

FOR  
City of Ryde



REPORT

# Brush Farm Park and Lambert Park Masterplan

30.04.2025  
ADOPTED BY COUNCIL

BY

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REPORT

## Masterplan Report



# Acknowledgments

We acknowledge the Wallumedegal people, the Cultural Landscape that we are working upon. We acknowledge the custodianship of its people and the privilege and responsibility to Connect with Country.



REVISION	STATUS	DATE
A	FINAL	24/02/2025
B	FINAL	15/04/2025
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# 1. Introduction





## 1.1. Place overview

Located in the City of Ryde in the suburb of Eastwood and West Ryde, Brush Farm Park and Lambert Park (the parks) are combined 11.3ha public open space providing passive and active recreation, sporting opportunities and environment to the local community.

The City of Ryde is a growth area, with an expected population growth of 43,700 residents by 2031. Additionally, approximately 3,800 more residents will live in the Eastwood area by 2036.

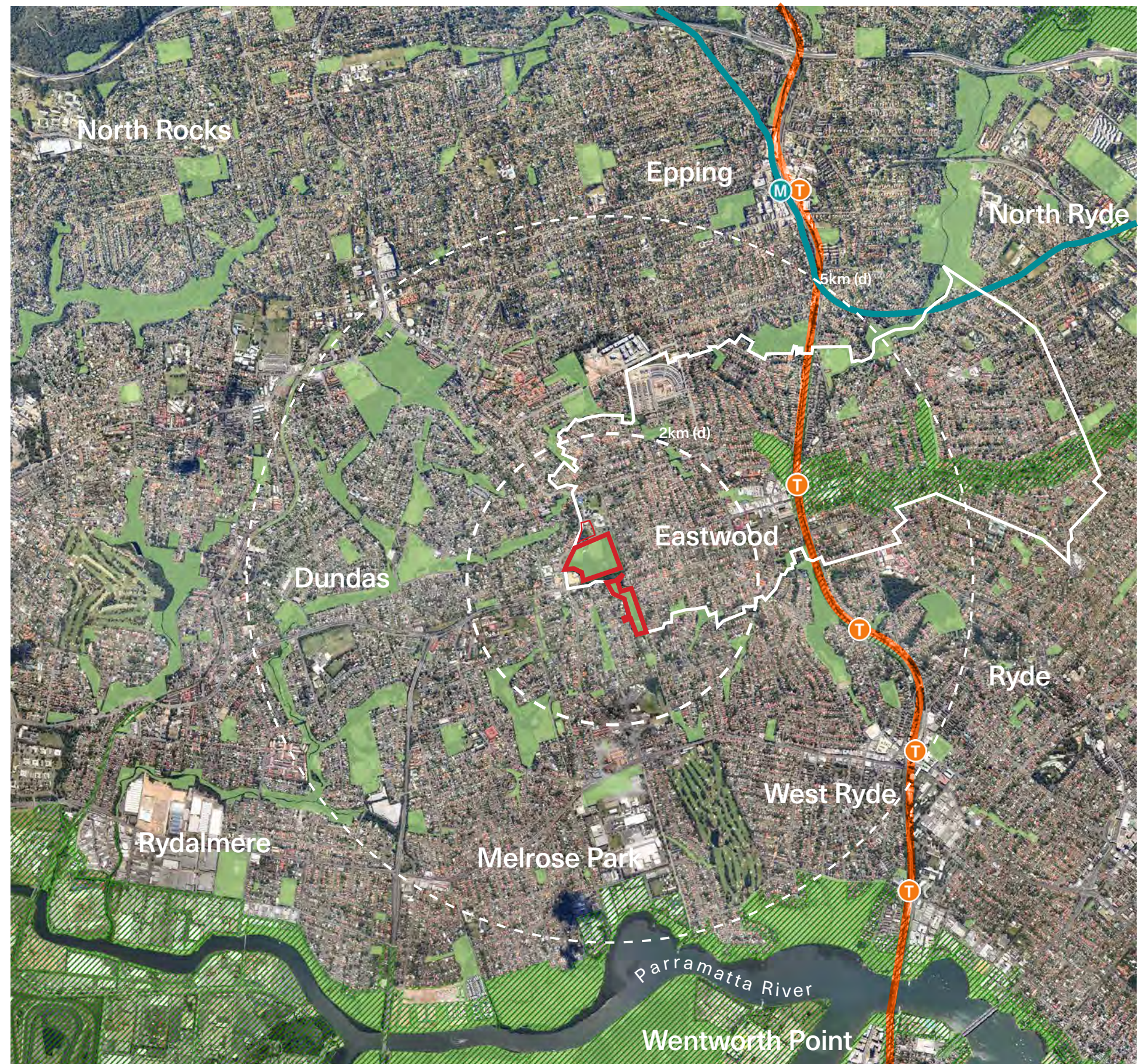
The increasing population will drive greater need for high quality parks in the area. Furthermore, protection of significant environmental assets is imperative whilst planning the growth of the area. For further details on demographics please refer section 2.3.

### Map Legend

	Study Boundary
	Eastwood Suburb Boundary
	Existing Open Space (Local, District and Regional)
	Sydney Green Grid Network

Scale: 1:30,000 @ A3 

Data from NSW Government 'Green Assets' 2017





## Introduction

### 1.2. Project overview

The Brush Farm Park and Lambert Park Masterplan identifies opportunities that align to the future population and uses proposed for the next 20 years of Ryde, creating new recreation spaces and improved connections for people with Country and ecology. The intentions of the report are:

#### Report purpose

- A consolidated plan for Brush Farm Park and Lambert Park;
- The masterplan is to act as a tool that will be used by the City of Ryde to guide Council on the future development of the parks, prioritise capital works projects, manage environmental outcomes and consider heritage values.
- Build upon the current Plans of Management (PoM) and all other relevant policies and guidelines;
- Provide greater detail and practical management guidelines that will inform the future of the park.

#### Objectives

- Meet the sporting, recreational and leisure needs of the current and likely future population;
- Conserve and enhance the bushland character;
- Conserve and enhance the heritage values of the parks;
- Improve user safety;
- Enhance existing sport and recreation facilities;
- Increase the diversity of activities within the parks;
- Improve the interface of the parks with the local surrounding area;
- Enhance the historic and natural environment features of the area.



Site photos: 27th February 2024



## 2. Key Findings and Opportunities



## 2.1. History

### 2.1.1. Brush Farm and Lambert Park

Brush Farm Park and Lambert Park, once part of the expansive Brush Farm Estate, have evolved through distinctive but interconnected histories.

#### Brush Farm Park

Brush Farm Park was officially dedicated as a trust on April 8, 1914, and was an area of over 23 acres (9.56 hectares). The park was initially managed jointly by the Councils of Ryde and Dundas. Efforts to make the park self-sustaining were achieved through various successful community initiatives, including leasing cottages and the sale of fruit from the orchards.

Brush Farm Park served various community functions including hosting civic and social events, and sports activities. The park is significant to the local community and cherished for their recreational facilities and scenic views.

In the Cumberland Argus, dated 9 April 1934, it was reported: “The park, which has every facility for picnics, and from which a magnificent panoramic view is obtained of the Parramatta River and surrounding country, including the famous Harbour Bridge, is certainly an ideal spot which apparently seems to be very little known amongst the residents of Eastwood and surrounding districts.”

In 1955, the management of Brush Farm Park transitioned to Ryde Municipal Council. Part of Brush Farm Park was leased for the establishment of a bowling club in 1959, reflecting ongoing efforts to enhance community amenities.

A proposal to extend Rutledge Street through the park, and to separate Brush Farm and Lambert Park were objected to concerned residents who formed the Brush Park Preservation Group in October 1981.

#### Lambert Park

Between 1957 and 1958, three parcels of land came into the ownership of the Council of the Municipality of Ryde. These parcels formed Lambert Park. The name Lambert Park was gazetted in 1984. However, this name had been proposed as early as 1960, after Lambert Street.

Before it was acquired by the Municipality of Ryde, part of the land was used as a shale quarry. This quarrying was blamed for land slippage that occurred at the end of the 1980s.

Information source: City of Ryde, Local Studies and Family History Librarian.



View of Lambert Park 'Restoration work will one day turn this work site into urban bushland'

Source: Northern District Times 26 June 1991



Orchard view towards Brush Farm House

Source: Brush Farm and Lambert Park Plan of Management, 9 Oct 2009



Aerial view from the Brush Farm Park area. Eastwood showing the existing and proposed road routes.

Source: Northern District Times 6 March 1985



## 2.1.2. Brush Farm House

The original homestead of Brush Farm (the House) located at 19 Lawson Street, Eastwood, was built in c.1820 and falls within a separate parcel of land situated to the north of Brush Farm Park.

Brush Farm was established by Gregory Blaxland, a prominent pastoralist, explorer and one of the earliest winemakers in Australia. Blaxland's contribution to viticulture is notable; he experimented with different vine varieties at Brush Farm and, in 1822, was one of the first to export wine from Australia to England.

Blaxland's vineyards were likely located to the south of the site in what is now the heavily forested gullies of Brush Farm Park. The gullies contain the remains of artificial terraces which were recorded in the 1860s as being used for growing vines.

Over the years, the House was altered and extended, reflecting its changing ownership and uses. After being sold in 1881, the property was extensively altered under the ownership of the Bennett family, including the expansion of its orchard. By 1894, the government leased Brush Farm, and converted it into the Carpentarian Reformatory for Boys. This initiated a new chapter in the estate's history, focusing on reformatory education for juvenile offenders. By 1913, changes occurred to the property's layout for urban development. This led to the removal of significant landscape features such as the Norfolk Island pines that were believed to have been planted by Blaxland almost a century earlier.

In the post-reformatory period, Brush Farm was dedicated to care and educational uses—Eastwood Home for Mothers and Babies and a home for intellectually disabled girls and boys. After the closure of Brush Farm Home in 1988, the property was transferred to the Department of Corrective Services, eventually leading to its current configuration.

In the 1980s, the heritage value of Brush Farm was recognised by the local community and became associated with the then recently formed Brush Farm Historical Society. Brush Farm was sold to Ryde Municipal Council in 1990 who commissioned investigations into the condition and conservation of the house. In 1993, stabilisation works occurred to the house. Brush Farm conservation works were undertaken after 2001. The newly restored Brush Farm was officially opened on 7 April 2007.

The House remains under Council ownership and provides spaces for the community. It is currently licensed for use by the NSW Spinners and Weavers Guild. The Hall at the rear of the House is rented by Council to a variety of community groups for different purposes. In the past, City of Ryde, conducted guided tours and small-scale community events on the front lawn of the House (e.g. Orchestra in the Park). The lack of public parking on the site is a constraint in running public events.

