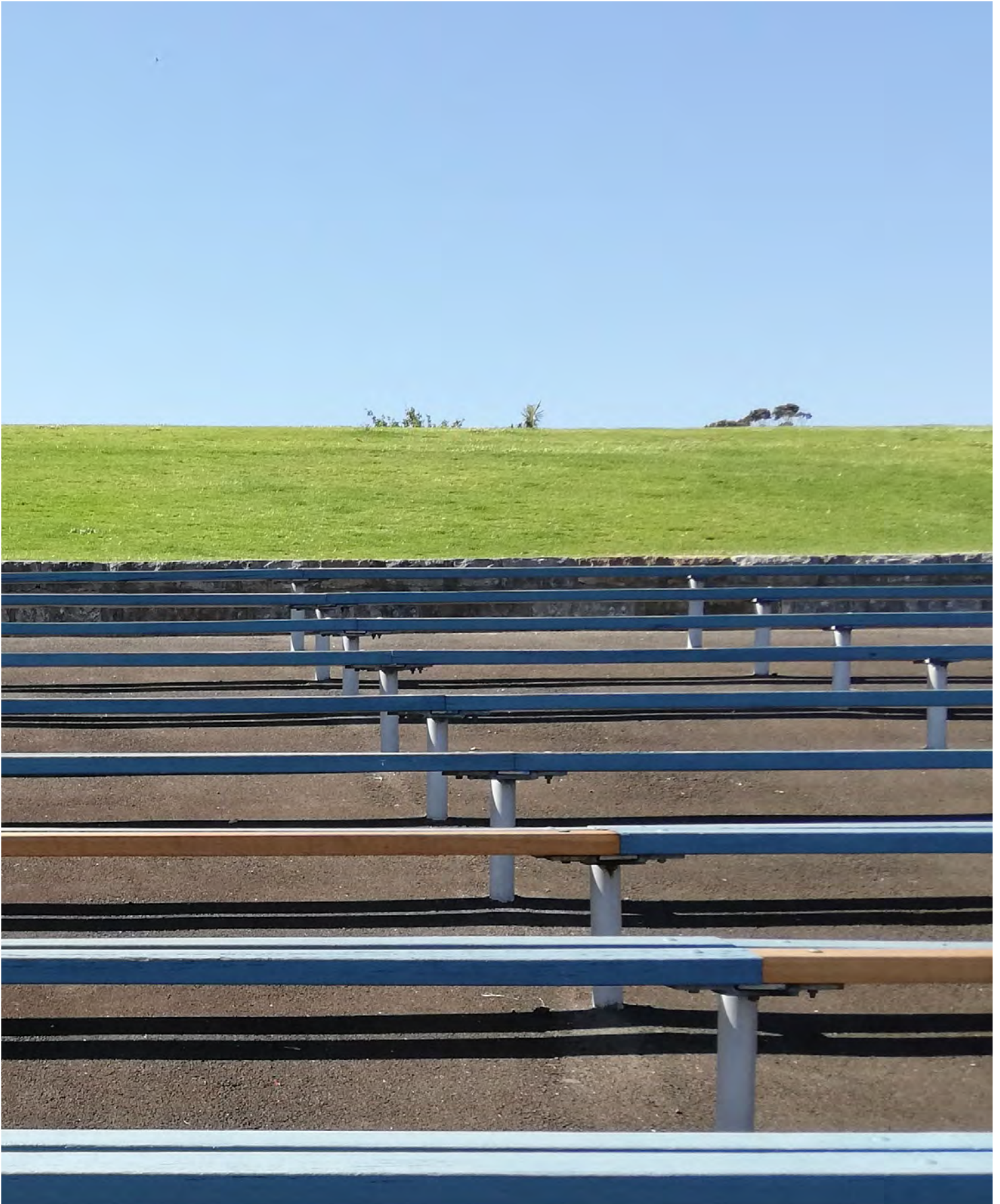
Dogs Prohibited

- Dogs are prohibited on the tennis courts and the playing surface of the sporting ground.



Looking across seats to grassy slopes beyond. Photography by Welsh + Major Architects.

2.0 Categorisation + Ownership





- | | | |
|--------------------------------------------|-----------------------------------|---------------------------|
| Site Boundary | Lot Boundaries | |
| Council owned land - general community use | Council owned land - sportsground | Council owned land - park |



SCALE 1:2000 @ A4

LAND TO WHICH THIS PLAN APPLIES

The plan refers to Henson Park which is located in Marrickville. Henson Park has entries via Sydenham Road and at the termination of Centennial, Woodland and Amy Street. It consists of 14.5 acres (6 hectares), making it one of the larger parks within in the LGA.

The park sits in a pocket of lower density housing, and shares it's boundaries with residential properties and the Amy Street playground.

Henson Park is located on the site of a former brickworks, as is reflected in it's landform. The park was officially opened in 1933, after the brickpits were drained and infilled. The upper edges of one of the infilled brickpits creates a sheltered hollow around the sporting ground.

Prior to European settlement the local area was inhabited by the Cadigal and Wangal people of the Eora Nation, and was the food source and core habitat for their social gatherings. Aboriginal heritage items have been identified within the LGA.

Owner of this land

Henson Park occupies land owned and managed by the Inner West Council.

At the time of writing, Marrickville LEP 2011 applies to the land. The land zoning map clarifies that the entirety of Henson Park is zoned for 'Public Recreation'.

Lot/DP	Name & Location	Current Management & Agreements Recommendations	Ownership & Classification	Area (approximate)	Notes
Lot 423 DP 1035319	Henson Park	<p>Inner West Council</p> <p>The Marrickville & District Hardcourt Tennis Club has a hold over tenancy on a month to month basis for the tennis club and adjacent carpark</p> <p>Ausgrid and Telsta have easements over parts of Henson Park within areas to be designated as general community use. Refer to diagram on page 20 for details.</p>	<p>Council owned land</p> <p>Sportsground, and general community use</p>	58,760m ²	<p>Amy Street playground forms part of this lot, and is classified as a park. It is not included in this POM and masterplan boundary.</p> <p>The prior title reference for the tennis club and adjacent carpark was Lot 424 DP 1035319.</p> <p>A portion of the rear yard of 26 Centennial Street is located within this lot. It is unclear what/if any arrangement is in place.</p>

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COUNCIL LAND CATEGORISATION

Community land - Local Government Act Requirements

All of Henson Park lies on council owned land. This is zoned for public recreation and is defined as community land. Community land is generally public park land set aside for community use. Development and use of this land is subject to strict controls set out in the Act such as Community land cannot be sold, or leased or licensed for more than 30 years. In addition to these controls, the Act requires councils to have plans of management for all Community lands.

A plan of management places Community Land into categories which impact how they can be used. Community Land is still subject to zoning controls and a plan of management operates as an additional control over that piece of land.

The community land within Henson Park falls into the categories listed in the table below.

