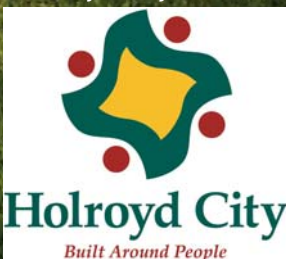


# C V Kelly Park

## Plan of Management

Prepared for:  
Holroyd City Council



August 2009

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C V Kelly Park

## **PLAN OF MANAGEMENT**

Prepared For

Holroyd City Council

By

Environmental Partnership NSW Pty Ltd

**12 August 2009**

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# 1 INTRODUCTION

## 1.1 Background

In association with the NSW Local Government Act of 1993, Local Councils are required to prepare Plans of Management for all Community Land, to ensure it is effectively planned and managed.

This Plan of Management was prepared by Landscape Architectural consultants Environmental Partnership in April 2009.

Community Land as defined by the Act, may be categorised as:

- Sportsgrounds
- Parks
- Natural Areas
- Areas of Cultural Significance
- General Community Use Areas (including drainage reserves)

Under these requirements, C V Kelly Park, Girraween is categorised as a 'Sportsground'. A Sportsground is defined as an area used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.

Categorisation of the park within the terms of Local Government regulations assists Council to formulate objectives for the long-term management of this open space resource.

The core objectives for management of community land categorised as Sportsground as identified by the Local Government Act are:

- (a) Encourage, promote, and facilitate recreational pursuits in the community involving organised and informal sporting activities and games
- (b) Ensure such activities are managed having regard to any adverse impact on nearby residences.

The key objective of this Plan of Management (POM) is to guide future management and development of C V Kelly Park within the legislative requirements of the Local Government Act, taking account of community expectations and the resources available to Holroyd City Council (HCC).

The park has a single street frontage with entry for pedestrians and vehicles on Oramzi Road (refer Figure L01).

The park currently provides recreational facilities including:

- Rugby league field
- Running track
- Long jump, discuss and shot put

The Park also provides amenity for passive recreation with play equipment and relatively attractive landscaped areas surrounding the playing field. The facilities attract key organised user groups. It is important to ensure that future development and management of the Park effectively responds to community expectations and requirements of both these organised groups and the general public.

Specifically this Plan covers land shown in Figure L02 and as listed in Section 1.2 Study Area at a Glance. Relevant property details for the park are listed under

Council's asset register database (AIM). In addition this plan covers any other areas of Community Land acquired and developed by Council as part of this park during the period in which this POM is applicable.

## 1.2 Study area at a glance

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

Item	Description
Site Name:	C V Kelly Park
Address:	Oramzi Road, Girraween
Ownership:	Community land owned by Holroyd City Council
Community land categorisation	Sportsground
Care, control, management:	Holroyd City Council
Area:	34,395m <sup>2</sup>
Zoning:	6 (a) Open Space
Conditions of park:	General park condition is good
Maintenance:	<p>Holroyd City Council:</p> <ul style="list-style-type: none"> <li>• all buildings, floodlighting and fencing along park frontage</li> <li>• grass areas and tree planting</li> <li>• play equipment inspection and repairs</li> <li>• irrigation</li> <li>• general repairs and garbage removal</li> </ul> <p>Line Marking is undertaken by Rugby League and Athletics Clubs</p>
Assets:	Toilets, change rooms, storage building, playground, seats, park frontage fencing, flood lighting, PA system, long jump pits (4), discus cages (2), fixed shot put rings (2), goal posts
Condition of Buildings:	<p>Toilet block and change rooms – poor condition</p> <p>Storage room – fair condition but not large enough</p>
Existing Uses:	Rugby league, senior and junior athletics
Leases / licenses / bookings:	N/A
Caveats / easements:	N/A



### 1.3 Objectives of this Plan of Management

C V Kelly Park has been developed primarily for active recreation by Holroyd City Council and associated user groups. The relatively high quality of landscape setting and adjoining passive recreational areas means that the park also has a strong local parkland role which complements active recreational use.

This Plan has been prepared to provide a coordinated framework for decision making on enhancement and management of the park and therefore aims to integrate the vision and needs of the community and Council in the park's future management and development. Whilst needs are expected to continue to focus primarily on sporting activities, improvements are possible to the function of these uses which would improve the long term quality of the park.

General objectives addressed in this plan include the programs and strategies that are expressed in documents including HCC's "Management Plan" and "State of the Environment Report", along with Holroyd City Council Policies, Codes and its Delegated Authority Manual. Direction was also obtained via discussion with Council staff and relevant user groups. In addition to addressing the core objectives for open space management of community lands categorised as "Sportsground", Council's specific objectives of this POM are to:

- ensure that C V Kelly Park is conserved for recreational and passive recreational purposes
- ensure the park is a visually attractive, safe environment, available and accessible for use by all sectors of the community
- achieve a consistent and responsible approach to the management and maintenance of the park's resources
- provide adequate, equitable, safe and appropriate services for the community that meet reasonable community expectations and are managed efficiently
- manage, develop, protect, restore, enhance and conserve the environmental values of the park, to ensure it is sustainable for future generations while being visually attractive, and operates with minimum impact on adjoining land holders

### 1.4 Community Consultation

The Plan of Management has incorporated three community meetings in its development as outlined below:

- Meeting 1 – roles, values and issues related to the park
- Meeting 2 – Landscape Masterplan options
- Meeting 3 – refinement of preferred Landscape Masterplan and discussion of staging priorities

This document has been placed on public exhibition for 28 days plus a 14 day ongoing response period (42 days total) in accordance with the Local Government Act. The exhibition allows interested parties an opportunity to comment on the Draft Plan. Any comments were considered by Council, and the final document amended where appropriate.

## 2 CONTEXT

### 2.1 Regional Significance

Covering an area of approximately 3.44 ha, C V Kelly Park is located on Oramzi Road, Girraween near Palm Street and adjoining residential and industrial properties that have frontage to Toongabbie Road, Wiltona Place and Misfud Street (refer Figure L01).

C V Kelly Park consists of one main oval used primarily for rugby league in winter and athletics in summer. The Park forms an important component of the recreational facilities managed by Holroyd City Council and is an example of a sports oriented park that effectively caters for local active and passive recreational use.

The details of recreation demand for the Park are discussed in more detail in Section 2.5 of this Plan.

### 2.2 Cultural and Historical Significance

#### 2.2.1 Aboriginal heritage

Holroyd was traditionally occupied by people of the Darug Aboriginal Nation. The Darug nation consisted of many clans.

The Cennemegal or Weymaly clan occupied Prospect/Greystanes and the Bidjigal clan occupied Merrylands/Guildford/Villawood/Bankstown. The Bidjigal tribe included the famous warrior Pemulwuy who fought a guerilla war against white settlement from 1797 to 1802.

The Burramattagal clan of Parramatta/Granville were the western Eora clan. Eora land extends from Sydney Harbour to Parramatta.

Holroyd Local Government Area includes many areas of historical importance including Prospect Hill, which was the site of the first Aboriginal – European reconciliation held in 1805.