Brush Farm House is listed as a heritage item under the following legislation:

- State Heritage Item, Heritage Act 1977. State Heritage Register (#612) since 1990.
- Ryde Local Environmental Plan (2014) – Schedule 5 Environmental Heritage, Local Heritage Item (#62)
- Heritage Conservation Area. Statement of Significance
- Register of the National Estate (#002934) File No. 1/13/032/0008

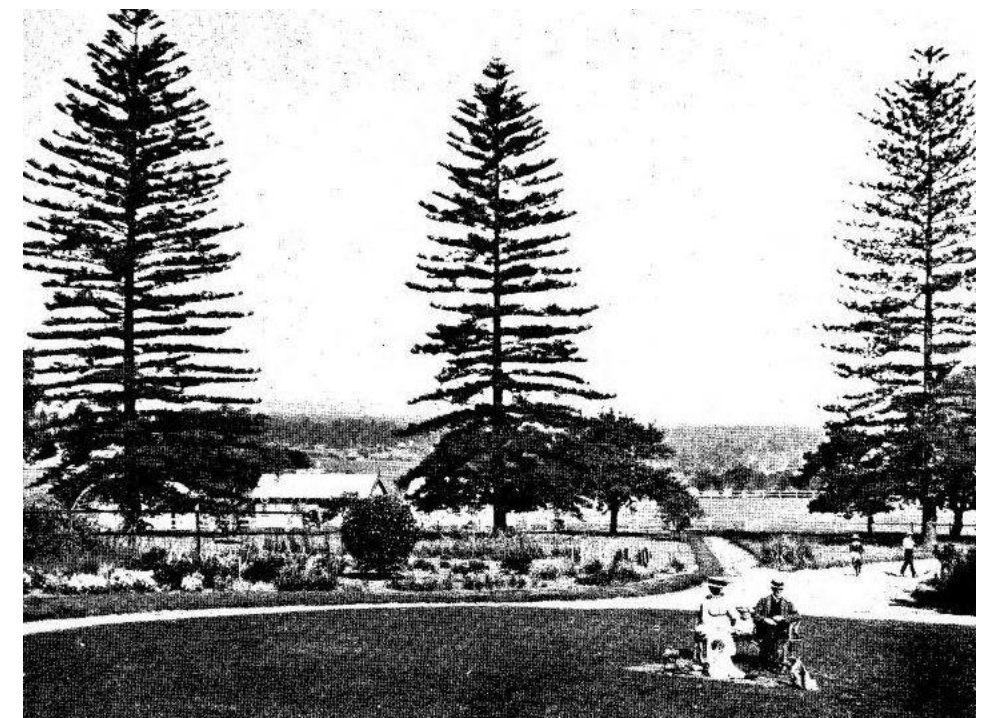
It is also listed on the following non-statutory registers:

- National Trust Australia (ID 6863)

Source: Brush Farm Conservation Management Plan, prepared by GML in 2021

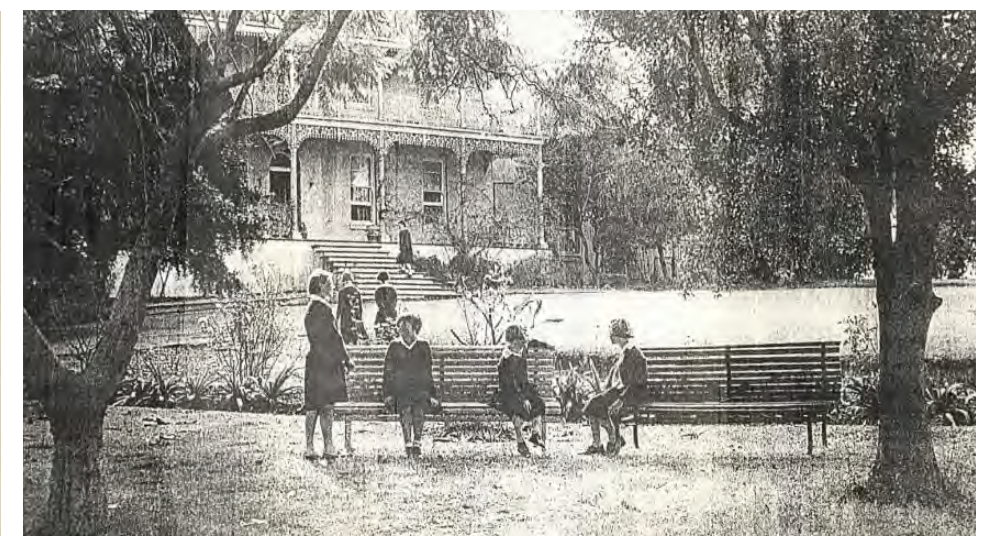


Henry Grant Lloyd, View from Brush Farm, c1861.  
Source: SLNSW



The Norfolk Island pines, supposedly planted by Gregory Blaxland, pictured in 1910.

Source: National Library of Australia [NLA] No. 2833408



1959 photograph looking north across the remnant carriage loop at Brush Farm.

Source: Brush Farm Historical Society



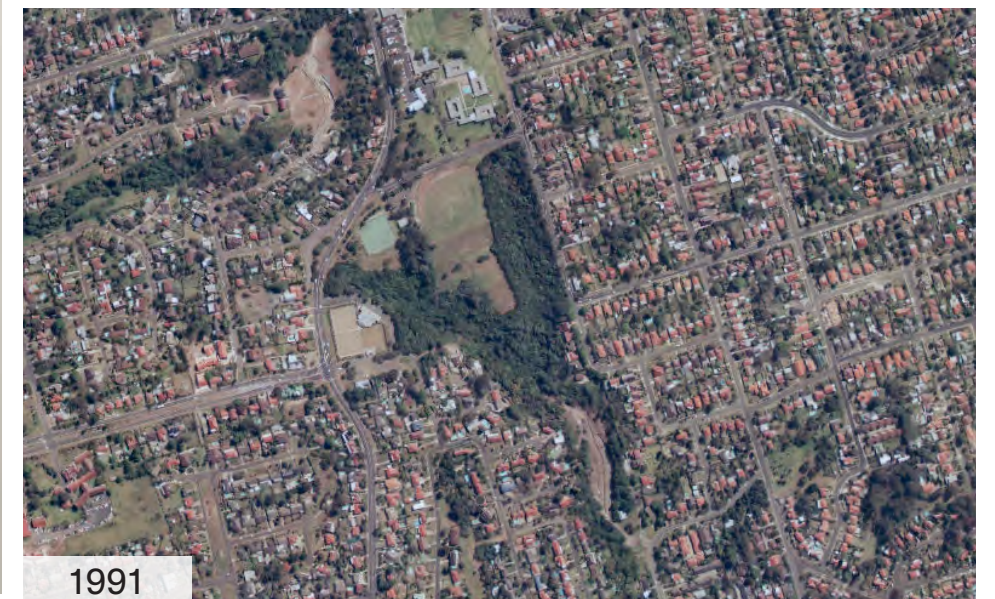
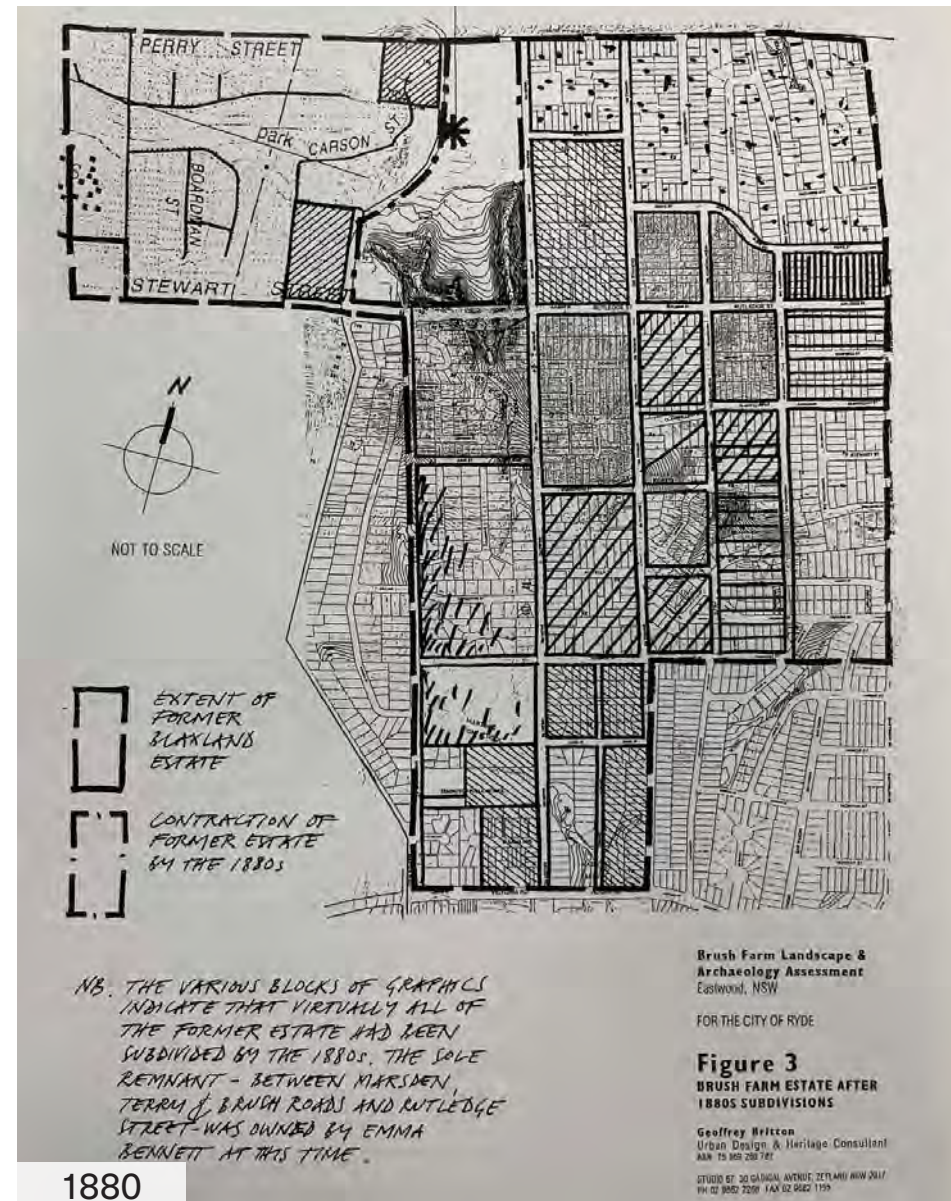
### 2.1.3. Historical Imagery

Brush Farm Park was formally established as a park in 1914. The original land grants that covered the park area date from 1794. The park is part of the former “Brush Farm Estate”. From 1806, the land was being used for cattle and viticulture. The image (top left) indicates the former estates that had been subdivided by the 1880s, identifying Brush Farm House owned by Emma Bennett at the time.

