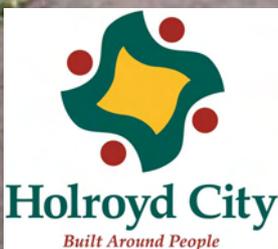


Finlaysons Creek

Linear Park Network

Plan of Management

Prepared for:
Holroyd Municipal Council



February 2004

FINLAYSONS CREEK LINEAR PARK NETWORK

Plan of Management - February 2004
Revision of 1997 document

Prepared for:

Holroyd City Council

FINLAYSONS CREEK LINEAR PARK NETWORK PLAN OF MANAGEMENT

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FINLAYSONS CREEK LINEAR PARK NETWORK PLAN OF MANAGEMENT

1. INTRODUCTION

1.1 Background

The Finlaysons Creek Linear Park Network Plan of Management was commissioned by Holroyd City Council in 2003 and was undertaken by Landscape Architectural consultants Environmental Partnership. This plan of management updates a previous plan prepared by EDAW (1997), with additions aimed at:

- meeting the requirements of the Local Government Amendment (Community Land Management) Act 1998; and
- consideration of proposed community garden use.

The main objective of this Plan of Management (POM) is to guide the future management and development of parks within the Finlaysons Creek Linear Park Network (FCLPN) in accordance with the legislative requirements of the Local Government Act, taking account of community expectations and the resources available to Holroyd City Council.

Specifically this POM covers land as shown in Figure 1 and as listed in 1.2 Study Area at a Glance. Relevant property details for each of these parks is listed under Council's asset register (TAMS). In addition, the plan covers any other land acquired by Council to form part of this park network during the period in which this POM is applicable.

The FCLPN contains a variety of recreational facilities including:

- tennis courts
- mini basketball court
- pedestrian & cycle tracks

The FCLPN also contains a number of facilities for passive recreation including:

- play equipment
- picnic areas

The FCLPN is an important resource for the community of Holroyd, providing opportunities for a diverse range of passive, active and informal recreation activities for the surrounding residential areas, while also allowing for off-street pedestrian access to public transport, residential and commercial districts. The FCLPN also contains significant stands of vegetation, which provide habitat for native fauna.

The diversity of the facilities attracts a number of user groups. It is therefore important to ensure that future development and management of FCLPN effectively responds to community expectations and requirements.

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1.2 Study area at a glance

The table following summarises existing features and management of the study area.

<i>Item</i>	<i>Description</i>
Site Name:	Finlaysons Creek Linear Park Network (FCLPN)
Address:	Veron Street Park: Veron St, Wentworthville Lytton Street Park: Lytton St, Wentworthville Irwin Place Park: Irwin Pl, Wentworthville Monterey Street Park: Centenary Rd, South Wentworthville
Ownership:	Community land: parks within FCLPN Crown land: land associated with the original creek line
Community land categorisation:	Natural Area: Bushland, Park, General Community Use, Natural Area: Watercourse (Note: Creekline comprises concrete lined channeled watercourse)
Care, control, management:	Holroyd City Council with the following groups responsible for the management of specific areas within the FCLPN: Parramatta-Holroyd Lapidary Club; Fullagar Road Tennis Court Local Committee; Occasional Child Care Association of New South Wales; and the Scouts Association.
Area:	Veron Street Park: 2669 sq. m Lytton Street Park: 70000 sq. m Irwin Place Park: 5555 sq. m Monterey Street Park: 30735 sq. m
Zoning:	6(a) Open Space
Conditions of park:	General park condition is well kept. Some vandalism occurs to park structures (eg. bbqs, playgrounds, park furniture).
Maintenance:	Holroyd City Council: <ul style="list-style-type: none"> • grass mowing, weed removal, arboricultural activities • rubbish removal • general repairs of buildings, picnic shelters, fencing, playground equipment etc. Parramatta-Holroyd Lapidary Club: <ul style="list-style-type: none"> • minor repair and maintenance of land and buildings within the leased area Fullagar Road Tennis Court Local Committee: <ul style="list-style-type: none"> • general cleaning of courts, seating area, etc. • minor maintenance and repairs Occasional Child Care Association of NSW: <ul style="list-style-type: none"> • keeping the premises clean • informing Council of any maintenance and repair requirements Scout Association of Australia: <ul style="list-style-type: none"> • repair and maintenance of land and buildings within the leased area
Assets:	Tennis courts (2 No.), basketball half-court (1 No.), netball court (1 No.), shared pedestrian / cycle pathway, playgrounds (4 No.), bbq's (3 No.), bins (4 No.), picnic tables (2 No.) picnic shelter/tables (4 No.), park seats (5 No.)

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<i>Item</i>	<i>Description</i>
Condition of buildings:	Heritage cottage at 42 Lane Street: early 1900s cottage in good condition Lapidary Club building on Fullagar Road: brick building in good condition Tennis court amenities building: 1970s brick building in good condition Scouts hall: 1970s brick building in good condition
Existing uses:	Cycling, rollerblading, skateboarding and walking on shared pathway Picnic / bbq's, basketball, netball, tennis Informal active recreation (eg. soccer) in open grassed areas Children's play (playground and informal)
Leases / licenses / bookings:	Parramatta-Holroyd Lapidary Club; Occasional Child Care Association of New South Wales; and the Scout Association of Association.
Caveats / easements:	N/A

1.3 Scope of this Plan of Management

The FCLPN has been developed for informal active and passive recreation over many years by Holroyd City Council. The site is used by a range of groups due to the diversity of the facilities available. This POM aims to incorporate the varying needs of each group as well as the wider community into the future design and development of the FCLPN. These needs are expected to continue to focus primarily on passive and informal active recreational activities.

Objectives of this POM are based on the Programs and Broad Objectives that are expressed in documents including HCC's 2001-2005 Management Plan and Holroyd City Council's State of the Environment Report. This POM will also reflect the design guidelines and principles in the Holroyd City Landscape Master Plan. Other documents consulted include the Upper Parramatta River Catchment Trust Policy Manual (UPRCT), and the HCC Policies, Codes and Delegated Authority Manual as well as the 1995 "Lytton Street Park Community Survey" carried out by the Holroyd Community Development Association. Direction was also obtained via discussion with Council staff and relevant user groups, and the Holroyd Community Development Association. The specific objectives of this POM are to:

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

1.4 Community Consultation

The Draft POM will be placed on public display to provide interested parties with an opportunity to comment on the Draft Plan of Management. Comments received will be considered by Council and the final document amended where appropriate.

