



attachment
to
item 66

Attachment 1
Holland's Paddock
Plan of Management 2005,
Including Addendum

date of meeting: 8 April 2008
location: council chambers
time: 5:00 p.m.

Hawkesbury City Council



Hawkesbury City Council

Hollands Paddock

Windsor



Plan of Management 2005

Hollands Paddock Plan of Management



This Plan of Management for Hollands Paddock was initially prepared by Chadwick & Williams -Ecological, Environmental and Community Consultants. As new circumstances relating to the park have emerged, amendments to the plan have been required. The Parks and Recreation team, of Hawkesbury City Council, has developed this amended plan.

CONTENTS

1. INTRODUCTION.....	5
1.1 PURPOSE OF THIS PLAN OF MANAGEMENT.....	5
1.2 AIM OF THIS PLAN OF MANAGEMENT	5
1.3 STRUCTURE OF THIS PLAN OF MANAGEMENT	5
1.4 REQUIREMENTS OF THE PLAN OF MANAGEMENT	6
1.5 OTHER STATUTORY REQUIREMENTS AND GUIDING DOCUMENTS.....	6
2. OWNERSHIP.....	7
3. CATEGORY AND ZONING OF HOLLANDS PADDOCK	8
4. DESCRIPTION OF HOLLANDS PADDOCK.....	9
5. CURRENT USAGE	14
5.1 WINDSOR GIRL GUIDES	14
5.2 OTHER GROUPS	14
5.3 LOCAL RESIDENTS AND VISITORS.....	14
5.4 SEWERAGE AND DRAINAGE	14
5.5 LINKAGE.....	15
6. VALUES OF HOLLANDS PADDOCK	16
6.1 NATURAL VALUES.....	16
6.2 CULTURAL AND HISTORIC VALUES.....	16
6.3 AESTHETIC VALUES	17
6.4 RECREATIONAL VALUES	18
6.5 POTENTIAL VALUES	18
7. COMMUNITY CONSULTATION.....	19
7.1 COMMENTS REGARDING THE MANAGEMENT OF THE RESERVE	19
7.2 COMMENTS REGARDING THE LANDSCAPE PLAN	20
8. MANAGEMENT OBJECTIVES.....	23
8.1 CORE OBJECTIVES FOR MANAGEMENT.....	23
8.1.1 <i>Local Government Act (1993)</i>	23
8.1.2 <i>Hawkesbury City Council Local Environment Plan</i>	24
8.1.3 <i>Windsor Town Centre Master Plan</i>	24
8.2 CURRENT ISSUES.....	24
9. MANAGEMENT STRATEGY / ACTION PLAN	26
9.1 MAIN ISSUES.....	27
9.2 RECOMMENDATIONS FOR PARK IMPROVEMENTS.....	27
9.3 PERMITTED ACTIVITIES/USES WITHIN HOLLANDS PADDOCK (REFER TO ADDENDUM 1).....	29
9.4 RESTRICTED ACTIVITIES / USES WITHIN HOLLANDS PADDOCK.....	29
9.5 LEASES, LICENCES AND OTHER ESTATES (REFER TO ADDENDUM 1)	29
9.5.1 <i>General Park Area</i>	30
9.5.2 <i>Hall</i>	31
9.5.3 <i>Deck</i>	31
9.6 ACTION PLAN	33
ADDENDUM 1.....	34

AMENDMENTS TO THE PLAN OF MANAGEMENT 2005	34
APPENDIX I	35
APPENDIX II.....	36
APPENDIX III	39
APPENDIX IV	44

1. INTRODUCTION

1.1 PURPOSE OF THIS PLAN OF MANAGEMENT

All public land owned by Council is to be classified as either community land or operational land under the *Local Government Act* (1993). Community land further requires a Plan of Management developed through Community Consultation and adopted by Council. This is to take the form of a Generic Plan of Management covering all parks/reserves within one category group (e.g. for Parks) or a specific Plan of Management for certain parks/reserves. The Plan of Management is to ensure an endorsed framework guides the operation and development of the land.

The Plan of Management for Hollands Paddock has been developed because the site is of particular importance in terms of open green space within the Windsor township. This Plan of Management will replace any previous Plan of Management for the site.

This Plan of Management has been developed through a process of research and consultation, providing opportunity for community participation and involvement to encourage a sense of whole community ownership. This Plan of Management aims to accommodate the needs of the community in a safe, balanced, equitable and efficient manner. It looks at the management issues of these areas with an attempt to identify solutions that are sensible and equitable, within set budgets.

Hollands Paddock is Council owned community land, categorised as Park with the Hall categorised as a General Community Use area. Such community land is to be kept for use by the general community and cannot be sold under the *Local Government Act* (1993).

This Plan of Management will inform and guide Council in decisions effecting Hollands Paddock in the short term and with review after five years. All stakeholders have been consulted during the process of preparation of the Plan and the Plan will be consistent with Council's other policies and Plans (e.g. Local Environment Plan and Windsor Master Plan) ensuring that Council's Charter is upheld through vision and consistency. This Plan is consistent and will comply with the *Local Government Act* (1993) in relation to preparation of Plans of Management.

1.2 AIM OF THIS PLAN OF MANAGEMENT

The aim of this Plan of Management is to set the direction for the future management of Hollands Paddock within the context of community requirements and the vision of the draft *Windsor Town Centre Master Plan* (2004).

1.3 STRUCTURE OF THIS PLAN OF MANAGEMENT

The Plan of Management follows a structure that incorporates a thorough description of the site with requirements under current legislation. The management strategies follow, with descriptions of optimum improvements to the park including the tenanted hall.

1.4 REQUIREMENTS OF THE PLAN OF MANAGEMENT

The *Local Government Act* 1993 states that the minimum requirements are that a Plan of Management specific to one area of land must:

- categorise the land in accordance with s.36(4) and (5)
- describe the condition of the land as at the adoption of the draft Plan
- describe the buildings on the land as at adoption
- describe the use of the buildings and the land as at adoption
- state the purposes for which the land will be allowed to be used, and the scale and intensity of that use (s.36(3A))
- contain objectives for the management of the land
- contain performance targets
- specify the means of achieving the objectives and performance targets
- specify how achievement of the objectives and performance targets is to be assessed (s.36(3)).

(See Appendix I for details of Section 36 (3), (3A), (4) and (5) of the *Local Government Act* 1993)

1.5 OTHER STATUTORY REQUIREMENTS AND GUIDING DOCUMENTS

- Hawkesbury City Council (referred to as HCC) *Local Environmental Plan* guides and informs this Plan of Management through the zoning of lands which restricts and permits certain uses and activities. The site is zoned 6(a) Open Space (Existing Recreation).
- HCC *Draft Windsor Town Centre Master Plan* describes a vision for Windsor Town Centre that includes conservation of natural areas where appropriate and the sensitive development of others areas to encourage commercial and other use of the town centre to flourish.
- *Threatened Species Conservation Act* (1995) relates to areas within Hawkesbury City Council LEP that are zoned as environmentally significant land 1(a) or (b).

2. OWNERSHIP

Prior to European settlement, the local Aboriginal people known as Darug inhabited the land. Darug people today hold an ongoing interest and custodial relationship to their traditional lands.

Windsor was inhabited in the late 18th Century by some of the early European settlers. Hollands Paddock was part of an early land grant of 30 acres making up Smallwoods Farm, in June 1797.

In 1922, Council resumed 3 acres, 3 roods and 12 $\frac{1}{4}$ perches (approximately 1.5345 ha) for drainage purposes from Mr Ernest Holland, as notified in The Gazette (16 June 1922). At a later date, portions of this land were disposed of (9 $\frac{1}{4}$ perches (233.9m²) to Mr Colin James Nagle and a further 1 rood, 1 perch (1037m²) to Mr Maurice Brian Pulsford. At about this time, 3 roods and 9 perches (3262.8m²) were conveyed to the Metropolitan Water Sewage and Drainage Board, leaving approximately 2 acres, 2 roods and 33 perches (10,958.1m²) that remain as the existing Hollands Paddock reserve.

