

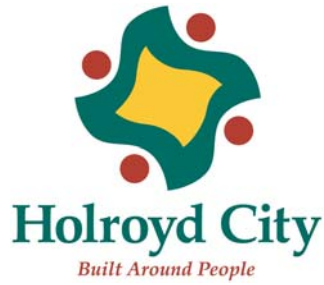
FREAME PARK

Plan of Management

Holroyd City Council



Environmental Partnership
December 2009



Holroyd City Council

FREAME PARK

Plan of Management

Date	Issue	Amendments	Signed Off
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1 INTRODUCTION

1.1 Background

This plan of management was adopted by Council on Tuesday 20th October 2009. As a requirement under the NSW Local Government (Land Management) Act of 1993, Local Councils are required to prepare Plans of Management for all Community Land, to ensure it is effectively planned and managed.

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 classifications, Freame Park, Mays Hill 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 Freame Park within the legislative requirements of the Local Government Act, taking account of community expectations and the resources available to Holroyd City Council (HCC).

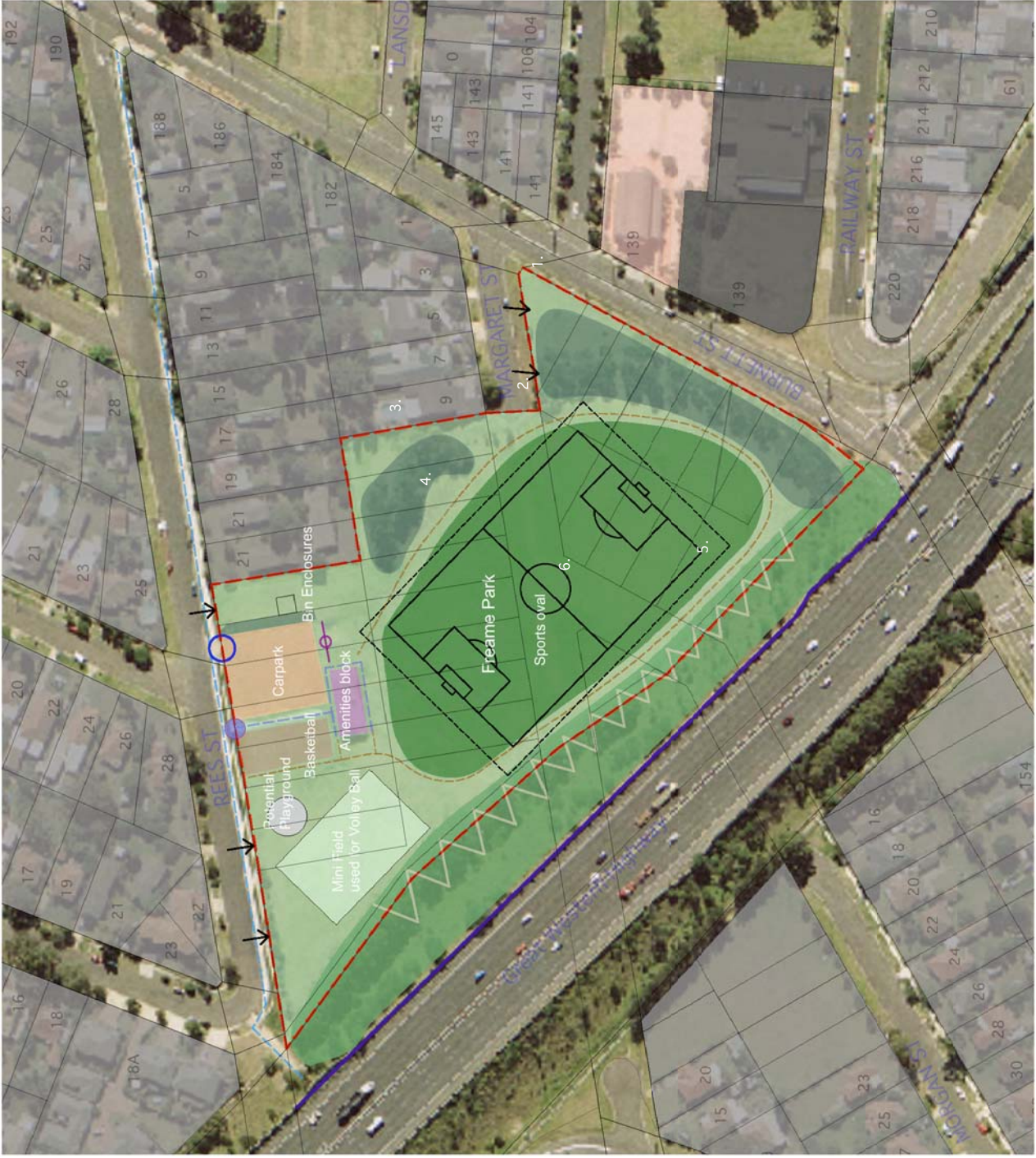
The park has a dual street frontage with entry for pedestrians from Margaret Street and pedestrian /vehicular access from Rees Street (refer Figure L01).