FINLAYSONS CREEK LINEAR PARK NETWORK PLAN OF MANAGEMENT

Figure 1: Park Location Map



LEGEND

- Park boundary
- Concrete channel
- Former ck alignment
- Bus transit way



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Finlaysons Creek Linear Park Network

Figure 1: Park Location Map

FINLAYSONS CREEK LINEAR PARK NETWORK PLAN OF MANAGEMENT

2. CONTEXT

2.1 Regional Significance

Covering an area of approximately 10ha, FCLPN consists of Veron Street Park, Lytton Street Park, Irwin Place Park and Monterey Street Park. These Parks form an important network along an existing drainage line that extends from Central Gardens through to Toongabbie Creek. The FCLPN provides an important recreational link for this area, while also having potential for providing regional ecological values.



The FCLPN provides an important recreational and ecological link for this area.

The FCLPN forms a significant component of the recreational facilities managed by Holroyd City Council, offering recreational opportunities for surrounding residential areas (recreation demand for the FCLPN is discussed in more detail in section 2.5 of this POM).

The FCLPN is located between the main Western Railway to the north and Wirrallee Street in the south, and bounded by Centenary Road and Lane Street to the west, with Lytton Street, Bransgrove Street and Monterey Streets to the east.

2.2 Cultural and Historical Significance

The FCLPN is an important part of the cultural resources of Wentworthville. The Dharug Tribe ('Bool-Bain-ora' Band) originally inhabited the area, with Finlaysons Creek providing the fishing, hunting and gathering needs of the local people.¹

Land acquisitions by Dr. Darcy Wentworth from 1808, through purchase and grants, increased his property holdings to approximately 2,750 acres. The property was bounded by Toongabbie Road extending almost to Old Windsor Road, Old Prospect Road and Finlaysons Creek. The land was subdivided in the 1880s by Darcy's grandson, Fitzwilliam Wentworth.²

The fields surrounding Finlaysons Creek, which was part of Darcy's original land grant, were used during the 1920s and 1930s for poultry farms and market gardens. These lands were gradually subdivided into residential estates such as 'Hillcrest' and 'Fairmont' estates

¹ 'Holroyd - A Social History'. Grace Karskens (1991)

² The Prospect Trust. 'Leaders in History & Heritage'. Unpublished Information Booklet.

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Holroyd City Council has gradually acquired the land for the Linear Park Network during the past 50 years following various recommendations for acquisition in planning studies.

2.3 Physical Site Factors

2.3.1 Management Zones

The FCLPN can be divided into 4 broad areas based on current park boundaries. These are:

A Veron Street Park:

The park is bounded by the rail line to the north and Veron Street to the south. The park contains a netball court and car park area. It is also associated with the Wentworthville Community Centre and Wentworthville Public Library. This area represents the northern extent of the Park Network and contains the drainage channel, pedestrian access path and cycleway.

B Lytton Street Park:

This park extends from Veron Street to Fullagar Road, a distance of approximately 600m. This area contains the drainage channel, significant tree stands, a village green and amenity areas with BBQ facilities, play equipment and covered seating. The zone also includes a cycleway and pedestrian path with residential areas backing onto the Park. The eastern section of the Park is developed, whereas the western section is not. Buildings and structures within the park include the tennis courts and lapidary club, as well as the heritage cottage at no. 42 Lane Street.

C Irwin Place Park:

This park extends for approximately 200m and is bound along its northern perimeter by Fullagar Road, with the Great Western Highway along its southern boundary.

D Monterey Street Park:

The M4 Motorway forms the northern perimeter of this zone, which extends for approximately 700m to the south to the junction of Centenary Road and Wirrallee Street. The pedestrian/cycle path in this zone passes through more open areas and also narrow parts of the park where the path passes directly behind residential properties. The 1st Mays Hill Scout Hall is in the section of the park fronting Monterey Street.

2.3.2 Climate

The climate of the FCLPN is typical of the western suburbs of Sydney. The months of highest rainfall generally occur within the first half of the year and the area can expect an average of 970mm of rain a year. Temperature ranges in the Holroyd area vary between 4-34 degrees Celsius.

2.3.3 Vegetation

The FCLPN consists primarily of maintained lawn with remnant indigenous trees as well as planted indigenous, native and exotic trees and shrubs. There are no true bushland remnants, although small areas of remnant trees in Lytton Street Park have been fenced off in an attempt to promote the natural regeneration of the understorey.

FINLAYSONS CREEK LINEAR PARK NETWORK PLAN OF MANAGEMENT

Major groupings of trees include:

- Line of *Eucalyptus eugenioides* (Thin-leaved Stringybark) bordering the Community Centre on Dunmore Street.
- Recent planting of *Jacaranda mimosifolia* (Jacaranda) between the cycle path and drainage channel south of Veron Street. This group also includes a large remnant *Eucalyptus tereticornis* (Forest Red Gum).
- Fenced regeneration areas containing native trees such as *Eucalyptus eugenioides*, *Casuarina glauca* (Swamp Oak), and *Eucalyptus tereticornis*. Some indigenous shrubs are present, including *Acacia decurrens* (Black Wattle) and *Bursaria spinosa* (Blackthorn).

Other vegetation comprises scattered trees including species listed above plus *Eucalyptus crebra* (Narrow-leaved Ironbark), *Eucalyptus moluccana* (Grey Box) and *Casuarina* species; and exotics such as *Cinnamomum camphora* (Camphor laurel), *Salix babylonica* (Weeping Willow) and *Quercus* sp. (Oak).

2.3.4 Wildlife

The lack of indigenous vegetation currently limits the habitat value of FCLPN. The remnant and planted vegetation that does occur provides some habitat for birds associated with urban environments, while nectivorous or insectivorous bats may use the area for feeding. The fenced regeneration areas provide some small areas of long grass, which could potentially be used by grass nesting birds, such as the Masked Lapwing (which have been observed in the area during site inspections).

The FCLPN is not located close to any significantly large remnant bushland areas. However it is a large area forming an important link to a larger linear open space network extending from Central Gardens to Toongabbie Creek. There are several major divisions along the network including the M4 Motorway, residential blocks in the vicinity of Merrylands Road as well as minor residential streets. A locally significant area of continuous habitat for arboreal fauna could be created by appropriate street tree planting along Merrylands Road and associated residential streets, as well as tree planting along existing open spaces following the drainage channel and either land acquisition or appropriate tree planting within existing residential areas. Further studies into fauna species currently utilising the area and surrounding regions will provide information into the most appropriate planting and regeneration strategies to be undertaken.



Concrete

2.3.5 Landform and Drainage

The FCLPN is situated within a drainage valley, with ridgelines running south to north along its eastern and western perimeters. The main ridgelines are along Bridge Road to the east, with minor elevated ground to the west, also running from south to north along Station and Garfield Streets.

The FCLPN was originally developed around a natural watercourse, known as Finlaysons Creek. This realigned watercourse is now a concrete and brick lined channel for most of its length. Water passing through the channel eventually drains into Toongabbie Creek to the north and then east into the Parramatta River. As this open channel has been designed to carry flood flows, it is rarely filled.