Alongside the growing built environment, the City of Ryde Flora and Fauna Study (2016) describes the evolution of landscape character. Key extracts include:

- Remnants of the higher rainfall Blue Gum High Forest seen in Darvall Park in Denistone and in Brush Farm Park at Eastwood. These are situated in parts of the municipality where the shale soils are deep (Benson and Howell (1990, p124, 125)).
- At Brush Farm Park, similar trees grow on the upper slope [as at Darvall Park], but in the steep-sided sheltered gully, fertile shale derived and high rainfall support a rainforest vegetation with species not found together in other sheltered sandstone gullies or on Wianamatta Shale soils of northern Sydney.
- Named Brush Farm by early settlers because of this rainforest brush its species included trees of *Cryptocarya glaucescens*, *Euodia micrococca*, *Guioa semiglauc*, *Schizomeria ovata*, shrubs of *Alectryon subcinereus* and *Eupomatia laurina*, and the climber *Aphanopetalum resinosum*. There is a very large *Trochocarpa laurina* 12 m high. The moist fertile gully has been particularly susceptible to weed invasion.
- Lambert Park is characterised in the western upper area by fill material with a crushed sandstone capping and re-vegetation. There are small pockets of local vegetation on the upper slopes and in the southern area where the original soil layer still persists.

Images source: *Landscape and archaeology assessment for the former Brush Farm Estate, Eastwood N.S.W.* Prepared by Geoffrey Britton in association with Siobhan Lavelle and Colleen Morris for the City of Ryde, 2004





### 2.1.4. Key Findings

The following key findings are contributions from GML Heritage and Gira First Nations Advisory.



**Lifestyle and Environment:** The Wallumedegal were fisher-hunter-gatherers, thriving in an environment rich with river flats, mangrove swamps, and creeks. They adeptly fished using spears and hand lines, hunted birds and small game, and collected a variety of edible bushfood plants.



**Language:** The Wallumedegal and other Eora clans spoke the Sydney Language, a unifying factor across the clans of the area.



**Clan Structure:** The Wallumedegal, like other local clans, were structured as extended families related by kinship or marriage. They were not large tribes but rather small, agile groups who moved and lived within their defined territories.

Image Source: Aborigines Using Fire to Hunt Kangaroos by Joseph Lycett c.1817, housed in the National Library of Australia.



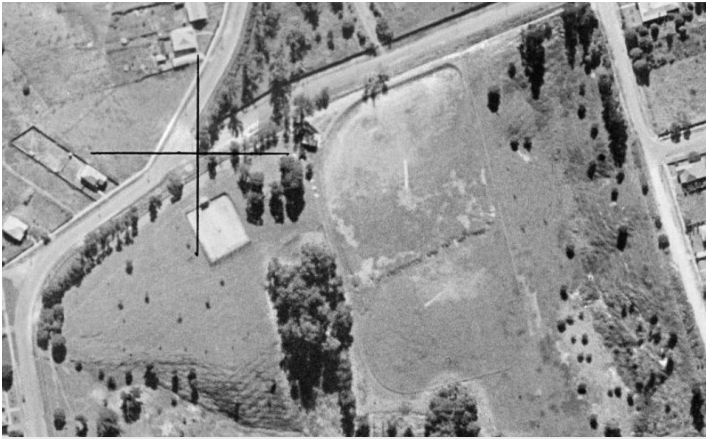
**Cultural Practice:** They practiced deliberate landscape management through controlled burning, creating a park-like environment that facilitated hunting and gathering.



Brush Farm has historic associations with Gregory Blaxland, explorer and viticulturist, and is important to the development of the Australian wine industry.



The Brush Farm landscape and gardens are significant as a predominantly intact estate with nineteenth-century gardens used for recreation by the colonial rural gentry.



The grounds of Brush Farm House, Brush Farm Park, part of Lambert Park, and Corrective Services Academy, have high heritage significance due to their rich resource of natural and cultural attributes.



Brush Farm Park, and part of Lambert Park, contain rare remnant vineyard terracing, remnant Wianamatta Shale-based rainforest, and areas of wet sclerophyll forest (now listed as an endangered ecological community)






## 2.2. Planning

### 2.2.1. Heritage

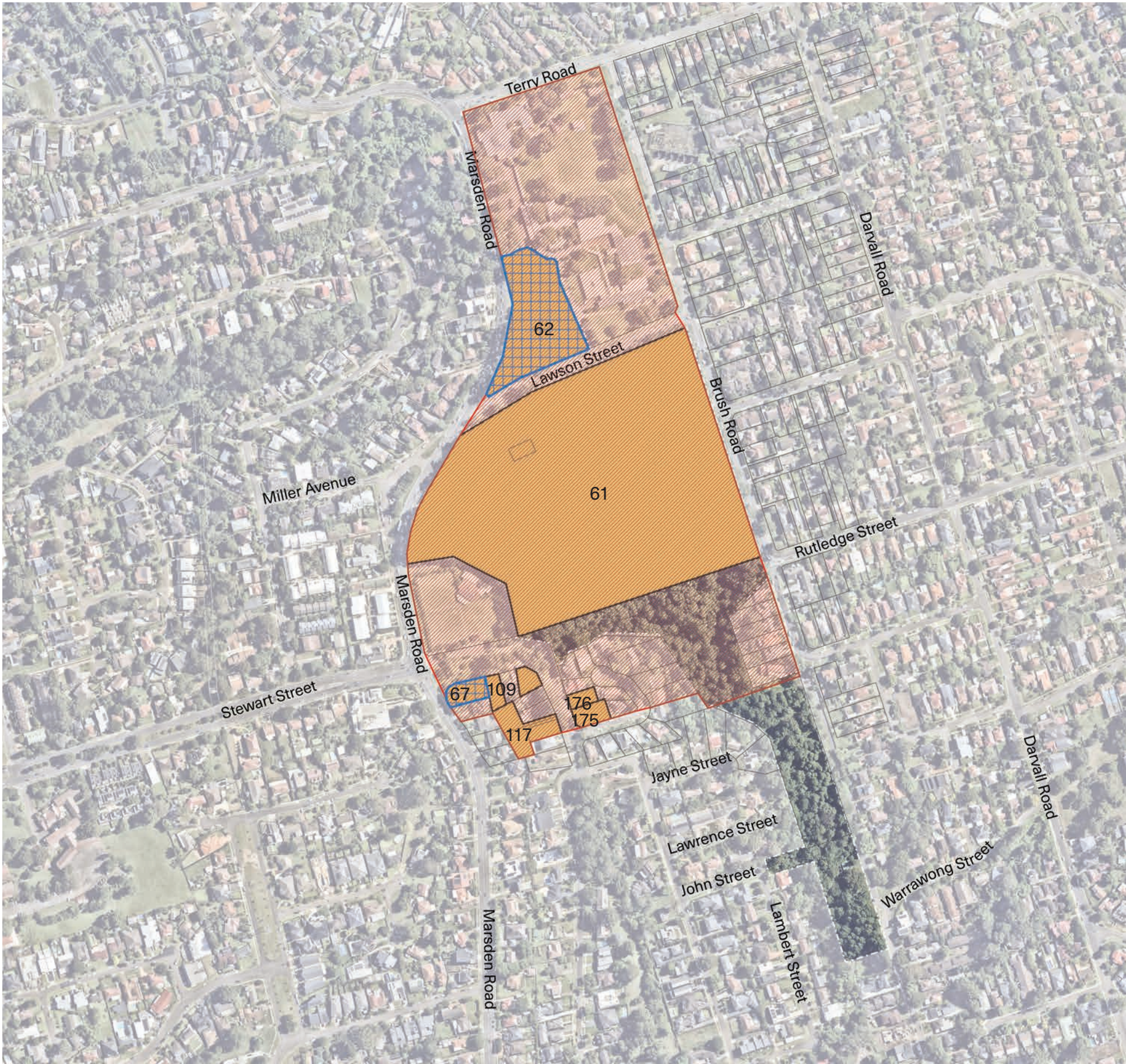
Heritage Items within the site or associated with Brush Farm Estate

- **Brush Farm, #00612 Ryde LEP 2014 #61** - Brush Farm House is a rare, state significant, early Colonial mansion in the Ryde area. It was built by prominent colonial figure Gregory Blaxland who reserved the land on Brush Farm Park for viticultural and pastoral uses. The site is a part of the extended Brush Farm Landscape that includes Brush Farm House, Brush Farm Park, Lambert Park and the Corrective Services Academy.
- **Brush Farm Park, Ryde LEP 2014 #61** - Brush Farm Park retains a viable remnant of natural bushland which is rare in the region as well as terracing for the earliest vineyard in the colony of NSW and evidence of early fencing. Any remnants of early viticulture and rare natural bushland should be retained.
- **Corrective Services Academy Courts and Tribunal Services s170 Register 66 Terry St** - The Corrective Services Academy is located to the north of the site, to the east of Brush Farm House and forms part of the extended Brush Farm landscape. The Academy was established following the closure of the Brush Farm Home in 1988 and remains operational. Views to and from the Corrective Services Academy to the site should be maintained.

Map Legend	
	LEP Conservation Area
	LEP Heritage Item
	State Heritage Item







Scale: 1:5,000 @ A3 ⊕

Data source: City of Ryde, LEP 2014 Heritage Map, 22/02/2024  
GML Heritage, Brush Farm Conservation Management Plan, April 2021