The park currently provides recreational facilities including:

- Basketball court
- Soccer fields (1 x full size and 1 x mini field)
- Amenities building with toilets, change room, referees room & canteen

The park also provides amenity for passive recreation with attractive surrounding landscaped areas. 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 L01 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 (TAMS). 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. Park frontage on Burnett Street



3. Eastern boundary adjoining residences



2. Entry from Margaret Street



4. Steeply sloping batter east of field



5. Western buffer area to RTA sound wall



6. Freame Sports Oval and amenities building

Freame Park - Figure L01

- Legend**
- Study area Freame Park
 - Residential landuse
 - Industrial commercial
 - Amenities
 - Carpark
 - Church site
 - Basketball
 - Maintenance Gate access
 - Acoustic barrier
 - Cycle route
 - Vehicular access
 - Pedestrian path access
 - Informal pathway
 - Informal circulation
 - ↑ Views to park
 - Park area
 - Existing buffer vegetation
 - Trees canopy
 - Park area where external views are screened
 - Welded mesh fence



1.2 Study area at a glance

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

Item	Description
Site Name:	Freame Park
Address:	25 Rees Street, Mays Hill
Ownership:	Community land owned by Holroyd City Council
Community land categorisation	Sportsground
Care, control, management:	Holroyd City Council
Area:	29,073m ²
Zoning:	6 (a) Open Space
Conditions of park:	General park condition is good
Maintenance:	Holroyd City Council: <ul style="list-style-type: none"> • grass mowing • maintenance of grass areas and tree planting • general maintenance, repairs and garbage removal • maintenance of fencing • maintenance of floodlighting • maintenance of irrigation / water tank • maintenance of building Line marking is undertaken by sporting clubs
Assets:	Amenities building (including kiosk, toilets, change rooms, storage), playground, basketball court, fencing, gates, flood lighting, rainwater tank for toilet flush, goal posts, carpark, garbage bin storage shed , and drainage infrastructure
Condition of Buildings:	Amenities building with toilets, change rooms and storage room – good condition
Existing Uses:	Soccer, Basketball
Leases / licenses / bookings:	N/A
Caveats / easements:	N/A

1.3 Objectives of this Plan of Management

Freame Park has been developed primarily for active recreation by Holroyd City Council and associated user groups. The high quality 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 would improve the long term quality of the park.

General objectives addressed in this plan include the programs and strategies expressed in HCC's Management Plan and State of the Environment Report, along with 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 Freame Park is conserved for active and passive recreation 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
- 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 pollution free, and operates with minimum impact on adjoining land holders

1.4 Community Consultation

The Plan of Management has incorporated two community forums in its development. These have included an initial issues forum and a follow up actions and priorities forum.

This draft document was placed on public display 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 Plan of Management with comments to be considered by Council for inclusion in the final document where appropriate.

2 CONTEXT

2.1 Regional Significance

Covering an area of approximately 2.9 ha, Freame Park is located on Rees Street, Mays Hill and abuts adjoining residential properties and Margaret Street along its north east boundary and Burnett Street to the south. The park is buffered to the Western Highway by a vegetated corridor to the west (refer Figure L01).