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2.3.6 Buildings and Structures

Buildings and Structures within the FCLPN include:

- BBQs and covered picnic tables near the Killeen Street entrance
- play equipment located throughout the corridor
- heritage cottage at 42 Lane Street
- Lapidary Club building on Fullagar Road
- tennis courts next to the Lapidary Club, also on Fullagar Road
- scouts hall fronting Monterey Street
- Toilet block located alongside the pathway between Lytton Street and the creek

2.3.7 Services

Toilets have been provided in the FCLPN alongside the shared pathway between Lytton Street and the creek, as recommended in the 1997 POM. An existing amenities block located to the south of the tennis courts may potentially be utilised by the proposed Holroyd Community Garden (refer 3.3.3).

Lighting provision within the FCLPN is limited although some is provided along sections of the pedestrian path, including the underpass below the M4 Motorway.

Electric BBQs are provided next to the Killeen Street entrance which are free for public use. Sheltered seating is also provided as well as play equipment, both of which are reasonable condition albeit targets for graffiti.

The provision of bins within the FCLPN is currently not adequate. Bins are lacking at the main entrances. There are no drinking fountains provided in the corridor.

2.4 Visual Assessment

The sections of FCLPN between Veron Street and the Great Western Highway are visually contained, being situated within a drainage catchment. A major ridgeline runs parallel with the park along Bridge Road to the east. Areas east of Bridge Road therefore are restricted from viewing the FCLPN.

Roads running perpendicular to the Linear Park Network, west of Bridge Road have views that extend into the drainage catchment. The Linear Park Network creates a prominent feature within this visual field. Residential streets from Veron Street to Essington Street along the Motorway also have views of the FCLPN.



M4 Motorway

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Significant stands of vegetation within the FCLPN create a visually appealing focal point for the surrounding areas. These trees also provide effective screening of surrounding buildings from within the park, which helps contain the recreational experience for users and maintain the natural character of this open space.

Visually obtrusive features within and surrounding the FCLPN include multi-storeyed residential developments, the M4 Motorway, the drainage channel, degraded fencing and vandalism such as the graffiti on the railway bridge in Veron Street Park.

The most visually appealing aspect of the FCLPN results from the continued maintenance of park facilities and landscaping works and the visual amenity of existing vegetation.

2.5 Current Recreational Usage

2.5.1 Introduction

As the facilities of FCLPN are designed to provide for a diverse range of activities, they involve a large number of user groups. Between these groups differences in priorities for the development and management of the Linear Park Network can occur. These priorities may also conflict with Council objectives and the residents in the surrounding community.

2.5.2 User Demand

Demand for recreation within the FCLPN is derived mostly from surrounding residential areas, and is generally passive, as identified in the 'Lytton Street Park Community Survey' by the Holroyd Community Development Association (HDCA) in 1995. The FCLPN contains a well-maintained pedestrian/cycle track, which provides for cycling, rollerblading, skateboards, and walking. The sheltered picnic tables and BBQ facilities situated next to the playing equipment at Killeen Street creates recreational opportunities for local residents and their children.

Large open spaces within the FCLPN also provide opportunities for informal active recreation, such as soccer and other ball games. It has been identified however that there is currently an uneven distribution of recreational facilities within the FCLPN, with a shortage of facilities for youths.

The FCLPN also provides a connection for pedestrians from the Wentworthville commercial district and railway station to residential areas surrounding the Linear Park Network.

A community garden is proposed in Lytton Street Park. This was the subject of a report to Council in February 2003 which approved the proposal subject to its consideration in the Plan of Management. The Cassica Community Group has developed the concept and will manage the facility in conjunction with Council. Its aims are to provide the residents of nearby flat buildings with the opportunity to have their own garden.

2.6 Planning Considerations

2.6.1 Adjoining Land Use

The immediate adjoining land uses to the FCLPN include low density residential areas to the east, medium density residential to the west and public use facilities, such as the library and netball courts to the north. The southern section of the FCLPN is surrounded by mainly low-density residential development. It is expected that this area will be subject to ongoing urban consolidation.

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The Wentworthville Commercial Centre is situated within close proximity to the FCLPN, approximately 50m to the west.

The northern perimeter of Veron Street Park is defined by the Main Western Railway, including Wentworthville Station. The M4 Motorway creates the division between Lytton Street Park and Monterey Street Park.

2.6.2 Zoning and Planning Controls

The area in which FCLPN is located is zoned 6(a) Open Space. Holroyd City Council's objectives for this zone are to:

- identify land which is currently used or is intended to be used for the purposes of open space or public recreation
- allocate sufficient open space to serve the present and future recreational needs of residents and visitors
- enable development associated with, ancillary to or supportive of public recreational use

Within these areas the following works can be undertaken without development consent:

- landscaping
- gardening
- bushfire hazard reduction

The following activities are not permitted without development consent (except that Council may construct roads, stormwater drainage, recreation areas, public amenities, parking areas and cycleways in this zoning without obtaining its own consent):

- construction of advertising structures
- buildings for the purposes of landscaping
- caravan parks
- child care centres and children's playgrounds
- drill grounds
- forestry
- public baths
- public reserves
- racecourses
- recreation areas and facilities
- showgrounds, sportsgrounds and tourist facilities
- utility installations
- uses or buildings associated with those purposes which are under the care, control and management of the Council.

Purposes other than those listed are prohibited in areas zoned 6(a) Open Space.

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2.6.3 Access and Circulation

The FCLPN is traversed by a total of three residential streets as well as the Great Western Highway, which divides Monterey Street Park from other parks within the Network. Access is possible to the FCLPN from all these points.

Pedestrian access from surrounding residential areas is provided at formalised entry points situated at the Veron and Killeen Street entrances as well as the Fullagar Road and Great Western Highway entrances, with the majority of residential areas being fenced off.



This bridge provides pedestrian / cycle access the concrete channel

There are also access points leading off surrounding residential streets including Lane Street and Centenary Road as well as Monterey and Lytton Streets. Some residential areas that back onto the Linear Park Network also have direct access to it.

Public access to the Lapidary Club and tennis courts is currently restricted to the main entrances of these facilities on Fullagar Road. There is currently no access from within the FCLPN.

A pedestrian/maintenance vehicle path running generally parallel to the drainage channel facilitates internal pedestrian access within a significant section of the park network. A cycle/pedestrian path also runs across the FCLPN from Lytton Street to Lane Street. The surface of the path is currently in excellent condition, however graffiti occurs in some locations reducing the visual quality.



The pedestrian & cycle path within the FCLPN.

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Easy access to FCLPN is available from the residential areas situated immediately adjacent to it. Users situated in residential areas to the south and north of the Motorway can access the other section of FCLPN through a pedestrian underpass at the M4 Motorway.

Car parking for users of FCLPN is limited, as there are no formalised car spaces. Car parking is provided for in adjoining streets, as well as car parking associated with the community centre and public library in Zone A.