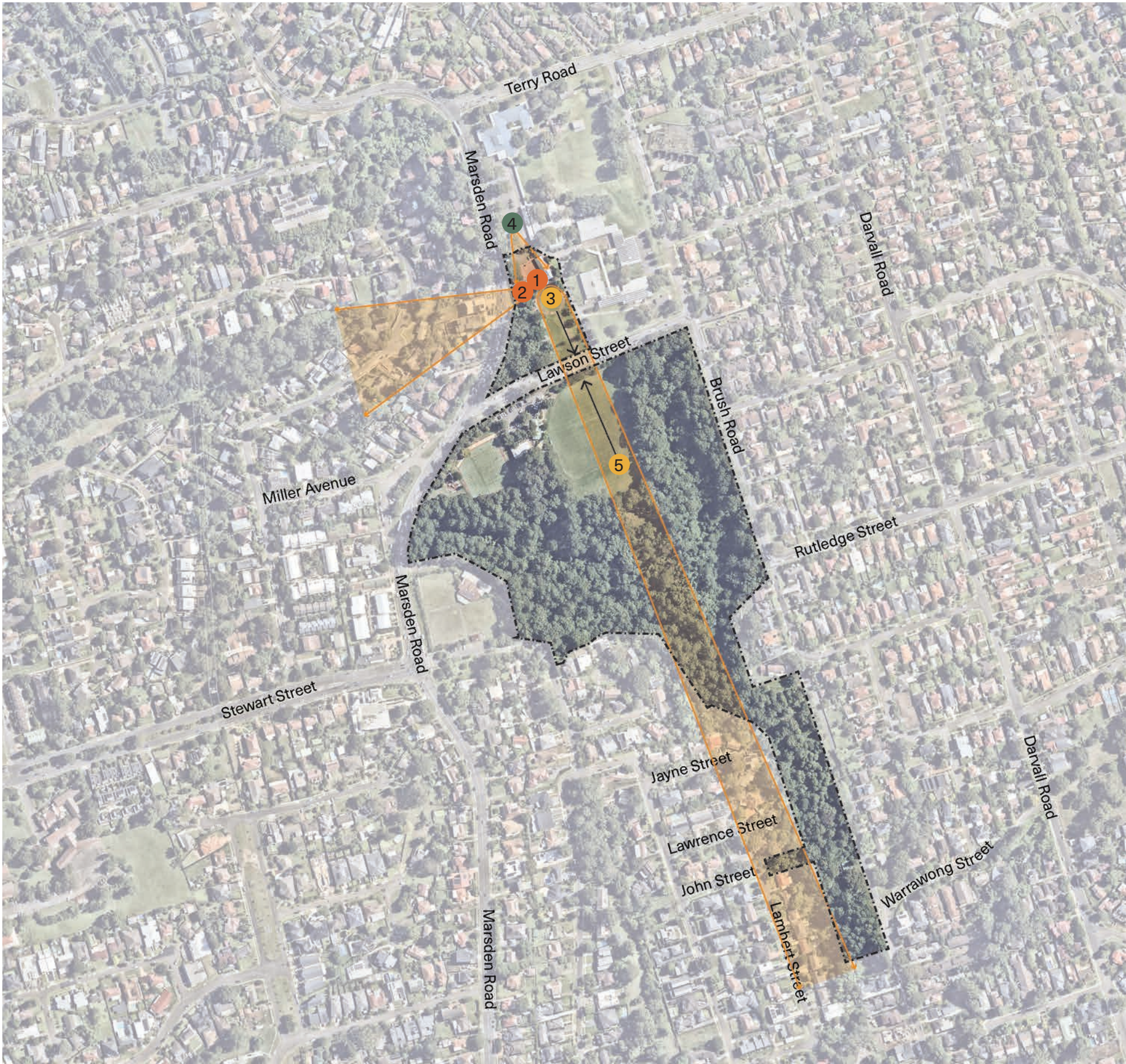


2.2.2. Site lines and view corridors

Map Legend	
	Site boundary
	Heritage view corridors
	Heritage site lines
	High significance
	Moderate significance
	Little significance

Scale: 1:5,000 @ A3 

Data source:  
GML COM 2023, Nearmap 2020 with GML overlay  
Brush Farm and Lambert Park Masterplan Report, September 2013, Sym Studio





## 2.2.3. Key Views

Source: GML Heritage



View 1

- The vista from the first floor of Brush Farm House, over Brush Farm Park to Parramatta River (Rhodes and Sydney Olympic Park), has high heritage significance. This vista forms part of an early feature of Brush Farm.
- It is conjectured that this vista determined the placement of Brush Farm House.
- The vista is restricted by mature trees south of the playing field at Brush Farm Park.
- This vista would have been part of a sweeping panoramic view from the upper floor to the City of Sydney.
- Views to Silverwater have since been obscured.



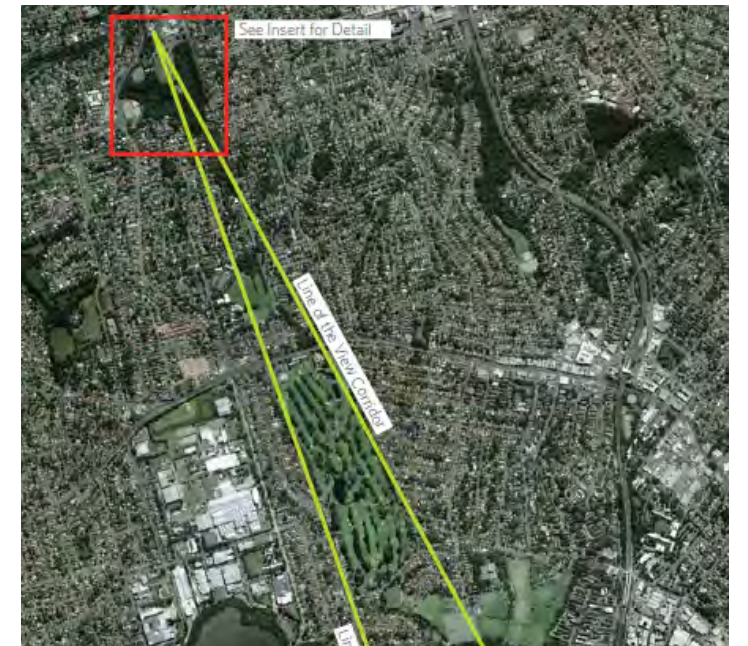
View 3

- A view southeast from the front entry of Brush Farm House to Brush Farm Park reflects the historic connection between the two sites.
- The open lawn, carriage loop and cleared land in Brush Farm Park reflects the historical layout of the site and relationship between the former farmland to the south and the formal Georgian farmhouse site to the north. This view is adversely impacted by Lawson Street and the screening plantings on either side of the road.



View 5

- View north-west to Brush Farm from Brush Farm Park showing the visual connection between the two within the local landscape.
- Perimeter tree plantings along Lawson Street obscure views to the house from the park.



X



Heritage View Corridor - Broad View

Views from Brush Farm house extends down to Parramatta Creek.

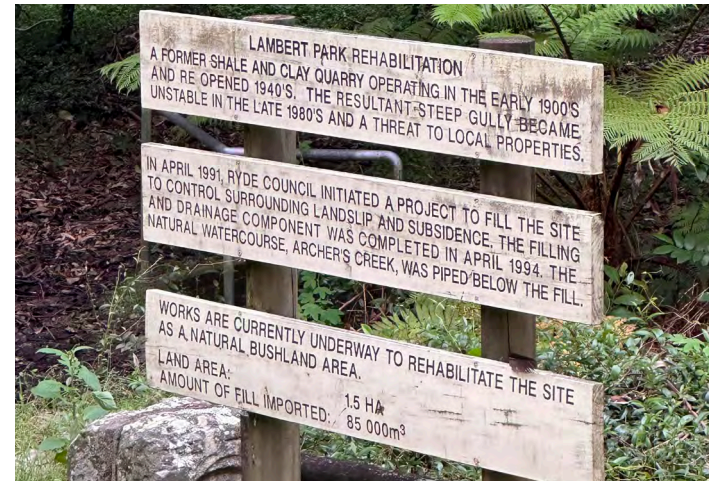


## 2.2.4. Key Findings

The Parks contain areas for ecological conservation and heritage protection that are significant to the greater Ryde area. Protection of key site lines, views and connections between heritage items is recommended. The space is multi-functional providing an array of recreation opportunities for various groups using the parks.



C2 area must be protected, considering impacts in adjacent area e.g. Light spill, run-off, exotic species selection.



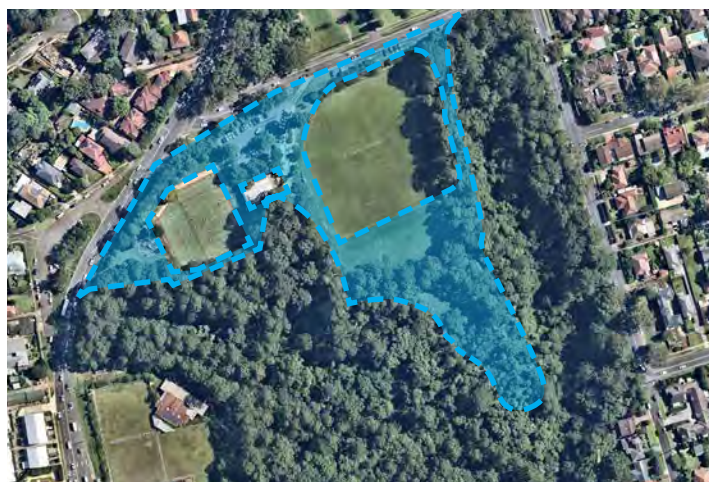
Communication of the sites bush regeneration works since the 1970's fosters community awareness of the areas enduring history.



Significant existing views, landscape features and connections between Brush Farm House, the park and surrounding neighbourhoods.



Relationships between Brush Farm House and elements of the former estate including: vineyard remains, agricultural land, fence posts and cultural plants



Expansion of open space is possible in areas classified as park/RE1









Possible archaeological remnants of old institutional buildings, signal station and carvings in properties near the shale mine/quarry within Lambert Park.



## 2.3. Land Ownership

Observations

- Brush Farm House is a site of state historical and conservation significance that overlooks the park to the south.
- Brush Farm Park area is 53,614m<sup>2</sup> is a multi-functional park offering areas of natural bushland, sporting fields and playgrounds.
- Though it contains significant vegetation, Rutledge Street road reserve has potential to be rezoned and developed as an extension linking Stewart street and Rutledge street. This could potentially allow slower speed limits on Lawson street and Brush Road north and additional pedestrian crossings aligned with entrances to the park or Brush Farm House heritage pathways.
- Lands owned by transport NSW (5,734m<sup>2</sup>) to the north of Lambert Park contain significant vegetation
- Lambert Park area is 25,936m<sup>2</sup> and is surrounded by low density residential development and low speed roads.

Map Legend	
	Brush Farm Park
	Lambert Park
	Scout Hall (Scouts NSW)
	Brush Farm House
	Rutledge St (road reserve)
	Lands not owned by council (Transport for NSW)

Scale: 1:4,000 @ A3 ⊕

Data source: City of Ryde, Brush Farm Park and Lambert Park, 21/11/2023









## 2.4. Environment

### 2.4.1. Topography

Observations

- The driveway of Brush Farm House is a highpoint and overlooks views of Brush Farm Park and Lambert Park.
- The northern end of Brush Farm Park contains the largest portions of flat open space, currently designated as sports fields and an after hours off-leash dog park.
- To the south-east and south-west, steep areas form gullies that filter watercourses through the site. These gullies converge into Archers creek and continue to flow south through the Archer’s creek catchment until reaching Parramatta River.
- Brush Farm Park features diverse topography, including gentle slopes, flat areas, and a steep gully on the southern side, creating varied landscapes within the park.
- The park’s topography influences the distribution of vegetation communities, with different plant species adapted to specific elevations, soil types, and moisture levels found throughout the park.
- Visitors to Brush Farm Park can enjoy scenic views and experiences ranging from elevated vantage points to tranquil low-lying areas, providing a dynamic and engaging natural environment for exploration.

Map Legend	
	Site boundary
	Major contour (5m)
	Minor contour (1m)
	Areas generally flat (1-2%)

Scale: 1:4,000 @ A3 ⊕

Data source: City of Ryde, Contour Map, 01/06/2012




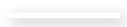



### 2.4.2. Watercourse

Observations

- It is likely that watercourses were shallow valley fill systems before European disturbance. These have now become channelised fill systems following land clearing and more recent urbanisation.
- Watercourses in the study area are steep, bedrock-controlled headwater streams that have rapidly adjusted to historical hydrological change within the catchment.
- The site's valley widens to approximately 10 m at the lower reach of western creek, allowing flows to dissipate laterally, reducing erosivity and instability.
- There are localised sections of watercourse that have been identified as unstable due to evidence of rapid erosion.
- Along the eastern and western boundaries of the park, there are many concentrated stormwater or overland flow lines that enter the watercourses.
- Many sections of watercourse are benefiting from root structures stabilising bank or in-channel sediment.