Freame Park consists of one main oval used primarily for soccer, and touch football, and a mini-field for junior soccer. The park also caters for school athletics and basketball. The Park forms an important component of the recreational facilities managed by Holroyd City Council and is an example of a sports oriented park also effectively catering for local 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 Darug people had excellent land management skills which meant they did not have to artificially cultivate crops.

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

Mays Hill - Parramatta is an established residential and industrial area. Settlement of the area dates from the 1790s, with land used mainly for citrus Orchards. 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.

Freame Park was named after former Mayor of Holroyd Council, William Henry George Freame (between 1909-11). Freame was a local historian and freelance journalist.

The suburb of Mays Hill derives its name from Thomas May who built his home 'Park Lodge' on the hill of his property purchased in 1859 from the first sub divisions of Government House, Parramatta's surrounding lands. The area at the time was predominately planted out with citrus orchards. Mays Hill is significant locally as where the first council meeting was held and subsequently became the site of the first Council Chamber building.

2.3 Physical Site Factors

2.3.1 Climate

The climate at Freame 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 generally has a gently sloping topography, which has been modified to create the level playing field in the centre of the park. The natural highpoint lies along the southern boundary the low point runs along the north eastern corner adjacent residential property boundaries. A steep batter between the north eastern side of the field to an open stormwater drain (gutter) adjoining residences rear boundary fence lines causes a 'pinch point' for pedestrian access from Margaret Street and hampers play for runaway balls. Currently this area is vegetated with native trees in mown grass.

Ponding can also occur where excessive runoff from the M4 Motor Way overflows into the park along the south western boundary.

2.3.3 Vegetation

Freame Park consists primarily of maintained grassed fields and planted native tree species (Eucalyptus and Lophostemon sp.) around the western and south eastern 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 Freame 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 is located in the park. The building is highly utilitarian in design with a focus on vandal resistance.

The amenity building is in good condition and is large enough to cater for the needs of the current sporting club users.

Permanent in-ground sporting facilities include:

- Soccer goalposts at each end of the ground
- 1 basketball court

The oval is too narrow to be practically used for cricket matches.

Field lighting was recently upgraded by Council to provide 100lux lighting enabling night training and games.

The locations of buildings and structures are indicated on Figure L01.

2.4 Visual Character

The overall visual character of Freame Park is generally good and predominately generated by wide open grass areas surrounded by mature native tree plantings along the boundaries. The southern boundary is offered some protection from the adjoining M4 Motorway by RTA sound barrier walls and an area of buffer vegetation. Similarly steeply sloping topography and tree canopy offer some privacy and protection to residential properties bounding the park to the north east. Recent upgrades to the carpark area and amenities building has included amenity planting to entry areas.

Negative aspects to be addressed through future park improvement works include:

- Buffer planting to M4 motor way along south western boundary is patchy and does not effectively screen graffiti on sound barrier walls facing into the park on RTA land
- soil erosion and periodic flooding from M4 motorway embankment occurs along the south western boundary during periods of heavy rain with limited drainage measures or buffer vegetation currently in place to mitigate overflow.
- Signage, fencing and landscape amenity along Burnett Street and Margaret Street entries is limited and could be improved
- Privacy screening into adjoining residential properties backyards along the north eastern boundary embankment is poor

2.5 Current Recreational Usage

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

The major groups who use the ground regularly include;

- Wentworthville Soccer Club use both fields for soccer games
- NSW Churches Football Association – use park for training and games
- NSW Fire Brigade – use park for training and games
- Soccer coaching academies for recreation / training purposes
- School groups use the field for both winter and summer sports

2.5.1 Soccer usage

Generally

- Season runs from March to August (some teams commence pre-season training in February)
- Games held weeknights and Saturday / Sunday during the day
- Training on Monday to Friday evenings

The Wentworthville Uniting Church Soccer Club and The NSW Churches Football Association was selected to use the park for soccer training and games at the park during winter, as they are smaller associations who are less likely to cause problems with surrounding residents from excessive amounts of noise and parking.

2.5.2 Basketball court

Predominately used by local Schools, including;

- Parramatta High,
- Marist College,
- Parramatta East Primary

In addition to general non-organised use by the community for games / play.