Public transport to FCLPN is provided via Wentworthville railway station, situated approximately 300m from the Veron Street entrance. Buses from surrounding suburbs stop at the Wentworthville commercial district and train station.

Formalised disabled access within the FCLPN is limited to the existing pedestrian pathways. Access to other areas including the BBQ and sheltered picnic tables do not have formalised access path to the main entrance points such as Killeen Street entrance.

2.6.4 Vandalism & Anti-social Behaviour

Vandalism, including graffiti on bridges and paths, broken glass and broken trees, as well as anti-social behaviour such as excessive alcohol consumption, has been recorded as a significant element in the reduced amenity for users of FCLPN. Loitering at night occurs regularly, which is of concern for local residents and pedestrians walking through the FCLPN.

2.7 Statutory Requirements

2.7.1 Local Government Amendment (Community Land Management) Act 1998

The Local Government Act provides the legislative framework for a council's day to day operation. The Act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for management. Of particular relevance is the requirement for all council property classified as Community lands to be categorised in accordance with the guidelines for the categorisation of community land (cl.6B-6JA). For lands categorised as Natural Area, specific planning and management strategies are to be provided. Strategies must reinforce and reflect the core objectives for community land (s. 36E-N).

2.7.2 Categorisation

The table (following page) provides a summary of the Guidelines for Categorisation as listed in the Local Government (General) Regulation 1999, Core Objectives for management of community land as listed in the Local Government Amendment (Community Land Management) Act 1998 and management strategies from the plan of management for each of the proposed categorisations.

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<i>Category</i>	<i>Guidelines for Categorisation</i>	<i>Core Objectives for Community Land Categories</i>	<i>Management Strategies</i>
<i>Natural Area</i>	<ul style="list-style-type: none"> • The land (whether in an undisturbed state or not) possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore. 	<ul style="list-style-type: none"> • Conserve biodiversity and maintain ecosystem function in respect of the land; • Maintain the land in its natural state and setting; • Provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion; • Assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan. 	<ul style="list-style-type: none"> • Refer Natural Area (bushland) below
<i>Natural Area (Bushland)</i>	<ul style="list-style-type: none"> • The land contains native vegetation which is: <ol style="list-style-type: none"> a. the natural vegetation (or a remainder of it) of the land; or b. although not the natural vegetation of the land, is still representative structure of floristics of the natural vegetation in the locality • Such land includes: <ol style="list-style-type: none"> a. bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and which contains a range of native habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter); or b. moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even ages, where native shrubs and grasses are present, where there is no natural regeneration of trees and shrubs, but where the land is still capable of being rehabilitated. 	<ul style="list-style-type: none"> • Ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat, flora and fauna and other ecological values of the land; • Protect the aesthetic, heritage, recreational, educational and scientific values of the land; • Promote management in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and implement measures directed to minimising or mitigating any disturbance caused by human intrusion; • Restore degraded bushland; • Protect existing landforms such as natural drainage lines, watercourses and foreshores; • Retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term; • Protect bushland as a natural stabiliser of the soil surface. 	<ul style="list-style-type: none"> • Restoration of bushland remnants west of Finlaysons Creek in Lytton Street Park • Reinstatement of bushland to the northern section of Lytton Street Park
<i>Natural Area (Watercourse)</i>	<ul style="list-style-type: none"> • The land includes: <ol style="list-style-type: none"> a. any stream of water, whether perennial or intermittent flowing in a natural channel, a natural channel that has been artificially improved, or in an artificial channel that has changed its course, and any other stream of water into or from which it flows; b. associated riparian land or vegetation, including land that is protected land for the purposes of the Rivers and Foreshores Improvement Act or the Native Vegetation Conservation Act. 	<ul style="list-style-type: none"> • Manage watercourse so as to protect the biodiversity and ecological values of the instream environment particularly in relation to water quality and water flows; • Manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability; • Restore degraded watercourses; • Promote community education and community access to and use of the watercourse, without compromising the other core objectives of the category. 	<ul style="list-style-type: none"> • Liaise with Department of Infrastructure Planning and Natural Resources requesting transfer of Crown Land (original creekline) to Council for care, control, and management • Long term potential for restoration of degraded watercourse • Long term potential for naturalisation of section of creek banks following the addressing of upstream urban runoff issues (high volumes) that currently preclude such strategies

