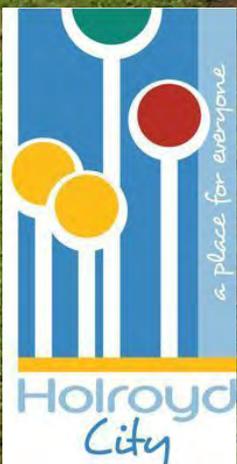


# Guildford West Sportsground

## Plan of Management

Prepared for:  
Holroyd City Council



May 2011

# Guildford West Sportsground

## PLAN OF MANAGEMENT

Prepared for  
Holroyd City Council

By  
Environmental Partnership NSW Pty Ltd

### Document issue information

Date	Purpose of Issue	Prepared by	Approved
September 2007	Original issue	MB	AH
March 2011	Revised draft PoM incorporating re-categorisation of roadway along eastern boundary as General Community Use to allow for vehicle access to SES site and Council Depot	JN	AH
May 2011	Adopted Plan of Management	JN	AH

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# 1. INTRODUCTION

## 1.1 Background

Under 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.

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, the majority of Guildford West Sportsground 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.

The March 2011 amendments to the Plan of Management have categorised the road along the eastern boundary of the park as 'General Community Use' to reflect the dual access role that this road provides for the park and adjoining community services of the Council Depot and the NSW State Emergency Service (SES).

Categorisation of the Park within the terms of Local Government Regulation assists Council to formulate objectives for the long-term management of this open space resource. The guidelines for categorisation (Local Government Regulation) and core objectives for community land management (Local Government Act) are detailed in section 2.7 Statutory Requirements.

The main objective of this Plan of Management (POM) is to guide future management and development of Guildford West Sportsground within the legislative requirements of the Local Government Act, taking account of community expectations and the resources available to Holroyd City Council (HCC).

The principal public frontage for the park and entry point for pedestrians and vehicles is from Foray Street, Guildford West (see Figure 1.1). The park is surrounded by predominately industrial and commercial land uses. To the north it shares a boundary with the Guildford Substation and to the east with a Holroyd Council Depot and the SES. The residential suburb of Guildford West lies 100 metres to the north east of the park, with Guildford West Sportsground providing the largest open space within a 1km radius.

The park also adjoins the Prospect Creek corridor to the south and potentially provides a major entry point and open space node on this important environmental and access corridor.