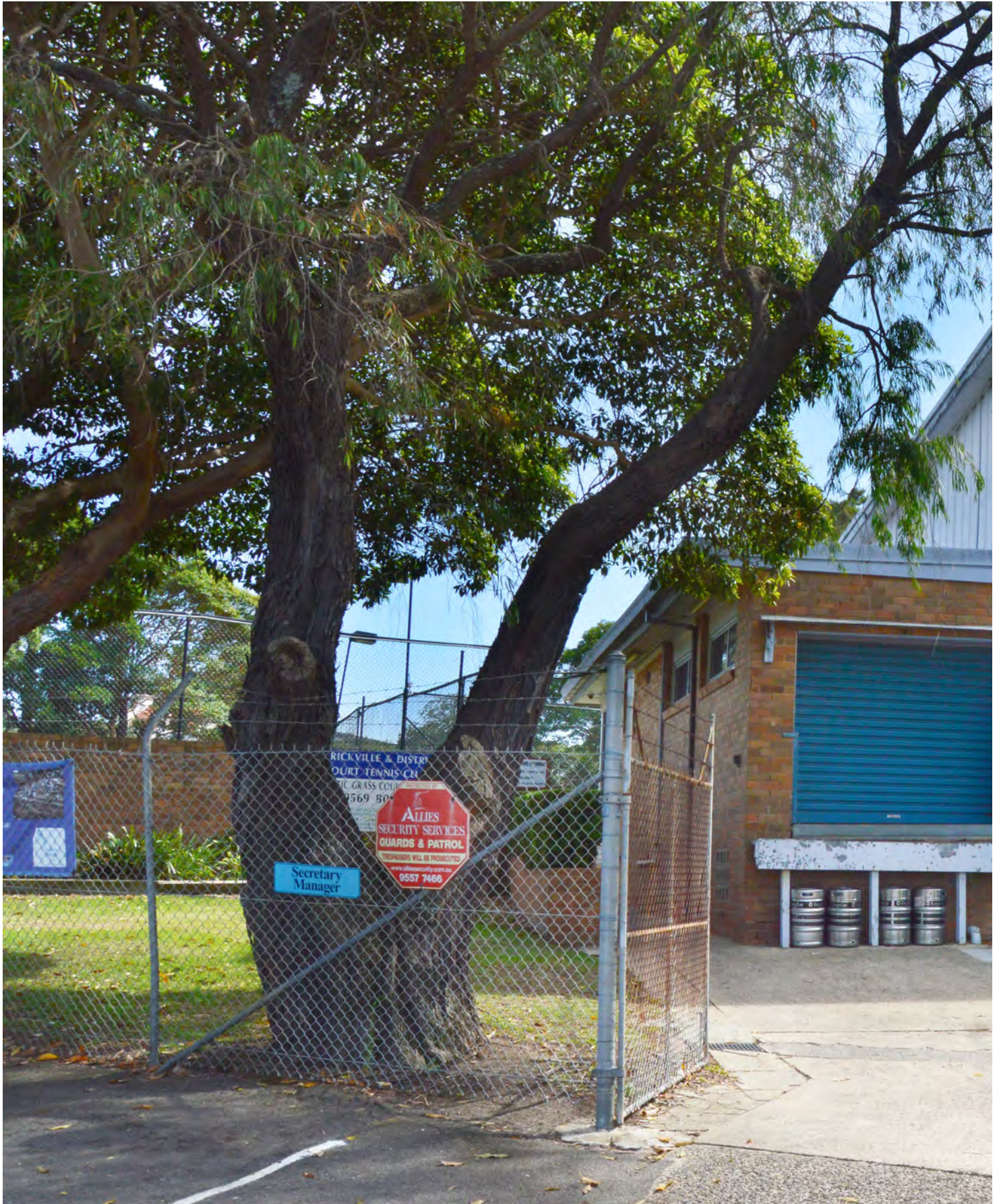
Management principles

The core objectives for management of community land categorised as general community use are to 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:

(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and

(b) in relation to 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).

Category (Crown land)	Core objectives (as defined by the Local Government Act 1993)
SPORTS GROUND	The core objectives for management of community land categorised as a sportsground are— (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.
PARK	The core objectives for management of community land categorised as a park are— (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
GENERAL COMMUNITY USE	The core objectives for management of community land categorised as general community use are to 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— (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and (b) in relation to 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).



Tennis club entrance from the carpark. Photography by Welsh + Major Architects.



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CURRENT LEASES + LICENCES

What are Leases and Licences?

A lease is a contract between the landowner, and another entity granting to that entity an exclusive right to occupy, use or control an area for a specified time.

A licence allows multiple non-exclusive use of an area. Short term licences and bookings may be used to allow the best overall use of an area.

Council's leasing and licensing is governed by its Land and Property Policy.

Authorisation of Leases and Licences

The Local Government Act 1993 (LG Act) requires a lease or licence of community land must be authorised by a Plan of Management (PoM). The lease or licence must be for a purpose consistent with core objectives of its categorisation and zoning of the land. In addition, leases and licences of Crown land must be consistent with the dedication or reservation.

The maximum period for a lease or licence is 21 years if granted by Council or 30 years if granted by Council with the consent of the Minister for Local Government.

Leases and licences for the use of an area of land need to be permissible under this PoM, the LG Act, the Local Government Regulations 2005, Crown Lands Management Act 2016 (CLMA), Crown Lands Management Regulations 2017, Marrickville Local Environmental Plan 2011 and any subsequent LEP adopted by Inner West Council, and pursuant to a development consent if required.

Any proposed lease or licence for more than 5 years must be by tender unless it is to a non-profit organisation.

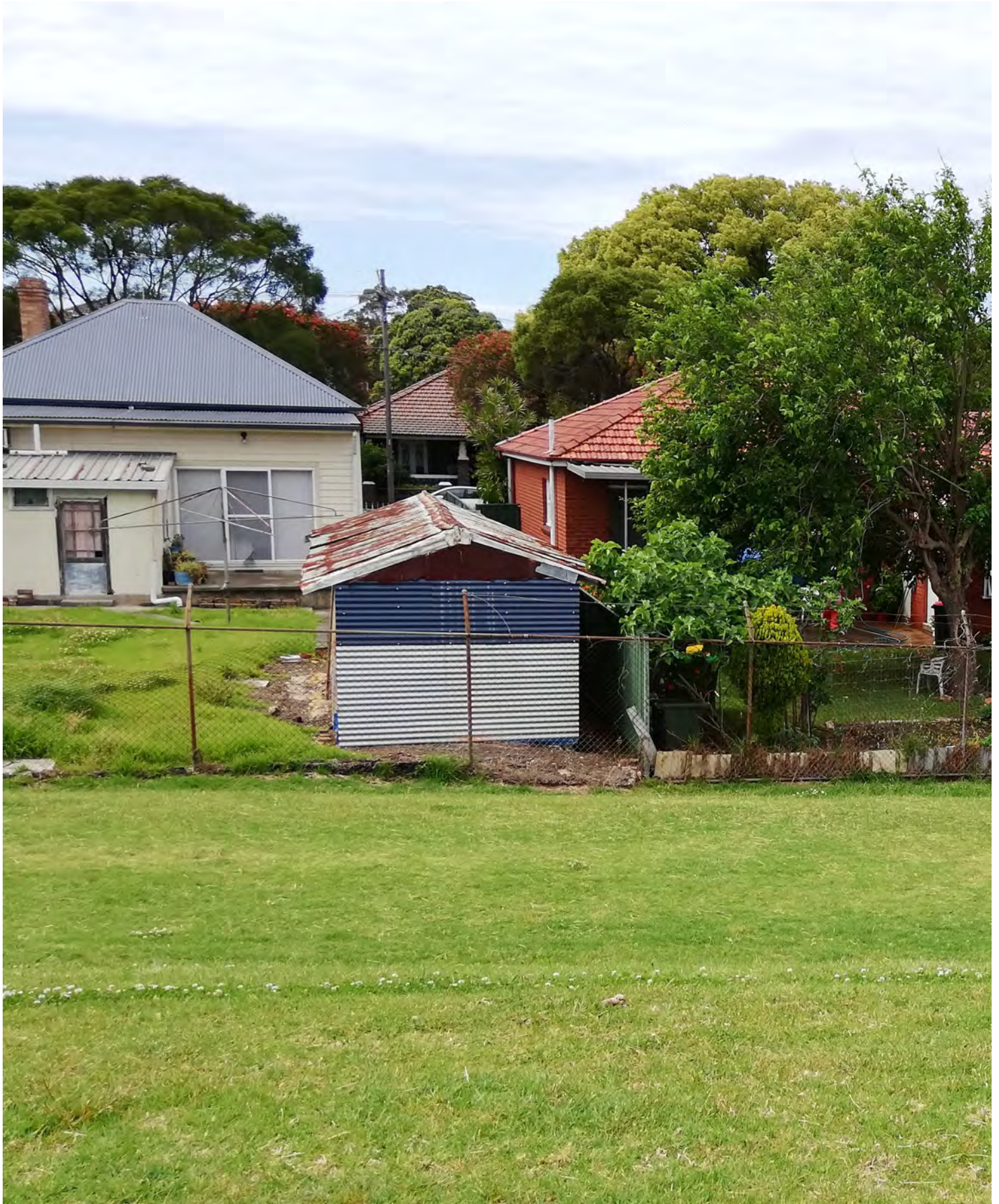
Any proposed lease, licence other than short term or casual public notice must be given and be in accordance with section 47 of the Act.

Current Leases and Licences

- Tennis club and adjacent carpark for the purpose of Courts, shelters and clubhouse including licensed premises and car parking. Current 20 year lease expires 31 December 2021 – Marrickville and District Hardcourt Tennis Club Ltd
- Telstra telecommunications tower for the purpose of telecommunications. This is currently in hold over on a month to month basis.