Currently, Hollands Paddock is Freehold land under the Old Systems Title owned by Hawkesbury City Council.

3. CATEGORY AND ZONING OF HOLLANDS Paddock

The *Local Government Act*, 1993 (the Act) provides Councils with a specific process for the classification and management of community land.

The *Local Government (General) Regulation* (1999) provides guidelines for the categorisation of community land. The categories reflect land use and/or describe the physical characteristics of the land such as sports grounds, natural areas and general parkland.

Under the *Local Government Act* (1993), Hollands Paddock is classified as community land and falls into two categories: "General Community Use" for the hall and its immediate surrounds, and "Park" for the remaining open space. The Public Hearing for categorisation of the land in May 2004 resolved that the Cultural Significance of the land be further investigated by Council. Under Hawkesbury City Council *Local Environmental Plan* (1989) Hollands Paddock is zoned 6(a) – Open Space (Existing Recreation).

4. DESCRIPTION OF HOLLANDS PADDOCK

This Plan of Management applies specifically to the community land described as Hollands Paddock at the corner of The Terrace and Johnston Street in Windsor. This comprises the land parcel known as Part Y Lot 3 DP 759096. The site is within the floodplain of the Hawkesbury River, situated on land rising gently to about 16.4m above sea level with a northerly aspect. The site covers a total area of about 1.116 ha and forms a drainage course from adjacent higher lands, from George Street, into the Hawkesbury River. Hollands Paddock is the lowest point in the Windsor town area.



PHOTOGRAPH 1: Air Photograph from HCC database (2004)

The entire site is flood affected and subject to frequent inundation at times, depending on the prevailing climate conditions. During more significant flood events (above about 15.7m AHD), the Hawkesbury River forms a link with the South Creek catchment area on the southern side of Windsor through the Hollands Paddock depression. This effectively divides the eastern sections from the western parts of Windsor.

A stormwater drainage pipe runs beneath the surface of the reserve from the south-western boundary, at a north, north-east angle to a central point where it follows the existing access road towards the north-west.

Sewerage pipes also lie beneath the surface of the reserve from the south eastern boundary to an access point behind the existing Guide Hall and out of the reserve on the corner of Johnston Street and The Terrace.



PHOTOGRAPH 2: *Air photograph of 1978 flood event.*

The entire park lies below 16.4m above sea level. The majority of the land is at 10-12 metres. The natural fall of the land allows for surrounding runoff to accumulate on the site from adjacent areas before draining to the river.

Hollands Paddock lies at the north western fringe of the Windsor township with The Terrace dividing this site from Howe Park, which runs along the Hawkesbury River. The south western boundary is comprised of residential dwellings while to the north east, light commercial properties adjoin the site. The adjacent parcel to the south east was previously used as a car park and approval has been given for the development of a low level shopping centre, due for completion in 2006

At present, Hollands Paddock is divided by an access road to the neighbouring disused carpark (Photograph 3). The Girl Guide Hall is situated on the eastern boundary with access from Johnston Street. An area adjacent to the existing Guide Hall, between the access road and Johnston Street, is currently used for informal car parking. A low fence at present encloses Hollands Paddock to the west of the access road.



PHOTOGRAPH 3: *The existing access road from The Terrace to the disused carpark.*



PHOTOGRAPH 4: *The disused carpark adjoining Hollands Paddock reserve (the fence forms the southern boundary of the park).*

Hollands Paddock is a small block of land on the fringe of the Windsor business centre. It forms the interface between the residential area along The Terrace and the shopping/commercial district of Johnston and George Streets (see Photograph 5).



PHOTOGRAPH 5: *Windsor township (extract from draft Windsor Master Plan)*

Hollands Paddock has been altered significantly from its original or natural form. The soil profile has been reformed and the vegetation removed and replaced. There are some trees present that consist of Liquid Amber, Pepper Tree and Jacaranda as well as the native Thin-leaved Ironbark, *Callistemon sp.* and an individual Eucalypt on the eastern boundary. The ground cover consists of introduced turf species including couch and kikuyu.

Any native fauna present has been observed to consist of transient avian species. Introduced bird species have also been recorded in the reserve in small numbers.

At present, access is achievable by vehicle in some areas and by foot to all areas. There is no provision for disabled access. There is no provision of amenities or any facilities to promote recreational enjoyment within Hollands Paddock (e.g. benches or seating).

The land rises to the west, away from the river with its highest point being a narrow strip adjacent to a residential dwelling and the site of the new shopping centre (see Photograph 6). At this point, the land lies just above the 16m contour.



PHOTOGRAPH 6: *Looking west along the southern boundary of the park.*

The existing informal road through the site forms the lowest point with a small rise to the east (up to a maximum of 14m) and a slightly greater rise to the west (up to just over 16 metres). The site can be described as a very small valley at the lowest point of the Windsor town centre.

The only building on the site is the Girl Guide hall. The hall is old (~40 years) and in poor condition, refurbishment and renovation of the building may be required to meet with aesthetic and functional requirements for public buildings within the Town Centre. . It is designed to allow for flooding with exposed rafters inside to store material and equipment in the event of rising water. It has loose carpeting over a timber floor.

The other structures on the site include a public bubbler that is in poor condition and a low treated pine fence on the western section of the park. A locked green electricity box is located near the corner of Johnston Street and The Terrace.



PHOTOGRAPH 7: *The eastern boundary of the park showing the Guide Hall and temporary carpark (looking northeast).*



PHOTOGRAPHS 8 & 9: *Looking up Johnston Street, Hollands Paddock on the right; the water tanks on neighbouring block and access point in foreground.*

A portion of the park at the corner of Johnston Street and The Terrace has recently been resumed to allow for road widening in conjunction with the proposed shopping centre development (Photograph 8).

5. CURRENT USAGE

Hollands Paddock is currently used by the Windsor branch of the Girl Guides Association of NSW on a regular basis. Since the closure of the adjacent carpark, it provides temporary parking for some of the local workforce and visitors to the area. Local residents enjoy passive sports within the grassed part of the reserve and on weekends, visitors to the area use the open space for picnics and recreational pursuits.

5.1 WINDSOR GIRL GUIDES

The Hall is used by the Girl Guides Association of NSW. It is situated on the eastern boundary facing Johnston Street. Constructed of weatherboard and iron/asbestos roofing, the condition of the building is poor. Maintenance is currently carried out by the Girl Guides Association and associated community. There are currently up to 40 regular attendees. The group holds meetings and training sessions including occasional sleep-overs for the girls. They often carry out their outdoor training (e.g. pitching tents) in the open space around the hall.

5.2 OTHER GROUPS

In addition to the Girl Guides and Brownies, several other local groups utilize the hall facilities for regular meetings – Alcoholics Anonymous, Alanon and Steps – which involves up to 30 attendees on any one occasion.

5.3 LOCAL RESIDENTS AND VISITORS

The local residents and neighbours use the park for passive recreational purposes including walking, bocce, kite flying and social cricket. Since the large adjacent carpark has become inaccessible, local commercial residents and visitors to the area use the area adjacent to the Hall as a temporary and informal car park. At times on weekends, the whole park is used for car parking.

Many visitors to the Windsor area utilise the open space of Hollands Paddock for picnics and passive recreational pursuits including family games.

5.4 SEWERAGE AND DRAINAGE

A sewer access pit is situated within Hollands Paddock immediately behind the current location of the Hall. There is a requirement for 24-hour access to the access pit by truck in case of emergency or blockage. Any construction will require approval from the Hawkesbury City Council Sewer Department.

Beneath the surface of Hollands Paddock are pipes that drain stormwater from the higher areas around. This land parcel is the lowest point within the designated area comprising the Windsor town centre.