Like all Aboriginal people, the Darug people did not own the land but belonged to the land. They had a strong connection to the land; respected it and referred to the land as their mother.

The Aboriginal population for the Sydney region in 1788 has been estimated as being between 5000 and 8000 people, of which about 2000 belonged to the inland Darug people: 1000 between Parramatta and the Blue Mountains and 1000 between what are now Liverpool and Campbelltown. The Darug people were thought to have lived in bands or communities of around 50 members each. Each band retained its own hunting district, and each lived a semi-nomadic lifestyle, regularly changing location within this district.

#### 2.2.2 European heritage

Girraween - Toongabbie is an established residential and industrial area. Settlement of the area dates from the 1790s, with land used mainly for farming. Growth was minimal until the late 1800s and early 1900s when land was subdivided. The most significant development occurred during the post-war years, particularly from the 1950s to the 1970s. The population has increased since the mid 1990s, a result of new dwellings being added to the area.

C V Kelly Park was named after Charles Vincent Kelly, a farmer, who owned the land upon which the park was established. The park has been the home of the Toongabbie Tigers JRLFC since 1928. The club now known as the All Saints



Environmental  
Partnership (NSW)



HOLROYD CITY COUNCIL

CLIENT

C V Kelly Park

TITLE

Site context

DATE  
AUGUST  
2009

SCALE : 1 : 5000 @ A3



DWG NO.  
2797.L01-D









Toongabbie Tigers JRLFC celebrated eighty years this season. The Girraween Little Athletics Centre turned 35 this year and the Girraween Athletics Club is celebrating its 30<sup>th</sup> year in 2008. The parents of little athletics formed the senior athletics club.

A goods rail line that ran from the main branch line at Toongabbie to the quarry at Prospect previously occupied the northern part of the park. The line serviced adjoining industrial areas and was removed leaving an open space corridor at the northern end of the park that extends approximately 700 metres between adjoining residential properties to Keene Park at Targo Road. This corridor also provides access to nearby Girraween Park via Toongabbie Road and provides a popular thoroughfare through the park for the local community.

## **2.3 Physical Site Factors**

### **2.3.1 Climate**

The climate at C V Kelly Park is typical of the western suburbs of Sydney. The months of highest rainfall generally occur from January to June and the area receives an average of 970mm of rain a year. Annual temperatures generally range between 4 and 34 degrees Celsius.

### **2.3.2 Landform and drainage**

The site has a gently sloping topography, which has been modified to create the level playing field in the centre of the park and stormwater drainage canal along the eastern boundary. The natural highpoint is along the western boundary close to Oramzi Road and the low point is close to the north eastern corner.

The topography provides good opportunities for spectators to view the playing field from the western side, however the batter between the south eastern corner of the field and the stormwater canal causes a 'pinch point' for access.

During incidences of extreme rainfall and if the stormwater system reaches its maximum capacity, low-lying areas of the park adjoining the open stormwater canal provide an area for temporary storm water detention.

### **2.3.3 Vegetation**

C V Kelly Park consists primarily of maintained grassed fields and planted native tree species (Eucalyptus, Casuarina and Melaleuca sp.) around the northern, western and southern boundaries. No significant remnant natural vegetation occurs within the Park.

### **2.3.4 Fauna**

Due to the limited extent of indigenous vegetation and maintained grass character of the site, the wildlife habitat of value within C V Kelly Park is generally limited. In addition, the site is essentially isolated and has no physical connection with other areas of remnant indigenous vegetation.

Native tree planting around the perimeter of the park does provide limited habitat for those bird species and fauna that have adapted to the urban environment.

### **2.3.5 Buildings and structures**

An amenities building a storage building are located in the north eastern part of the park. The buildings on site are generally highly utilitarian with a focus of vandal resistance, being generally of 'municipal' style architecture.

The amenities building is in poor condition and the storage building is not large enough to cater for the needs of the three sporting clubs.

A playground with a shade structure is located in the north eastern corner of the park and appears to be well used and kept in a good condition.

Permanent in-ground sporting facilities include:

- Rugby League goalposts at each end of the ground
- 2 discus cages
- 2 fixed shot put rings
- 4 long jump pits

The rugby league field is 91m long and is shorter than most modern fields (usually 100m). The field is too small to have an 8 lane 400m athletics track and when the track is laid out it overlaps the sides of the rugby league field – this is most problematic in March when the athletic / league seasons overlap. Sporting club representatives have requested that Council review the potential to increase the field size to cater for 100m long playing field and 8 lane 400m track

Field lighting is currently provided by four flood lights (two on either side of the field). Council has reviewed the potential to upgrade the field lighting to increase lighting levels to 100 Lux with 8 x 20m lighting towers. This design will need to be upgraded to allow for extra field length and illumination of the turf area south of the main playing field.

The existing PA system has its speakers attached to the light poles on the western side of the field and can be heard most clearly on the eastern side of the field. It is desirable to upgrade the PA system at the same time as the lighting with consideration for less impact on adjoining residential areas.

The locations of buildings and structures are indicated on Figure L02.

## **2.4 Visual Character**

The overall visual character of C V Kelly Park is generally good and predominantly generated by the wide open grass areas surrounded by mature native tree plantings along the boundaries.

Some negative aspects to be addressed through park improvement works include:

- Graffiti on walls of industrial buildings on western boundary
- Mixture of different fence types / colours that make up the boundary fences to the park from residential properties
- Lack of tree planting along the western boundary and prominent views into adjoining residential properties







## 2.5 Current Recreational Usage

C V Kelly Park provides active recreational facilities to regional users. Open for use during the day and evenings, the grounds are used by organised sporting groups and individuals or informal groups for play, relaxation and private training and exercise.

Three major groups use the ground regularly

- All Saints Toongabbie Junior Rugby League Football Club Inc.
- Girraween Athletics Club Inc.
- Girraween Little Athletics Centre Inc.

### 2.5.1 Rugby league usage

- Season runs from March to August (some teams commence pre-season training in February)
- All Saints Toongabbie Junior Rugby League Football Club have approximately 240 members and 15 teams ranging from under 6's to A grade
- Games held weekly on Friday night or Saturday / Sunday during the day
- Training on Monday to Friday evenings

### 2.5.2 Athletics usage

- Season runs from September to March
- Two main athletic clubs use the facilities – Girraween Athletics Club (adults – 100 members) and Girraween Little Athletics Centre (480 members)
- Girraween Athletics Club conduct competitions each Saturday afternoon and have training Monday, Tuesday and Wednesday nights
- Girraween Little Athletics conduct competitions each Friday night and have training Monday, Tuesday and Wednesday nights and also holds special events including carnivals and coaching clinics
- The following events are held at C V Kelly Park: races (60m to 5000m), high jump, long jump, triple jump, discus, shot, javelin and walks
- The ground is also used as a starting and finishing point for a cross country runs (March) and winter training runs
- The tiny tots (3-4 year olds) use the area south of the playing field for play training and skills development
- The athletics facilities are also used by 6 local schools for the holding of sporting activities and carnivals
- The local community and not for profit organisations use the field for training

## 2.6 Planning Considerations

### 2.6.1 Adjacent land use

C V Kelly Park is bounded by residential properties to the, east and north, industrial buildings along the western boundary and Oramzi Road along the southern frontage.