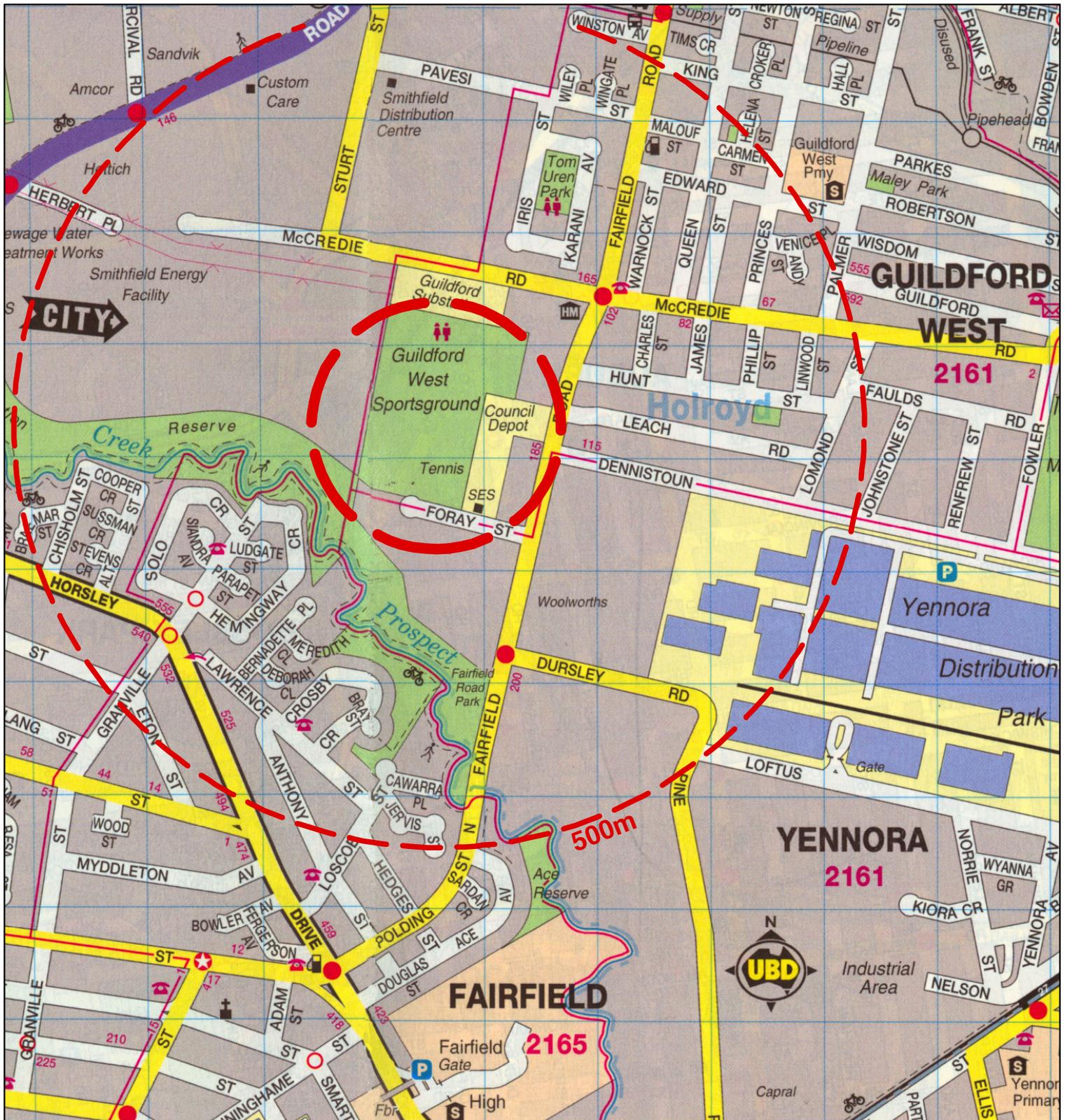
The sportsground currently provides facilities for softball, baseball, soccer, netball, cricket and tennis in addition to having potential for local passive recreation such as walking, jogging and non-organised recreation. The diversity of facilities provided attracts a number of user groups, and it is expected that this will continue in the future due to the potential of the site.

It is therefore important to ensure that future enhancement and management of the Park can effectively respond to community and Council expectations and requirements.

Specifically this Plan covers land shown in Figure 1.1. 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.

# LOCATION PLAN

Figure 1.1



Source: Sydney UBD 2005

## GUILDFORD WEST SPORTSGROUND



Environmental Partnership (NSW)