5.5 LINKAGE

The close proximity of Howe Park, which incorporates about 1000 metres of riverbank, provides an opportunity to link areas of open space or to develop community land to enhance other portions. The proposed shopping centre development will provide access from George Street to the southern boundary of Hollands Paddock reserve, thereby allowing a flow from the business or commercial areas to the recreational areas associated with the river.

6. VALUES OF HOLLANDS PADDOCK

There are many intrinsic values in community lands that are the responsibility of Council to preserve, encourage and manage.

6.1 NATURAL VALUES

Hollands Paddock has little native vegetation, none of it original. The site has been developed and re-developed since European settlement. There is little native vegetation, certainly none of it remnant of the original vegetation. The open space of this park is valued by residents and workers of Windsor for its visual and recreational amenity and its connectivity with the adjacent open space of Howe Park. Prior to and at least during the early days of European settlement, a wetland or pond may have been present on the site, as can be seen on the historic map below (Photograph 10). It is an area that has been and is likely to continue to be actively part of the geomorphic processes of the river, its levee and flood cycles.



PHOTOGRAPH 10: *Map of Windsor township (possibly 1835) showing the small lagoon area where Hollands Paddock is now situated.*

6.2 CULTURAL AND HISTORIC VALUES

The site would almost certainly have been occupied by the original Darug inhabitants, with its close proximity to the river and associated floodplains, where dug yam beds were observed by Governor Phillip in the 1790s. The park was part of an early land grant of 30 acres making up Smallwoods Farm in June 1797. At one stage, Hollands Paddock was associated with the terraced market gardens known as Chinaman's Hill (Photographs 11 and 12).



PHOTOGRAPH 11: *Historic view of The Terrace, Hollands Paddock to the right.*



PHOTOGRAPH 12: *View from The Terrace into Hollands Paddock reserve*

6.3 AESTHETIC VALUES

Open space provides a positive contribution to any urban or commercial area and Hollands Paddock adds aesthetic value to the area in this way. There is a real capacity to increase the aesthetic value through selective and sensitive improvement. One of the key values recognized by community is the vista from the eastern and southern sides of the reserve, across the open space, to the river and the mountains. The visual amenity is also of importance from the river into the town.

6.4 RECREATIONAL VALUES

There is an existing capacity to enjoy the open space, picnic, walk a dog or play a passive recreational sport (e.g. Frisbee or social ball throwing). There are no additional structures to facilitate recreational pursuits within Hollands Paddock.

6.5 POTENTIAL VALUES

There is potential to increase the natural, cultural, aesthetic and recreational values of the site beyond those that already exist. The potential value of the site for community is high given the location and opportunities for future improvement. The provision of improvements in terms of design, facilities and structures would increase community use of the area and its recreational, aesthetic and cultural values and ideally provide for recognition of the historic values. These suggestions are discussed in more detail later in Section 9.0.

7. COMMUNITY CONSULTATION

Council has welcomed community input into the future management of the reserve. Major stakeholders and the community have provided valuable input for this Plan of Management and associated landscape plan. Community meetings were held on 18 August 2004 and 19 May 2005. See appendices II and III for the minutes of the meeting.

7.1 COMMENTS REGARDING THE MANAGEMENT OF THE RESERVE

Girl Guides

Issues raised by the Windsor branch of the Girl Guides Association of NSW in respect of the Girl Guide Hall include:

- provision of a new building as part of the proposed shopping centre development
- location of the new building within the reserve
- fencing of the new building
- provision of disabled access by car to the door of the building
- provision of external tap
- provision of security lighting
- provision of certain requirements within the building

In respect of the remainder of the park, the Windsor Guides raised the following points:

- the vista from the hall remain unimpaired by any fence or other structure
- the proposed playground be located away from the Guide hall
- that the park would benefit from having more trees planted
- that the Guides be permitted to continue their activities within the park

PADDOC Community Group

This group has expressed concern about the impact of the proposed shopping centre development on the park. The main issues are:

- the impact, considered to be negative, should a high and/or solid back wall to the shopping centre being situated at the interface of the park and the proposed centre
- the negative impact of a proposed constructed mound included as part of the interface between the shopping centre and the Park, on reducing the size of the park
- in the event that a playground is installed in the park, the need for the structure and materials to be in tune with the visual amenity of the reserve. The standard brightly coloured equipment made of synthetic materials is not considered to be aesthetically congruent.

The group is fully supportive of the Guide Hall remaining on the reserve.

The group would like to see the park improved in some, or all, of the following ways:

- the building materials used at the interface of the shopping complex and the Park be compatible with the surrounding historic buildings and be aesthetically pleasing (e.g. large sandstone blocks),

- the interface between shopping centre and Park be developed through community consultation (and possibly a design competition) to reflect the community and historic values of the place,
- the interface between shopping centre and Park be designed in relief, with areas for plants and seating or similar so as to minimize the impact of one large flat wall,
- structures and facilities be incorporated into the park to encourage community use (e.g. benches, seating, picnic facilities, garden areas, etc)
- a water feature be incorporated into the design of the park or the interface between the proposed shopping centre and the Park or both to link the park with the river

The overarching feeling from the group was that they would like the Park to develop into something that residents can be proud of, that would set the standards for future park development and would reflect the historic/cultural values of the town in a tasteful and meaningful way, to encourage increased use of the park by both the local and the broader community, and for future generations.

The Community Consultation meeting was held at the Girl Guide Hall in Hollands Paddock and was attended by about 24 people. The main items noted from the meeting were that:

- Design and location of Hall be sent out to community PRIOR to DA
- Vehicular access to Guide Hall must be maintained
- Landscape Architect enthusiastically upheld with - community input important part of process
- the aesthetics of the Park be upgraded and made more appealing for use by community.

The minutes of the Community Consultation are attached as Appendix II.

7.2 COMMENTS REGARDING THE LANDSCAPE PLAN

Following the development of the Landscape Plan, a community meeting was held on 19 May 2005 at the Girl Guide Hall. Minutes of the meeting are attached as Appendix III. A concept plan was presented to the meeting to illustrate concepts that had been developed through the Plan of Management for the park.

In general, the community supported the concept plan however some minor and major alterations have been suggested. A summary of these changes is outlined below and were reported to Councils Ordinary meeting on 26 April 2005:

Paths

The change made in relation to the pathways is to terminate the path coming from the shopping centre development, to about the middle of the park boundary with The Terrace (approximately where the wombat crossing is) rather than to the side of the park. The reasoning for this is to create a greater linkage with Howe Park and to provide a safer crossing that is more visible to oncoming vehicles. (The previous crossing was on a corner of The Terrace).

An advantage of this is also to provide a different texture under foot, which would act as a reminder/deterrent to children who may run through the park and onto The Terrace. It could mean that a barricade would not be needed in this area.

Fencing / barricades

The Plan of Management recommended that fencing be restricted to keep the views out to Howe Park and the river, unimpaired. It did, however recommend that fencing be provided for safety reasons along Johnston Street where necessary.

The girl guides have requested fencing be placed along Johnston Street near the proposed car park and new guide hall for the protection of the children so that they do not run out into the street. The community supported this.

The Girl Guides have also requested a fenced area to be erected adjacent to the guide hall for use by the guides only. No specific location or size has yet been determined and it was felt this would be better to determine once the hall and the rest of the park is developed. If a fence is not considered appropriate, i.e. cutting off more parts of the park, alternative barriers may be appropriate such as garden beds or bollards.

Should a barrier be required along The Terrace, bollards and low garden beds are the preferred method in order to keep views open yet contains activities within the park.

Trees/gardens

The Plan of Management recommended that native plants local to the area be used for landscaping to encourage wildlife and to acknowledge the proximity to the river. The Plan also suggests that wetland species such as Lomandra, Carex and Melaleuca be used to acknowledge the park as the lowest part of the town and that these plants would have once existed there.

At the meeting, some members of the community expressed a desire to have more deciduous plants used within the park. Other members preferred native trees to attract wildlife in the area.