Source: NSW Government Local Land Services, Brush Farm Park Watercourse Assessment, City of Ryde, May 2020

Map Legend	
	Site boundary
	1m contour line
	Watercourse

Scale: 1:4,000 @ A3 

Data source: NSW Government Local Land Services, Brush Farm Park Watercourse Assessment, City of Ryde, May 2020











### 2.4.3. Vegetation Typologies

Observations

- The Parks encompass diverse vegetation communities.
- Blue Gum High Forest is characterised by towering eucalyptus trees and an understorey of shrubs and ferns. This is the largest community in the park, occupying the slopes that adjoin the gully rainforests.
- Sydney Warm Temperate Rainforest has dense vegetation, including ferns, vines, and canopy trees, creating a moist and verdant ecosystem within the park. The Rainforest is located in the steepest areas of the gully, adjoining water courses.
- Blue Gum High Forest, known for its mix of turpentine, ironbark, and other native trees, creates a varied and lush woodland environment in the area that adjoins the hardcourts and scouts hall.
- The north-west and south-east corners contain pockets of mixed exotic and native species. Surrounding street trees are also a mix.
- An area of vegetation to the north of Brush Farm House comprises a community with +90% exotic species.

Map Legend	
	Site boundary
	Western Sydney Complex Dry Rainforest
	Blue Gum High Forest
	Sydney Turpentine Ironbark Forest
	Urban Exotic/Native
	Weeds and Exotics

Scale: 1:4,000 @ A3 ⊕

Data source: QGIS data set, Sydney Metro Vegetation





# 2.5. Movement

## 2.5.1. Street Network

Observations

- State roads surrounding The Parks are high speed, with multiple carriageways and minimal pedestrian crossing.
- Surrounding local roads attract low levels of residential traffic and make entering into the park, despite no marked pedestrian crossings, easier.
- The car parks surrounding the park have capacity for 18 vehicles near Brush Park bowling club and 40 near the Scouts Hall.

Map Legend	
<div><div></div></div>	Site boundary
<div><div></div></div>	Park pathways
<div><div></div></div>	Local roads
<div><div></div></div>	State roads
<div><div></div></div>	70km/hr state roads
<div><div></div></div>	60km/hr state roads
<div><div></div></div>	Lit intersections
<div><div></div></div>	Car parks
<div><div></div></div>	Other off-site parking
<div><div></div></div>	Entry points
<div><div></div></div>	Emergency vehicle accessible entry points
<div><div></div></div>	Road crossings

Scale: 1:4,000 @ A3

Data source: Scribble maps, Sydney Speed limits  
Transport for NSW, NSW Road Network Classifications  
City of Ryde, Brush Farm Park walking track, 2019





### 2.5.2. Site Circulation and Accessibility

Observations

- Walking tracks in The Parks are primarily through conservation bushland areas with minimal interventions such as stairs, bridges and mostly unpaved tracks.
- The tracks showcase native flora and fauna, including remnant Blue Gum high forests.
- The paths are not accessible to people with impaired movement due to steep topographic change around and across the gullies.
- When the sites are inundated with water the tracks can be closed, impacting access routes across the neighbourhood and to public transport.
- Emergency vehicles access to the north-eastern and south-eastern entries on site.
- Incomplete pathways surrounding the amenities, car park and playground areas result in people walking intuitively through the space.
- No footpath along Marsden Road at the perimeter of the park. Fencing and minimal signage makes this edge uninviting when walking from the east.

Map Legend	
<div><div></div></div>	Site boundary
<div><div></div></div>	Pathways with no accessible elements
<div><div></div></div>	Pathways with accessible elements
<div><div></div></div>	Entry points
<div><div></div></div>	Emergency vehicle entry point
<div><div></div></div>	Car park
<div><div></div></div>	Bridge crossings
<div><div></div></div>	Steps

Scale: 1:4,000 @ A3 ⊕

Data source: City of Ryde, Brush Farm Park walking track, 2019





# 2.6. Recreation

## 2.6.1. Passive Recreation

Observations

- Brush Farm Park contains a diverse range of recreational opportunities for the local community. Offering walking tracks, recreation lawns and an after hours off-leash dog park. This is facilitated by bridges over streams, seating surrounding open spaces and other public amenities.
- Brush Farm Park includes a significant lawn space, flexible during non organised sport times.
- An array of walking paths allow access to conservation areas of high environmental significance and enjoy the serene natural environment of Brush Farm and Lambert Park.
- The Lambert Park Path attracts the highest number of local foot-traffic as it is connected to the surrounding residential streets via safely accessible entry points.

Map Legend	
<div><div></div></div>	Site boundary
<div><div></div></div>	Brush Farm Loop Path
<div><div></div></div>	Lambert Park Path
<div><div></div></div>	Bowling Club Path
<div><div></div></div>	Marsden Road Shortcut
<div><div></div></div>	Brush Farm House Pathways
<div><div></div></div>	Entry point
<div><div></div></div>	Passive softscape
<div><div></div></div>	After hours off-leash dog park
<div><div></div></div>	Passive hardscape with urban elements

Scale: 1:4,000 @ A3 ⊕

Data source: City of Ryde, Brush farm park walking track, 2019





2.6.2. Active Recreation

Observations

- Brush Farm Park offers space and opportunity for formal sporting recreation, however is lacking the infrastructure to grow and be maintained with the future community demands and push for social sport activities.
- The hardcourts adjoin a recently upgraded playground, making the space more accessible to parents and families wanting a variety of activities and amenities.
- The space is deemed as multi-functional. It offers spectator seating on the stands, however is not DDA compliant. The surface of the courts are deteriorating, with limited flexibility for activities outside of netball. Fencing surrounding the courts segregates the uses.
- The largest area of flat open space is a multi-functional lawn with sport fields, primarily used for cricket and grass court netball. This space operates as an off-leash dog park after hours and a breakout space for the adjacent Scouts Hall activities. Lack of lighting limits function of the space outside of daytime.
- Lambert Park contains a community hall currently occupied by 'Eastwood Girl Guides'. This hall is inaccessible to the public.

Map Legend	
<div></div>	Site boundary
<div></div>	Pathways
<div></div>	Entry point
<div></div>	Facilities for recreation
<div></div>	Playground
<div></div>	Sports ground - lawn
<div></div>	Sports courts - concrete
<div></div>	Court line markings
<div></div>	Indicative field size

Scale: 1:4,000 @ A3 ⊕

Data source: City of Ryde, Brush farm park walking track, 2019





## 2.7. Key Assets Summary

Through studying the existing conditions, key values and landscape features of Brush Farm Park and Lambert Park became realised.

The following items summaries key assets that should be retained and enhanced within the proposed Masterplan:

1. Rich ecology and conservation area that provides environmental benefit and passive recreation opportunities. This is highly valued by the local community.
2. Existing pathway networks that promote engagement with nature and passive recreation.
3. Strong heritage layers including key site lines and connection to Brush Farm House and Brush Park.
4. Existing open space that is significant size and can be adaptable for active or passive uses.
5. Existing amenities infrastructure that can facilitate longer park stays and organised sport events.
6. Some use of natural materials that are integrated with topography.
7. Recently upgraded playground, co-located with active sports courts that encourage families to stay. Beginning of a narrative that could incorporate nature play.

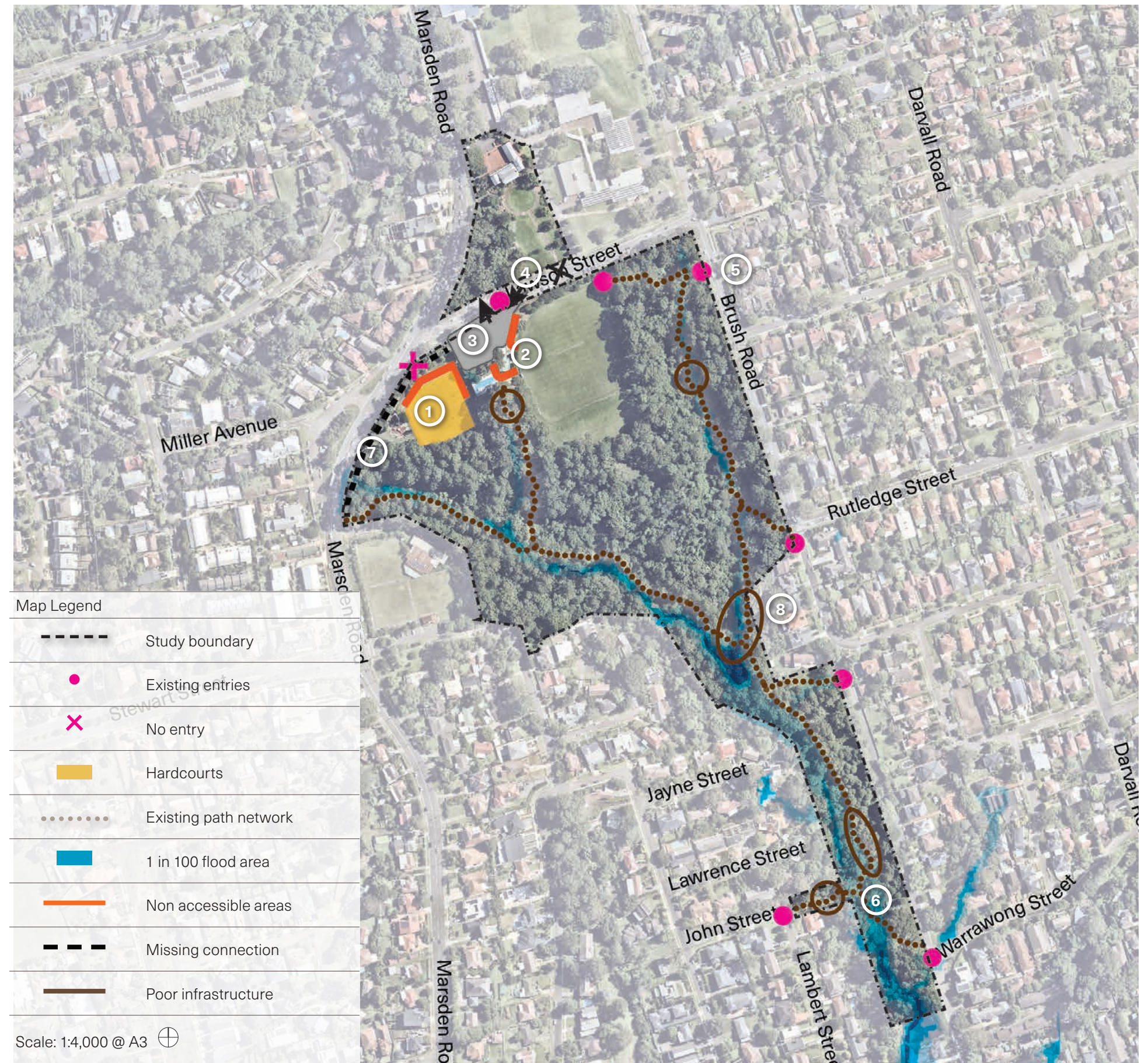




## 2.8. Key Issues Summary

The following items summarise the key site issues arising during Stage 1 and are prioritised within the proposed Masterplan:

1. Deteriorating hardcourts that are challenging to meet the needs of the community.
2. Non DDA accessible and or convoluted circulation.
3. Poor car park entry and arrangement. Creates traffic congestion and dominates the area between key recreation and amenities.
4. Disconnect between Brush Farm House and Brush Park, no pedestrian priority and concealed views. Lack of acknowledgment of significant heritage artefacts, views and stories.
5. Concealed site entries with minimal signage and wayfinding that do not connect to surrounding suburbs.
6. Flood inundation particularly in Lambert Park, blocking trail network. Pathway network not resilient to climate events, forcing closures of tracks and unsafe conditions.
7. Incomplete path network connecting between main recreation areas and entries to the park.
8. Poor infrastructure as a result of climatic events such as flooding and unstable banks.