Other Agreement

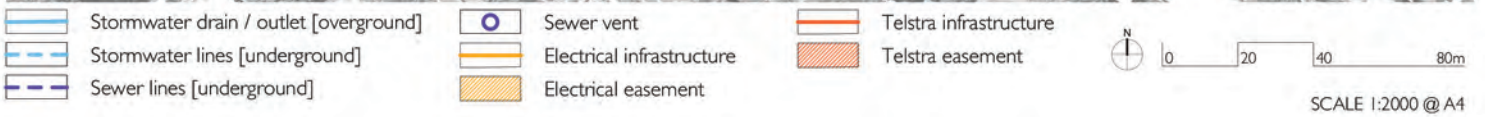
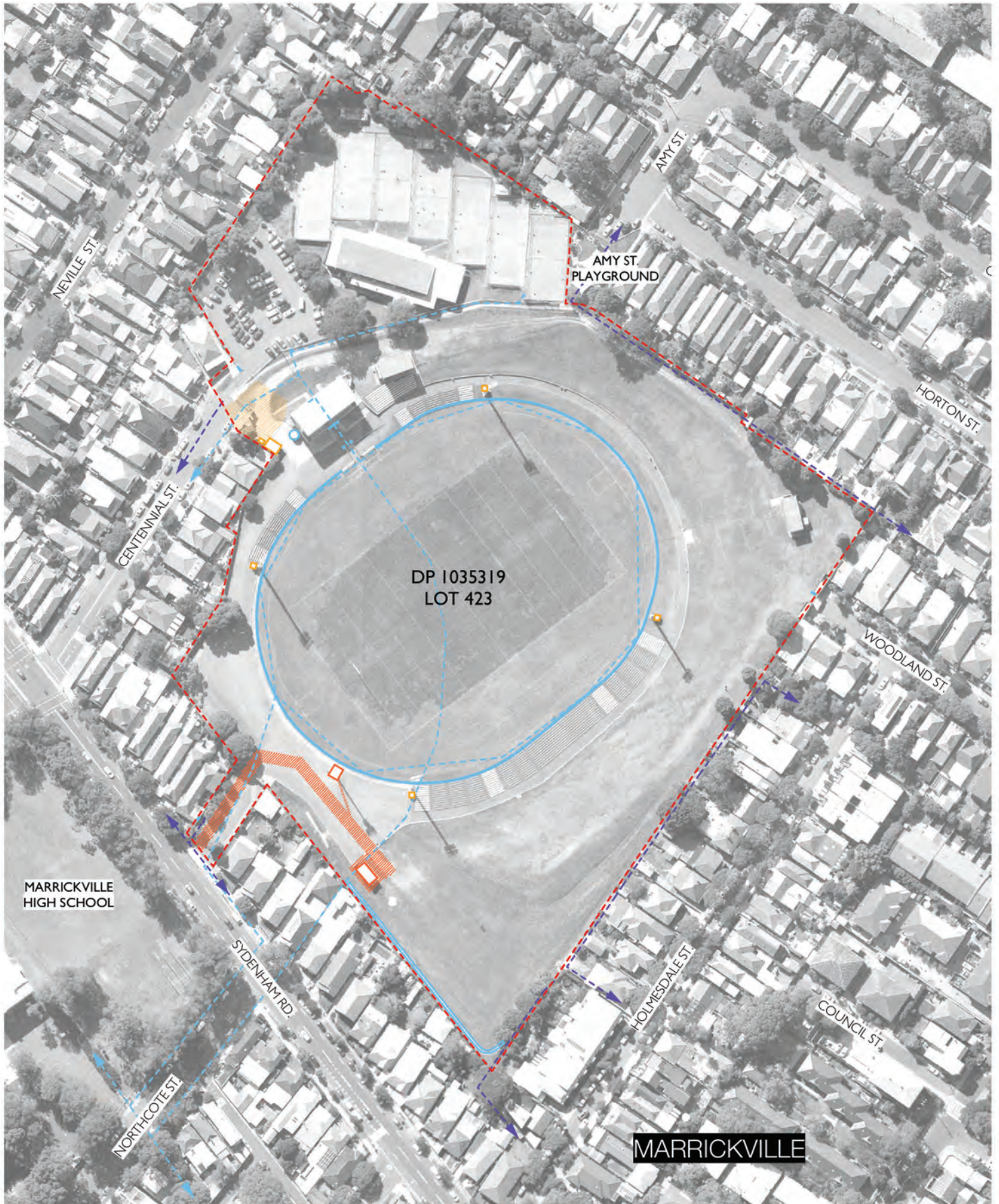
The former Marrickville Council, Newtown NRL and Newtown Jets entered into an 8 year agreement in 2017. This agreement allows exclusive use for match play until the year 2025.



Holmesdale Street properties adjoining the south-eastern boundary. Photography by Welsh + Major Architects.

4.0 Statutory Conditions + Legislation





Zoning + Classification

Marrickville LEP : RE1 'Public recreation'

Telstra infrastructure and easement

Telstra infrastructure is located to the south eastern area of the park adjacent to the Sydenham Road entry. This includes a telecommunications tower, brick services building and below ground cabling. There is an easement for cabling and access which runs from the Sydenham Road entry and through the carpark to the services building. Works within the easement would require consultation and approval by Telstra.

Electrical infrastructure and easement

Electrical infrastructure is located adjacent to the Centennial Street entry. This includes a substation and a brick switchboard building.

There is a right of way and easement for public utility installation and electricity purposes. This extends from the substation to Centennial Street. Works within the easement would require consultation and approval by Ausgrid.

Small brick services buildings are located adjacent to each sporting ground light tower. It is unclear what restrictions these assets pose.

Stormwater and sewer infrastructure

Stormwater and sewer pipes and infrastructure are located within the park. These connect through to adjacent streets and properties. Work within the vicinity of these assets may require consultation and approval by Sydney Water.

Other Relevant Legislation

- Companion Animals Act.
- Dividing Fences Act.
- Disability Discrimination Act.
- Environmental Planning and Assessment Act 1979.
- National Construction Code 2019.
- National Parks and Wildlife Act 1974
- State Environmental Planning Policy (infrastructure) 2007
- Work, Health and Safety Act.
- Biodiversity Conservation Act 2016
- Vegetation SEPP



Looking towards Woodland Street gates and brick boundary wall with painted 'Henson Park' lettering. Photography by Welsh + Major Architects.

5.0 Master Plan Strategies



OVERVIEW

Key objectives for the future of the park have been derived from the opportunities outlined in the Site Analysis and Community Engagement Outcomes in conjunction with the land categories identified in the Local Government Act 1993. They have also been informed through precedent studies of successful local, national and international park-land projects.

Key strategies have been outlined to accompany these objectives. The Strategies suggest, in broad terms, how the objectives can be achieved within the Master Plan.

Details of the proposed materials and planting palette are included in Appendix D.



ACCESS

Key Objectives:

1. *Provide welcoming and accessible entry points.*
2. *Improve access to the site for all users*
3. *Improve car access and parking while reducing the impact of vehicles on surrounding parkland.*
4. *Create simple signage and way-finding strategy*

Key Strategies to achieve this in Master Plan:

- Define access points into the Park
- Provide safe routes for pedestrians, cyclists and vehicles
- Develop a way finding strategy for the park, and consolidate all way-finding, regulatory and information signage into a consistent, clear and concise format



INCLUSIVE

Key Objectives:

1. *Ensure accessibility to the park for all visitors*
2. *Integrate activities which cater for a range of ages, abilities and interests*
3. *Provide high quality amenities which are inclusive and accessible.*

Key Strategies to achieve this in Master Plan:

- Balance provision of activities to consider visitors of multiple generations and abilities
- Improve accessibility throughout the park and within new facilities.
- Review off-leash dog areas and facilities.



SENSE OF PLACE

Key Objectives:

1. *Educate, inform, and entertain visitors with stories from the history of the park and the local area, and the ecology of the place*
2. *Maintain the relaxed and unstructured character of the park*
3. *Preserve and protect successful spaces*
4. *Develop a cohesive site identity which builds upon the unique qualities of the park.*

Key Strategies to achieve this in Master Plan:

- Develop an identity for currently undefined spaces. Maintain and restore park elements which are of heritage value and contribute to the sense of place.
- Integrate explanatory signage where appropriate into the wider way-finding strategy
- Consider interpretation strategies for new park elements to inform visitors about the parks rich history.
- Ensure new additions contribute to Henson Park's unique character, and do not detract from the relaxed, historic sports ground vibe which is so highly valued.



COMMUNITY

Key Objectives:

1. *Protect areas that are highly valued by the community.*
2. *Maintain public use of the park and its facilities*
3. *Provide high quality and cohesive furniture and facilities*
4. *Support flexible use for events*

Key Strategies to achieve this in Master Plan:

- Maintain open green spaces for flexible recreation
- Improve the quality, visibility and maintenance of the park and its facilities so that they offer more value to the community.
- Increase enjoyment of the park with additional seating areas
- Investigate strategies to assist in the management of events to better serve the needs and interests of the community



SUSTAINABILITY

Key Objectives:

1. *Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.*
2. *Support local ecologies through landscaping and maintenance strategies*
3. *Retain and enhance green spaces*

Key Strategies to achieve this in Master Plan:

- Plant new trees and green areas where possible to increase shade and habitat
- Design new facilities from sustainable principles and upgrade existing facilities with sustainable measures.
- Promote awareness of sustainability upgrades and interventions.
- Continue to encourage wildlife
- Develop strategies to improve the condition of green spaces
- Encourage the use of public transport



SAFETY

Key Objectives:

1. *Increase the perceived sense of safety and discourage antisocial behaviour through design elements*
2. *Support safer interactions between vehicles, people and dogs*
3. *Address slippery and uneven surfaces along pathways.*

Key Strategies to achieve this in Master Plan:

- Create opportunities for passive surveillance around the site
- Provide consistent after dark lighting around primary routes and facilities
- Reconfigure pedestrian and vehicle entries and through routes, delineate parking spaces, provide buffers to off-leash dog areas.
- Improve pathway connections and reduce trip and slip hazards



SPORTS + RECREATION

Key Objectives:

1. *Enhance the quality of existing sports facilities and amenities.*
2. *Provide opportunities for informal recreation to encourage active and healthy communities*
3. *Enable flexibility of spaces, to be shared across a range of activities*
4. *Balance community and organisation use of the park and its facilities.*