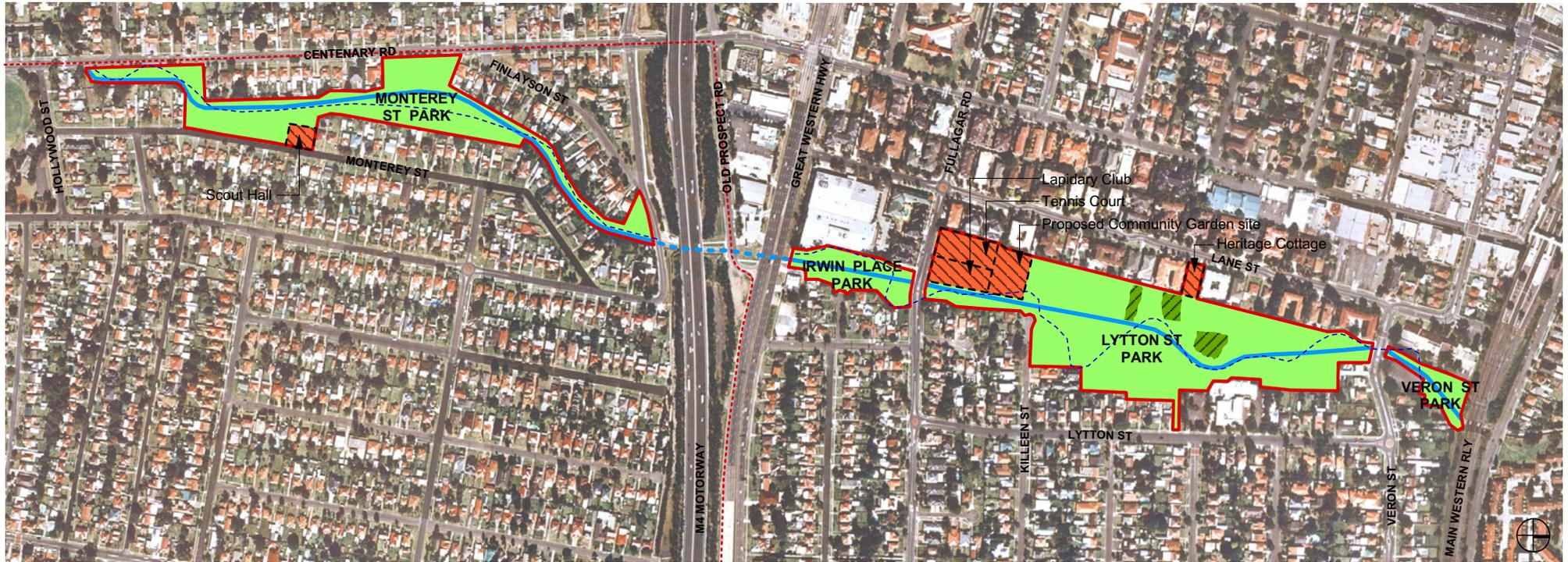
FINLAYSONS CREEK LINEAR PARK NETWORK PLAN OF MANAGEMENT

<i>Category</i>	<i>Guidelines for Categorisation</i>	<i>Core Objectives for Community Land Categories</i>	<i>Management Strategies</i>
<i>Park</i>	<ul style="list-style-type: none"> • The land is used or proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment on the land by others 	<ul style="list-style-type: none"> • Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities; • Provide for passive recreational activities and pastimes and for the casual playing of games; • Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management. 	<ul style="list-style-type: none"> • Provide recycling facilities at entrance to Lytton Street Park • Maintain safe and convenient path provision throughout the Linear Park Network • Progressively improve all facilities to cater for equal access • Provide additional shade tree plantings to open park areas • Provide drinking fountains at appropriate locations to support recreational use • Provide improved lighting to key path routes and adjoining toilets • Improve public access to park from surrounding areas
<i>General Community Use</i>	<ul style="list-style-type: none"> • The land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public; and • Is not required to be categorised as a natural area and does not satisfy the guidelines for categorisation as a natural area, sportground, park or an area of cultural significance. 	<ul style="list-style-type: none"> • Promote, encourage and provide for the use of the land, and provide facilities on the land to meet the current and future needs of the local community and the wider public in relation to: <ul style="list-style-type: none"> a) public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and b) purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public facilities) 	<ul style="list-style-type: none"> • Establish community gardens north of tennis courts in Lytton Street Park • Renewal of existing leases: <ul style="list-style-type: none"> - Parramatta - Holroyd Lapidary Club - Occasional Childcare Association - Scouts Association of Australia • Continued community use of Council managed Tennis Courts

Figure 2 (following page) identifies these categorisations as they relate to the site.

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Figure 2: Community Land Categorisation



LEGEND

- Park boundary
- Concrete channel
- Former ck alignment
- Bus transit way

PROPOSED COMMUNITY LAND CATEGORISATION

- Park
- General Community Use
- Natural Area - Bushland
- Natural Area - Watercourse

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2.8 Management

While a full analysis of management activities is beyond the scope of this POM, the following is a summary of current regimes.

Management of FCLPN is the direct responsibility of Holroyd City Council. Community bodies which assist Council and responsible for the management of specific areas within the FCLPN include the Parramatta-Holroyd Lapidary Club (Fullagar Road), the Fullagar Road Tennis Court Local Committee, the Occasional Child Care Association of New South Wales Inc. (Lane Street) and the Scouts Association (Monterey Street). These organisations are responsible for the management of land and/or buildings within the lease holdings or areas as delegated by Council.

The concrete lined drainage channel is under Department of Infrastructure Planning and Natural Resources ownership and management (refer 3.7.4 Management of Crown land).

It is proposed that an area to the north of the tennis courts within Lytton Street Reserve be established as a community garden. Management of the facilities coordinated by the Community Gardens Committee in consultation with Council.

2.9 Maintenance

The maintenance responsibilities of various organisations involved in FCLPN are summarised by the following points:

Holroyd City Council:

- grass mowing, weed removal, arboricultural activities
- rubbish removal
- general repairs of buildings, picnic shelters, fencing, playground equipment etc.

Parramatta-Holroyd Lapidary Club:

- minor repair and maintenance of land and buildings within the leased area

Fullagar Road Tennis Court Local Committee:

- general cleaning of courts, seating area, etc.
- minor maintenance and repairs

Occasional Child Care Association of NSW:

- keeping the premises clean
- informing Council of any maintenance and repair requirements

Scout Association of Australia:

- repair and maintenance of land and buildings within the leased area

Community Garden Committee:

- construct community garden facilities
- maintain garden beds and facilities

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2.10 Current Leasing Agreements

There are currently three leases within the Linear Park Network. These are held by the Parramatta-Holroyd Lapidary Club, the Occasional Child Care Association of New South Wales Inc. and the Scout Association of Australia.

The lease held by the Lapidary Club was from 1st July 1998 to 30th July 2003 and is currently on holdover. The Scout Association lease for the Monterey Street Hall expires on 20th December, 2005. The lease held by the Occasional Child Care Association for the heritage cottage at 42 Lane Street (premises only) has been on holdover provisions since the 31st May 1997.

The Fullager Road Tennis Court Local Committee administers the use and maintenance of the tennis courts. This arrangement is classed as a "Park Committee" under the Local Government Act, and therefore no lease is required.

Future leases / licences will be considered by Council in accordance with the provisions of the Local Government Act and this Plan of Management (refer 3.7 Planning Issues). This will include the compatibility of the proposed use with the core objectives for Community Land Management as outlined in 2.7.2.

2.11 Staffing

Maintenance of the FCLPN is carried out by crews employed by Council and other organisations as identified in Section 2.8.

2.12 Community Involvement

The extensive number of low and medium and density residential properties bordering the Linear Park Network generates a high level of community interest.

The HDCA consists of groups and individuals that have an interest in the development of the northern section of FCLPN. These groups have surveyed users of the Linear Park Network, in response to Council's ongoing development program for the park. The findings of the survey, which represents the opinions of local residents and users, have been considered in this POM.

Suggestions from local residents, park users and other interested groups have also been considered in preparing the original Plan of Management (1997), whilst the Cassia Community Group proposal for Community Gardens (2002) has been incorporated into the management recommendations.

Individuals and groups wishing to express opinions or request improvements for inclusion in a future works Parks Program can write to Council at any time.

2.13 Funding

The majority of funding for general maintenance and improvement works of Parks within Holroyd comes from rate revenue. In addition, fees collected by Local Committees (Fullagar Road Tennis Court Committee) assist with minor works, and grants are occasionally obtained for capital improvements.

Minimum fees are set during Council's budgeting process for the use of sporting facilities which is revised annually.

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Funds may also be obtained through Section 94 contributions, which are generated from developments within the Holroyd Local Government Area. These options are discussed further in Section 4.3.

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3. MANAGEMENT STRATEGIES

3.1 Introduction

The primary objective of this POM is to provide a framework for the future management of FCLPN. Management must be in line with Council's vision for the Holroyd Council area, its objectives for land zoned 6(a) Open Space, and the Local Government Act. This POM provides a basis for the ongoing care and development of FCLPN in response to demand funding and the availability. Funding will be a major factor determining the timing of implementation of actions identified in the POM.