Opportunities

2.10. Principles

Extending from the Connecting with Country themes, the following principles are at the core of the Masterplan.



Interpretation and storytelling

Bringing together Country, heritage and culture through a narrative that encourages moments of contemplation, connection with place and education. Integration of natural materials, symbols and artifacts that compliment the existing environment and aid wayfinding.

Engaging with nature and environment

Nature as culture — Celebrating, protecting and restoring the natural assets of The Parks as a practice of caring for Country. Strengthening communities appreciation for the native environment, enhanced through passive recreation, interpretation and education.

Diverse and flexible recreation

Developing a ‘loose - fit’ approach to site-wide recreation, to establish the infrastructure that will grow with the changing trends and needs of local community. Providing flexibility through robust materials and spatial arrangements that will allow for shared uses, day through to evening.

Connecting local community

Promoting education and activities within The Parks that are attractive to surrounding suburbs and user groups. This includes upgrading infrastructure to meet the needs of various communities.

Safety and accessibility

Bringing the outside in, through optimising entries and strengthening the movement network to The Parks and within. This will prioritise inclusivity and contribute to a safer and more approachable environment for diverse use groups.



## Opportunities

### 2.11. Opportunities

#### Interpretation and storytelling

- Cohesive wayfinding strategy that incorporates Country symbols and stories and natural materials
- Heritage/Indigenous place names
- Protect and incorporate significant historical views and elements

#### Engaging with nature and environment

- Opportunity for cultural and contemplative spaces that connect with Sky Country and nature
- Continued bushcare opportunities with community engagement
- Interactive and informal nature play
- Upgrade infrastructure such as bridges and pathways to prevent closures during climate events

#### Diverse and flexible recreation

- Reconsider hardcourt area and uses
- Inclusive and upgraded play
- Upgraded public amenity building
- Reconsider field and its uses
- Encourage further passive recreation, including spectator seating

#### Connecting local community

- New public seating, BBQ, gathering amenity
- Embed education and learning into park experiences
- Reconsider carpark to suit needs of community and upgraded uses
- Reconsider uses of park buildings
- Future Rutledge Street road reserve as parkland connections

#### Safety and accessibility

- Additional pedestrian crossings and street upgrades — Rutledge Street/Lawson Street
- Optimise entries and improve legibility
- Upgraded ramps and accessible elements
- Shared /dedicated cycle-path and facilities
- Upgrading lighting strategy to meet recreation needs
- Realignment/completion of path network





# 3. Masterplan



## Masterplan

### 3.1. Overall Masterplan

The Brush Farm Park and Lambert Park Masterplan focuses on meeting current and future recreational needs of the community whilst protecting and enhancing the rich ecological environment. The design aims to improve user safety, enhance sports and recreation facilities, diversify activities, and better integrate the parks with the local area.

Brush Farm Park will be revitalised as an inviting community district park. Key upgrades include the sports field and hardcourts, new pathways, informal and formal seating and an upgraded amenities block, promoting both active and passive recreation.

The Masterplan preserves the landscape's character and heritage, with improved signage and interpretation for better navigation and learning experiences.

Lambert Park will receive localised upgrades to infrastructure such as stabilising banks, water sensitive urban design and realigned and upgraded tracks to ensure durability. Key features include a revitalised picnic area to the south and more pausing points at key junctions and transitions that offer opportunities for engaging with the environment.

Overall, the Masterplan is designed for long-term use, optimising recreational opportunities for both locals and visitors.





Masterplan

3.1.1. Detail Plan 1

1. Existing water infrastructure

2. New perimeter pathway

3. Upgraded perimeter fencing, dog proof

4. Existing playground upgraded, incorporating nature play

5. Reinforced pathway for maintenance and emergency access

6. Renewed multi-purpose sports courts with court lighting

7. Spectator seating

8. Passive lawn with seating

9. BBQ facilities and shelter

10. Future car park expansion with exit on Marsden Road (subject to TfNSW approval)

11. New park pedestrian entry

12. Upgraded entry (including signage, interpretation and story telling)

13. Signalised intersection and crossing

14. Existing car park with upgraded layout

15. Upgraded car park entry

16. Meet and greet area under existing trees

17. New multi-court storage and timekeeping area

18. Existing Scouts Hall and driveway with minor interface upgrades

19. Upgraded track entry

20. Existing dog training building

21. Existing amenities building (toilets, change rooms and canteen)

22. New accessible loop path

23. Enhanced multi-purpose sports field with enhanced field lighting (●)

24. Heritage interpretation pause point towards Brush Farm House

25. Existing Brush Farm House

26. Potential future pedestrian crossing (subject to TfNSW approval)

27. Upgraded treatment and potential on street parking to Lawson Street edge condition (subject to TfNSW)

28. New pathway to rear of parallel parking

29. Maintenance and emergency access with storage zone

30. New fitness nodes

31. New pedestrian connection

32. New embankment with native grasses

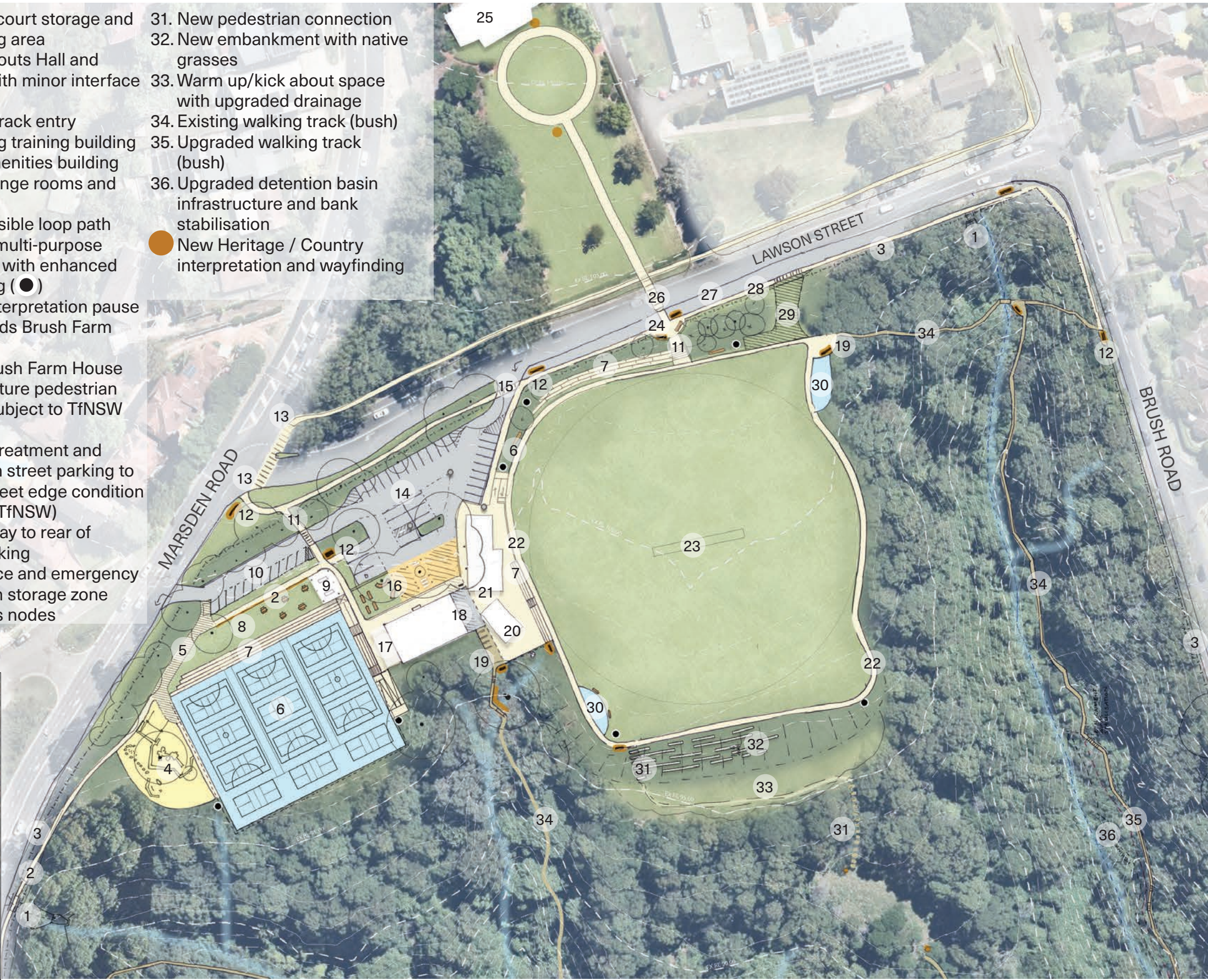
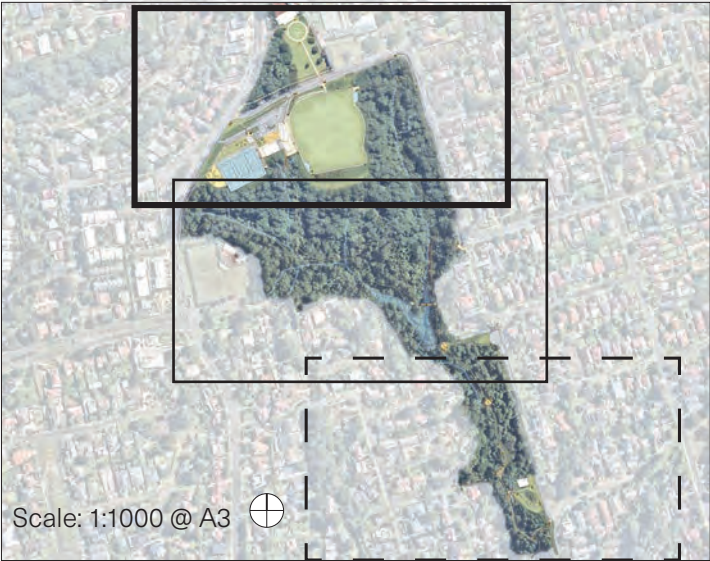
33. Warm up/kick about space with upgraded drainage

34. Existing walking track (bush)

35. Upgraded walking track (bush)

36. Upgraded detention basin infrastructure and bank stabilisation

● New Heritage / Country interpretation and wayfinding





## Masterplan

### 3.2. Visualisation



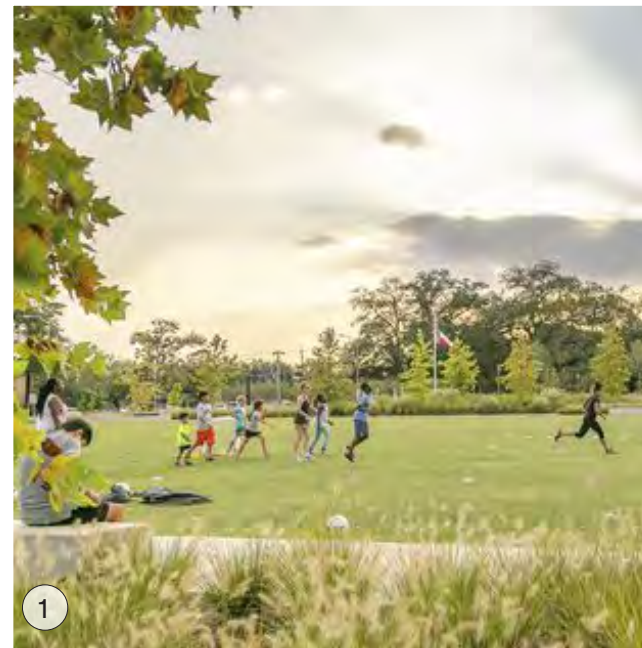


## Masterplan

### 3.3. Character Palette

Brush Farm Park will be consistent with the existing materials and ecology. Increased local amenities such as picnic, formal and informal seating and other urban elements will allow users to feel comfortable and encourage longer dwelling.