Key Strategies to achieve this in Master Plan:

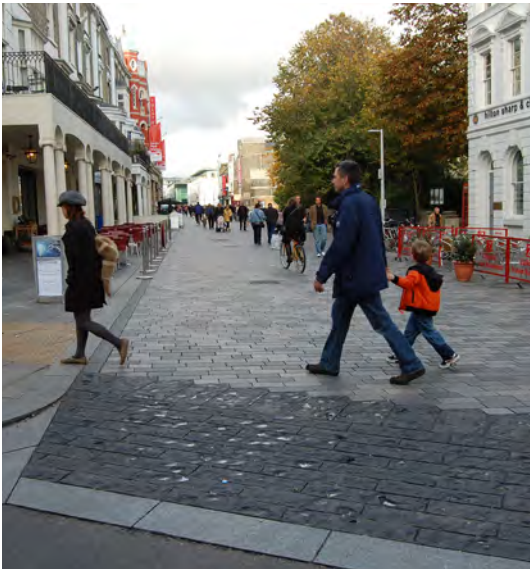
- Maintain the sporting ground as a natural turf surface, implement measures to increase its durability, improve the surface condition and reduce maintenance
- Provide player, spectator and public facilities fitting of a premier sporting ground.
- Create new areas and facilities to support a broader range of activities. Improve lighting to extend the hours of use.
- Maintain shared community access to park assets.



Integrated signage and wayfinding¹



Example of fencing providing an inviting gateway and security.²



Gateway into a pedestrian area identified by a change in level and materials.³



Consolidated instructional signage.⁴



Low impact bollards to protect areas of parkland from vehicles.⁵



Forecourt with bike parking, planting and traffic control.⁶



Removable bollards to control vehicle access to pedestrianised areas.⁵

¹ Pityrilla Park, Adelaide by Aspect Studios. Photo © SweetLime.

² Glebe Public School fence, Sydney by Nuha Saad. Photo © Jamie Williams.

³ New Road, Brighton, UK by Landscape Projects and Gehl Architects. Photo © Gehl Architects.

⁴ New York Parks Department, USA by Pentagram. Photo © Pentagram.

⁵ Recycled plastic bollards © Exteria Street and Park Outfitters.

⁶ Place de la Paix, France by Mutabilis. Photo © Hervé Abbadié.

⁷ Slim removable bollards, University of Sydney. Photo © Street Furniture Australia

**Key Objectives:**

1. *Provide welcoming and accessible entry points.*
2. *Improve access to the site for all users*
3. *Improve car access and parking while reducing the impact of vehicles on surrounding parkland.*
4. *Create simple signage and way-finding strategy*

Key Strategies to achieve this in Master Plan:

- Define access points into the Park
- Provide safe routes for pedestrians, cyclists and vehicles
- Develop a way finding strategy for the park, and consolidate all way-finding, regulatory and information signage into a consistent, clear and concise format

Park Gateways

Bounded by residential properties, Henson Park is a relatively isolated haven of open space. There are four, somewhat hidden entries, which are proposed to be improved through the following measures:

Woodland Street

The existing brick gateway building (1936) is heritage significant and contributes to the character and identity of the park. The masterplan proposes maintenance and restoration as close to the original condition as is practicable.

Upgrades to this entry should include:

- New hardstand surface around the gateway to replace uneven gravel surfaces
- Replacing deteriorating doors and shutters
- Repairing and restoring the metal gates, lettering, and decorative brickwork; replacing missing parapet bricks
- Removing redundant lighting conduits / replacing missing light fittings
- Infilling openings to prevent access and dumping of rubbish. These areas could incorporate wayfinding signage, site interpretation and a notice board, to inform the community of upcoming events.

Amy Street

The Amy Street entry is a pedestrian entry accessed via the playground located at the cul-de-sac end of Amy Street. This entry is known and used mostly by local residents. It is also identified as forming part of a local cycle route.

Upgrades to this entry should create an inviting local gateway and include:

- New security fencing and gate providing a single access point to the park. Removal of redundant duplicate path and barbed wire fencing adjoining the tennis club.
- New hardstand surface linking to new hardstand paths.
- Wayfinding signage and waste disposal facilities.

Centennial Street

The Centennial Street entry contains an attractive brick structure with ticket windows and entry gates, known as the "Charlie Meader Memorial Gates". This is heritage significant as is the adjacent

weatherboard structure - the oldest structure on the site, a former ticket booth inherited from the Harold Park Raceway.

The gates have been used for vehicle access during events, resulting in damage to vehicles and the gates as the clearance is narrow. Designating these gates for pedestrian use only is proposed to prevent further damage to the structure and to improve vehicle and pedestrian safety.

Centennial Street also contains a separate service vehicle entry to Henson Park, and a separate entry to the Tennis Club carpark.

Upgrades to these entries should include:

- New hardstand surface around the gateway as a continuation of the footpath
- Repairing and restoring the metal gates, lettering, decorative brickwork and adjacent weatherboard structure
- Wayfinding signage and site interpretation
- Bike parking
- New service and event vehicle entry and gates adjacent to existing Charlie Meader Memorial Gates. This designated vehicle entry will allow sufficient clearance, and reduce conflict with pedestrians.
- New lockable security gates to the Tennis Club car park to prevent after hours access.
- Investigate measures to improve clearances and turning circles for vehicles at the end of Centennial Street. This could include removal of the nature strip opposite 31 Centennial Street to provide a wider roadway.

Sydenham Road

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 set back from the road. The pedestrian gates are narrow, and are typically closed, forcing pedestrians onto the road and through the car park.

The masterplan proposes the Sydenham Road entry is upgraded to create a pedestrian friendly and inviting gateway.

Upgrades to this entry should include:

- New security fencing and gates to Sydenham Road to prevent after hours access to Jack Chaseling Drive
- Brick entry structure retained with gates removed, and footpath widened to provide a continuous pedestrian route into the park



ACCESS

- Native plantings to reduce maintenance requirements while providing food and habitat
- Wayfinding and site interpretation signage to enhance the appearance and identity of this entry. 'Jack Chaseling Drive' could be incorporated into the entry structure, path and road surfaces

Vehicle Access, Parking + Shared Spaces

Vehicle access to the main parking area is typically via the Sydenham Road entry. For significant matches and events, vehicles enter via Centennial Street through the Charlie Meader gates and exit via Sydenham Road. The masterplan proposes the following measures to improve pedestrian and vehicle safety and amenity:

- Undertake a safety review and reconfigure parking arrangements in the park to provide formalised parking arrangements .
- Provide designated pedestrian routes with footpaths and crossings; formalise parking spaces and car through routes
- Install bollards to prevent vehicle access to the grandstand area, Centennial Street entry, and flat grassed area in Zone 1. These can be removed when access is required for service vehicles and events.
- Replace degraded bitumen surfaces behind the grandstand with new hardstand area suitable for shared pedestrian and service vehicle use. Planting and bollards could be introduced to limit vehicle access to grassed areas beyond.
- Develop a consistent strategy for events - in particular traffic management and parking. Collaborating with nearby schools could be used as a more regular strategy to extend parking capacity and disperse traffic.

The tennis club parking area provides pedestrian and service vehicle access to the tennis club, along with parking which presents a number of safety issues. The masterplan proposes reconfiguring the parking area to create a shared pedestrian and service vehicle forecourt. Parking is modified adjacent to the forecourt to increase clearances for through traffic, and could provide a drop off area and accessible parking spaces.

Signage + wayfinding

Existing signage should be removed and replaced with signage that is clear, concise and designed to suit an overall signage strategy. Adding to signage over time in an ad-hoc manner should be discouraged.

Signage related to key assets should contribute to the character of the asset and the identity of the park overall. Signage can also inform the public as to what is occurring within the park. For example:

Signage at the Woodland and Centennial Street gates should be sympathetic to the heritage nature of these assets and consistent with signage to other park entries. Signage here should inform visitors of park opening hours, expected behaviours, and upcoming events, especially those which will impact residents and regular park visitors.

Signage around the tennis club and restaurant should be updated to inform visitors on the multiple uses of the club, such as permanent and visually appealing signage for 'Casa Do Benfica' restaurant and a space to inform visitors of various events and bookings.

Pedestrian connections

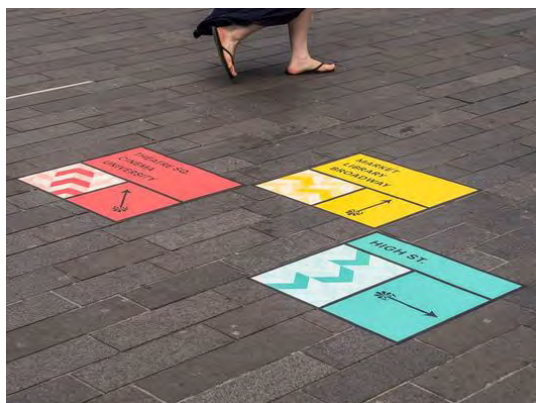
There are no formal pathways linking the grassy slopes to the entries and the rest of the park. This limits access through the park for some users, and has resulted in bare patches of grass along pedestrian desire lines. A new hardstand path is proposed to link the Woodland Street entry to Centennial Street via the Amy Street entry, tennis club and grandstand area. The path is located to follow desire lines and improve connectivity between these well frequented areas of the park. It replaces existing pathways and muddy tracks so the impact on grassy areas is minimal. The design of the pathway should consider the access requirements of park visitors and include provisions for bicycles using the Centennial and Amy Street route.