3.2 Management Philosophy and Objectives

Council's management objectives for FCLPN will remain in line with those adopted for all areas zoned 6(a) Open Space Recreation as stated in section 2.6.2. In addition to those mentioned in Section 1.2, Council's management objectives for FCLPN include the following:

- provision of a safe and healthy environment that meets reasonable community expectations
- ongoing maintenance and replacement of existing Council assets
- maintenance of a visually attractive and pollution free environment
- management, development and conservation of constructed and natural resources
- provision of community services, particularly informal active and passive recreational facilities, which are accessible to all sections of the community and are appropriate to community needs
- operation of FCLPN in a manner that has a minimum negative impact on adjoining land users

3.3 Provision of Facilities

3.3.1 Recreational Facilities

The recreational facilities provided in the FCLPN have been developed in accordance with Council's objectives to suit the needs of a range of user groups, however a number of issues still need to be addressed, including:

- maximising recreational opportunities for all sectors of the community
- minimising conflicts between park users

In order to redress the shortfall of recreational facilities for youth (refer 2.5.2), Council resolved to construct a mini basketball court within the Lytton Street Park section of FCLPN as recommended in the 1997 POM. The court is located at the rear of Council's property at 42 Lane Street, and includes a concrete court, approximately 7 metres by 8 metres, with one basketball ring and backing board. Additional earth mounding and tree planting were carried out in order to integrate the court area with the park. Funding for the mini-court was provided from Section 94 contributions received from developers for the provision and embellishment of local Community Land.

The location adjacent to the Finlaysons Creek stormwater channel was selected on the basis of requiring a relatively flat site and consideration of safety, visibility and access. The court has been located centrally within the park and adjacent to the cycleway access linking Lane Street with Lytton Street. This location provides a high level of accessibility for pedestrians and cyclists and redresses a current imbalance in distribution of recreational facilities within the FCLPN.

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Basketball half court Lytton Street Park

3.3.2 Amenities

While the amenity facilities provided in the FCLPN have been developed in accordance with Council's objectives to suit the needs of a range of user groups, a number of issues still need to be addressed, including:

- public demand for toilets and other amenities
- need for recycling bins to separate garbage at its source

Amenities for disabled persons within the FCLPN should be provided along with other general amenity provisions.

Toilet facilities have been constructed alongside the shared pathway in the Lytton Street Park to address the community demand for equal access toilet facilities highlighted in the 1997 POM. Demand for additional facilities will be identified on an ongoing basis during future recreational needs analysis and through submissions and consultation with park users.

As part of Holroyd City Council's commitment to recycling, special bins are recommended in this area for both aluminium cans and glass bottles at Killeen Street entrance, Veron Street entrance and Fullagar Road, as well as the junction of Monterey Street and Centenary Road.

3.3.3 Community facilities

A proposal to establish a community garden in the Wentworthville area has been initiated by the Cassia Community Centre after consultation with the residents of the Holroyd local government area. Holroyd Council was approached and the land suggested for the development of the garden was a parcel of land in the Lytton Street Reserve, north of the Lapidary Club and the Tennis Courts. Potential exists for sharing of toilet and carparking facilities with Fullagar Road Tennis Courts.

A community garden in the Lytton Street Reserve will bring many benefits to the residents of the Wentworthville area. It will allow residents living in flats to have the opportunity of having their own garden, and it will bring people of all ages and backgrounds together to enjoy a common interest.

Designs for the garden (by Alex Alfano of ARCDECO) have taken into consideration the communities aspirations as identified at local community consultations. The community garden has been designed to accommodate individual allotments, where participants garden their own plot, and share spaces. The shared spaces include informal, rose, native and sensory gardens. (Refer appendix for Community Garden Design Plan)

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This parcel of land was identified as a suitable place to establish a community garden, because there are several avenues through which the public can gain access to the site:

- Main access via Fullager Road beside the Lapidary Club and Finlaysons Creek Canal
- Access from the rear gate of the Fullager Street Tennis Courts
- Access from Lane Street

The community garden proposal was approved by Council 18/02/03.

3.4 Access and Circulation

This POM aims to address the need for convenient and safe pedestrian access and circulation throughout the Linear Park Network.

Pedestrian access to the Lapidary Club and tennis courts is currently limited to the main entrances of these facilities on Fullagar Road. It is recommended that the relationship of these community spaces to the park be improved through the creation of direct access to the park pathway network. Provision of access from the park should be carried out in conjunction with general landscape improvements and upgrading of fencing to ensure a stronger visual link between the club, tennis courts facilities, proposed community garden, and the park.

Vehicle access within the FCLPN is limited to maintenance crews, with entry points located at several surrounding residential streets including Veron Street, Killeen Street, Lytton Street, Fullagar Road, Irwin Place, Centenary Road and Monterey Street. Street parking is available in most areas. Car parking is available at the northern end of FCLPN, which is associated with the Community Centre and Public Library.

Street parking is adequate for the current level of usage. Designated off-street car parking may not be required, as there are no formal sporting facilities within the FCLPN with the potential to attract large crowds.

Disabled access is limited to the current formalised entry points and pedestrian paths within the FCLPN. Access paths to the BBQ and picnic areas should be provided. Provide improved lighting to key path routes and adjoining toilets.

3.5 Health and Safety Issues

While the health and safety issues within FCLPN have been developed in accordance with Council's objectives to suit the needs of a range of user groups, a number of issues still need to be addressed, including:

- shade tree planting is required along some sections of the pedestrian/cycle path and picnic/BBQ facilities as well as open space areas used for passive recreation
- the public demand for drinking fountains needs to be addressed
- some residential boundary fencing within Lytton Street Park requires repair and/or replacement. It is recommended that fencing within the park maintain a general consistency in design. Fencing along adjoining residential areas should be retained and upgraded as necessary. Pedestrian gates could be installed by residents in their boundary fences to improve access to the park.
- lighting throughout the FCLPN should be improved, particularly along the pedestrian/cycle path, to reduce potential security problems at night.

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3.6 Landscape Improvements

3.6.1 Introduction

Council sets aside funds annually for park landscape improvements, street tree planting and also for the supply of trees to ratepayers, schools, community groups and Local Committees upon request. These works are carried out as required and as funds permit. Where possible these activities will be carried out in accordance with a Master Plan for this Linear Park Network.

3.6.2 Planting

Vegetation may be used to address a number of issues associated with poor physical or visual amenity. Planting within FCLPN should perform a range of functions including:

- increased visual amenity for adjacent residential areas
- enhancing the natural character of this open space
- reducing maintenance
- provision of shade for park users
- wildlife habitat for birds and arboreal mammals.

Planting of canopy trees within the north eastern corner of Lytton Street Park where the FCLPN backs onto residential areas was recommended in the 1997 POM. The implementation of this recommendation has increased the amenity of the park and adjacent residential areas. The proposed Community Garden may provide a focus for ongoing community input into the habitat values of the open space corridor.