People supported the idea of using trees other than Eucalypts so that the shopping centre development would be screened.

It was suggested that both deciduous and evergreen plants incorporated into the design rather than just eucalypts tree species.

The community agreed that it would be appropriate to remove and /or trim some of the existing trees so that they would be in keeping with the proposed design.

Lighting

It was recognised at the meeting that lighting is needed around the Guide Hall for safety. It was also recognised that there is a need for lights along the pathways. (This is in keeping with the recommendations of the Plan of Management).

Guide hall

The only change to the location/design of the building is to have it facing into the park. There is a need to ensure the building is designed using energy efficient principles. The building should be attractive from all angles.

Playground / Play Space

Suggestions were made to have a play space on the embankment on the western side of the park. A play space is preferred rather than a traditional playground with swings to encourage a more stimulating experience for the children. Features would be incorporated into the embankment and so would not impact upon the visual space as much as a playground would. The playground at Newington was given as an example.

This idea was supported by those in attendance and is provided for in the Plan of Management.

Artwork / Cultural Interpretation

The community preferred any artwork and cultural interpretation be incorporated within the landscape rather than to stand alone, reducing the openness of the park. It was suggested that this could be incorporated within the play space design. E.g. Rouse Hill Regional Park.

Seating

It was recognised that there is a need for seating within the park. It was felt that seating as apposed to picnic settings is more appropriate and should be placed around the edges of the park rather than in the centre of the park. It was also suggested that seating could be incorporated into the hill near the play space and footpath.

The Plan of Management has recommended that plenty of seating be provided to facilitate enjoyment of the park.

Bubblers

A need for Bubblers has been identified at this meeting and at the meeting held when developing the Plan of Management. The plan of management does not directly mention provision of bubblers but does mention park furnishing be of adequate number and placed to complement patterns of community use of the park.

Water tank and Terrace

The community supported the idea of a water tank within the park in order to reuse it for irrigating the park. The terrace and associated ramps and landscaping were supported.

8. MANAGEMENT OBJECTIVES

The Windsor Master Plan describes a vision for the Windsor Town Centre that incorporates the conservation of natural assets and the positive development of other areas to allow for economic expansion and aesthetic improvement. The design principles for Hollands Paddock detailed in the Windsor Master Plan provide for open spaces and a link between the river, the reserves and the shopping precinct. The theme of water linking with history in a casual reserve design is overriding for this area.

Aims:

- to develop an urban design framework for public and private lands in the place;
- to improve the character, vitality, viability and attractiveness of the place for all users (revitalise);

Objectives:

- to establish the spaces and built forms which are to be valued;
- to make the Hawkesbury River and the gateway locations key features; and
- to make links between the public domain and the CBD (George Street).

The HCC *Local Environmental Plan* (1989) details appropriate developments according to land zoning and community consultation. This Plan of Management meets with the requirements of the HCC LEP.

According to Council's Charter, community land will be made accessible to all members of the community equally, regardless of age, sex, socio-economic status or mobility.

8.1 CORE OBJECTIVES FOR MANAGEMENT

8.1.1 Local Government Act (1993)

The core objectives for community land categorised as **Park** are (from the *Local Government Act* (1993)):

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities;
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve land in such a way to promote and facilitate its use to achieve the other core objectives for its management.

From the *Local Government Act* (1993), 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).

8.1.2 Hawkesbury City Council Local Environment Plan

The HCC LEP allows for land zoned 6(a) – existing open space, to be developed in accordance with the classification of the land – community – and the category under which the land has been placed – General Community Use and Park.

8.1.3 Windsor Town Centre Master Plan

The Windsor Town Centre Master Plan was prepared by the Government Architect's Office and presented in draft to Hawkesbury City Council in May 2004, in response to a commission by the Council. The purpose of the Windsor Master Plan is to

'Develop a vision for the city centre as a vibrant and attractive place to work, live and shop and to provide a framework that will guide the development of private and public lands and key sites and the creation of a high quality public domain.'

The development of the draft Windsor Master Plan involved community consultation on the values and vision for Windsor, urban design opportunities and water sensitive urban design. The draft Windsor Master Plan, at the time of preparation of this Plan of Management, has not been formally adopted by Council. However, it is a key resource for the design of any future improvements to the park, given that it identifies Hollands Paddock and the adjacent retail precinct as one that offers significant urban design opportunities, including protection of the passive recreation values of The Terrace and riverfront park and maintenance of visual and actual linkages between the shopping centre, park and riverfront.

8.2 CURRENT ISSUES

- The Girl Guide Hall is in poor condition and may require up-grading and renovation to meet with current Building Codes of Australia requirements and aesthetic requirements for the Windsor Town Centre and Hollands Paddock reserve.



PHOTOGRAPH 12: *Girl Guide Hall from Johnston Street.*

- There is a requirement to provide some off-street car parking to accommodate hall users.
- The access roadway will no longer function and requires removal and replacement with a surface fitting the remainder of the park.
- The park is under-utilised by residents and the broader community and requires up-dating and the provision of facilities including playgrounds to encourage use.
- The park has a poor visual amenity and needs to be improved to increase passive use of the site.



PHOTOGRAPH 13: View of Hollands Paddock Reserve from across The Terrace in Howe Park.

- There are some safety issues with regard to increasing the use of the site in within close proximity to roadways, especially The Terrace lies between Hollands Paddock and Howe Park along the riverbank.
- The requirement for access to the sewage line through existing point.

There is a proposal from the adjoining developer to rebuild and relocate the hall within the reserve. It is proposed that a formal lease agreement be made with the Girl Guide Association for the occupation of the hall. Provision for this is made in section 9.5.2 within this Plan.

9. MANAGEMENT STRATEGY / ACTION PLAN

The basis for management for Hollands Paddock has been derived from community consultation combined with relevant statutory requirements.

The *Local Government Act* (1993) describes core objectives for community land categorised as Park and General Community Use (Girl Guide Hall) (section 8.1 above). There is an onus on Council to “encourage, promote, facilitate and provide” for the enjoyment of community land through provision and maintenance of appropriate structures and facilities.

The Action Plan details the direction for the future improvement and management of Hollands Paddock. The Plan of Management has identified the following objectives:

- to ensure consistency with core objectives for community land,
- to ensure consistency with the HCC LEP,
- to ensure consistency with the HCC Windsor Master Plan,
- to identify actions that will achieve positive outcomes,
- to provide the basis for Council to measure performance, and
- to develop a capital works program for implementation.

The following Table lists common structures that encourage community enjoyment and facilitate more frequent and diverse park use.

Facility/structure	Present	Absent
Benches		√
Picnic tables/shelters		√
BBQs		√
Bins		√
Amenities		√
Kiosk		√
Carpark		√
Paths/walking tracks		√
Playgrounds		√
Open areas	√	
Lighting		√
Native vegetation		√
Gardens		√
Water features		√
Monuments or artworks		√
Other features / points of interest		√
Fencing / gates	√	
Entertainment areas		√

The Plan of Management provides for the existing community values of the park for passive recreation, open space and visual linkages to the river to be maintained and to significantly improve in several or all of the above areas.

9.1 MAIN ISSUES

The main issues identified for the development of Hollands Paddock reserve for the creation of an attractive and useful community park are:

- aesthetic value of the interface between the proposed shopping centre and the Park at the southern boundary of the reserve,
- placement, construction and ownership/lease of the Guide Hall, and
- placement and design of the playground.

9.2 RECOMMENDATIONS FOR PARK IMPROVEMENTS

Hollands Paddock is under-developed at present. There is an opportunity to create a more useable and welcoming park through the creation of attractive structures and gathering points. Development of the proposed shopping centre may provide for the carrying out of limited and fitting landscaping works and improvements in the reserve, providing a significant opportunity for improvements that are in keeping with the community's key values for the site.