The park is approximately 800m south west of Toongabbie shops and train station. Girraween Park is located approximately 275m by foot to the north and accessed via the old rail corridor and Misfud Street.



### **2.6.2 Zoning and planning controls**

C V Kelly Park is zoned 6(a) Open Space and classified as community land.

The Holroyd LEP identifies the aims of this zoning as to:

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

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

- landscaping
- gardening
- bushfire hazard reduction
- exempt and complying developments within Council's Development Control Plan

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

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

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

### **2.6.3 Access and circulation**

Vehicular access to the park is via Oramzi Road, Girraween at the southern end of the ground. Oramzi Road is a 50 kph zone with a speed hump out the front of the ground to regulate traffic speed.

A sealed carpark is located within the park adjoining Oramzi Road and an unsealed carpark is located along the western boundary. The rugby league and athletics clubs hold keys to a locked gate regulating vehicle access onto the site. On street parking is available at all times along Oramzi Road.

The main entry points into the park for pedestrians are at the south western corner adjoining the playground and the north eastern corner connecting to the disused railway corridor. Pedestrian access in the park is relatively informal with no paved pathways, however a prominent access route exists between these two main entry points via the eastern side of the playing field. Other entries into the park include the south eastern corner at Oramzi Road and a narrow laneway extending from the southern end of Misfud Street.

## 2.7 Statutory Requirements

### 2.7.1 Local Government Amendment (Community Land Management) Act 1998

The Local Government Act provides the legislative framework for a council's day to day operation. The Act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for management.

Of particular relevance is the requirement for all council property classified as Community lands to be categorised in accordance with the guidelines for the categorisation listed in the Local Government (General) Regulation (cl.6B-6JA).

For lands categorised as Natural Area, specific planning and management strategies are to be provided. Strategies must reinforce and reflect the core objectives for community land listed in the Local Government Act (s. 36E-N).

### 2.7.2 Categorisation

The following tables outline the applicable community land category of *Sportsground* for C V Kelly Park including the Guidelines for Categorisation as listed in the Local Government (General) Regulation 1999 and core objectives for management of community land as listed in the local Government Act (Community Land Amendment 1998).

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
<b>Sportsground</b>	<ul style="list-style-type: none"> <li>The land is used or is proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.</li> <li>Ensure such activities are managed having regard to any adverse impact on nearby residences</li> </ul>

### 2.7.3 How this plan addresses the requirements of the Local Government Act

Core Objective	Performance Criteria	Means	Assessment
<b>Sportsground</b>			
Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games	The parks potential to cater for organised sporting use is optimised	Maintain active recreation usage of the park where compatible with physical carrying capacity of park and generally compatible with other park values	Existing organised sporting needs addressed
			Physical and usage conflicts minimised
	The park integrates a passive recreational role for the local community	Enhance extent and quality of non playing field areas for passive recreational use	Local resident use of park for passive recreational use is improved

Core Objective	Performance Criteria	Means	Assessment
<b>Sportsground</b>			
Ensure that such activities are managed having regard to any adverse impact on nearby residences	Impacts arising from recreational use of park are minimised and effectively mitigated where unavoidable	Reinforce amenity tree plantings to non active areas within the park as a buffer to adjoining properties	Enhanced buffer tree plantings
		Upgrade PA system to minimise noise impacts on adjoining residents	Positive feedback and fewer complaints from adjoining residents

## 2.8 Management

Holroyd City Council is entirely responsible for the management of C V Kelly Park. Aside from the standard regulations that apply to the park, groups using the park are generally regulated through the C V Kelly Park Committee. Large groups need to apply to Council in order to hold formal gatherings or organised sports within the park. Coordination between Council and the C V Kelly Park Committee is important to ensure that conflicts between user groups do not eventuate.

Management responsibilities are discussed in more detail in Section 4.2.

## 2.9 Maintenance

Maintenance of C V Kelly Park is the responsibility of Holroyd City Council. Whilst a full analysis of maintenance activities is beyond the scope of the report, the following is a summary of current maintenance activities:

- maintenance of grass areas and tree planting
- grass cutting throughout the year and during the warmer months when greater growth occurs
- general maintenance including garbage removal and repairs as required
- implement play equipment repairs as required

The Parks and Gardens Maintenance Crew operate from the maintenance depot and carry out landscape and general maintenance in the park. This crew also services other parks in surrounding areas.

Council's Building Maintenance Crew maintains all structures in the park.

Complaints about the upkeep of the park have been relatively few indicating a user perception that the park is generally well maintained.

The extensive open grass areas that are a feature of the park require a high level of maintenance. In addition, the large numbers of trees in grassed areas along the perimeter of the park are difficult to maintain. Replacement of grass with mulch may be considered in some of these areas in order to reduce ongoing maintenance costs or where maintenance is difficult.

## **2.10 Current Leasing Agreements**

There are currently no lease agreements for any part of C V Kelly Park.

## **2.11 Staffing**

Maintenance of C V Kelly Park is carried out by crews employed by council as identified in Section 2.9.

## **2.12 Community Involvement**

Review and updating of this Plan of Management has incorporated three community workshop sessions with the principle user groups including the Park Committee and sporting club representatives. Outcomes of these forums have been integrated with the Plan of Management strategies.

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

## **2.13 Funding**

The majority of funding for general maintenance and improvement works at C V Kelly Park comes from rate revenue.

Holroyd City Council spends approximately \$15,000 p.a. on maintenance and improvements in the park.

### 3 MANAGEMENT STRATEGIES

#### 3.1 Introduction

The primary objective of this Plan of Management (POM) is to provide a framework for the future management of C V Kelly Park. Management of the park must be in line with Council's vision for the Holroyd Council Area and its objectives for land zoned 6(a) Open Space and other objectives stated in this document.

This Plan provides a basis for the ongoing care and development of C V Kelly Park in response to demand and the availability of funding. Funding will be a major factor determining the timing of implementation of actions identified in the POM.

#### 3.2 Management Philosophy

Council's management direction for C V Kelly Park will remain in line with those adopted for areas zoned 6(a) "Open Space" as outlined in section 2.6.2, in addition to those listed in section 1.3 of this Report.

The plan will address the management philosophy for the park which aims to provide an effective range of facilities for both current and long term objectives to facilitate enjoyable and memorable community passive recreational use in an attractive and sustainable landscape environment.

In particular this philosophy recognises the need for open space to be responsive and adaptable to ongoing and evolving community needs for passive recreational and active experiences.