Although FCLPN is not part of a natural open space corridor the channel passing through it is capable of carrying seeds, roots or stems of weed species to downstream areas where they may propagate. In order to prevent this spread of weeds, it is recommended that only indigenous species be planted along the western side of the FCLPN. Locally endemic species should be planted where possible, using plants propagated from locally collected seed. Indigenous species also have the advantage of attracting native fauna, which will increase the wildlife habitat value of FCLPN.

Any landscaping proposals for the FCLPN should generally reflect the principles outlined in the Holroyd City Landscape Master Plan. In addition a comprehensive landscape master plan for the FCLPN would provide details of the exact locations and species to be used together with planting specifications. Preparation of this master plan should involve liaison with community groups.



Bush regeneration area Lytton Street Park

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3.6.3 Recommended Species

The planting strategy aims to satisfy the functions listed above by using predominantly native species, supplemented by exotic species that are known to perform well in western Sydney and are able to provide shade for spectators and children using the playground. Those species known to be locally endemic to the Holroyd area have been marked with an asterisk.

(a) Perimeter Planting

Shrubs

Acacia elata (Cedar Wattle), *Acacia glaucescens* (Coast Wattle), *Callistemon salignus* (Pink-tip Bottlebrush), *Callistemon viminalis* (Weeping Bottlebrush).

Trees

Eucalyptus moluccana (Grey Box)*, *Eucalyptus tereticornis* (Forest Red Gum)*, *Eucalyptus crebra* (Ironbark)*, *Eucalyptus elata* (Willow Peppermint)*, *Eucalyptus maculata* (Spotted Gum)*, *Eucalyptus sideroxylon* (Pink Flowered Ironbark)*, *Casuarina glauca* (Swamp Oak)*, *Allocasuarina torulosa* (Forest Oak)*.

(b) Drainage Channel Planting

Shrubs

Acacia floribunda (Sally Wattle)*, *Callistemon salignus* (Pink-tip Bottlebrush), *Callistemon viminalis* (Weeping Bottlebrush), *Leptospermum petersonii* (Lemon Scented Tea Tree), *Melaleuca ericifolia* (Heath Leaved Paperbark)*,

Trees

Casuarina glauca (Swamp Oak)*, *Casuarina torulosa* (Forest Oak)*, *Eucalyptus tereticornis* (Forest Red Gum)*, *Eucalyptus nicholii* (Small leaved Peppermint), *Melaleuca styphelioides* (Prickly Paperbark)*, *Melaleuca quinquenervia* (Broad leaved Paperbark).

(c) Shade

Trees

Fraxinus oxycarpa 'Raywoodii' (Claret Ash), *Pistacia chinensis* (Pistacia), *Sapium sebiferum* (Tallow Tree), *Eucalyptus maculata* (Spotted Gum)*, *Eucalyptus nicholii* (Small leaved Peppermint), *Lophostemon confertus* (Brush Box).

In order to minimise the area of turf that needs to be maintained it is recommended that exotic grasses are removed and surface mulch be used in areas where clumps of trees and shrub planting are to be carried out. Planting of native grasses beneath trees should also be considered.

3.7 Planning Issues

3.7.1 Introduction

This POM has taken account of various planning issues that relate not only to FCLPN itself but also the surrounding areas. These include:

- privately leased sites
- adjoining land use

The character of surrounding urban areas will continue to change over time. It is therefore important to ensure that these changes do not adversely affect the function and amenity of FCLPN.

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Whilst most of the planning issues identified in the following sections are under the direct control of Holroyd City Council, some involve other authorities and organisations.

Council will need to communicate with the appropriate authorities when any of their proposed works impact on the FCLPN.

3.7.2 Privately Leased Sites

The Parramatta-Holroyd Lapidary Club presently hold a Deed of Agreement with Council for the use of the site within FCLPN at 73 Fullagar Road. This lease expired 30th July 2003 and is on holdover at this time. The Occasional Child Care Association of Australia's lease for the Heritage Building located at 42 Lane Street expired on 31st May 1997, and is on holdover at this time. The Scouts Association of Australia lease of the Scout Hall in Monterey Street will expire on the 20th December, 2005. Applications for extensions of these leases would need to be submitted to Council for consideration in accordance with this POM.

The proposed Community Gardens (refer 3.3.3) are intended to be administered under joint management with Council, and therefore no lease is required. If a lease is subsequently proposed, it would be considered by Council in accordance with the provisions of the Local Government Act and this Plan of Management.

3.7.3 Adjoining Land Use

In accordance with existing legislative requirements, owners of land adjoining FCLPN will need to be consulted before any major park improvement works are undertaken.

3.7.4 Management of Crown Land

As mentioned in Section 2.3.5, the original natural water course was realigned in the 1960/70's and replaced with a concrete channel. The original creek corridor that passes through the FCLPN remains under the ownership of the Crown. In order to rationalise land ownership and the associated implications for management, it is recommended that Holroyd City Council make a submission to the Department of Lands requesting transferral of the Crown Land to Council for care, control and management. The land would then be covered by this POM.

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4. IMPLEMENTATION

4.1 Introduction

While the existing management structure of FCLPN has been effective in the care and control of this important recreation resource, future management decisions will need to be addressed in the context of this POM. Implementation of this POM will be an ongoing process that will proceed in response to community expectations, user requirements, the availability of funding, and other circumstances as they arise.

4.2 Management Structure

As the management and development of FCLPN involves the cooperation of several major user groups, it is essential to have a clear definition of management responsibilities as well as the involvement of a range of people with the necessary management skills and experience. These groups and their respective responsibilities are summarised below.

Holroyd City Council

- Responsibility for development and management of FCLPN
- Budget allocation for development, and maintenance
- Allocation of resources (financial, human and physical) for effective development of FCLPN
- Assessment of applications for development of recreation facilities
- Liaison with authorities that have responsibilities relevant to development and management of FCLPN eg.: RTA, Sydney Water, and Department of Infrastructure Planning and Natural Resources
- Maintenance of landscape works and recreation facilities

Fullagar Road Tennis Court Local Committee

- Allocation of resources for the development and maintenance of Fullagar Road Tennis Courts
- Collection of fees and provide access for Fullagar Road Tennis Courts
- Reporting to Council on development and management of Fullagar Road Tennis Courts
- Present requests and proposals for approval to Council for development of facilities

Leasees

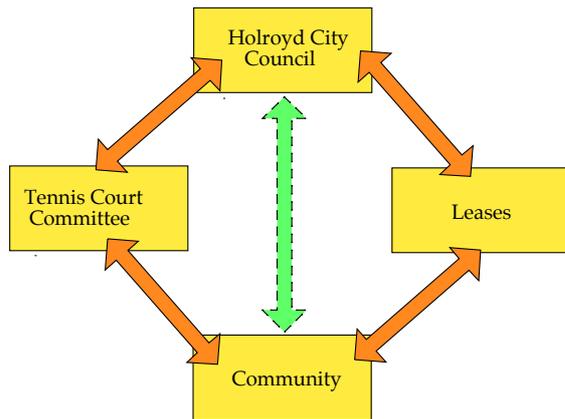
- Coordination of groups using the leased facilities.
- Management of maintenance activities for the leased facilities
- Liaison with Council regarding improvements or other requirements not covered by the lease

The Community

- Reporting maintenance requirements and vandalism to Holroyd City Council
- Presentation of requests and proposals to Council for development or upgrading of facilities in FCLPN.