1. Enhanced multipurpose field with loop path
2. Native grass bank sloping from field
3. Heritage interpretation pause point towards Brush Farm House
4. New meet and greet area under existing trees
5. New fitness stations along share loop path
6. New pedestrian entry
7. New sandstone spectator seating surrounding field
8. Existing playground upgraded - nature play
9. New share loop path - cycling, walking, running
10. Informal tiered bleachers amongst grass bank





## Masterplan

## 3.4. Site Section



Proposed materials are low maintenance and robust to provide longevity to the park. Natural materials are used where appropriate that compliment the surrounding ecology.

1. Sandstone log seating/planter retaining wall
2. Honed concrete paths
3. Interpretative inlays in paving
4. Primary signage with connection with Country, maps and directional information
5. Brick amenities block, consistent with existing character
6. Bright coloured multipurpose hardcourt
7. Timber picnic tables under light weight shelter





## Masterplan

## 3.5. Indicative Planting Palette

Brush Farm Park will build from the existing Blue Gum High Forest. A hardy native mix of grasses with key feature trees will enhance the abundant and rich backdrop of Lambert Park. The Masterplan prioritises retention of existing mature trees and aims to minimise disturbance to the groundplane. Importantly, new planting will provide a buffer to surrounding roads.

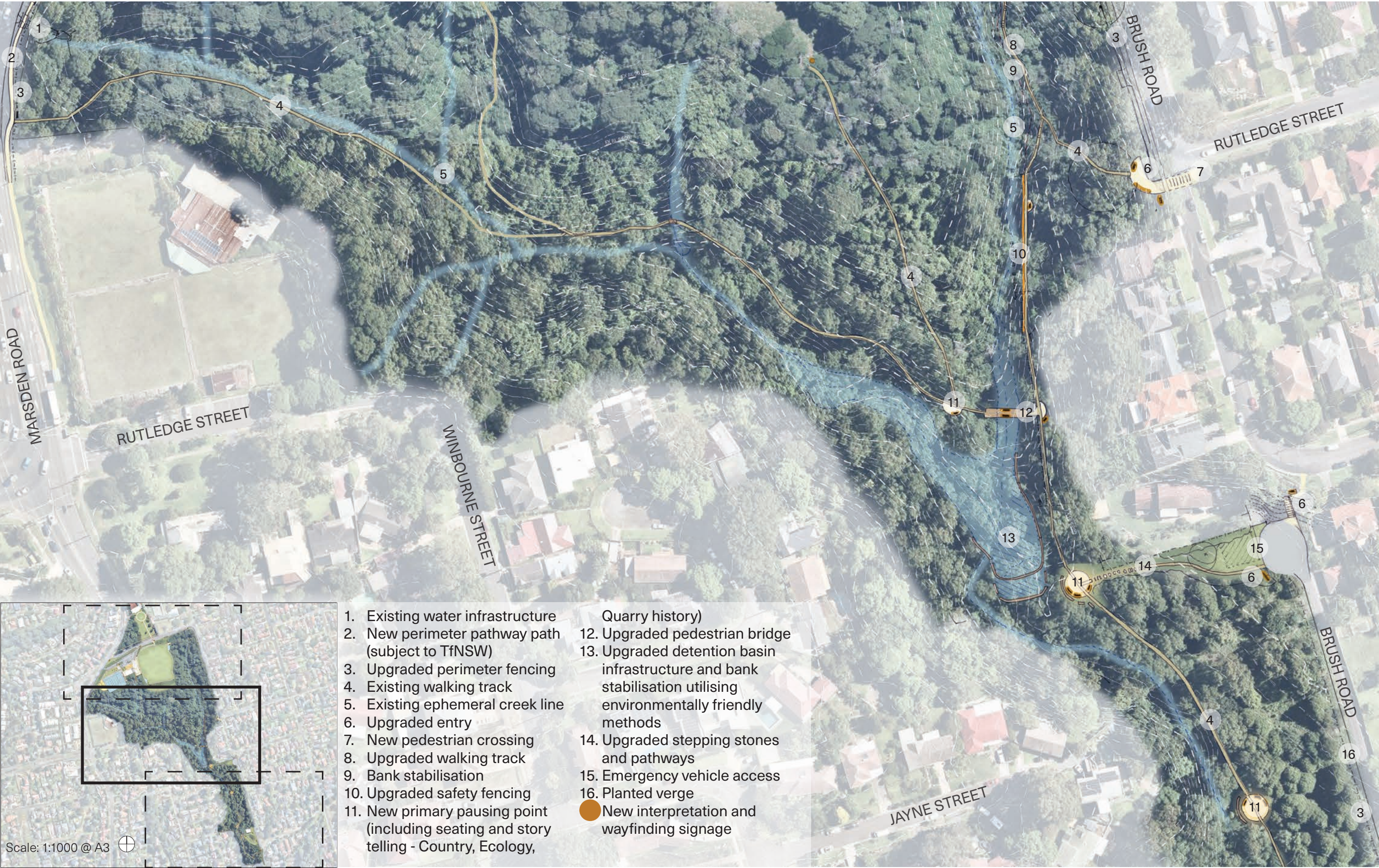
Suggested new planting includes:

1. *Eucalyptus saligna*, Sydney Blue Gum
2. *Eucalyptus paniculata*, Grey Ironbark
3. *Syncarpia glomulifera*, Turpentine
4. *Acmena smithii*, Lilypilly
5. *Dianella caerulea*, Blue flax lily
6. *Dichelachne micrantha*, Tuffed perennial grass
7. *Lomandra longifolia*, Mat rush
8. *Themada australis*, Kangaroo grass
9. *Bursaria spinosa*, Native Blackthorn
10. *Microlaena stipoides*, Weeping grass





Masterplan  
3.5.1. Detail Plan 1





# Masterplan

## 3.5.2. Detail Plan3

1. Existing track (bush)
2. Existing ephemeral creek line
3. New primary pause and interpretation space (including seating and interpretive signage)
4. New WSUD area
5. New stepping stones around existing Eucalyptus
6. Secondary pause space (including seating and signage)
7. Upgraded stairs
8. Upgraded entry (including signage, interpretation and story telling)
9. Existing canal (Archers Creek Rehabilitation Project 2008)
10. Upgraded crossing point
11. Existing stepping stones with minor localised upgrades
12. Maintenance and emergency access
13. New passive picnic area
14. Existing Girls Guide Building
15. New perimeter fence
16. New pedestrian pathway
17. Existing pedestrian pathway
18. Planted verge
19. New interpretation and wayfinding signage





## Masterplan

### 3.6. Visualisation

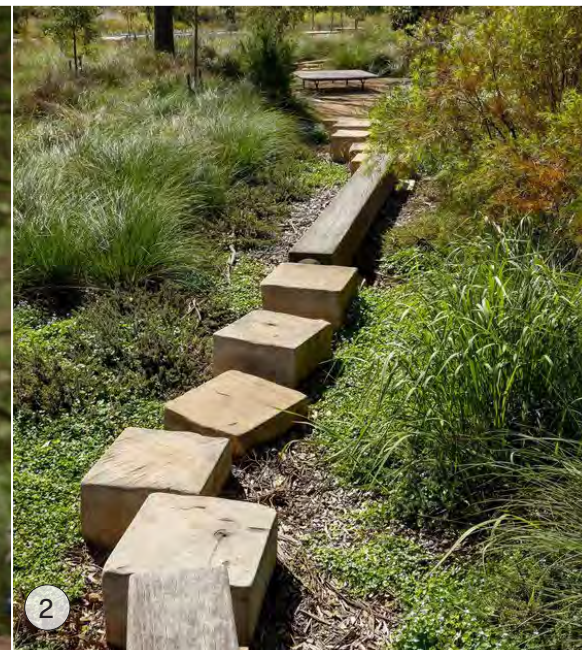




## Masterplan

## 3.7. Materials and Character Palette

1. New wayfinding signage
2. New and upgraded informal stepping stones
3. Upgraded safety fencing that is sensitive to existing ecology
4. New interpretation, educational and wayfinding signage
5. Bush regeneration
6. New passive picnic area
7. Secondary pause points with informal seating
8. Upgraded infrastructure - timber/FRP mesh consistent with existing materials to minimise impact to existing environment
9. Upgraded infrastructure along tracks and banks that is sensitive to existing ecology
10. Natural and environmentally friendly bank stabilisation methods, utilising native planting and rock armouring (subject to further investigation)





Masterplan

3.8. Indicative Planting Palette

Lambert Park is rich with sensitive and endangered ecological communities, such as the Blue Gum High Forest and Coastal Warm Temperate Rainforest. The Masterplan prioritises retention of this existing character and aims to minimise disturbance to the groundplane. Lambert Park will focus on localised bush regeneration consistent with the **CoR Plan of Management** and support the existing creek through water sensitive urban design.

- Suggested species include:
- 1. *Pteridium esculentum*, Bracken fern
  - 2. *Hypolepis muelleri*, Ground fern
  - 3. *Doodia aspera*, Prickly rasp fern
  - 4. *Indigofera australis*, Australian indigo
  - 5. *Juncus usitatus*, Common rush
  - 6. *Isolepis inundata*, Native sedge

Existing planting character:


















Masterplan

3.9. Strategies


3.9.1. Movement and Access

Key design moves:

- Improved safety, visibility and access at all entry points, particularly from Lawson Street and Brush Road.
- Connected pathway network throughout Brush Farm Park, providing key links to main recreation areas.
- Increased equal access.
- New share loop path promoting passive recreation for community.
- Upgraded infrastructure where necessary throughout Lambert Park tracks.
- \*Improved carpark circulation and crossings with future expansion (subject to tfNSW and traffic testing) with the intent to create clearer paths for pedestrian movement.