#### 3.3 Community Values, Roles and Issues

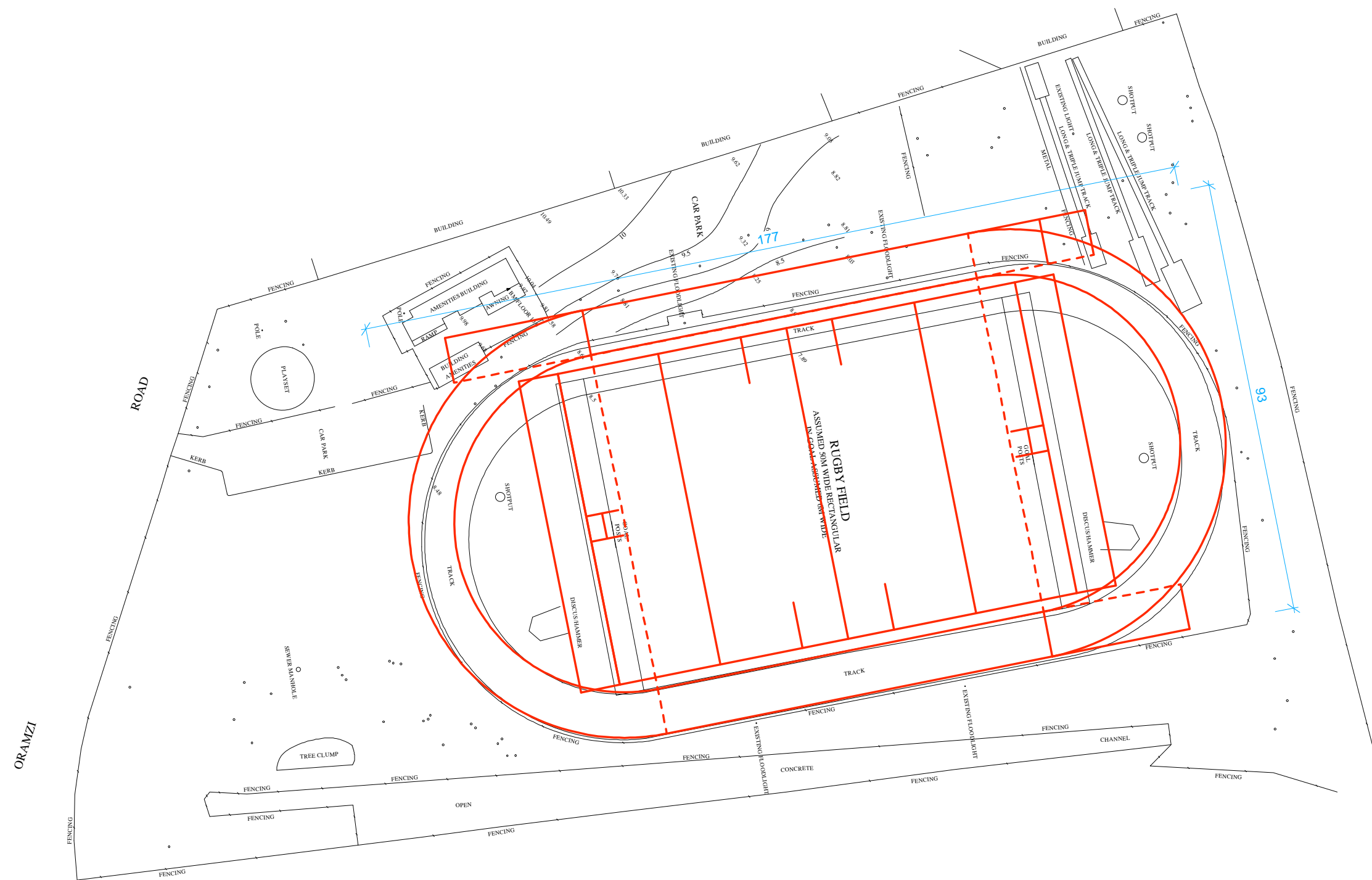
Community values and roles have guided the development of the Plan of Management. In brief these are identified as:

- A multifunctional parkland addressing a variety of community needs
- A flexible parkland catering for both local and district usage with minimal conflict.
- A landscape setting of renewal and ongoing evolution
- A landscape setting that enhances the quality of active and passive recreational use and optimises the parks role as an urban open space providing 'green relief'.

#### 3.4 Planning and Management

The Plan of Management and the Landscape Masterplan (refer figure L05) have primarily been prepared to assist Council with the management and planning for the future development of C V Kelly Park. They should also be used for the procurement of funding for capital works improvements through Council's ongoing budget as well as government grants and community fund raising.

APPROX NORTH



### 3.5 Provision of Facilities

#### 3.5.1 *Playing field*

The existing playing field was constructed for Rugby League use in 1928. By today's standards the field is too short for Rugby League and the perimeter running track is shorter than 400m when 8 lanes are used for athletics. It is desirable to upgrade the field size to cater to these requirements.

A playing field / running track upgrade to full size requires approximately 2.5m extra length and 7m extra width which could be achieved by expanding the playing field in a westerly direction whilst maintaining the current boundary on the eastern side.

The field upgrade would impact the existing long jump pits and require the demolition of existing amenities and storage buildings which are currently in a poor condition (refer sections 3.5.3 and 3.5.4 below).

Earthworks would be required to create a level surface along the western side of the playing field and additional works to complete the field would include new drainage and turf to some areas, relocation of goal posts, new fencing and player dug outs.

#### 3.5.2 *Field lighting and PA system*

As previously mentioned, the field lighting is currently provided by four flood lights (two on either side of the field). Council has reviewed the potential to upgrade the field lighting to increase lighting levels to 100 Lux with 8 x 20m lighting towers. This design will need to be upgraded to allow for extra field length and illumination of the turf area south of the main playing field.

The existing PA system has its speakers attached to the light poles on the western side of the field and can be heard most clearly on the eastern side of the field. It is desirable to upgrade the PA system at the same time as the lighting with consideration for less impact on adjoining residential areas.

#### 3.5.3 *Long jump*

In order to upgrade the playing field size, the long jump tracks and pits located on the north western side of the field will be impacted. It is proposed that the runways and pits be altered or relocated to accommodate the playing field upgrade.

#### 3.5.4 *Multi-purpose building*

As previously mentioned the amenities building is in poor condition and the storage building is not large enough to cater for the needs of the three sporting clubs.

A new multi-purpose building located adjoining the field half-way line on the western side of the ground is proposed to replace the existing facilities. It is envisaged that the building would incorporate:

- toilets
- club meeting room with office
- team change rooms (separate for male / female and visitor / away teams)
- kiosk and separate canteen
- equipment storage underneath the building
- terraced seating between the building and playing field

Refer figure *L06 Multi purpose building concept*

Detailed comments related to the multi purpose building concept have been received from the Athletics Club. Many of these points relate to a level of detail that is beyond the scope of this PoM and Landscape Masterplan study, but will be useful for an Architect in the preparation of a detailed building design. Refer Appendix for detailed comments.

### **3.5.5 Playground**

The existing playground is in a good condition, having recently been upgraded with a new shade sail and is well patronised by the local community. Whilst the playground is located adjoining Oramzi Road park boundary which is beneficial for adjoining residents, its position is cut off from the remainder of park focal areas by the carpark / access road. The proposed relocation of the entry road to the western side of the existing playground should address this issue.

## **3.6 Access and Circulation**

This Plan of Management aims to address the need for convenient and safe access and circulation throughout the park by identifying objectives and by proposing solutions to key access issues.