It is proposed that Council and user groups will work together in implementing the development and ongoing maintenance of FCLPN. The relationship between these groups is illustrated in the following diagram.

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4.3 Funding

The timing for implementation of this POM will be directly dependent on the availability of funding. Such funding is required to cover capital expenditure as well as recurrent costs for repairs and maintenance. In allocating funds to FCLPN, Holroyd City Council needs to consider such expenditure within the context of its overall annual budget limits and priorities.

Section 94 contributions provide a major source of potential funds for capital improvements within FCLPN. These funds are generated by the contribution of developers involved in new development. They are intended to increase the capacity of public facilities to cater for the expected population increase resulting from the development. This source of funds directly depends on the rate of development and hence may fluctuate significantly.

Funding for the recurrent cost of repairs and maintenance is provided through Council's annual budget, which is aimed at achieving a satisfactory level of performance in all Parks.

4.4 Priorities

In order to provide a framework within which to implement the POM, a prioritised schedule of actions has been prepared. Prioritisation of works assists Council in allocating the financial, human and physical resources required for implementation of the POM.

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

H High Priority

1. safety issues in which there is a high probability of injury occurring
2. work needed to ensure the essential function of FCLPN is not compromised
3. work needed to eliminate/reduce severe environmental problems eg. erosion, water pollution etc, in line with the requirements of the Environmental Protection Act and Soil Conservation Act.

M Moderate Priority

1. ongoing preventative and remedial maintenance of existing park assets
2. work needed to ameliorate adverse environmental conditions eg shade planting, screen planting, noise intrusion, poor circulation and access
3. works aimed at reducing ongoing maintenance costs

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L Low Priority

1. works aimed at improving the aesthetic quality of FCLPN
2. works aimed at enhancing wildlife habitat value

The above criteria may require modification over time in response to special circumstances as well as changing community attitudes and expectations.

Implementation Schedule

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

The status ratings are as follows:

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

P- Proposed- these activities have been proposed by the POM, but work on these activities has not been commenced

Co- Commenced- this refers to proposed activities for which work has already begun

Cp- Complete- this refers to activities which have been completed (their performance indicators have been fulfilled) since the last POM Review.

All recommendations from the 1997 POM (denoted with an *) have been incorporated even when completed so that all actions for the park are recorded in the schedule.

Responsibilities

1. HCC- Holroyd City Council
2. SW- Sydney Water
3. CAS- Cassia Community Centre

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Activity	Priority	Responsibility	Performance indicator	Status
Landscape Works				
Additional shade tree planting*	M	HCC	Increased shade	Co
Preparation of landscape masterplan	M	HCC	Landscape masterplan prepared	P
Revegetation of northern section of the FCLPN*	L	HCC	Northern section revegetation established	O
Restoration of bushland remnants*	L	HCC	Increased health of remnants.	Co
Access & Circulation				
Improve disabled access within park*	H	HCC	Disabled access provided	P
Improve public access from park to Tennis Courts & Lapidary Club*	M	HCC/LC	Public access to tennis court & Lapidary Club improved	P
Enhancement of existing park signage at entry points and along pedestrian/ cycle route	M	HCC	Implementation of signage works	P
Investigate potential for connection of pathway to the regional pathway network extending beyond the site (especially north/ south connections)	L	HCC	Strategic regional cycle links provided	P
Improve public access to park from surrounding areas*	L	HCC	Public access to park improved	P
Land Acquisition				
Investigate the acquisition of adjoining property to enhance existing reserves	M	HCC	Open space corridor have been extended through opportunistic acquisition	P
Seek transfer of Crown Land remnants from original creek line to Council*	M	HCC	Crown Land incorporated into FCLPN	P
Site Facilities				
Provide community gardens	H	HCC/CAS	Gardens completed and operational	P
Provide public toilets*	H	HCC	Public toilets constructed	Cp
Development of mini basketball court*	H	HCC	Mini basketball court constructed	Cp
Provide drinking fountains*	M	HCC	Adequate drinking water supply	P
Lighting of key path routes and adjoining toilet	M	HCC	Lighting installed and operating successfully	P
Provide recycling facilities*	M	HCC	Recycling facilities provided	P
Provision of paving between the existing cycle path and the new bus stop on Centenary Road adjacent to Wirrallee Street	M	HCC	Paving works complete	P
Upgrading of the visibility of fences and bollards	M	HCC	Upgrading of fences and bollards complete	P
Investigation for the provision of an additional mini basketball court within the creek corridor	L	HCC	Investigation undertaken	P
Investigate provisions for skate park facilities	L	HCC	Investigation undertaken including options for potential locations	P
Installation of additional cycle racks in appropriate locations	L	HCC	Cycle racks installed in appropriate location and working effectively	P
Investigate provisions for graffiti art/public art	L	HCC	Appropriate locations for graffiti art/public art selected within creek corridor	P
Maintenance				

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Ongoing preventative & remedial maintenance*	M	HCC	Park adequately maintained	O
Investigation of the condition of properties maintained in a poor condition adjoining the creek corridor	M	HCC	Investigation complete and condition of private land parcels improved	P
Formation of local land care groups	M	HCC	Local land care groups formed and operating	P
Reduce maintenance costs*	M	HCC	Lower maintenance costs	O

The above schedule should be reviewed annually for the purpose of scheduling works for inclusion in Council's annual works program, as well as for monitoring of performance indicators.

4.5 Staffing

The current level of staffing at FCLPN is adequate to maintain an acceptable quality of recreational opportunities. If, however, major new facilities are implemented then additional staff may be required to provide an acceptable standard of maintenance.

4.6 Commercial Development Opportunities

Holroyd City Council has no current plans for development of commercial facilities within FCLPN. Holroyd Council is not currently considering any applications by private or community organisations to develop commercial facilities in FCLPN.

4.7 Easements and Licenses

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

Licenses and Leases are used to formalise the use of Community Land by groups such as sporting or recreation clubs and organisations or individuals providing facilities or services for the community.

4.8 Plan of Management

As noted in Section 4.4, priority works will be considered by Council each year for budgeting and setting of implementation targets as well as for consideration of other works as needed or determined.

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

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5. APPENDIX

5.1 Holroyd Community Garden Proposal