Pedestrian access to the tennis club is via car parking areas resulting in poor amenity and safety. A dedicated pedestrian route is proposed via an attractive landscaped forecourt area. The design of the forecourt should include provisions for visitors with mobility requirements.

Pedestrian connections via park entrances are detailed in 'park gateways' above.



Unobstrusive wayfinding signage incorporated into walls¹ and paving²



Discrete pole mounted signage.³



Mural highlighting pedestrian crossing⁴

¹ Cockatoo Island, Sydney by Collider Studio. Photo © Collider Studio.

² Stratford, UK by Thomas Mathews Communication Design. Photo © Dashti Jahfar / Peter Clarkson

³ Modular orientation system © nowakteufelknyrim Design

⁴ Camille Walala crossing, Southwark, UK. Photo © Design Soda.



Key Objectives:

1. Ensure accessibility to the park for all visitors
2. Integrate activities which cater for a range of ages, abilities and interests
3. Provide high quality amenities which are inclusive and accessible.

Key Strategies to achieve this in Master Plan:

- Balance provision of activities to consider visitors of multiple generations and abilities
- Improve accessibility throughout the park and within new facilities.
- Retain off-leash dog areas and provide additional facilities for pet owners.

Public access

Protecting Henson Park as a large, open and unrestricted public parkland, free for any visitor to use was reinforced as a key priority of the community.

The sporting ground and facilities require upgrades to suit the calibre of matches and players they host. The Plan of Management [POM] recommends upgrades to meet stakeholder requirements, and to allow use for casual use and non-sporting community events. All upgrades should align with councils sustainability commitments. Sporting ground upgrades specifically should retain a natural turf surface, and incorporate systems that increase the durability of the playing surface, while reducing maintenance requirements.

Given the financial and competing priorities which local government is challenged with, non-exclusive partnership opportunities and capital investment should be a key consideration. Community engagement will be undertaken prior to partnership agreements.

Physical accessibility

The park and its facilities should be accessible to all members of the community. The master plan recommends a number of measures to improve access to the park for all visitors, including upgrades around gateways and pathways within the park as highlighted in Access.

Upgrades to provide high quality public and sporting facilities are also recommended. These should allow access at grade from adjacent paved areas. All amenities should include separate all-gender bathrooms which incorporate accessible and baby change facilities.

Dogs

There is strong support for off leash dog areas, and appreciation of the opportunities these areas provide for exercise and for interaction with dogs and their owners.

Retaining existing dog off and on leash areas is proposed along with measures to provide safer interactions for dogs and other park visitors:

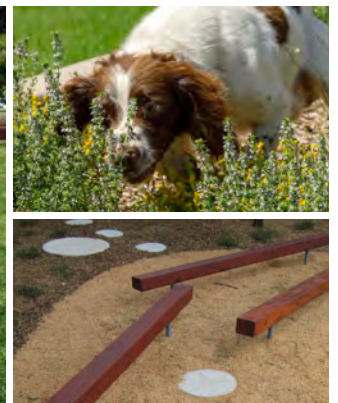
- Greater provision of drinking fountains, bag dispensers and bins for dog waste. These are recommended near all park entries.
- New park furniture and facilities designed and located to provide some separation from dogs and dog related activities.
- New hardstand activity area to provide a safety buffer between the carpark and off leash dog area.
- Improved signage to delineate on and off leash areas, and owner responsibilities, along with increased ranger presence to assist with enforcement. In-situ signage around the grassy slopes may assist to remind owners of their responsibilities.
- Investigate the potential for informal dog specific activity areas and on-site dog training and agility classes.
- Improved maintenance strategies to address damaged turf.



Example of an accessible shared pathway.¹



Off-leash dog areas² enhanced with planting³ + discrete agility elements



¹ Prince Alfred Park, Sydney by Neeson Murcutt Architects, Sue Barnsley Design. Photos © Brett Boardman

² Pelzer Park, Adelaide by ASPECT Studios. Photo © Dave Walsh, Weekend Notes

³ Shale Hills Dog Park, Sydney © Western Sydney Parklands.



Wall mural used to enhance a gateway area and contribute to a sense of place¹



Place-making signage integrated into the pavement²



Place-making signage integrated into a wall³



Seating which doubles as an interpretive element referencing a sites past use as a railyard.⁴



Interpretive signage communicating a site specific context whilst blending with surroundings.⁵



Seating area combining historical and contemporary ideas.⁶



Areas defined by the introduction of different materials.⁷



Paving doubling as an interpretive element referencing a historic route.⁸

¹ Moreland Court Plaza, Victoria by ASPECT Studios. Photo © ASPECT Studios.
² Stanmore Public School, Sydney by Neeson Murcutt Architects + Frost* collective. Photos © Desktop Magazine
³ The Goods Line, Sydney by ASPECT Studios. Photo © ASPECT Studios.
⁴ Midland Railway Workshops, Western Australia by PLACE Laboratory. Photo © Dion Robinson.

⁵ Mountain range signage, location unknown. Photo © Kevin Kundstadt
⁶⁻⁷ Harold Park, Sydney by JMD Design. Photos © Emerdyn / Brett Boardman
⁸ Duke of York Square, UK by Davis Landscape Architecture + Elizabeth Banks Associates. Photo © davisla

**Key Objectives:**

1. *Educate, inform, and entertain visitors with stories from the history of the park and the local area, and the ecology of the place*
2. *Maintain the relaxed and unstructured character of the park*
3. *Preserve and protect successful spaces*
4. *Develop a cohesive site identity which builds upon the unique qualities of the park.*

Key Strategies to achieve this in Master Plan:

- Develop an identity for currently undefined spaces. Maintain and restore park elements which are of heritage value and contribute to the sense of place.
- Integrate explanatory signage where appropriate into the wider way-finding strategy
- Consider interpretation strategies for new park elements to inform visitors about the parks rich history.
- Ensure new additions contribute to Henson Park's unique character; and do not detract from the relaxed, historic sports ground vibe which is so highly valued.

Unique History

Henson Park is a historical sports ground with a number of unique assets which contribute to the character of the park and it's strong sense of place. The masterplan recommends restoration of these assets to ensure that they can be experienced and enjoyed by the community.

Grandstand

The grandstand has significant heritage value, contributing to the history of the park as a sporting ground and venue for the Empire Games. The master plan recommends to:

- Protect historic qualities of the grandstand, in particular the concrete structure, lettering and arched openings.
- Continue maintenance of the grandstand as required, including the future removal of hazardous materials.
- Update sporting infrastructure to improve the spectator experience and attract high calibre matches. Upgrades should include refurbishing the first floor 'Jet Set Lounge' seating area, and consider reinstating the commentary box within the grandstand
- Provide lift access to upper levels, and complete upgrades to meet access requirements.
- Upgrade and reconfigure player amenities to suit all user groups - provide four change areas, with wheelchair access and facilities suitable for female players.
- Increase storage areas for sporting and park maintenance equipment.
- Upgrade seating throughout the grandstand
- Assess and improve the sustainability of the grandstand building.
- Explore lighting and security measures to deter antisocial behaviour
- Upgrade the areas surrounding the grandstand, including paving and drainage improvements.
- Reconfigure back of house areas and service access to improve presentation.

Woodland Street, Centennial Street and Sydenham Road entry gates

The entry gates provide an insight into a bygone sporting era. Restoration of these structures is proposed along with upgrades to improve the presentation and amenity of entrances. These are detailed in Access.

The heritage significant weatherboard structure adjacent to the Centennial Street gates should be restored and given new life. Converting the interior into a museum would provide the opportunity to celebrate the parks historic association with the Newtown Jets NRL club. The sale of merchandise and memorabilia here could also assist with club funding.

Historical Interpretation and Identity

Few visitors are aware of Henson Parks rich history. Some historical information is conveyed in commemorative plaques, however these are often overlooked and they are not cohesive or compelling.

There is an opportunity for a historical interpretation strategy to be developed in collaboration with local historians and artists and integrated into new park elements. The Gumbamorra Swamp, First Nations history, rise and fall of brick making, and the myriad of former sports uses could be referenced in new park elements such as fencing, signage, paving, walls, furniture, lighting, water tanks and in murals on existing built elements. The design of these should be contemporary and complementary to elements already present within Henson Park to provide a cohesive identity.