2.5.3 Athletics usage

Several local schools use the park for training purposes throughout the school year including;

- Parramatta High,
- Marist College,
- Parramatta East Primary

It is noted that the amenities block also provides Council maintenance staff with a satellite facility for lunch and tea breaks.

2.6 Planning Considerations

2.6.1 Adjacent Land Use

Freame Park is bounded by residential properties to the north east, the Western Motorway (M4) to the west, Rees Street with residential properties to the north and to the south east Burnett Street.

The park is approximately 2km south west of Parramatta shops and rail station.

2.6.2 Zoning and Planning Controls

Freame 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 DCP

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):

Advertising structures; agriculture; building works; buildings for the purposes of landscaping; caravan parks; change of building use; child care centres; children's playgrounds; community uses; drill grounds; forestry; public baths; public reserves; racecourses; recreation areas and facilities; showgrounds; sportsgrounds; telecommunications facilities; 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 Rees Street, Mays Hill at the northern end of the ground.

A sealed carpark is located within the park adjoining Rees Street with 34 spaces including 3 disabled parking bays. The council and council approved local sporting clubs hold keys to a locked gate regulating vehicle access onto the site. On street parking is available at all times along Rees Street. Some limited street parking is also available on Margaret and Burnett Streets but is discouraged by Council due to complaints from neighbours.

The main entry points into the park for pedestrians are at the eastern boundary from Margaret Street, from residential streets to the north west corner and from Rees Street boundary. Pedestrian access in the park is relatively informal with limited paved pathways, however a prominent through access route exists between these two main entry points via the eastern side of the playing field.

A concrete pathway exists along the southern boundary adjoining the M4 corridor which links Burnett Street to the Peggy Street corner of the park.

2.7 Statutory Requirements

2.7.1 Local Government Amendment (Community Land Management) Act 1998

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 Community Land categories for Sportsground and General Community Use for Freame Park and includes the Guidelines for categorisation as listed in the Local Government (General) Regulation 1999 and core objectives for the 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
Sportsground	<ul style="list-style-type: none"> The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games. 	<ul style="list-style-type: none"> Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games. Ensure such activities are managed having regard to any adverse impact on nearby residences

2.7.3 How this Plan addresses the requirements of the Local Government Act

Core Objective	Performance Criteria	Means	Assessment
Sportsground			
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 sporting needs addressed
	The park integrates a passive recreational role for the local community	Enhance extent and quality of non playing field areas catering for passive recreational use	Local resident use of park for passive recreational use is improved
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	Liaison with sporting groups to maximise public transport and / or bus access to park on event days	Carparking demand does not increase

2.8 Management

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

General park regulations are notified by regulatory signage on site and enforced by Council.

Wet weather procedures are in place whereby Council will inspect the grounds in consultation with the Park Committee to determine their playing condition. If Council decides that use of the ground would be too damaging to its longer term condition and opening the ground would give rise to the potential risk to players, then the fields will be closed (fields closed sign at ground activated). Recorded messages are also uploaded to Council's general information phone line and website.

Management responsibilities are discussed in more detail in Section 4.2.

2.9 Maintenance

Maintenance of Freame 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
- general maintenance including garbage removal and repairs as required
- regular inspection of play equipment and implementation of repairs as required
- Erection and dismantling of goal posts

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 or low native underplanting 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 Freame Park.

2.11 Staffing

Maintenance of Freame 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 two community workshop sessions with the Jones Parks Committee and major stakeholders for Freame Park. Outcomes of these forums have been integrated within the Plan of Management strategies.

A public hearing / information session aimed at the broader community was also held during the public exhibition period.

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 Freame Park comes from rate revenue. Improvement works are also funded by S94 conditions or grants, supplemented by Park Committee contributions where available.

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 Freame Park. Management of the park must align 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 Freame 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 philosophy for Freame Park will be aligned with the aims adopted for areas zoned 6(a) "Open Space" as outlined in section 2.6.2, and the objectives listed in section 1.3 of this Report.

This plan addresses the management philosophy for the park by aiming to provide an effective range of facilities to facilitate community passive recreational use in an attractive and sustainable landscape setting.