Pedestrian access into and within the park is relatively informal with noticeable desire lines at the south western entry leading around the south of the athletics field to the north eastern corner of the park. It would be appropriate to reinforce this route with a formal path provision during park upgrade works, however it is also recommended that paths be constructed around the athletics field and to the south eastern park entry to compliment the other proposed park improvements.

The existing asphalt carpark accessed via Oramzi Road currently has approximately 20 marked spaces and is supplemented by an overflow gravel parking area along the western boundary. The gravel carpark occupies enough space to park approximately 40 cars, however because the carpark has no linemarking one would expect a reduced efficiency and a maximum capacity of about 30 cars.

A new carpark with asphalt pavement and linemarking is proposed along the north western boundary that equals the existing available car spaces whilst maximising open space for sporting facilities. Refer figure L05 Landscape Masterplan

## **3.7 Health & Safety Issues**

The park environment is of reasonable quality and as a consequence health and safety issues identified at C V Kelly Park are limited. Those needing to be addressed include:

- Maintenance of the barrier fence around the stormwater canal along the park's eastern boundary
- Additional shade tree planting for spectators around the park
- Upgraded playing field lighting to improve lighting levels for night games



## 3.8 Landscape Improvement

### 3.8.1 Introduction

Council sets aside funds annually for park landscape improvements, street tree planting and also for the supply of trees to ratepayers, schools, community groups and Local Committees upon request. These works are carried out as required and as funds permit.

Tree planting may be used to address a number of issues associated with poor physical and visual amenity.

Planting should take into consideration:

- areas particularly near buildings where shade is required in summer and sun penetration in winter
- landscape enhancement of passive recreation to provide grassed areas with groups of shade trees to provide an open woodland character
- avenue tree planting along the Oramzi Road park frontage
- shade and screen tree planting for carparking areas
- visual buffering of poor views such as the industrial factory wall that extends along the western boundary of the park

The western boundary factory wall is currently subject to indiscriminate graffiti or 'Tagging'. A combination of screen planting and commission of a graffiti 'Masterwork' to part or parts of the wall would minimise the lure of tagging and improve the wall's appearance.

Informal tree planting would be desirable around the perimeter of the fields to allow spectators to view sporting events without being exposed to direct sunlight. The location of trees will also need to ensure that shade does not affect the growth of turf on the field or interfere with lighting.

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

Any trees removed in the construction of the proposed field extension, multi-purpose building and carpark should be replaced with appropriate species elsewhere on site, according to the considerations above.

Detailed design of landscape treatments throughout the park should be carried out as required and as funding permits, to integrate all design elements in a coordinated scheme.

### 3.8.2 Recommended species

Council generally favours the planting of local indigenous species from the Cumberland Plain Forest types or species selected from Council's species list 'Ornamental Native Tree Species suitable for the Holroyd Local Government Area'.





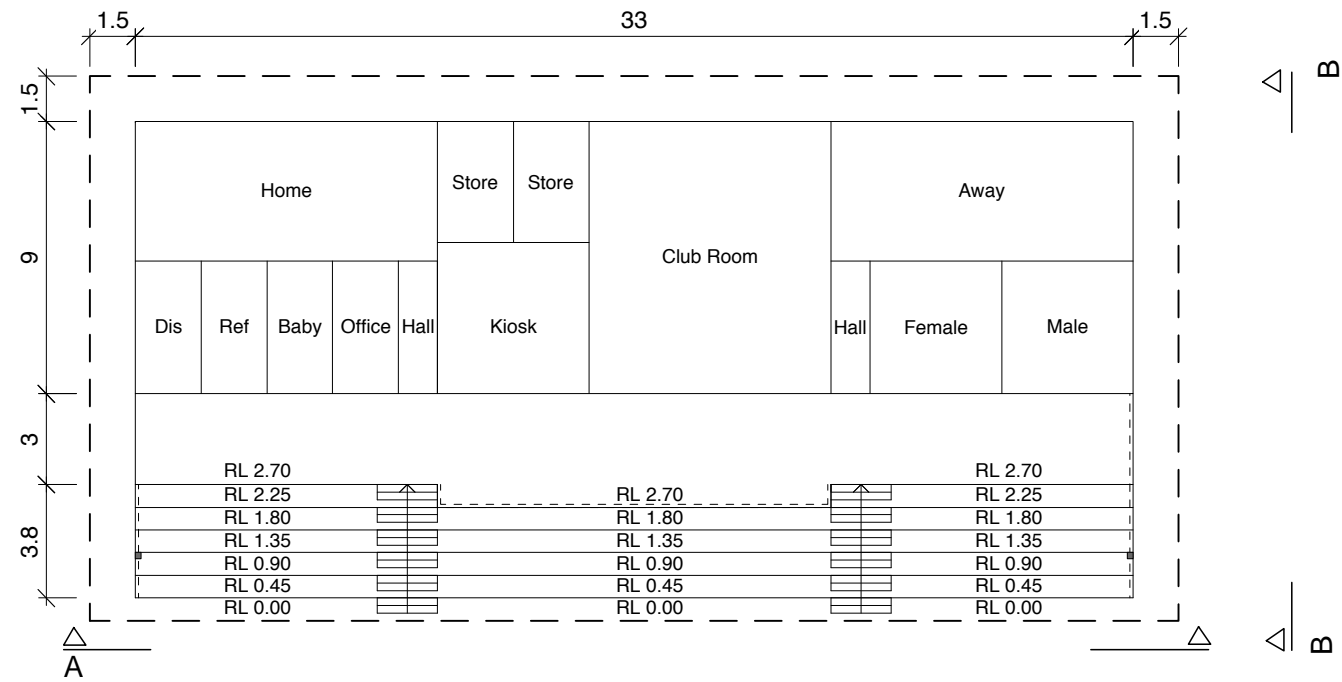
**Key:**

- 1 Multi-purpose building including:
  - Toilets
  - Team change rooms
  - Kiosk and separate canteen
  - Meeting room
  - Storage under building
  - Terraced seating along eastern edge
- 2 Existing playground to be retained
- 3 New visitor carpark with asphalt surface
- 4 New carpark for club officials (restricted usage)
- 5 Modify existing long jump pits for junior use (impacted by field upgrade) and provide one additional long jump track and pit
- 6 Area for possible future development of junior discus/shot put field
- 7 Upgraded turf playing field with 8 lane 400m perimeter running track, 100m track to western side and full length rugby league field
- 8 Opportunity for graffiti style artworks along factory wall