Entry forecourt incorporating wayfinding signage.¹



Raised seating area around trees.²



Informal edge seating.³



Raised planters in a park setting.⁴



Bench seating along pathway.⁵



Informal platform seating.⁶



Example of a community outdoor yoga session.⁷



Example of a community park movie night.⁸

¹ + ² Prince Alfred Park, Sydney by Neeson Murcutt Architects, Sue Barnsley Design + Frost* collective. Photos © Brett Boardman

³ Seoulo 7017 Skygarden, South Korea by MVRDV. Photo © MVRDV

⁴ Temporary Activation Strategy, Docklands, Victoria by ASPECT Studios. Photo © ASPECT Studios.

⁵ Flatås Park, Sweden by 02LANDSKAP. Photo © 02LANDSKAP

⁶ Area Urban Furniture, France. Photo © E. Belondrade

⁷ Outdoor yoga. Photo © The Exploring Yogi

⁸ Movies Night. Photo © University City District / Phillyvoice.

**Key Objectives:**

1. *Protect areas that are highly valued by the community.*
2. *Maintain public use of the park and its facilities*
3. *Provide high quality and cohesive furniture and facilities*
4. *Support flexible use for events*

Key Strategies to achieve this in Master Plan:

- Maintain open green spaces for flexible recreation
- Improve the quality, visibility and maintenance of the park and its facilities so that they offer more value to the community.
- Increase enjoyment of the park with additional seating areas
- Investigate strategies to assist in the management of events to better serve the needs and interests of the community

Tennis Club

The tennis club is well used by the community. The on-site bar and restaurant is popular, and the club hosts tango classes, private functions, tennis lessons and competitions.

The club should be supported in the pursuit of these uses and other activities, along with its traditional function as a tennis club, so that it can continue to play an important role in the community into the future.

The charm and relaxed atmosphere of the club is highly valued by the community. Minimal interventions are recommended to retain the club much as is, while assisting with its current program, and increasing its value and desirability as a place to visit and host events.

These interventions include improved signage, promotion and booking systems, along with upgrades to address access and the interface with the rest of the park. Establishing a new entry forecourt with dedicated pedestrian routes will allow all visitors to access the club with ease. New fencing, landscaping and screening back of house areas will also improve the presentation of the club.

Park events and programs

Henson Park hosts NRL and AFL matches during the winter season. Other ticketed events are held throughout the year, including the Beer, Footy and Food festival. This master plan recommends the continued support of these programs into the future.

It also recommends the development of a cohesive plan for managing planned events to minimise negative impacts on the park, residents and visitors. The plan should include strategies for parking, waste disposal, locating event infrastructure, and communications. Signage upgrades at the park entrances could assist with the communication strategy, a park webpage could also be considered.

Closure for ticketed events should be minimised, maintaining public access to the park should be considered when there are events.

A diverse programme of community events should be developed and supported, including the potential to host silent yoga, movie nights and social sports in the evening.

Events and programs should promote and facilitate girls and women's sport, specifically AFL and invest in infrastructure improvements to enable greater participation in this area

Park furniture and facilities

New furniture and facilities are recommended to support passive enjoyment of the park. These are indicated to a number of areas including:

- Bench seating along the pathway to the northern edge of the park. This provides visitors with a comfortable and convenient place to stop and to observe activity within the park.
- Raised platforms along the grassy slopes to the north eastern edge of the park. This is a popular spot for resting, meeting friends and picnicking within the off-leash dog area. The platforms are informal, elevated and flexible. They can be used for reclining, sitting or as a table for picnicking. Refer to Sustainability for new water tanks which are also proposed to provide seating platforms.
- Perimeter seating around the base of a recently planted fig tree, and proposed new trees adjacent to the grandstand and to the Woodland Street entry. As planting establishes, these will become ambient spots to meet and to sit and enjoy the park.
- Community garden area to the south eastern corner of the park. The feasibility of establishing a community garden area should be investigated by council. Raised planters could offer a solution to reduce the risk of soil contamination and damage from visitors, while providing informal edge seating to support community interaction,
- Bins, water fountains and bike racks near entrances and along key routes. These should be designed for convenience, and to enhance visitors enjoyment of the park.

Open green spaces

The open grassed areas of the park are highly valued by the community for unstructured recreation and relaxation. These areas should be protected and maintained into the future. Development within the park, such as amenities and sports and recreation upgrades should be limited to existing built areas or areas which are currently under-utilised by the community. Dog use throughout the park should also be reviewed.



SUSTAINABILITY

Key Objectives:

1. *Integrate sustainable measures into new and existing facilities and landscaping elements through a holistic design approach.*
2. *Support local ecologies through landscaping and maintenance strategies*
3. *Retain and enhance green spaces*

Water Management

Improved water management will allow council to provide a better playing surface and grounds.

Large capacity water tanks are proposed to provide sufficient water supply to maintain the playing surface. These will harvest and store rain and stormwater. Partially embedded in the grassy slopes, they have potential to form sculptural seating platforms and site landmarks.

Biofilter planting, and where appropriate, raingardens and bioswales are integral to the water management strategy. These help to filter stormwater, reduce the extent of hard surfaces and provide attractive landscaped areas.

Review of existing and proposed stormwater systems should be undertaken by a specialist consultant prior to implementation.



Naturalised bioswale for stormwater treatment.¹



Colourful bird boxes for habitat and visitor awareness.²



Sculptural elements incorporated into sloped terrain.³



Car park with trees and planted areas.⁴

Key Strategies to achieve this in Master Plan:

- Plant new trees and green areas where possible to increase shade and habitat
- Design new facilities from sustainable principles and upgrade existing facilities with sustainable measures.
- Promote awareness of sustainability upgrades and interventions.
- Continue to encourage wildlife
- Develop strategies to improve the condition of green spaces

Biodiversity + wildlife

A number of visitors expressed their enjoyment of the wildlife that Henson Park attracts, particularly birds. Strategies to support biodiversity and wildlife need to be carefully considered and appropriate within the context of regular sporting, spectator and off-leash dog activity. The masterplan proposes retaining grassed areas, along with new biofilter planting, meadow planting and trees to provide food and habitat. Refer to Appendix D - Materials and Planting Palette for details of planting selections and areas.

While lighting throughout the park is required in places for visitors physical and perceived safety, the Master Plan recommends that dark zones should be preserved to accommodate wildlife. Lighting has been restricted to primary footpaths and facilities. A specialist consultant should be appointed to undertake lighting design.

A review of park maintenance strategies should be undertaken to eliminate the use of harmful products and practices.

Approach to buildings + facilities

Upgrades should consider the environmental impact of design, construction and future maintenance of park facilities. The POM promotes progression towards sustainable practices in construction, building maintenance and overall life cycle. There is opportunity for the park to showcase sustainable approaches to visitors.

- Building upgrades should maximise adaptive reuse and explore opportunities for natural ventilation, daylighting, water harvesting and reuse, and sustainable energy sources. There is potential to store water for toilet flushing in tanks beneath new hardstand areas adjoining amenities.
- Sporting ground upgrades should consider watering and maintenance requirements, replacement cycles, biodegradable materials, and non-chemical treatments.
- Lighting upgrades should consider sustainable energy sources and energy efficient fittings.
- Waste disposal facilities should incorporate recycling; single use plastics should be banned from food and beverage outlets.

Wellness + well-being

Henson Park plays an important role in supporting the mental and physical well being of visitors. The grassy slopes were identified as highly valued areas. The relaxed atmosphere and unstructured quality of these areas should be retained and enhanced.

¹ Klemzig Oval Redevelopment, Adelaide by ASPECT Studios. Photo © Don Brice

² Solvallsparken, Sweden by Karavan landskapsarkitekter. Photo © Alex Giacomini

³ Prince Alfred Park, Sydney by Neeson Murcutt Architects, Sue Barnsley Design + Lymesmith. Photo © Brett Boardman

⁴ Dai-ichi Insurance Landscape, Japan by Takenaka Corporation + WRT. Photo © Takenaka Corporation + WRT



Key Objectives:

1. Increase the perceived sense of safety and discourage antisocial behaviour through design elements
2. Support safer interactions between vehicles, people and dogs
3. Address slippery and uneven surfaces along pathways.

Key Strategies to achieve this in Master Plan:

- Create opportunities for passive surveillance around the site
- Provide consistent after dark lighting around primary routes and facilities
- Reconfigure pedestrian and vehicle entries and through routes, delineate parking spaces, provide buffers to off-leash dog areas.
- Improve pathway connections and reduce trip and slip hazards

Safer interactions

The master plan proposes a number of measures to facilitate safer interactions between pedestrians and vehicles. These are detailed in Access and include:

- Designated pedestrian entrances and path connections throughout the park and parking areas
- Marked parking spaces and clear vehicle routes
- New shared pedestrian and bicycle pathway between Amy Street and Centennial Street.

Measures to facilitate safer interactions between dogs and other park visitors are detailed in Inclusive. These include buffer areas between off-leash and parking areas, elevated park furniture, improved signage and ground maintenance, increased ranger presence, and greater provision of bag dispensers and bins. Instructions for using the park should include not letting dogs that could be considered dangerous off leash.