### 1.2 Study area at a glance

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

Item	Description
Site Name:	Guildford West Sportsground
Address:	Foray Street, Guildford West
Ownership:	Community land owned by Holroyd City Council
Community land categorisation	Sportsground, General Community Use
Care, control, management:	Holroyd City Council
Area:	62,845m <sup>2</sup>
Zoning:	6 (a) Open Space
Condition of park:	General park condition is fair - landscape and equipment quality is variable
Maintenance:	<p>Holroyd City Council:</p> <ul style="list-style-type: none"> <li>▪ grass mowing including baseball outer area</li> <li>▪ maintenance of grass areas and tree planting</li> <li>▪ general maintenance, repairs and garbage removal</li> <li>▪ play equipment inspection and repairs</li> </ul> <p>Baseball Club</p> <ul style="list-style-type: none"> <li>▪ Mowing of Inner Baseball diamond area and maintenance of dolerite running tracks</li> </ul>
Assets:	Baseball Amenities Building, Soccer/Cricket Amenities Building, Tennis Amenities Building, Baseball diamond, Pitching practice pen, Soccer field (2 No.), Mini-Soccer field, Netball Courts (2 No.), Tennis Courts (4 No.), Synthetic Cricket pitch, Concrete Cricket pitch, Carparking (46 Spaces), Disabled Carparking (2 spaces), Picnic Tables (1No, poor condition), Bins (2 No), Team/Spectator Shelters (6 No), Spectator Bench Seats (10No), Park Bench Seats (9 No), Water Bubblers (2 No), Childrens Play Swing (1 No), Childrens Play Slide (1 No), Childrens Play Rocker (2 No)
Condition of Buildings:	Baseball Amenities Building: Built 2005, good condition Soccer Amenities Building: Built 2004 good condition Tennis Amenities Building: Built 1969 Fair condition
Existing Uses:	Baseball, Cricket, Soccer, Netball, Tennis, Walking, Access to adjoining Council Depot and the SES
Leases / licenses / bookings:	There are no existing/current leases at Guildford West SG. The Park Committee manages all annual bookings for facilities and hire of tennis courts
Caveats / easements:	Integral Energy Energy Australia (refer figure 2.3) Sydney Water (TBC)

### 1.3 Objectives of this Plan of Management

Guildford West Sportsground has been managed for active recreation by Holroyd City Council, Park Committee and associated user groups since early 1970's. Due to the diversity of facilities available it is used by a wide range of sporting groups, in addition to informal public 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, the enhancement of the park's capacity to cater for passive recreational use by local residents and families of sporting users has been considered.

General objectives of this plan are based on the Programs and Broad Objectives 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 Guildford West Sportsground is conserved for active 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 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 pollution free, and operates with minimum impact on adjoining land holders

#### **1.4 Community Consultation**

The Plan of Management has incorporated one community forum in its development (2007). Initial issues, actions and priorities were discussed at this forum.

For the 2011 update of the PoM consultation was undertaken with the Park Committee, Sporting Groups, park users the community as to the acceptability of providing vehicular access to the proposed SES building from the existing access road that runs along the eastern side of the park and to identify any other requirements over and above those listed in the existing PoM.

This document has had a public hearing and been placed on public exhibition for 28 days plus a 14 day ongoing response period (42 days in total) in accordance with the Local Government Act. The public hearing and exhibition period has allowed interested parties an opportunity to comment on the draft plan. These comments were considered by Council and the final document was amended where appropriate.

## 2. CONTEXT

### 2.1 Regional Significance

Covering an area of approximately 6.3 ha, Guildford West Sportsground is located to the rear of the Holroyd City Council Depot, on Fairfield Road (refer Figure 1.1). The Park forms an important component of the active recreational facilities managed by Holroyd City Council and this role and associated passive recreational role have potential to be further improved in the future.

Guildford West Sportsground is used for district competition sports such as cricket, baseball and soccer. The netball courts situated in the north east corner of the park are currently un-used. The tennis courts are managed by the Park Committee who also takes bookings for public court use.

Teams often travel to the Park from areas outside the Holroyd Local Government Area. More detail on recreation demand for the Park is discussed in Section 2.5 of this document.

### 2.2 Cultural and Historical Significance

Guildford West Sportsground plays a role in the cultural fabric of Holroyd. As noted previously, it is used by several sports clubs for recreational activities including:

- Organised sport (competition)
- Sports practice and training
- Club and public recreation (tennis)

Playing fields were originally established on the site in c. 1970. with the fields replacing the previous waste disposal activities on the site. Development of the site has occurred gradually since this time.

Records indicate that Guildford West Sportsground was initially zoned "Existing Open Space" and "Proposed Reservation". By 1991 the Sportsground was zoned 6(a) "Open Space". The areas provision as open space is typically based on its relationship to the adjoining Integral Energy Substation and the related power easements which provide limitations for industrial or other urban development.