This philosophy recognises the need for open space to be responsive and adaptable to ongoing and evolving community needs.

3.3 Community Values, Roles & Issues

Community values, roles and issues have guided the development of this Plan of Management. These are identified as:

- A multifunctional parkland addressing a variety of community needs
- A flexible parkland catering for both local and district usage.
- A landscape setting of renewal and ongoing evolution
- A landscape setting that enhances the quality of active and passive recreation and optimises the park's role as an urban open space.

3.4 Provision of Facilities

3.4.1 *Playing field*

The existing playing field was constructed in 1987. The park is comprised of land left over from the construction of the M4 Motorway and is too narrow to accommodate a full size cricket wicket. The park does accommodate soccer, mini soccer, touch football and serves as a training facility.

Recreation Facilities

The recreation facilities provided within Freame Park have been developed in accordance with Council's past planning strategies and objectives to suit the needs of user groups. However, a number of issues need to be considered and addressed in ongoing park management:

- improving the quality of design of future improvements for the park, thereby increasing the physical and visual amenity of the park
- shade tree plantings to improve the physical and visual amenity of the park
- provision of a longer and taller fence to the north east perimeter of the field to stop balls going into the adjoining residences
- infill buffer vegetation and swale to mitigate flooding from the M4 Motorway (RTA owned land) to the western edge of the park and provide visual screening to motorway sound barriers

While the facilities provided at Freame Park have been developed to suit the needs of a range of user groups, a number of issues still need to be addressed in ongoing improvement of the park, including:

- review of levels to mini soccer fields in the north western corner of the park to improve where possible existing steep grades;
- to provide a playground area with associated seating and shade tree planting to cater for adjoining residences and spectator groups to be located adjacent to the basketball court accessible from Rees Street and the carpark area;
- seating and shade associated with the potential children's playground and spectators to be located to edges of field and adjacent basketball court; and
- additional shade tree planting surrounding sports fields which does not compromise visibility between open grass space areas and field

3.5 Access and Circulation

The Plan 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 currently focused from Rees Street carpark. This route is appropriate to be reinforced as the key access route in the park. However to enhance access from both street entry points additional paths may be considered. These should be evaluated against their potential to impact visual character and passive recreational amenity in the park. As such the key strategies may include:

- path access from the Margaret Street access providing improved level access into the park
- reinforce pedestrian and cycle access into the park
- maintain informal open grass access surrounding field
- provide visual link to Margaret Street
- improved park signage and complementary landscape planting along the Burnett Street frontage
- unification of fence quality and/or appearance and enhanced visual amenity of park entries

Council has sealed and marked out the Rees Street carpark in order to formalise this important access and entry point into the park. Dedicated car spaces for disabled persons are marked with appropriate signage and line marking.

Recent landscape planting within the carpark visually reinforces the importance of this entry as the main access to the park. Any future works such as playground areas should incorporate landscape plantings to support and enhance the hierarchy of the Rees Street entry.

3.6 Health & Safety Issues

The park environment is generally well maintained and as a consequence, health and safety issues identified at Freame Park are limited. Those items needing to be addressed include:

- the need for shaded seating adjacent to the basketball facility and near the playing field
- improved path access from the Margaret Street entry
- consideration to maintaining sight lines should be given in establishment of any understorey planting to both buffer areas and landscaping to entries, carparks and play facilities i.e. incorporating NSW Police 'Safety by Design Guidelines'
- Provide improved road frontage fence treatments to discourage night time vehicular access into park by joy riders

Evergreen native tree canopy is the dominant tree character and any additional tree planting would be most appropriately continue this character. However the need to ensure that there are winter seating areas with solar access is important, and as such some exotic deciduous planting may also be appropriate but species selection should be considered carefully (refer Section 3.8).

3.7 Maintenance

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

- Potential greater use of recycled stormwater for irrigation
- the need to reduce the extent of difficult to maintain areas such as mowing beneath trees and steeply sloping areas
- need to provide improved signage made from vandal resistant and durable materials

Irrigation

- A tank for recycling water from the roof of the amenities block for re-use in the cisterns has recently been installed at Freame Park.
- There is the potential to install irrigation tanks at Freame Park

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.