Legend	
	Pedestrian crossing existing
	Pedestrian crossing proposed*
	Carpark entry/exit*
	General vehicle circulation*
	Access to recreation areas
	Equal access
	Primary pathway circulation
	Existing pathway retained
	Bush track existing
	Bush track upgraded
	Primary entry upgraded
	Secondary entry upgraded
	Site boundary



Scale: 1:5000 @ A3 



# Masterplan — Strategies

## 3.9.2. Recreation

Key design moves:

- Increased flexibility for multi-sport through upgraded hardcourts and field.
- Larger, consolidated amenities facilities inclusive of change rooms, community room, canteen and toilets. Additional of umpiring space adjacent to the Scouts Building.
- Improved passive recreation opportunities with new share loop path.
- Additional passive lawn and gathering areas, inviting groups to comfortably stay and engage with active recreation areas.
- Prioritising walking as a main attraction, embedding passive pausing points through Lambert Park to encourage connection with nature.

Legend	
<div></div>	Field/passive lawn
<div></div>	Warm-up area
<div></div>	Hardcourts
<div></div>	Play
<div></div>	Passive lawn/shared space
<div></div>	Existing Amenities Building and Dog Training Building
<div></div>	Existing Scouts Hall
<div></div>	Fitness
<div></div>	Spectator seating
<div></div>	Primary pause point
<div></div>	BBQ facilities
<div></div>	Picnic facilities
<div></div>	Site boundary

Scale: 1:5000 @ A3




















# Masterplan — Strategies

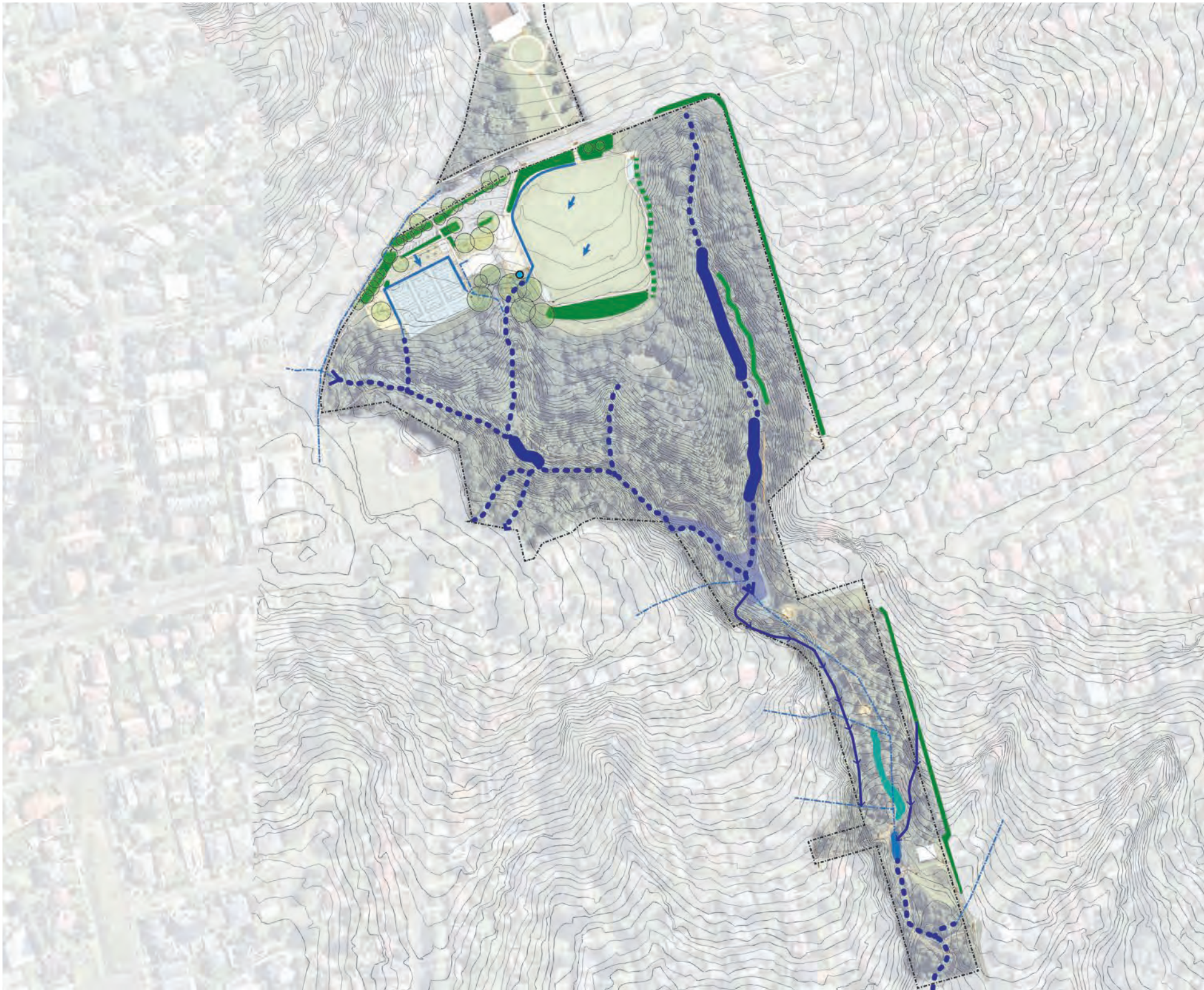
## 3.9.3. Water and environment

Key design moves:

- Enhancing existing vegetation communities, particularly at the parks perimeter and entry points.
- Protecting the waterways and providing select and localised infrastructure that will improve banks and safety for its users.
- Introducing water sensitive urban design in areas of overflow path.

Legend	
	New/upgraded planting
	Water sensitive urban design
	Contours (existing)
	Existing trees retained
	Existing trees trimmed to maintain views to Brush Farm House
	Indicative drainage flow
	Existing water tank
	Existing creek
	Existing overflow
	Existing drainage (pipes)
	Upgraded drainage (pipes)
	Headwall upgraded
	Bank stabilisation area
	Detention basin
	Site boundary

Scale: 1:5000 @ A3 






# Masterplan — Strategies

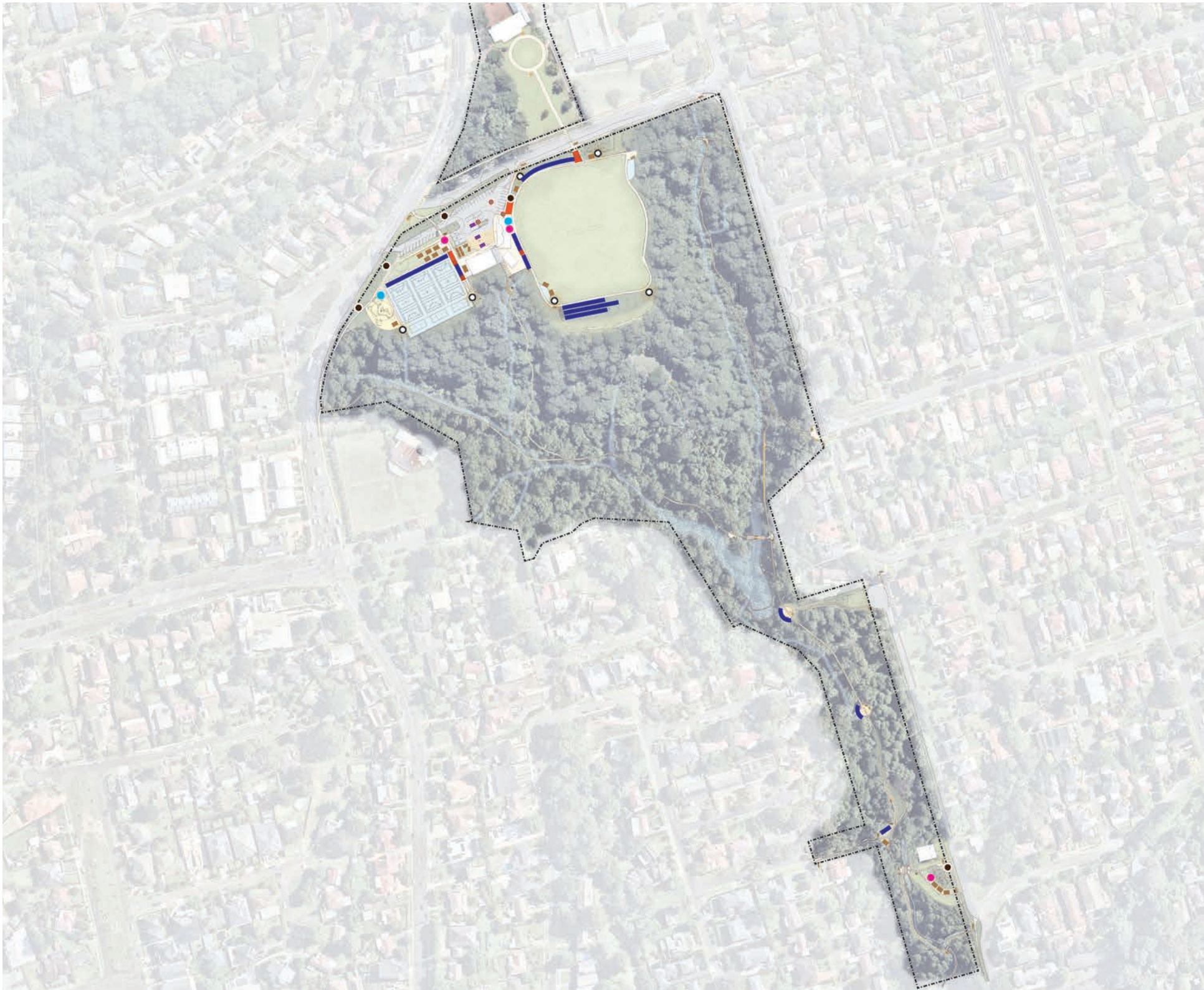
## 3.9.4. Urban Elements

Key design moves:

- Balance of informal and formal seating that engages with the areas of passive and active recreation.
- Upgraded general lighting for safety and field lighting for improved playing conditions.
- Improved equal access and safety at key junctions to enable all user groups to access main recreation and public facilities.
- Co-locating bins and drinking fountains with areas of recreation.

Legend	
	Upgraded field lighting poles
	General area lighting poles 5m
	Existing powerline
	Lighting to stairs/ramps
	Amenities lighting
	Bins
	Drinking station
	Bike Rack
	Formal seating (bench,picnic)
	Informal seating
	Site boundary

Scale: 1:5000 @ A3 












# Masterplan — Strategies

## 3.9.5. Interpretation and Signage

Key design moves:

- Upgrading all existing entries to increase permeability and visibility from surrounding streets and connections.
- Primary entry points that engage with the parks First Nations and colonial history and ecology.
- Improving wayfinding and navigation throughout the track network.
- Embedding Country through interpretative elements as a way of storytelling.

Legend	
	Primary signage - connection with Country/maps/wayfinding
	Secondary signage - directional
	Perimeter signage - identity
	Vehicle/carpark signage
	Heritage interps/signage
	Groundplane interps
	Site boundary

Scale: 1:5000 @ A3 





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FOR  
City of Ryde



30.04.2025  
Adopted by Council

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