A landscape plan has been developed in consultation with the community, endeavouring to provide the community with a pleasant park and encourage connectivity between the river and the main shopping precinct through design principles as outlined in the Plan of Management adopted on 12 October 2004. The design principles included:

- paths around the perimeter of the park rather than through the middle to preserve the open space,
- access to be provided via footpaths from the carpark, the shopping centre upper level and from Howe Park across The Terrace,
- restriction of fencing so as to keep the view unimpaired,
- limiting structures to those that are in keeping with the theme of Windsor and not to include any gazebo/rotunda,
- vegetation to encourage wildlife and improve appearance but to keep safety in mind for park users,
- provision of safety features including lighting and fencing where necessary along Johnston Street,
- provision of screens of various sorts to soften the interface between the roadways, commercial district and residential areas.
- Facilities, paths and other amenities to be designed and constructed in such a way that access will be provided to the park for all persons regardless of age or physical ability,
- Built form and landscape to be in keeping with scale and form of historical context.
- The Hall to be constructed of material consistent with the theme of the park and the Windsor township, with flood resistant design,
- Park furnishings (benches, tables, bins) to be of adequate number and strategically placed to complement patterns of community use of the park,
- Visual amenity to be of high priority
- Public safety and security to be of high priority.

Features that were to be included in the landscape plan include:

- **Girl Guide Hall** – of timber and steel construction with essential flood resistant design (e.g. open rafters for storage of equipment during flood events) with a fenced off ‘yard’ area outside to demark the extent of the Guides’ area of Lease. It was recommended that the design of the hall be determined through extensive consultation with the Guide group to provide for their requirements and that its external appearance be complementary to the other features of the park and the township as a whole. It is necessary to have disabled parking close to the hall and disabled access to the Hall.
- **Playground** – of timber construction rather than plastic and metal designed to fit into the context of the town and the rest of the park. The location of the playground must be decided through analysis of community use, proximity to roads, footpaths, shopping centre and the Guide hall.
- **Water feature** – to tie together the town and the river with a display or fountain of some fitting design that will enhance the enjoyment of the park while also providing some special point of interest.
- **Footpaths/access** – to be provided from the upper level of the shopping centre and also from the lower carpark level directly into the park; footpaths passing through the park, in keeping with patterns of community movement, crossing The Terrace so as to provide a link with Howe Park and the Hawkesbury River.
- **Trees/gardens** – of native species common in the area to provide shade, interest and as screens to the nearby development and roadways; to provide in one area an example of wetland species (e.g. *Juncus*, *Carex*, *Melaleuca*, etc) to acknowledge the natural quality of the park as the lowest part of the town and its proximity to the river.
- **Seating** – plenty of seating be provided to facilitate enjoyment of the park.
- **Cultural acknowledgement** – some form of acknowledgement of the cultural history of the area including the first inhabitants, the Darug Aboriginal people, and the first settlers.
- **Access** – that all parts of the park, including the Girl Guide Hall, accessible to all members of the community equally, regardless of age, sex, socio-economic status or mobility

As can be seen in the landscape plan (Appendix IV) each of these features have been addressed and included where appropriate.

It is recommended that the key items of the park, to be developed in the first instance include:

- Construction of a new hall
- Construction of the pathway system and access to the shopping centre
- Landscaping along the boundary of the shopping centre to screen the development.

9.3 PERMITTED ACTIVITIES/USES WITHIN HOLLANDS Paddock

(Refer to Addendum 1)

The following **uses** are authorised within the Hollands Paddock Reserve:

- Festivals, events, ceremonies
- Markets
- Playing of Musical instruments
- Public address

Conditions

- The above permitted activities must not continue within the reserve for more than 3 consecutive days.
- Conditions of use will be in accordance with Council's policy at the time of application but will as a minimum include the conditions listed on page 28 of this plan.
- A lease or licence may be required.

The following **structures** are authorised within the Hollands Paddock Reserve:

- Bubblers
- Dining tables (on deck above water storage tank)
- Hall
- Lighting
- Pathways
- Play equipment
- Seating
- Shade sail (on deck above water storage tank)
- Signs
- Stormwater infrastructure as prescribed in s28 or the Regulations.
- Terrace
- Walkways
- Water storage tank
- Work sheds or storage required in connection with the maintenance of the land

9.4 RESTRICTED ACTIVITIES / USES WITHIN HOLLANDS Paddock

The following activities are not permitted within Hollands Paddock Reserve:

- Driving vehicles (unless authorised)
- Playing golf
- Riding horses
- Riding motorised bikes

9.5 LEASES, LICENCES AND OTHER ESTATES (Refer to Addendum 1)

Leases and licences formalise the use of community land by groups such as sporting clubs, community groups and schools, or by commercial organisations and individuals providing facilities or services for public use.

The *Local Government Act* (1993) contains important restrictions on the ability of Council to grant leases, licences and other estates over community land as these alienate the land and limit the ability of the public to use that land. The *Local Government Act* (1993) states that community land cannot be leased or licensed for more than 21 years and must have a Plan of Management. Council is required to call for tenders for leases over 5 years, unless the lease is to be granted to a non-profit organization. This Plan of Management details the purposes for which leases, licenses and other estates may be granted in Hollands Paddock.

Generally, a lease will be required where exclusive occupation or use of all, or part, of an area is proposed. A licence may be required for activities that may affect other park users.

The purpose of a lease, license or short term hiring agreement must be consistent with the categorisation of the land under the *Local Government Act* (1993).

9.5.1 General Park Area

This Plan of Management authorises the following uses, to be leased or licensed as appropriate:

Easements

Council may grant easements across community land for the purpose of public utilities or to provide pipes, conduits or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility on the community land provided that:

- there is no feasible alternative to connecting to a facility on this land,
- there will be no adverse or significant impact on the quality of the land,
- where the proposal involves the creation of an easement and/or a restriction on the potential of the property, that compensation (assessed independently) shall be payable to Council.

In all cases, the applicant will be responsible for all costs incurred by Council to create the easement. The applicant will also provide for the continuing maintenance of the land on which the easement is located (determined by Council).

Festivals / Events / Ceremonies

This plan of management authorises the granting of a lease or licence for the purpose of festivals, events and ceremonies. Such leases or licences will provide for the temporary erection of food stalls, stages, seating and amusement rides.

Markets

This plan of management authorises the granting of a lease or licence for the purpose of markets.

Playing of Musical Instruments

This plan of management authorises the granting of a licence for the playing of a musical instrument, or singing, for fee or reward.

Public Address

This plan of management authorises the granting of a licence for delivering a public address.

Roads

This plan of management authorises the granting of a licence for the use of an existing road to:

- transport building materials and equipment required in relation to building work that is to be, or is being carried out on land adjoining the community land; or
- to remove waste that is consequential on such work.

Where there is no existing road, access may be permitted (and licensed accordingly) to adjoining land for the above purpose provided no damage to the park is expected. A bond will be required in this instance.

Conditions of use / approval

Any approval for leases or licences must include, but not be limited to, the following provisions:

- No significant damage to the park is anticipated as a result of the proposed activity.
- A bond in respect of potential damage is held by Council.
- The use or occupation does not involve the erection of any building or structure of a permanent nature.
- There is anticipated to be no significant disturbance to adjacent property owners.
- There is no interference with other users.
- Proof is obtained by Council of suitable insurances.
- All litter is removed.

9.5.2 Hall

This plan of management authorises the leasing of the Hall and its immediate surrounds to the Girl Guide Association. A special arrangement has existed with the Windsor Girl Guides relating to the use of the building situated within the reserve. This arrangement has been in place since 1956 on an informal basis and it is the aim of this Plan to provide for this use to continue.

As indicated in the Landscape Plan, a new building will be constructed to replace the existing hall. This Plan authorises the lease of the new hall and its immediate surrounds, for the express purpose of use by the Girl Guides Association of NSW (Windsor Branch). It is understood that other community groups regularly use the Guide hall and that this will remain a part of future management.