Plans were drawn in 1968 for a tennis court centre to be developed in the southeast corner of the park, in the vicinity of the position of the current 4 court facility (the layout of facilities in the park is illustrated on Figure 2.1). Other more recent developments on site have included the Soccer / Cricket Amenities Building built in 2005 and the Baseball Amenities Building built in 2005. These facilities have been funded by the Holroyd City Council and Section 94 Contribution funds respectively. The access road along the eastern boundary of the park was constructed in 1969.

### 2.3 Physical Site Factors

#### 2.3.1. Climate

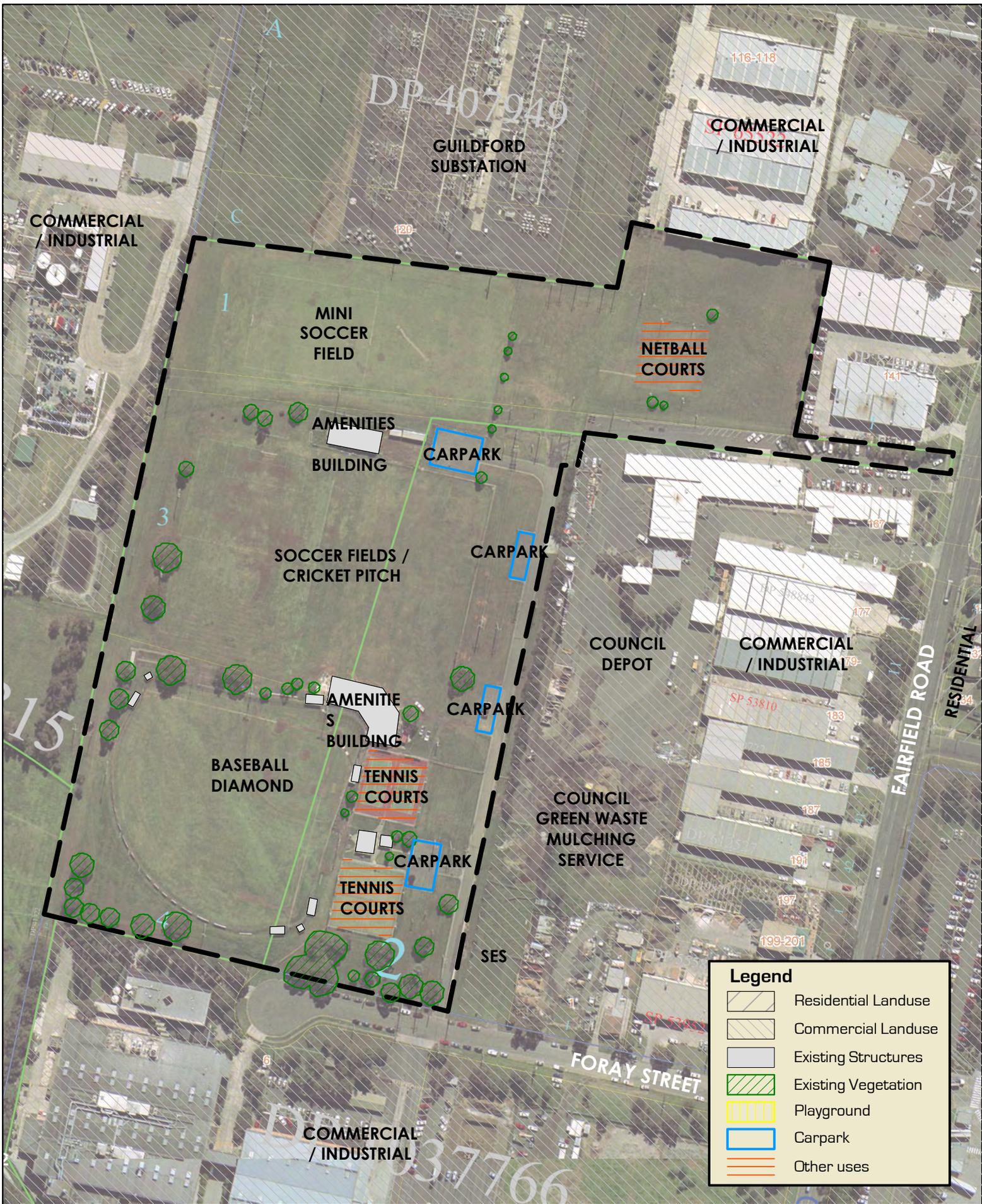
The climate of Guildford West is typical of the western suburbs of Sydney. The months of highest rainfall generally occur from January to June and the area receives an average of 970mm of rain a year. In the Guildford West area temperatures range between 4 and 34 degrees Celsius.