Lighting

There was support for lighting upgrades to improve safety, and to extend the hours that the park can be used. The master plan recommends:

- New lighting focused on pedestrian routes and facilities to enable early morning and evening use.
- Assess lighting strategy to mitigate impact on neighbours and wildlife, and to deter antisocial activities.
- Use of energy efficient fittings.
- Upgrades to allow greater control of flood lighting, assess suitability of lighting levels for NRL and AFL requirements.

Passive Surveillance

Activities are proposed in less utilised areas of the park to increase opportunities for passive surveillance and to deter antisocial behaviours. These are detailed in Sports + Recreation.



Crosswalks extended with colour for safety.¹



Design strategies for shared streets and spaces.²



Low impact overhead lighting for evening recreation.³



Discrete low level path lighting.⁴



Outdoor gym activating less utilised park area along pathway.⁵

¹ Crosswalks of Additive Color, Miami Beach, USA by Carlos Cruz-Diez. Photo © Atelier Cruz-Diez Paris

² New Road, Brighton, UK by Landscape Projects and Gehl Architects. Photo © Gehl Architects.

³ Prince Alfred Park, Sydney by Neeson Murcutt Architects + Sue Barnsley Design. Photo © Australian Institute of Architects

⁴ Sydney Park Fitness Equipment by Jane Irwin Landscape Architecture. Photo © JILA



Low impact contemporary sporting ground fencing.¹



Multi-purpose area incorporating a kick wall.²



Hardstand with basketball practice area lit for evening use.³



Markings encouraging use of hardstand areas for fitness.⁴



Park fitness circuit signage.⁵



Outdoor gym with fixed equipment.⁶

¹ Redfern Oval Redevelopment, Sydney by BVN + Spackman Mossop and Michaels. Photo © BVN

² Box Hill Gardens Multi-purpose Area, Victoria by ASPECT Studios. Photo © Andrew Lloyd.

³ Baakenpark, Germany by Atelier LOIDL. Photo © Leonard Grosch

⁴ Playground markings © Line Marking Contractors Ireland

⁵ Cambourne Park Fitness Trail © Sportsequip UK

⁶ Prince Alfred Park, Sydney by Neeson Murcutt Architects + Sue Barnsley Design. Photo © Brett Boardman

**Key Objectives:**

1. *Enhance the quality of existing sports facilities and amenities.*
2. *Provide opportunities for informal recreation to encourage active and healthy communities*
3. *Enable flexibility of spaces, to be shared across a range of activities*
4. *Balance community and organisation use of the park and its facilities.*

Key Strategies to achieve this in Master Plan:

- Maintain the sporting ground as a natural turf surface, implement measures to increase its durability, improve the surface condition and reduce maintenance
- Provide player, spectator and public facilities fitting of a premier sporting ground.
- Create new areas and facilities to support a broader range of activities. Improve lighting to extend the hours of use.
- Maintain shared community access to park assets.

Supporting Healthy Lifestyles

Henson Park is well used by the community for informal sports and recreation. The master plan recognises the importance of facilitating sports and exercise for all.

New recreation spaces are recommended to support a broader range of informal recreational pursuits and to activate underutilised areas of the park.

Outdoor exercise / mobility equipment area

Proposed adjacent to the grandstand for easy access with tennis parking, public amenities and accessible paths nearby. This activates the often dormant grandstand area and forms a fitness circuit with the perimeter track and grandstand stairs. Exercise equipment should be fixed, low impact in appearance, and should cater to a range of age groups and abilities.

Kick-wall area

Proposed to activate the underutilised area behind the amenities building. This area will support unstructured recreation for all ages, and recreation with dogs. It remains flexible for use during sporting and other events.

Flexible hardstand area with halfcourt and handball court

Proposed to support a greater range of casual sporting activities in the park. This area also creates a safety buffer between the parking area and grassy slopes frequented by off-leash dogs. Removable bollards allow maintenance vehicle access to the hardstand and grassy slopes beyond.

Upgraded walking and running circuit to the sporting ground's perimeter

Despite its popularity, the circuit requires navigation through parking areas and around lighting towers which is inconvenient and unsafe. The master plan proposes formation of a continuous circuit around the sporting ground, separated from parking areas. Re-fencing the sporting ground is also proposed to replace worn and rusting fencing. Face-fixing the new fencing will enable the usable width of the narrow track to be increased. These measures will improve opportunities for active recreation, whilst reducing pedestrian and vehicle conflicts.

Provisions for dogs and passive recreation are highlighted in Inclusive and Community.

Lighting upgrades are proposed to improve safety and to extend the hours of use for the park. These are detailed in Safety

Organised Sports

Henson Park has a long association with organised sporting activities. Arrangements with various sporting clubs should be developed, and their continued use of the grounds and facilities supported. The master plan includes a number of recommendations to improve the parks hosting capabilities including:

- Entry and car park reconfiguration to improve visitor amenity and safety - Access
- Lighting improvements to suit different sporting events and deter antisocial behaviour - Safety
- Event management improvements to ensure events run successfully while minimising negative impacts on the park, residents, regular visitors and the environment - Community and Sustainability
- Promotion and facilitation of girls and women's sport, specifically AFL and investment by Council and third parties in infrastructure improvements to enable greater participation in this area.
- Grandstand, amenities and sporting infrastructure upgrades to suit professional matches, and to provide accessible and inclusive facilities for players and spectators. Continue maintenance as required, including the future removal of hazardous materials - Sense of place, Inclusive and Sustainability
- New public address system and scoreboard to improve the spectator experience.
- sporting ground upgrades to retain natural turf while improving the condition and durability of the playing surface. New water tanks and improved NRL and AFL goal post rotation procedures will assist with maintaining the.

The upgrades will have significant cost implications. Balancing partnership opportunities and capital investment with community interests should be a key consideration. Arrangements should balance management and access rights with key investment into the provision of quality sporting facilities which are of genuine benefit to the community.



Dogs enjoying the grassy slopes. Photography by Welsh + Major Architects.

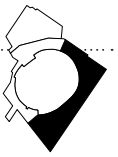


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MASTER PLAN OVERVIEW



ZONE 1



LEGEND

Removed item	Playing surface	Grassy / Woody meadow planting	Water fountain
Existing structure	Natural grass	Planter	Seating
Zone for proposed structure	Biofilter planting	Shared space	Bike racks
Existing barrier	Existing understorey planting	Pedestrian area	Site contour @ approx 1m interval
New barrier	New screening planting	Roadway / car parking	Master Plan boundary
Existing security gate	Existing tree	Marked car spaces	Zone boundary
New gate	Existing tree - future canopy	Outdoor sports court / gym	
Removable bollards	New tree	Waste disposal area	



SCALE 1:1 500 @ A4

NOTES

- 01 *New formal concrete pathway linking the tennis club, grandstand, and Centennial, Amy and Woodland Street entries. Provide low-level lighting along pathway*
- 02 *Passive recreation upgrades including new bench seating incorporated into pathway retaining wall in shady and sunny spots*
- 03 *New water fountain with dog bowl and extended hardstand area, with possible permeable paving and improved drainage.*
- 04 *Building upgrades to amenities and kiosk including demolition of derelict first floor, accessible facilities, installation of a new freestanding scoreboard and improvements to access, ventilation and lighting. Explore potential for installation of solar panels and skylights to the roof, and measures to reduce resource use, maintenance and costs. Consider collection of rainwater and storage in tanks beneath hardstand, or in large capacity tanks (refer item 08)*
- 05 *Hardstand kick wall area with perimeter landscaping and seating*
- 06 *Upgraded Woodland Street entry with restored gatehouse, concrete hardstand, signage, bike racks, waste disposal facilities and meeting tree with seating. The hardstand area could be incorporated into the site interpretation strategy*
- 07 *Passive recreation upgrades including informal platform seating and trees for shade and habitat (refer Appendix E Planting + Materials Palette for details).*
- 08 *Large capacity water tanks for more sustainable and efficient watering of playing surface. The tanks could be partially embedded in the grassy slopes and designed to form attractive sculptural place markers and informal platform seating.*
- 09 *New shade tree planting*
- 10 *Planting to screen boundaries, provide habitat, reducing mowing and assist with managing stormwater run-off to low lying areas (refer Appendix E Planting + Materials Palette for details)*
- 11 *Possible location for a future Community Garden which is subject to the formation of a community garden group which complies with Council's community garden policy framework (refer Appendix E Planting + Materials Palette for details).*
- 12 *Multi-purpose hardstand area for activities such as handball, basketball and bike riding practice. This provides a buffer between the grassy area which is used for off-leash dog walking and for occasional events.*
- 13 *Dedicated pedestrian link to grassy slopes*
- 14 *Boundary wall painted as part of site identity and interpretation strategy. Consider mural artwork of significant local sports people*
- 15 *Develop guidelines for replacing residential property fencing to achieve a more cohesive boundary*
- 16 *Services building painted as part of site identity and interpretation strategy*
- 17 *Review current off leash areas with respect degradation and overuse.*
- 18 *Provide additional planting with informal mulched walkways with habitat features.*