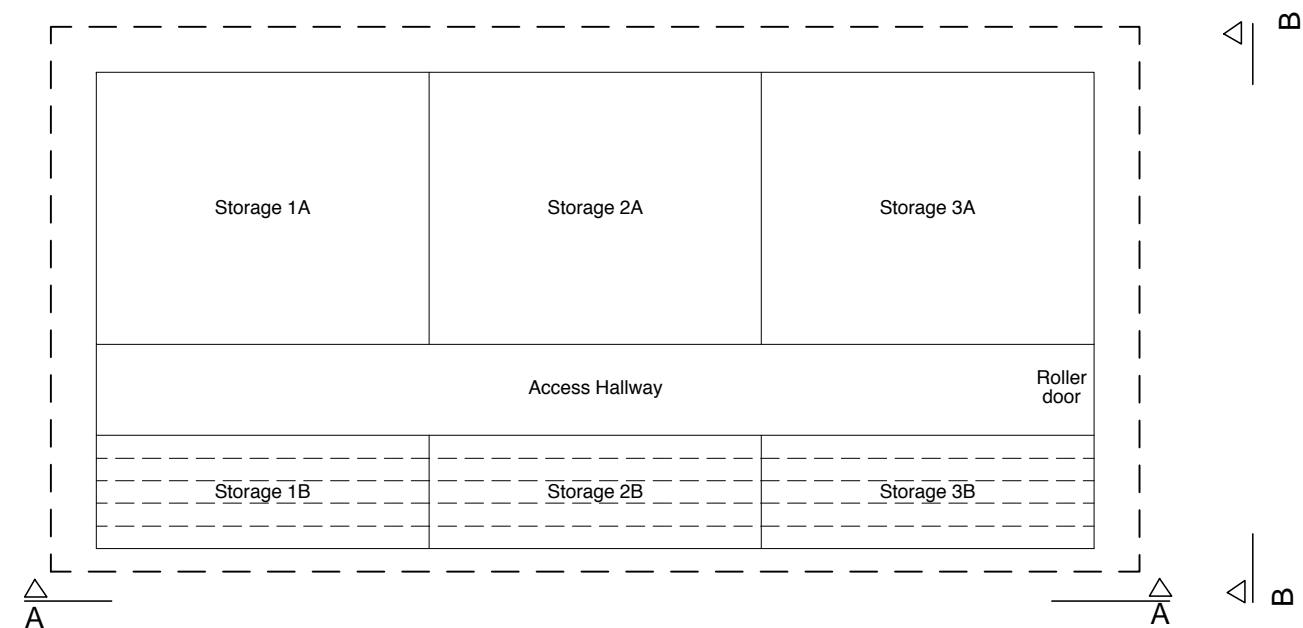
**Legend:**

- Existing built feature to be removed (building, road, carpark, fence, equipment)
- New field lighting
- Asphalt roadway / carpark
- 1.5m wide concrete pathway
- Native plant garden bed
- Turf
- Native tree planting
- Existing tree to be retained
- Existing tree to be removed





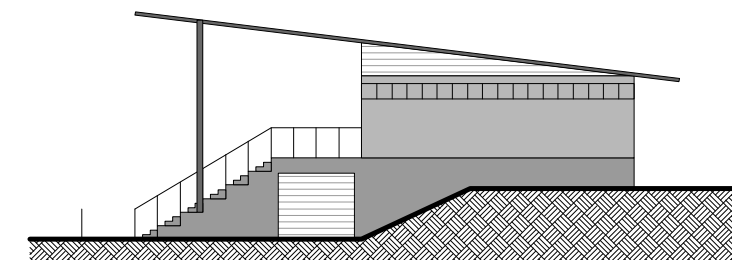
1st Floor - amenities



Ground Floor - storage



Eastern Elevation A-A



Northern Elevation B-B

### 3.9 Maintenance

In general there is user satisfaction with the standard of upkeep of C V Kelly Park. However there are a number of maintenance issues that should be addressed, including:

- Potential use of water collected from the proposed multi purpose building
- the need to reduce the extent of difficult to maintain grass areas
- Investigation into more appropriate siting of rubbish facilities to reduce littering
- recycling bins to allow waste types to be separated at their source

#### 3.9.1 Irrigation

Water tank facilities should be considered to supplement portable water for turf irrigation. Rain water could be collected from the roof of the proposed multi-purpose building and stored in an underground tank.

#### 3.9.2 Ease of maintenance

In order to reduce maintenance levels associated with lawn mowing, it is proposed to progressively replace grass with mulch around boundary tree planting areas. Mulch should be topped up on a regular basis to ensure it continues to suppress weed regrowth with potential for establishment of native grass groundcover.

#### 3.9.3 Litter

Existing rubbish bins should be upgraded to Council's standard 240L bin / enclosure system and bin storage facilities. Bins should be located at high activity areas including the playground and kiosk.

#### 3.9.4 Recycling

As part of Holroyd Council's commitment to recycling it is recommended that special bins for both aluminium cans and glass bottles be provided at key locations eg. adjoining the playground and proposed multi purpose building.

## 4 IMPLEMENTATION

### 4.1 Introduction

While the existing management structure of C V Kelly Park has been effective in the care and control of this important open space resource, future management decisions will need to be addressed in the context of this Plan of Management. Implementation of the C V Kelly Park Plan will be an ongoing process in response to community expectations, user requirements, the availability of funding and other circumstances as they arise.

### 4.2 Management Structure

As the management and development of C V Kelly Park involves the cooperation of several major user groups, it is essential to have a clear definition of management responsibilities as well as the involvement of a range of people with the necessary management skills and experience.

These groups and their respective responsibilities are summarised below. It should be noted that some of the responsibilities described below represent current management practices.

#### 4.2.1 Holroyd City Council

- Core responsibility for development and management of C V Kelly Park
- Budget allocation for development and maintenance of C V Kelly Park
- Allocation of resources (financial, human and physical) for effective development of the park
- Assessment of applications for development of commercial recreation facilities
- Maintenance of landscape works and passive recreation facilities in the park
- Maintenance of Playing Fields and associated facilities.

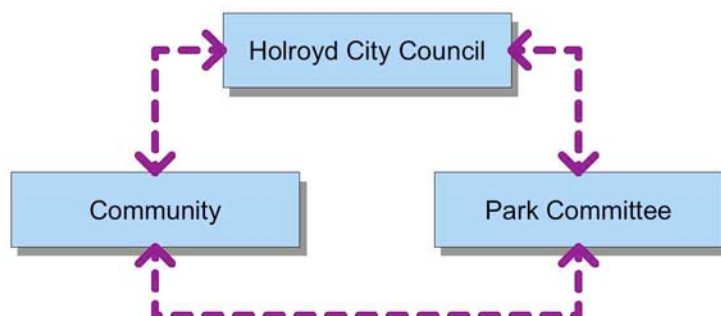
#### 4.2.2 C V Kelly Park Committee

- Seeking opinions, expectations and needs of community in relation to the park
- Providing advice to Council on the requirements of the community as well as those of relevant authorities and organisations
- Identifying sources of funding
- Management of the playing field and its associated facilities.
- Co-ordination of all user groups.
- Management of hiring of all the facilities.
- Reporting vandalism and misuse of the park to Council and proposing actions to prevent these.

#### 4.2.3 The Community

- Report maintenance requirements and vandalism to the Holroyd City Council or the C V Kelly Park Committee
- Liaison with Council regarding use of the park
- Presentation of requests and proposals to Council for development or upgrading of facilities in the park.

It is proposed that these three groups will work together to deal with park management issues as they arise. The relationship between these groups is illustrated in the following diagram.



### 4.3 Funding

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

Holroyd Council provides funding for regular maintenance of the park in its annual budget. Council's annual budget allocation is aimed at achieving a satisfactory level of maintenance and facility provision in all Community Land areas.