This Plan does not allow for the owners/occupiers of the Hall to carry on any commercial operation whatsoever or to sub-lease the building without the express written authority of Council for purposes consistent with the original lease arrangement (eg group meetings etc).

It is recommended that a formal Lease Agreement be made between Hawkesbury City Council and the Girl Guides Association of NSW (Windsor Branch) as a matter of priority and that this lease must be in keeping with the core objectives for the category of community land.

9.5.3 Deck

This plan of management authorises the granting of a lease or licence for the management of the deck and associated infrastructure situated over the water storage tank.

This plan of management authorises the granting of a lease or licence of the deck for the purpose of dining.

Conditions of use / approval

Any approval for leases or licences over the deck area must include, but not be limited to, the following provisions:

- The use or occupation does not involve the erection of any building or structure of a permanent nature (unless the structure is authorised by this Plan of Management and approval given by the Council.)
- There is no significant disturbance to adjacent property owners.
- There is no interference with other users.

9.6 ACTION PLAN

Performance Target	Means of Achievement	Means of Assessment	Priority
<i>Desired outcome: To enhance and encourage public access and provide recreational opportunities through increased functional and visual amenity</i>			
Provide enhanced amenity values for park users including cultural and recreational opportunities	Undertake soft landscaping works within the park, including a children's play space.	Trees and other plants planted within the park. A children's play area developed.	High
Re-locate and re-build Girl Guide Hall within the site	Work with Guide community and the neighbouring developer to design and build a hall consistent with the overall design of the park and user requirements	New Guide hall built	High
Provide amenities and structures described in the Landscape design	Construction of park amenities and placement of structures in cooperation with neighbouring developer and community	New structures in place	High
Provide access for all	Follow Disabled and other Access guidelines for park facility and landscaping design and construction, in consultation with Council's access committee	Facilities and landscaping constructed in accordance with access provisions.	High
Address all public safety and risk issues	Lighting, sight-lines (no dark areas or dense vegetation near entry points, pathways etc)	Safety issues addressed	High and ongoing
Provide a high level of maintenance to the whole park	On-going and regular maintenance of gardens, structures and facilities	Maintenance in accordance with service standards	High and ongoing

ADDENDUM 1

AMENDMENTS TO THE PLAN OF MANAGEMENT 2005

Water storage tank and bubblers

Council at its Ordinary meeting of 26 April 2005 resolved the following:

1. That a landscape plan incorporating the changes suggested by the community be adopted and incorporated within the plan of management; and
2. The necessary steps required under the Act to amend the Plan of Management to permit a water tank and bubbler be undertaken.

A copy of the amended landscape plan is attached as Appendix IV.

On 27 June 2006, following public exhibition of the amended draft plan of management reflecting the above changes, Council adopted the amended Plan of Management, incorporating water storage tanks and bubblers.

Dining and shade sails

Council at its Ordinary meeting of 25 September 2007 resolved the following:

"That the proposed amendment to the Hollands Paddock Plan of Management to allow lease/licence of the deck area above the water tank for dining purposes, and the construction of shade sails be advertised in accordance with the requirements of the Local Government Act."

An amended draft plan of management incorporating the above was placed on public exhibition from 1 December 2007 to 31 January 2008 to allow a lease/licence of the deck above the water tank for dining purposes, and the construction of shade sails.

On 8 April 2008, following public exhibition of the amended draft plan of management reflecting the above changes, Council adopted the Plan of Management with this addendum and the below conditions:

Conditions of use / approval

Any approval for leases or licences over the deck area must include, but not be limited to, the following provisions:

- *The use or occupation does not involve the erection of any building or structure of a permanent nature (unless the structure is authorised by this Plan of Management and approval given by the Council.)*
- *There is no significant disturbance to adjacent property owners.*
- *There is no interference with other users.*

APPENDIX I

Section 36(3) of the *Local Government Act* 1993 states:

“A Plan of Management for community land must identify the following:

- (a) the category of the land,
- (b) the objectives and performance targets of the Plan with respect to the land,
- (c) the means by which the council proposes to achieve the Plan’s objectives and performance targets,
- (d) the manner in which the council proposes to assess its performance with respect to the Plan’s objectives and performance targets,

and may require prior approval of the council to the carrying out of any specified activity on the land.”

Section 36 3(A) states that:

“A Plan of Management that applies to just one area of community land:

- (a) must include a description of:
 - (i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the Plan of Management, and
 - (ii) the use of the land and any such buildings or improvements as at that date, and
- (b) must:
 - (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
 - (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
 - (iii) describe the scale and intensity of any such permitted use or development.”

Section 36(4) of the *Local Government Act* (1993), defines community land as Park if:

‘... the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.’

Section 36(5) defines community land as General Community Use if:

‘... the land (a) 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 (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 10-13 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.’

APPENDIX II

**MINUTES OF THE COMMUNITY CONSULTATION MEETING
for the HOLLANDS PADDOCK DRAFT PLAN OF MANAGEMENT
held at 7:00 pm on 18th August, 2004,
in the Windsor Girl Guides Hall, Johnston Street, Windsor**

Attendees: Approximately 24 people attended

C Jones – Girl Guides

T Johnston

W Kullen – Pirasta

T Devine - Councillor

W Sledge

M McDermott

T & R Bates

H Hauser

G Galloway

M Engelhard – HCC

T Chadwick – Consultant

S Degotardi – Girl Guides

R Laurenson – Girl Guides

J Autonedeo?

P Galloway

B Bassett - Councillor

I Biddle

G Edds

J Whitty

N Gale

R Williams – Consultant

Introduction: Michelle Engelhard

Comments:

- That original Darug people be acknowledge in the Park.
- Walter Kullen pointed out an inaccuracy of detail – “very high back wall” at 11-13m when it should be only about 6m.
- Park needs to be promoted as part of Windsor and designed to mitigate the Shopping Centre dev elopement. Guide Hall must remain in place.
- The park furniture and equipment must retain cultural/design connection.
- At present Park is very drab – needs more trees and foliage to encourage native birds like the hospital garden
- Concern that too much vegetation may reduce security and increase ‘hiding places’ for undesirable people.
- Lighting should be developed to increase security for the Park.
- Concern about the location and fit of the new position of the Guide Hall.
- That the Park should show where the people have been and where we are going – that the Guide Hall should be placed after the concept is brought together. The PoM should bring up specific interpretation and detail where the Hall should NOT be.

- That the general parameters for the park's development be established through the PoM and tonight, but that timing the works would come later.
- The Hall needs to be designed for aspect (N or W) with verandas for heat mitigation.
- Girl Guides note that their Association's Architect draws plans with due consideration of all these details including flooding.
- Walter Kullen said that initial schematics of the Hall are available from Pirasta with an outdoor transition zone around the hall. The park needs to encourage community as well as Guides and shoppers. Hall needs to be integrated into park design.
- **CONDITION OF PoM** that design be acceptable to community before DA. The community wants to be involved in the design and placement of the Hall.
- Hall should not be placed in the centre of the park.
- The meeting agreed that the Hall should be in the eastern corner of the Park not too far from where it is currently situated.
- **PARKING ACCESS TO GUIDE HALL** – The hall could be tilted 45 degrees to allow for essential parking off Johnston Street for two places up close to the Hall.
- There will be access to the carpark on the lowest level of the proposed Shopping Centre.
- There should be no large parking area within the Park.
- Parking access should keep pace with potential usage of Park (eg for festivals etc.)
- Will the Guide Hall be at the current level? Yes – it will not be raised.
- Should NOT be seen as a thoroughfare, but should be kept as open community space.
- **CURRENT USES** discussed at meeting:
 - not thoroughfare
 - amphitheatre effect – for concerts
 - thoroughfare along Johnston Street integrated with the Hall
 - viewing a key use
 - path around the outside instead of through the centre
 - maintain open sense of space in park
 - traffic hazard on The Terrace when crossing to Howe Park
 - fence should not disturb view
 - playground – landscaped into design of Park eg Ham Common
 - shaded area away from road for parents to wait while children play
 - more extended play than basic 2 swings and a slide
 - noise and visual impact of playground on neighbours
 - where foot traffic will travel even though path is formalised – tendency to take direct route
 - linkage to Howe Park