#### 2.3.2. Landform and Drainage

The landform of the site is generally flat with a gentle fall to the south. The exception to this is the northeast corner where the netball courts are situated, which is the highest point in the park and elevated over the adjoining soccer field and Council Maintenance Depots. From this minor elevated plateau the land slopes gently downhill in a south-westerly direction (Refer Figure 2.2).

# SITE LAYOUT AND ADJOINING USES

Figure 2.1



### **2.3.3. Vegetation**

Previous land uses have resulted in the clearing of any indigenous vegetation on the site. As a result no significant remnant natural vegetation occurs within the Park. The vegetation present consists primarily of planted native trees on the perimeter of the playing fields, as well as some planting beds containing ornamental shrubs and ground covers.

In general, vegetation canopy on the site is very sparse leading to an open / exposed character. Several stands of Eucalyptus sp. occur:

- in the south eastern corner
- in the south western corner
- to the south, east, and north of the soccer field/cricket pitch area

More recent deciduous planting has been provided to the boundary of the elevated netball court area to Council's Depot.

To the eastern side of the access road a dense screening of Casuarina sp. provides an effective buffer to the Council Depot beyond.

Electrical easements related to the substation complex run north-south and east-west across the site and provide a limitation to tree canopy provision on these alignments. Vegetation would generally need to be below the "sag" height of transmission lines by 3-4 metres.

### **2.3.4. Fauna**

Due to a lack of indigenous vegetation, and sparse nature of existing vegetation generally, the wildlife habitat of value within Guildford West Sportsground is limited. However, the site has potential for a strong physical and visual connection with the Prospect Creek corridor to the south, which incorporates significant native vegetation and habitat values.

Additional native tree planting around the perimeter and through the park would provide potential habitat for bird species and other fauna that are adaptable to the urban environment.

### **2.3.5. Buildings and Structures**

The three buildings on site are pragmatic, utilitarian and vandal proof structures aimed primarily at meeting functional requirements. These structures are typically municipal in character and do not offer a strong built character or identity. There are a number of other smaller structures on site, primarily around the perimeter of the Baseball diamond for team seating during games.

The locations of buildings and structures are indicated on Figure 2.1.



*L to R: Soccer / Cricket Amenities Building, Baseball Amenities Building, Tennis Amenities Building*

### **2.3.6 Services**

The general location of existing services is illustrated on Figure 2.2 and summarised below.

Water, sewer, gas and electricity services are all readily available to the site. Water and electricity are supplied to the Baseball and Soccer Pavilions.

As previously mentioned, electrical easements related to the Guildford West Substation complex run north–south and east–west across the site. These overhead wires dominate the skyline and can detract from the site’s visual amenity. The adjacent substation is a dramatic backdrop to the park for the northerly views and might offer a special identity to the park if more effectively enframed by planting [ie afforded some buffer / corner planting].

Lighting provision within the park is concentrated on specific areas for sport and is controlled by the sporting groups licensed to use facilities.

There are several drinking fountains provided close to the Baseball area with 240 litre bins on lockable pedestals near amenities buildings.

*Quick Coupling Valve (QCV)* irrigation is provided to the Baseball diamond which is operated by the Baseball Club.

The two soccer pitches also have *Quick Coupling Valve (QCV)* irrigation although it is currently not operational. Other grassed areas within the park are not irrigated.

## **2.4 Visual Character**

Generally the character of the park is typified by open, flat and sparse grassland aimed purely at meeting functional sporting requirements. Shade tree and amenity tree planting is limited, with the area being extremely hot and exposed in summer.