Funding grants are available upon application to the relevant Government Departments and while grants are likely to be available in the future, the funding for C V Kelly Park should reflect its importance as a sporting venue and passive recreation destination.

### 4.4 Priorities

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

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

#### 4.4.1 High priority (short-term)

- stage 1 capital works improvements with current funding
- safety issues where there is high probability of injury occurring
- work needed to ensure the essential function of the park is not compromised
- work needed to eliminate/reduce severe environmental problems, eg. erosion, water pollution, etc, (eg. in line with the requirements of the Environmental Protection Act and Soil Conservation Act, EPA Act etc).

**4.4.2 Moderate priority (medium-term)**

- other capital works improvements that are not possible to implement in stage 1
- ongoing preventative and remedial maintenance of existing park assets
- work needed to ameliorate adverse environmental conditions, (eg. insufficient shade, visual and noise intrusion, poor circulation and access)
- works aimed at reducing ongoing maintenance costs

**4.4.3 Low priority (long-term)**

- works aimed at improving the aesthetic quality of the park
- works aimed at enhancing habitat value

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

**4.4.4 Implementation schedule**

The following schedule lists each proposed management action, giving it a priority rating as determined from criteria above. (High, Medium or Low). Each activity is also listed against a performance indicator and its current status is noted. These activities are described in more detail in section 3 Management Strategies.

The status rating is as follows:

**O - Ongoing** - this denotes activities that take place as part of the normal maintenance routine of the park.

**P - Proposed** - these activities have been proposed by the Plan of Management, but work on these activities has not been commenced.

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

**Cp - Complete** - this refers to activities that have been completed (their performance indicators have been fulfilled) since the last Plan of Management Review.

**Index for symbols**

HCC	Holroyd City Council
PC	C V Kelly Park Committee
H	High priority
M	Medium priority
L	Low priority

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

## 4.5 Action list

No.	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
<b>0.0</b>	<b>Planning &amp; Management</b>				
0.1	Engage lighting designer to update flood lighting design in relation to increased field size (100Lux)	H	HCC	Updated lighting designs undertaken	P
0.2	Undertake a detailed site survey	H	HCC	Survey undertaken and is suitable for use in detailed design	P
0.3	Use PoM and Landscape Masterplan to source funding for capital works improvements	H	HCC & PC	Budget for capital works improvements	P
0.4	Engage consultants to prepare design development and construction documentation plans for park improvements to enable tendering and construction (potentially in stages)	H	HCC	Brief prepared. Consultants engaged. Detailed drawings prepared.	P
0.5	Engage artist to develop 'graffiti style' artwork concepts for the wall of industrial building (western boundary) for approval of the Park Committee and Council	H	HCC & PC	Brief prepared. Consultants engaged. Detailed drawings prepared.	P
<b>1.0</b>	<b>Site Facilities</b>				
1.1	Temporary storage for sporting user groups	H	HCC	Storage units installed	P
1.2	Lighting and PA system upgrade to playing field.	H	HCC	Lighting and PA works implemented	P
1.3	Construct new long jump pits compatible with location of future field upgrade	H	HCC	Facilities provided	P
1.4	Upgrade existing playing field with increased size for athletics track and rugby league use (including removal of existing buildings, earthworks, new turf and drainage, goal posts, player dugouts and fencing).	M	HCC	Playing field works implemented	P
1.5	New multi-purpose building (toilets, team change rooms, kiosk and separate canteen, storage under building and terraced seating)	M	HCC	New building constructed	P
<b>2.0</b>	<b>Access &amp; Circulation</b>				
2.1	New pathway to eastern side of playing field including south eastern corner	H	HCC	Improved pedestrian access in this location	P



No.	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
2.2	Upgrade carpark along western boundary with new pavement and tree planting	M	HCC	Improved parking provided	P
2.3	New pathways from Oramzi Rd entries and the remainder of the field perimeter	M	HCC	Improved pedestrian access in these locations	P
<b>3.0</b>	<b>Landscape Improvements</b>				
3.1	Buffer planting of adjacent industrial area (western boundary) and residential area (eastern boundary) including low native grass understorey.	M	HCC	Adjacent buildings adequately screened. Deterrent to vandalism on industrial building wall	P
3.2	Pockets of native tree and ground cover planting at path nodes	M	HCC	Plantings provided for improved park amenity	P
3.3	Avenue planting along Oramzi Road frontage	M	HCC	Enhanced park / streetscape amenity	P
3.4	Install artworks to wall of industrial building along western boundary	M	HCC	Artworks improve park amenity and deter vandalism of exposed wall frontage	P
<b>4.0</b>	<b>Maintenance</b>				
4.1	Preventative maintenance	M	HCC	Park adequately maintained	O
4.2	Remedial maintenance	M	HCC	Park adequately maintained	O
4.3	Sustainable maintenance costs	M	HCC	Maintenance costs monitored	O

#### 4.6 Staffing

The current level of staffing at C V Kelly Park is adequate to maintain an acceptable quality of landscape and recreational opportunities. Additional maintenance capacity will however be required to address problems associated with weed proliferation and general turf wear. In addition maintenance capacity will need to be reassessed if new facilities are provided.

#### 4.7 Commercial Development Opportunities

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

## 4.8 Leases and Licences

### ***4.8.1 What are leases, licences and other estates?***

The Local Government Act, 1993 allows Council to grant leases, licences and other estates over all or part of community land. Leases and licences are a method of formalising the use of land and facilities. Leases and licences can be held by groups such as community organisations and schools, and by commercial organisations or individuals providing facilities and/or services for profit.

A lease will be typically required where exclusive use or control of part of C V Kelly Park is desirable for effective management to meet community needs. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities in the park justifies such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the park is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

The definition of "estate", under Section 21 of the Interpretation Act, 1987, includes other rights over land, such as easements, including "interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity".

### ***4.8.2 Existing leases, licences and other estates***

There are currently no existing leases, licences and other estates in operation at C V Kelly Park.

### ***4.8.3 Authorisation of future leases, licences and other estates***

To comply with the Local Government, 1993, this Plan of Management must clearly specify the leases, licences and other estates that are authorised on community land within C V Kelly Park. Occupation of community land by leases, licences and other estates that apply to the park are set out in Sections 46, 46A, 47, 47A, 47C and 47D of the Local Government Act, 1993.

Council may also consider leases or licences for uses that are compatible with the recreational and residential values of the park.

Operation of such uses must be on the condition that fees / profits gained contribute to park maintenance and enhancement.

These and any other applications for granting of lease or license or for conducting of a temporary activity on site not addressed expressly by this plan must be assessed by Council in accordance with the Local Government Act.

Generally leasing or licensing other than that addressed will require revision and re-exhibition of this Plan of Management

## **4.9 Plan of Management**

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

In addition to this annual assessment, reviews of the Plan will be carried out when necessary to up date the plan to reflect any changing circumstances and community needs.