- linkage to proposed Shopping centre at SW with a small difference in height of about 30cm requiring some fill and work
- Walter Kullen – footpath along high bank at W of park
- Importance of visual impact of shopping centre wall
- Residents don't want to look at back of shopping centre – 'visual pollution'
- Walter Kullen – showed pictorial display of proposed shopping centre with a much better design than community had imagined – not a blank concrete wall
- Walter Kullen stated awareness that this shopping centre would have 2 frontages.
- AGREEMENT: Pirasta and community will meet to discuss proposed shopping centre.
- NEW USES discussed at meeting:
 - markets
 - festivals
 - amphitheatre
 - weekend use – main time
 - no barbecues
 - limit structures – keep open and uncluttered
 - no big structures
 - perhaps place playground in Howe Park?
 - not formal amphitheatre with constructed seating
 - night time restrictions on noise from functions
 - 1, 2 or 3 times a year OK
 - 10:00 pm curfew
 - need to upgrade maintenance – Monday morning rubbish
 - no toilet block
 - perhaps need more bubblers – some in Howe Park
 - Portaloos for events is necessary (Kable St carpark and amenities)
 - Amenities in Shopping Centre available for public use
 - Close The Terrace

Thankyou

Meeting closed – 9:05pm

APPENDIX III

**MINUTES OF THE COMMUNITY CONSULTATION MEETING
for the HOLLANDS PADDOCK LANDSCAPE PLAN
held at 7:00 pm on 19 May, 2005,
in the Windsor Girl Guides Hall, Johnston Street, Windsor**

Attendees: Community members,

Sheila Degotardi
Tom Johnston
Steve Brown
Mr and Mrs Price
John Miller
Mr and Mrs Galloway
Mr and Mrs Gale

Judy Newland
Walter Kullen
Marianne Ash
Aaron Harding
Michael Tulk
Wayne
Robyn Laurenson

Council representatives: Director of Infrastructure Services Chris Daley, Sean Perry, Michelle Engelhard

Apologies: Councillor Bart Basset, Councillor Rex Stubbs, Councillor Neville Wearne

Meeting Opened: 7.05pm

1. Welcome
2. Overview

Q. The Plan of Management recommended that any playground be made of timber. What implications does this have re the new bans on toxic treatments?

A. Only one playground maker uses timber and the timber used is not of this type - the only concern would be use of timber retaining walls as often it is these timbers that are treated.

Q. Is it possible to thin the trees in Howe Park so that we can see the river? Can anything be done re Balloon Vine?

A. Council is running a Balloon Vine Control Program from Windsor Bridge to Penrith Weir. Two project officers are employed, with the main focus on working and training private landholders but also to remove Balloon Vine from Council lands. Macquarie Park and the Breakaway are already being worked and Howe Park will be considered.

Q. The plans indicate that the Girl Guide Hall will be 1m lower than it is currently. Will this be more affected by floods as a result?

A. Walter Kullen: The final RL of the hall will be in relation to car park. The design has considered the location so that the hall does not impact upon on the overall parkland.

Q. Can Council look at the Pepper Tree and the Balloon Vine growing over the top and do something about it.

3. Presentation of Concept Plan

Q. Re what is on the terrace? Explanation re capturing water from the development to collect water for irrigating the park.

Q. Do we know what type of Eucalypts will be used?

A. Not determined at present.

Q. Will the Eucalyptus hide the building as foliage is only at the top. It will not be a dense screen...

Q. What type of screen planting will they be?

A. Not yet determined.

Walter Kullen made a presentation on where the design is coming from...In October there was a community consultation process and a POM adopted. The criteria for landscape design were presented to Council and so were considered in this design.

The DA approval has specified implementation of the landscape plan. Walter has interpreted this as needing to meet the criteria that are in the POM of the parkland. As a result, the landscape concept plan includes the Girl Guide hall and other features in the POM. He welcomed community feedback.

Eucalypts have been chosen for vision and safety. They will comply with the criteria adopted in the POM. However, the community can increase the quality of the parkland. They believe they have met the requirements and they have been in consultation with the Girl Guides. Always open to refinements in design - never shirked.

Q. Where do we expect people to park?

A. There are 330 car park spaces. The shopping centre is link with George Street and Howe Park. They (the developers) wish to maintain high quality of parkland therefore they have done a terrace rather than just steps to leave the shopping centre.

Walter Kullen explained that the tank would water the park, saving water for council.

People liked the idea of the tank and saving water...

Concerned about truck movements - will council restrict parking? That matter has been looked at by Council consultants...

Walter Kullen: If that was an impediment then the approval would not have come through...

Chris Daley: Council is reviewing 90 degree parking in The Terrace and a report will be reported to Council on Tuesday - no more impediments than what is there now.

Q. How will we marry up pedestrian access with Howe Park?

A. Walter... This will evolve in due course...

A. (HCC) There is the possibility of upgrading the wombat crossing or having a Pedestrian crossing to link with the pathways in Howe Park.

Q. Re size of tank...

A. 15m x 8.5m.

Q. How high is the tank out of the ground?

A. The tank is partially built into the embankment. (see designs)

Comment: It looks attractive (the design) but predominance of elderly people will not be dependent upon cars...

A. Johnston Street will be one way over some of it and two lanes. One way to the flats and two ways for the rest. Johnston Street will be widened.... So visitors will park? In car park or street. Creating an active parkland.

Comment: It may be a problem when it rains and slosh around.

A. No vehicles will be permitted in park.

Q. What type of barriers will be used?

A. It will be whatever the community agrees

Paths will be compacted decomposed granite.

Comment: Most people will want to be in Howe Park, near the river.
(2 more people arrive)

Walter Kullen: The natural contour lends itself to the amphitheatre and openness rather than too structured. Removing the rotunda gives more flexibility...

Street lighting will be increased.

Concern re the dotted line and is it for road widening?

A. No, it is just legal boundary.

The new alignment of the road on the corner improves vision and protects the Jacaranda. No trucks will be used to go the other way.

Water tank

Are there any other comments re the Water tank?

Q. Re the water tank, where will the overflow go?

A. It would be a natural overflow and council can pipe it into the storm water system???

Playground

Q. Re playground. Any playground should have a fence around it to protect the children.

Suggestion to have the play ground on the slope and to build structures into the land. A play space is preferred rather than a traditional playground with swings etc. A well-designed play space would stimulate children. Seating could be incorporated in the area and the play space would not impact upon the park. An example is at Newington.

Water feature

Do people want a water feature?

Comment: The River is a good water feature. No need to have another...

Discussion re tree species to use

- Pam suggested Oak, and deciduous trees.
 - Someone else suggested Lilly Pilly, Chinese tallow,
 - People were reminded that the POM suggested native trees to the area to encourage native wildlife.
 - Suggestion to plant trees that would have once been introduced by the early colonists.
 - People agree that they want trees other than Eucalypts.
-
- It was suggested that Council put together a list of suitable species and send this out to all attendees to comment on.
 - A mixture of evergreen and deciduous is requested. (no liquidambar)
 - Suggestion to trim bottom branches of existing trees to let mower get underneath and allow the grass to grow.
 - Suggestion to allow for the removal of some trees within the park so that they fit in better with a design.

Fencing

Suggestion to move the existing bollards back to allow the mower to be able to mow the nature strip. This however would allow room for a vehicle to park there!

Suggestion to have bollards rather than a fence. (we don't want to restrict views or the flow into Howe Park)

The girl Guides asked for fencing along Johnston Street near the guide hall and car park area for the protection of the children so that they do not run out into the street.

There was also a request for an area for the guides to be fenced. The location was not decided but approx area should be indicated in the Plan.