As noted, buildings are highly utilitarian in nature and do not offer a sense of identity or character to the site focused primarily on operational needs.

Views into the site from areas adjoining the park perimeter are limited due to the surrounding industrial uses and limited street frontages (Refer to Figure 2.3). Clear views into the park occur along the access road at the park’s eastern edge.

To the eastern edge of the site the Council Depot has been successfully screened to the east of the site access road by a line of *Casuarina* sp..

Undesirable views of the adjacent industrial areas can continue to be mitigated by implementing dense screen planting.

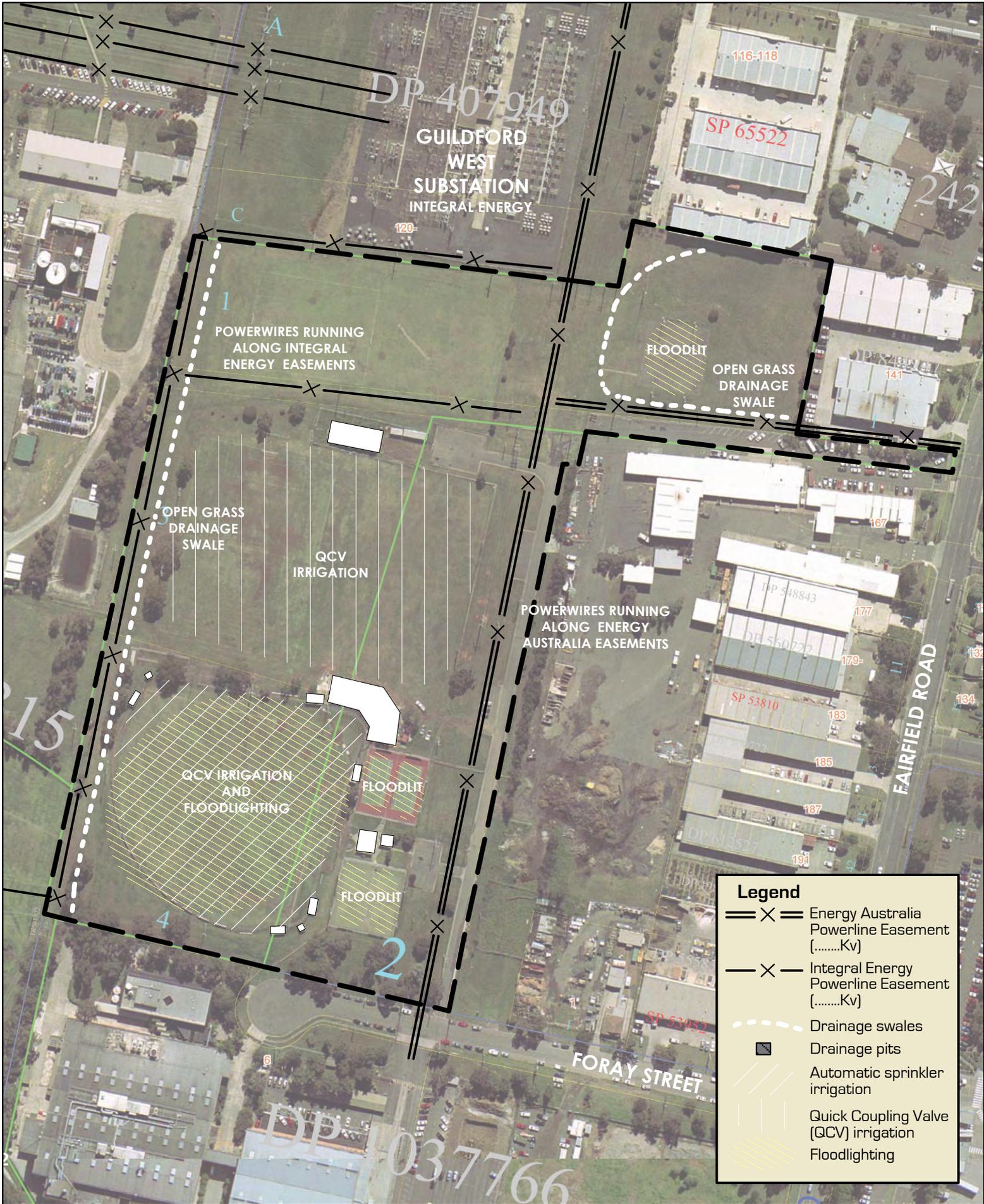
Panoramic views within the site are available from the area of highest elevation, in the northeast corner, where the netball courts are located. However views are still limited to the general boundaries of the site.