## Appendix – Athletics Club comments related to the draft Landscape Masterplan for C V Kelly Park

*The following list (below) was provided by the Athletics Club in relation to the draft Landscape Masterplan. Where possible, many of these comments have been incorporated in the Landscape Masterplan for C V Kelly Park. Exception is for detailed design items that fall beyond the scope of the Landscape Masterplan and therefore included in this appendix for the future reference of consultants implementing design details.*

### **Ground**

1. The lighting tower approved for the tiny tots area at the southern end of the park has been omitted from the plan. This area will be important also for winter evening athletics coaching and warm up for football teams during night games and coaching when the main oval is closed due to wet weather.
2. The new long jump pit (closest to the building) should be on the other side of the current double ended pit.
3. The native tree plantings along the footpath following the southern end of the oval are located in an area that is used for tiny tots, coaching and where shade shelters (including marshalling areas) are currently set up for athletics carnivals. These plantings are likely to cause obstruction of be damaged by people walking through the area.
4. Can the fence line be altered to allow for a 100 metre (up to 8 lane) track to be set up along the home straight of the circular track (past the multi purpose building) during winter for school athletics carnivals (schools do not like running 100 metres events on the other side of the field. When all is constructed all of the kids will be in the grandstand area. I envisage that when the facilities are there more schools will want to use them than currently). This alteration would not be to the extent of the earlier draft plans. Once the long jump pit is moved to the correct position the fence could be extended closer to the long jump area. When the eastern end of the current double ended pit is removed there is scope to further remove some of the runway at that end to accommodate this. There appears also limited scope to straighten the fence delaying the bend at the southern end of the field. This area will not be used by adults as a 100 metre track so the clearance beyond the finish line (southern end) does not have to be as long as if it were.
5. Move the lighting towers on either side of the building to allow for a longer building, if necessary (see below)
6. What is the width of the path along the western side of the track? Is there sufficient space between the bottom step of the seating area and the fence? Heavy congestion is suffered at Holroyd Sportsground when events are held. At a recent carnival there the whole section was closed off to accommodate a visiting New Zealand touring side to prevent this bottle neck but forcing pedestrian traffic along the top pedestrian walking area causing increased congestion there. During large carnivals both thoroughfares are constantly congested.
7. It may be worthwhile to extend the path along the western fence down to the long jump (and proposed junior throws area) due to the volume of traffic that uses this area during athletics and football events.
8. If the entry driveway is widened there may be sufficient space for a few additional parking spaces on the western side of the road.

**Multi-purpose building**

9. The proposed building for CV Kelly Park is thirty three metres long. A similar building at Holroyd Sportsground is approximately thirty eight metres long. The latter building has additional storage space for Holroyd City Council and a larger club room.
10. Upon reflection an announcer's room with a view of the entire ground (and if possible long jump areas) is desired. This room should be long enough to house two or three computers and microphones and radios to maintain communications for use by ground users. Equipment common to the ground users like the amplifier for the PA system would be housed in this room. The room requires sufficient elevation to see over the heads of people standing in the concourse area.
11. Council will require an area that houses the electronics for the automated sprinkler and lighting systems. It would also make sense to have storage for council use.
12. The Parks Committee should have a storage space to allow for equipment owned by the committee to be stored for use by the committee and principal users. Due to the good relations between the current ground users I envisage a time when the clubs will share more common equipment. Currently we share the PA system (an amplifier was donated by one of the clubs for common use a few years ago) but there is scope for the Parks Committee to manage line marking and other key equipment in lieu of individual clubs.
13. The club room at Holroyd Sportsground is approximately 10mx10.5m. Unfortunately for the users of that facility there is no storage space for chairs etc so approximately 10mx2m is wasted for this. There should be sufficient storage for stackable chair and foldable tables in the store room.
14. There should also be a separate store room for audio visual and electronic equipment. The club room will be available for hire and should have appropriate storage for equipment that hirers and current sporting clubs might use.
15. The club room should be larger to better accommodate its users. The athletics clubs average 50 to 80 athletes at training and the club room will provide wet weather training options and the ability to run indoor coaching, audio visual and multimedia sessions. A larger room will also allow a football team to train comfortably within when necessary. The current clubs are forced to have many meetings off-site due to the inadequacy of the current facility. If the facility were sufficiently sized the Girraween Athletics Club will also be able to host its AGM and Awards Ceremonies on site as will the little athletics club be able to host public meetings and training seminars for parents, athletes, officials and coaches.
16. The club room should also have its own kitchenette area to allow hirers to have access to tea/coffee and other basic kitchen facilities. It should be sufficient to allow schools to set up their own canteen area for sporting carnivals (eg hot & cold water, sink, refrigeration area and some bench space perhaps against the wall. Portable tables could be used in lieu of a fixed structure to define the size of the canteen selling area as required by each user). The football and athletics clubs have access to the canteen for approximately six months each. School sporting carnivals mainly occur during the football season and it would be unfair to the football club to empty the canteen for a school to use the facility for one day (repeated for each school that uses the ground – currently about 6 but likely to rise when better facilities are available).
17. The access hallway in the ground floor storage area is wasted space that could be better used for storage. Perhaps a solid wall could be built extending from the storage area 1A across the access hallway to storage 1B. An entry door could be then placed on the southern end of the building giving the football club exclusive access to that storage area. Equipment

sheds are generally left open while the ground is in use so not only is the equipment of two athletics clubs more vulnerable out of season the opposite exists for the football club during athletics season. Also under the current design I envisage that the football club would have to utilise storage areas 1A and 1B because the athletics clubs have a lot of heavy equipment to manoeuvre back and forth. It would be easier for the football club to have their own access. A single access is also problematic when the athletics clubs and football club use the ground at the same time. This is prevalent during the crossover period between seasons when the football clubs start training before their season and when the senior athletics club holds three cross country events at the beginning of the football season. The little athletics club also coaches right through the football season using the outer ground areas but needing access to the equipment shed on a regular basis. If we have to move the high jump bags out of the storage area to gain access to equipment (as is the current case) this would likely interfere with access and egress of the other users. The trolley carrying the high jump bags holds two entire sets of bags and a second trolley holds top covers and high jump stands etc.

18. Storage areas 2 and 3 could be redesigned to provide storage cages for each of the athletics clubs and storage areas for shared and bulky items. This could result in three or more sections, the finer detail of which can be sorted at a time beyond the development of this master plan.
19. Perhaps the slope in the ground indicated in Northern Elevation B-B could be cut away to allow a second roller door exclusively for the trolley containing high jump bags. It will otherwise be awkward manoeuvring them out of the storage area (particularly if the access hallway has to remain. In the current facility the high jump bags have access and egress through the main door meaning that they are the first item out of the shed and the last returned (even if there is no intention to use them). The trolley holding the bags is almost the entire length of the distance between the front doors of the shed and the rear wall. There is a small space in the doorway to allow someone to pass to unlock the door. This trolley is heavy increasing risk of injury to those moving it (particularly if the person accessing the shed is alone). The second door will mean that the bags don't need to be manoeuvred every time equipment is taken in and out of the shed.
20. The store room behind the kiosk (next to the home dressing room) should have access to the canteen allowing deliveries to be made through the back of the building and providing enough storage space for canteen stock, cupboards, fridges, freezers, and other equipment. Current space is roughly 2mx8m which is barely sufficient.
21. To accommodate the additional recommendations a building of 38 to 40 metres length is recommended.