Concern was expressed re children playing games etc and being able to chase balls into the street. It was suggested to have a change in surface rather than a fence to stop children from running into the street. It was also suggested that low garden beds could have the same affect - e.g. lomandras.

Toilets

Toilets will be provided in the shopping centre and not in the park.

Bubblers

People have suggested bubblers be placed in the park.

Picnic tables

It was decided that seating would be more appropriate, and to put them on the sides of the park rather than in the middle. Have seating incorporated into the hill, near the playground.

Lighting

Lighting is needed around the guide hall for safety. There is also a need for lights along the paths. The lights need not be floodlights but dim lights to just illuminate the paths.

Guide hall

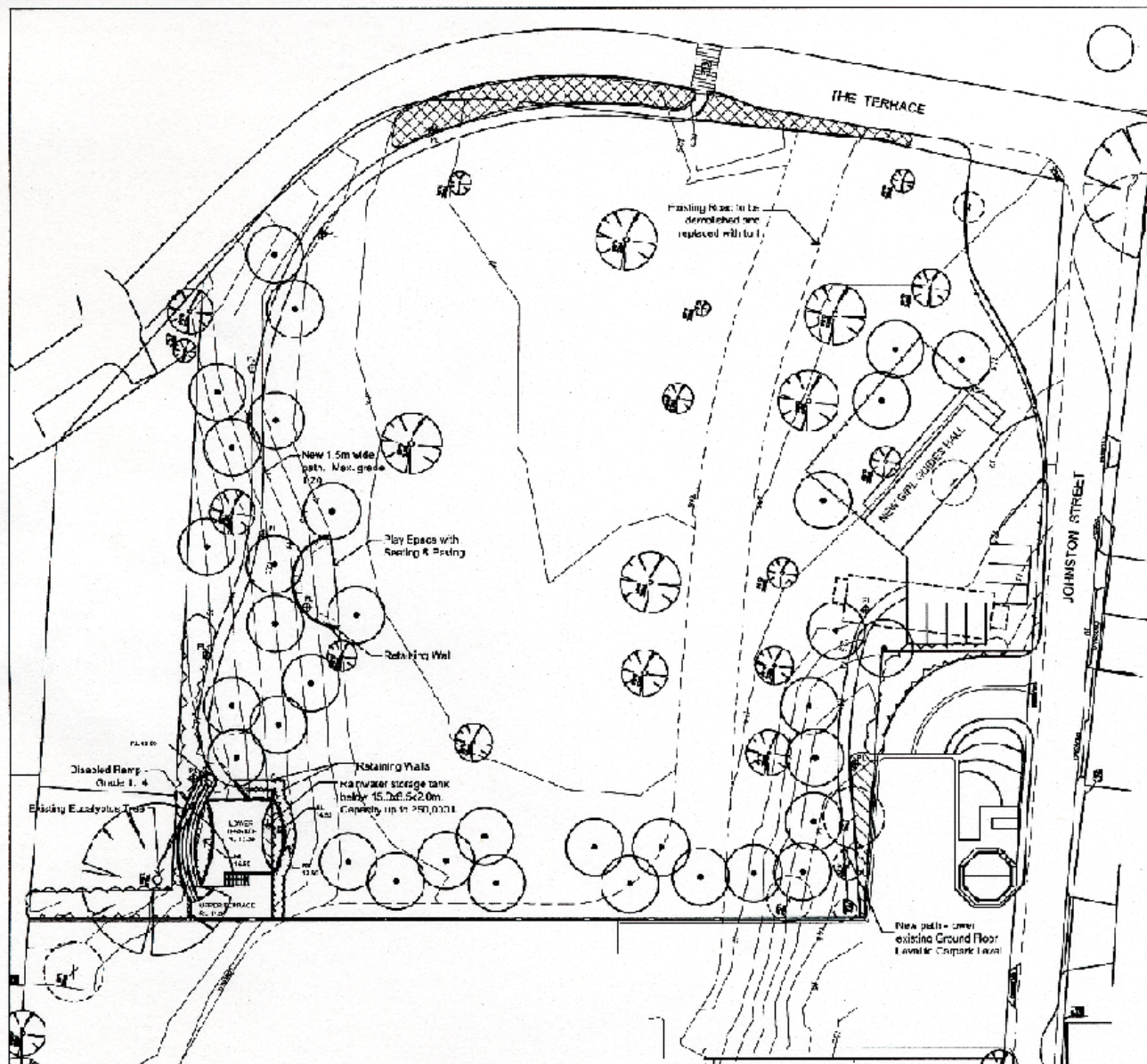
The building should have its veranda facing the park rather than the car park. The building needs to consider the design so that the sun does not heat the building too much.

Artwork

Walter made the suggestion to ask school children to come up with artwork for the park. Comment that people wish to retain the openness of the park and perhaps the play space would be the best place to incorporate interpretation of aboriginal and European history. An example is that out at the Rouse Hill Regional Park.

APPENDIX IV

SEE LANDSCAPE PLAN ON FOLLOWING PAGE.



DESIGN INTENT

The following items are proposed for inclusion in Holland Paddock Park in association with the proposed retail development to the east of the Park. These items are included following Council's community consultation process.

1. Viewing terraces are proposed as an extension of the retail development. These terraces provide a link to the disused access from the terraces to the development. The terraces also provide elevated viewing platforms to maximise vistas over the parkland and the river.
2. A reticulated drainage system is proposed under the lower terraces for collection of roof rainwater and reuse of this water in the Park.
3. A new Gift Guide Hall is also proposed which will replace the existing Hall. A pedestrian path is proposed from the new Hall to the car park of the retail development.
4. The existing road access to the Park will be narrowed and the area surfaced. This will unify the parkland and create additional recreational space.
5. Tree planting of Native & Exotic trees is proposed in association with the new pathways and the water elevation of the retail development. These trees would provide a high canopy therefore allowing good safety sight lines.
6. Screen planting is proposed on the south boundary with trees in the new retail driveway access. Low planting in other areas is proposed for aesthetic visual safety and retention of views.
7. A Play Space with seating & parking has been included and in the future will further be developed by the Council.
8. Sustainable planting areas acknowledge the Park as the lowest part of the town. The planting will also assist in restricting pedestrian access to the road crossing.

LEGEND

- Existing Trees to be retained
- Existing Trees to be removed
- Proposed Trees - Native & Exotic Species
- Screen Planting
- Low Planting
- Grass Planting
- Safety Fencing
- Recreation Pole Lighting (approx. 5m high)

STEVENSON KARRIMAN & ASSOCIATES
34 Jersey Road, Melbourne VIC 3000
PO Box 464, Windsor VIC 3175
T: 03 9555 0200 F: 03 9555 2710
E: stevensonkarriman@optusnet.com.au

NOTES:
All dimensions are in millimetres unless otherwise stated.
Do not scale drawings for construction purposes.

PROJECT NO.

HOLLAND'S
PADDOCK PARK
WINDSOR

Rev	Description	By	Date
1	CONCEPT PLAN	DS	20 MAR 2003
2	CONCEPT PLAN	DS	27 MAR 2003
3	CONCEPT PLAN	DS	27 MAR 2003
4	CONCEPT PLAN	DS	27 MAR 2003
5	CONCEPT PLAN	DS	27 MAR 2003
6	CONCEPT PLAN	DS	27 MAR 2003
7	CONCEPT PLAN	DS	27 MAR 2003
8	CONCEPT PLAN	DS	27 MAR 2003
9	CONCEPT PLAN	DS	27 MAR 2003
10	CONCEPT PLAN	DS	27 MAR 2003

LANDSCAPE
CONCEPT PLAN

DATE: MAY 2003
DRAWN: L.M.D. & A.S.
CHECKED: A.M.S.
DESIGNED: D.S.
PROJECT NO.: 02-03
SCALE: 1:100
SHEET NO.: 1 OF 1