From the road and entry point there are strong view lines toward the Guildford Substation created by the overhead wires. There is no screening of the Substation from the Sportsground and it is a dominant and potentially interesting visual feature of the site.

The park is also typified by extensive runs of high chain-mesh fencing. This fencing gives the park an institutional character in particular around the tennis court facilities, and to a lesser extent, the baseball diamond. Revitalisation of fencing where possible and upgrading to black plastic coated chain-wire to improve appearance would be desirable.

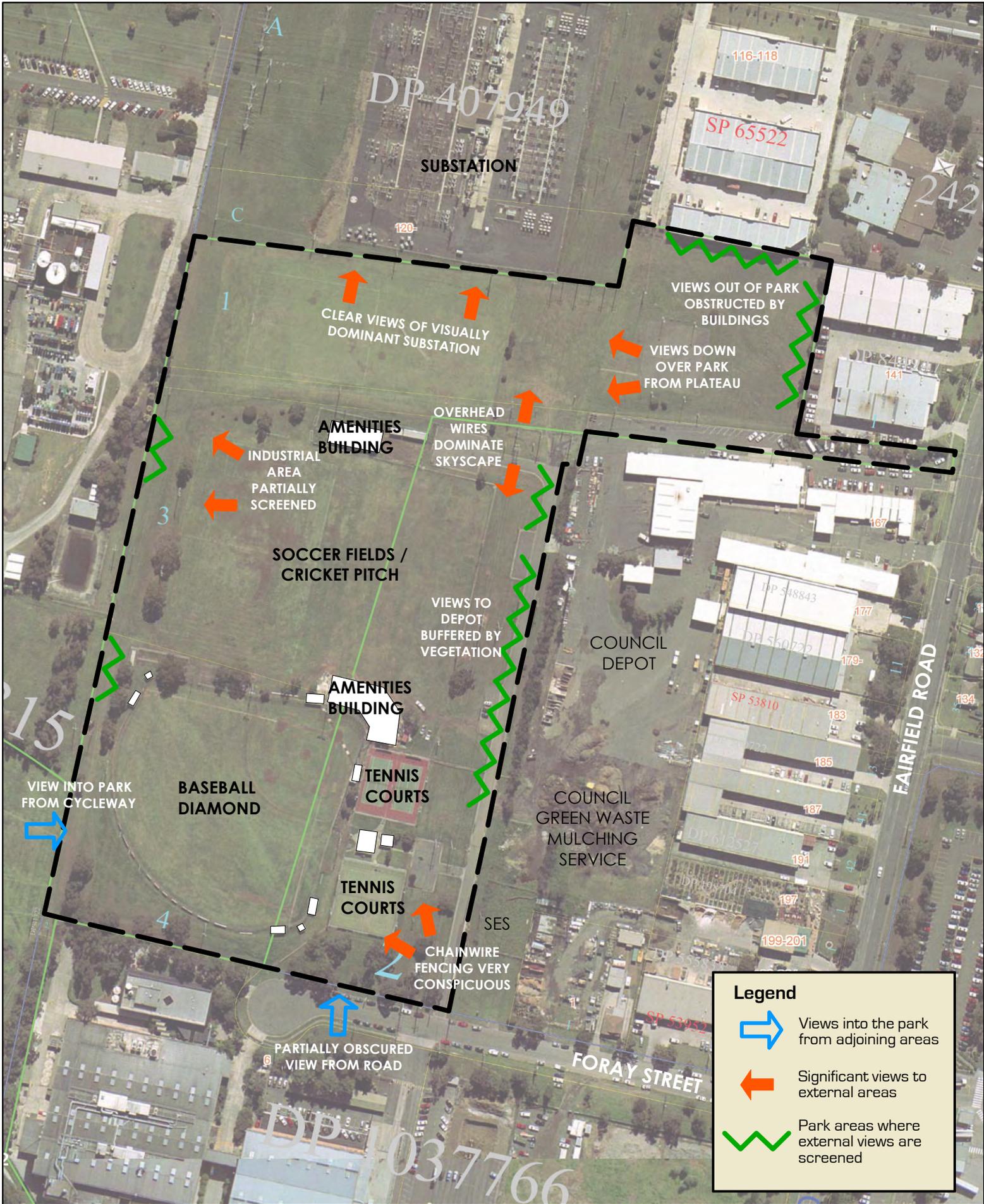
Visually obtrusive features within and surrounding the Guildford West Sportsground include the adjacent large industrial use buildings, the multitude of power wires and poles running through the park, the un-screened and utilitarian pavilions / clubhouses and the degraded fencing and poor quality turf.