ZONE 2



LEGEND

Removed item

Existing structure

Zone for proposed structure

Existing barrier

New barrier

Existing security gate

New gate

Removable bollards

Playing surface

Natural grass

Biofilter planting

Existing understorey planting

New screening planting

Existing tree

Existing tree - future canopy

New tree

Grassy / Woody meadow planting

Planter

Shared space

Pedestrian area

Roadway / car parking

Marked car spaces

Outdoor sports court / gym

Waste disposal area

Water fountain

Seating

Bike racks

Site contour @ approx 1m interval

Master Plan boundary

Zone boundary

N

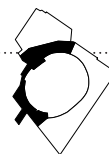
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SCALE 1:1 500 @ A4

NOTES

- 01 *Sporting ground upgrades to improve natural playing surface, reduce maintenance and rationalise the AFL and NRL goal post switching method. Assess potential for lighting upgrades, and for summertime and school sports, increased casual use and opportunities for non-sporting community events.*
- 02 *Continuous perimeter circuit separated from parking areas and lit for recreational activities such as walking and running. Retain existing concrete and asphalt surfaces and replace uneven sections while still servicable. Replace concrete surface with new coloured concrete surface.*
- 03 *Proposed water fountain with dog bowl and hardstand area linking perimeter circuit and grassy slopes. Include dog waste bag dispenser and bin nearby.*
- 04 *Replace fencing with face fixed installation to maximise the width of the perimeter hardstand circuit for recreational activities.*
- 05 *Services buildings adjacent to lighting poles painted as part of site identity and interpretation strategy*
- 06 *Maintain existing timber spectator seating and asphalt surface beneath while still servicable. Monitor use of seating areas, consider eventual replacement with permeable paving or low planting.*
- 07 *Maintain existing sandstone retaining wall and stairs, repair damaged and missing sections.*

ZONE 3



LEGEND

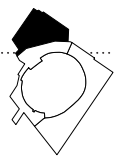
	Removed item		Playing surface		Grassy / Woody meadow planting		Water fountain
	Existing structure		Natural grass		Planter		Seating
	Zone for proposed structure		Biofilter planting		Shared space		Bike racks
	Existing barrier		Existing understorey planting		Pedestrian area		Site contour @ approx 1m interval
	New barrier		New screening planting		Roadway / car parking		Master Plan boundary
	Existing security gate		Existing tree		Marked car spaces		Zone boundary
	New gate		Existing tree - future canopy		Outdoor sports court / gym		
	Removable bollards		New tree		Waste disposal area		



NOTES

- 01 Centennial Street entry rationalised to reduce pedestrian and vehicle conflicts. Charlie Meader gates restored and designated for pedestrian access only.
- 02 New vehicle entry and gates for service access and event parking. Removal of water tank adjacent to grandstand to widen vehicle access route for improved safety.
- 03 Entry area with bike storage, wayfinding and site interpretation signage. Collaborate with local historians and artists to develop a strategy for park identity and interpretation to increase awareness of the park and its history. This could incorporate the Gumbamorra Swamp and First Nations history, the rise and fall of brick making, the 'Blue Hole', and Henson Park's rich sporting history.
- 04 Waste disposal area including general waste, recycling and bag dispensers for dog waste.
- 05 Retain grandstand forecourt areas and spectator seating area adjoining kiosk. Asphalt and concrete surfaces to remain while still servicable.
- 06 Grandstand upgrades to improve the spectator experience, and provide facilities to suit all user groups. The proposed footprint of the grandstand extension is indicated in orange.
 - Provide player amenities to suit all user groups with provision of wheelchair access and facilities suitable for female players.
 - Protect historic qualities of the grandstand, in particular the concrete structure, lettering and arched openings.
 - Provide lift access to upper levels
 - Improve presentation by refurbishing the first floor grandstand seating area, reconfiguring back of house areas and service access.
 - Improve the spectator experience with a new PA system, and investigate reinstating the commentary box within the grandstand.
 - Address drainage issues to ground floor player entry.
 - Increase areas for equipment storage
 - Consider inclusion of club facilities and a gym for players
 - Include environmentally sustainable measures and design using sustainable principles
- 07 Low fencing adjoining tennis carpark, and replacement of stormwater drain with naturalised bioswale to pretreat stormwater
- 08 Replace degraded bitumen surfaces with new permeable paving hardstand area including shaded exercise / mobility equipment area, water fountain and media filming and parking area. Planting and bollards to be introduced to limit vehicle access to grassed areas beyond. Incorporate meeting tree with seating adjacent to grandstand to break up hard surfaces and to provide a shady place to sit (refer Appendix E Planting + Materials Palette for details).
- 09 Building upgrades to amenities, kiosk and media facilities including new PA system, accessible facilities, improvements to access, ventilation and lighting. Explore potential for installation of solar panels to the roof and measures to reduce resource use, maintenance and costs.
- 10 Proposed tree planting to create an attractive shaded area alongside the pathway. (refer Appendix E Planting + Materials Palette for details).
- 11 Amy Street entry upgraded with duplicate fencing and pathways removed. New entry gates and fencing, signage and waste disposal area.
- 12 Parking area rationalised, landscaped and made safe.
 - Provide designated pedestrian routes with crossings, and formalise parking spaces and car through routes to improve pedestrian safety.
 - Introduce planting to provide shade and break up the expanse of hard surfaces. (refer Appendix E Planting + Materials Palette for details).
 - Retain existing asphalt surface while still servicable, eventually replace with permeable paving.
 - Design to enable harvesting and storage rainwater in new water tanks in Zone 1.
- Install bollards to prevent vehicle access to the grandstand area, Centennial Street entry, and flat grassed area in Zone 1. These can be removed when access is required for service vehicles and events.
- Develop a consistent strategy for events - in particular traffic management and parking. Collaborating with nearby schools could be used as a more regular strategy to extend parking capacity and disperse traffic.
- 13 Sydenham Road entry upgraded to create a pedestrian friendly and inviting gateway.
 - New security fencing and gates to Sydenham Road
 - Brick entry structure retained with gates removed, and concrete footpath widened to provide a continuous pedestrian route into the park
 - Native plantings to reduce maintenance requirements while providing food and habitat for birds and wildlife. (refer Appendix E Planting + Materials Palette for details).
 - Wayfinding and site interpretation signage. 'Jack Chaseling Drive' could be incorporated into the pathway and roadway surfaces as part of the site interpretation strategy.
 - Waste disposal facilities
- 14 Introduce areas of biofilter planting to screen boundaries and to assist with pretreating stormwater (refer Appendix E Planting + Materials Palette for details).
- 15 Develop guidelines for replacing residential property fencing to achieve a more cohesive boundary

ZONE 4



LEGEND

Removed item	Playing surface	Grassy / Woody meadow planting	Water fountain
Existing structure	Natural grass	Planter	Seating
Zone for proposed structure	Biofilter planting	Shared space	Bike racks
Existing barrier	Existing understorey planting	Pedestrian area	Site contour @ approx 1m interval
New barrier	New screening planting	Roadway / car parking	Master Plan boundary
Existing security gate	Existing tree	Marked car spaces	Zone boundary
New gate	Existing tree - future canopy	Outdoor sports court / gym	
Removable bollards	New tree	Waste disposal area	

0 10 20 40 60m
SCALE 1:1 500 @ A4

NOTES

- 01 *Parking area and entry rationalised, landscaped and made safe. Retain existing asphalt surface while still servicable, eventually replace with permeable paving (refer Appendix E Planting + Materials Palette for details).*
- 02 *New landscaped, pedestrian friendly tennis club forecourt with concrete path and ramp access.*
- 03 *Landscaped area incorporating bike racks adjacent to pathway, naturalised bioswale / rain garden and planting to screen back of house areas (refer Appendix E Planting + Materials Palette for details).*
- 04 *Upgrade barriers and remove superfluous fencing to improve permeability -*
 - *New lockable security gate to car park entry to prevent after hours access*
 - *Modified security fence line and lockable service entry gate adjacent to carpark*
 - *Modified security fence line and landscaping adjacent to Amy Street entry and pathway. Duplicate fencing removed,*
 - *New lockable entry gate to tennis club, located at building line.*
 - *Remove security fencing and provide screening planting, and screened bin store to improve the appearance of the back of house areas and the connection to the rest of the park.*
- 05 *Accessibility and general upgrades to restaurant, tennis club, courts and amenities including:*
 - *Providing an accessible tennis court by removing step at entry and widening pathway and gate*
 - *Rear building entry upgrades including repaving and adjusting levels to achieve compliant gradients, and modifying door to to meet accessibility requirements.*
 - *Amenities upgrades to provide compliant accessible and ambulant amenities for tennis players and visitors to the restaurant.*
 - *Replace windows along tennis court interface with stacking doors to improve indoor/ outdoor flow*
 - *Repair and repaint interior, upgrade amenities, floor surfaces and bar, replace roof.*
- 06 *Increased landscaping and greening of tennis club grounds (refer Appendix E Planting + Materials Palette for details).*
- 07 *Develop guidelines for replacing residential property fencing to achieve a more cohesive boundary*
- 08 *New deck area with landscaping*