Litter

At present there are no specific problems with litter maintenance that appears to be associated with the kiosk and facilities building, although the Parks Committee has identified the desirability of additional rubbish bins around the ground

Recycling

As part of Holroyd Council’s commitment to recycling, dedicated bins for both aluminium cans and glass bottles have been installed alongside the amenities building.

Residential Boundaries

By working collaboratively with the adjoining property owners along the eastern boundary of the park, Council can address the issue of unfavourable visual impact from fences and backyards. A general vision needs to be set by Council to work towards a more uniform standard of fencing and visual treatment. Improved low level buffer planting to upper slopes and improved oval fences to stop ball fly could lesson privacy impacts to neighbouring properties.

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 is needed in winter
- visual buffering of poor views such as the adjoining residential backyards
- basketball surrounds and any future children’s playground should be integrated with soft landscape improvements undertaken to carpark and amenity block.
- landscape enhancement of passive recreation to provide grassed areas with groups of shade trees to provide an open woodland character
- playing fields should be broken in expanse by groves of trees at corners and between fields having regard for impacts on floodlighting and potential shading of turf areas
- planting along existing / new paths
- landscape development associated with the pedestrian pathway system should aim to create a low key element that unifies with the character of existing areas and facilities
- landscape treatment of facilities such as a future children’s playground should aim to create distinctive visual character to Freame Park

Other landscape strategies not relating to planting include:

- refurbishment and upgrading of existing low weld mesh fence along oval and post and rail to park frontages to improve park character.

Detailed design of landscape treatments through out 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

Planting strategies aim to perform the functions listed by using predominantly native species, supplemented by exotic species that are known to perform well on the Cumberland Plain and are able to provide shade for persons using facilities through out the park.

A number of issues related to planting have been identified at Freame Park, including desirability of additional tree canopy but also sufficient planting to ensure privacy levels are maintained to adjoining properties without compromising security.

Design must consider the anticipated shade expected to be provided by these trees as they reach maturity as a basis for planning of additional shade tree planting.

Informal tree planting would be desirable around the perimeters of the sports fields and open grass areas where temporary soccer fields are located for mini soccer to allow spectators to view sporting events without being exposed to direct sunlight.

The location of trees will need to ensure that shade does not affect the growth of turf or the ovals or interfere with lighting. Possible problems associated with falling tree leaves also needs to be addressed in the selection and placement of tree planting. Trees planted for this purpose should be at least six metres in height and protected with tree guards.

Provision of adequate water supply to allow tree watering during establishment and extended dry intervals is essential for the survival and growth of shade trees.

3.9 Planning Issues

Adjoining Land Use

The character of surrounding urban and residential areas is not expected to change significantly over time. However, increasing replacement of detached dwellings in the local area with higher density housing will result in an increased population in the area and greater demand for sporting and open space amenities.

Council should monitor issues related to the residential interface to the park. Issues of privacy and security, garden escape, and impacts of park use on residential amenity need to be monitored.

In accordance with existing legislative requirements, owners of land adjoining the park will need to be consulted before any major works are undertaken. Through close liaison with Council issues affecting adjoining land users can be quickly and effectively addressed.

4 IMPLEMENTATION

4.1 Introduction

While the existing management structure of Freame 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 Freame 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 Freame 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.

Holroyd City Council

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

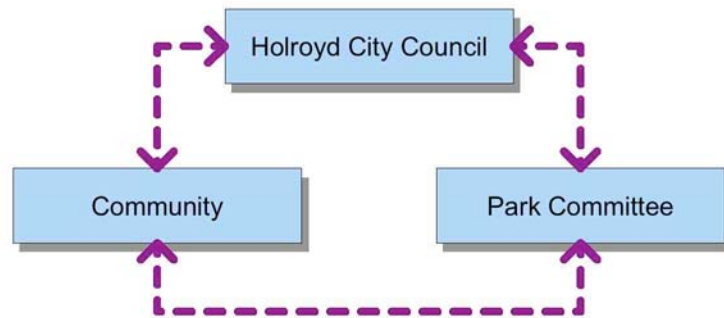
Jones Park Committee

- 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
- Contributing to improvements where possible and appropriate
- Management of the playing field and its associated facilities.
- Co-ordination of all user groups.
- Management of facility hiring.
- Reporting vandalism and misuse of the park to Council and proposing actions to prevent these.
- Presentation of requests and proposals to Council for development or upgrading of facilities in the park.

The Community

- 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 for Freame Park should reflect its importance as a sporting venue and passive recreation destination.

Council has obtained grant funding that has allowed staged development of the park and facilities. While additional grant funding is likely to be available in future, the timing of this source of funding is difficult to predict. Section 94 funding may become a source of funding for the future, with the development of adjoining residential communities.

4.4 Priorities

In order to provide a framework within which to commence implementation of the Plan of Management, 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:

H - High Priority (Short-term)

- 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).

M - Moderate Priority (Medium-term)

- 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

L - 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.

Implementation Schedule

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

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 Freame Park Committee

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.

No.	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
0.0	Planning & Management				
0.1	Design path extensions to best link in a universally accessible manner the Margaret Street entry	H	HCC	Universally accessible paths provided	P

No.	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
0.2	Plan tree canopy improvements – with consideration of past liaison with residents on species	H	HCC	Plans completed Implementation of planting undertaken	P
0.3	Investigate potential to undertake localised regrading of mini soccer fields in the north west corner to reduce gradient	H	HCC	Consultation undertaken Works implemented	O
0.4	Replace any trees removed during construction of pathways to Margaret Street entry	H	HCC	Works implemented	P
1.0	Landscape Improvements				
1.1	Buffer planting of adjacent residential areas including potential native grass understorey	M	HCC	Establishment of Buffer Plantings	P
1.2	Buffer planting of adjacent M4 Motorway areas including potential native grass swale to mitigate peak period stormwater overflow	H	HCC	Establishment of vegetated buffer	P
1.3	Shade planting around sports fields, playground, and to path access	H	HCC	Establishment of shade tree planting	P
1.4	Amenity planting around basketball facilities and amenities buildings	H	HCC	Additional Garden bed planting provided	O
1.5	Review potential for providing a degree of unified quality to frontage boundary fence	M	HCC	New fence provided	P
1.6	Upgrade character of Burnett and Margaret Street frontages -tree planting -understorey landscape areas -path link -signage -fencing -bollards at Margaret St entry	M	HCC	Improved amenity to Margaret Street Path provided Fencing upgraded Planting provided	P
1.7	Improve appearance of rear of RTA sound walls when viewed from the park – removal and screening of graffiti	M	HCC	Effective screening planting provided Liaison with RTA for ongoing removal of graffiti Graffiti removed	O
1.8	Council to liaise with RTA to address erosion and flooding from adjacent RTA embankment	H	HCC	Liaison undertaken Improvement works implemented	P

No.	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
2.0	Access & Circulation				
2.1	Provide accessible entry path from Margaret Street	M	HCC	Accessible path provided	P
2.2	Upgrade existing park signage – ideally combine with fields open / closed panel and fields location map – recognize different requirements between vehicular and pedestrian oriented signs	H	HCC	Signage replaced	P
3.0	Site Facilities				
3.1	Provide children’s playground with landscape amenity for play and shade – consider location between mini field and basketball court adjoining Rees St	H M	HCC	Playground with shade structure and amenity planting provided	P
3.2	Upgrade protective fencing to mitigate out of bounds balls to east and north – higher and extended as required	H	HCC	Effective fencing provided	P
3.3	Support passive recreational role of basketball courts. Investigate opportunities to improve amenity – informal parkland seating and shade tree planting	M	HCC	Improved usage	P
3.4	Trial bin provision at strategic locations (not in enclosures)	H	HCC	Rubbish effectively catered for and bins maintained	P
4.0	Maintenance				
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

4.5 Staffing

The current level of staffing at Freame Park is adequate to maintain an acceptable quality of landscape and recreational opportunities during non-peak periods. However, during peak periods additional staff may 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.

4.6 Commercial Development Opportunities

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

4.7 Leases and Licences

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 Freame 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".

Existing leases, licences and other estates

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

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 Freame 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

4.8 Plan of Management

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

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