In the south-east corner of the park, views to the Prospect Creek Corridor are attractive providing a character more conducive to passive recreation.



# LANDSCAPE AND VISUAL CHARACTER

Figure 2.3



GUILDFORD WEST  
SPORTSGROUND





*L to R: View down existing access road illustrating the extent of power lines and their effect on visual amenity, Degraded chainwire fencing around the tennis and baseball facilities also impacts on visual amenity*

## **2.5 Current Recreational Usage**

### **2.5.1. Introduction**

As the recreational facilities of Guildford West Sportsground are designed to provide for a diverse range of activities, they also attract a broad range of user groups. Between these groups, differences in priorities for the management and development of the park can sometimes occur. These priorities may also conflict with Council objectives and the surrounding community. However due to the zonation of the recreation facilities provided in Guildford West Sportsground and the planned separation of the park's different facilities, such conflicts have been minimised, albeit with an institutional "feel" to the park.

The role of Guildford West Sportsground as a recreational facility and in particular for passive recreation will better realise its potential with the improvement of the parks aesthetic character and user amenity.

### **2.5.2. User Demand**

Guildford West Sportsground is used primarily by clubs on a recurrent basis for organised team-oriented sports. There are several main groups (and their visiting opposition) that use Guildford West Sportsground. These include:

- Holroyd Giants Baseball Club
- Holroyd Rangers Soccer Club
- AKLA Cricket Club

The park's recreational role is recognised in the Holroyd Open Space and Recreation Strategy (2005), which identified the ongoing provision of these sports as an important input of the overall open space network.

Of the existing uses in the park the long-term viability of the netball courts should be reviewed as the current trend for the sport is for larger scale facilities with multiple courts and consolidation of facilities including amenities. Use of the netball courts is expected to be minimal due to their visual isolation and potential for security related issues.

There are no BBQ facilities and limited shade in the park, which contribute to the Sportsground being used very little for picnics or passive recreation. These activities could compliment the park's active recreation role.

The park also provides an informal entry / connection point for pedestrians and cyclists to the Prospect Creek cycle track. Future linkages through Prospect Reservoir to the Western Sydney Parklands are envisaged which will provide important regional recreational access for Guildford West residents.

## **2.6 Planning Considerations**

### **2.6.1. Adjacent Land Use**

Industrial, service and commercial uses are the primary adjoining landuses surrounding the Guildford West Sportsground as indicated on Figure 2.1. The Yennora Distribution Park is in close proximity to the southeast, whilst industrial uses dominate to the west. Residential housing at Guildford West lies 100m to the north-east of the site.

The grass area adjoining the park to the southwest is currently unused and may provide an opportunity to enhance a pedestrian and cycle corridor to link with the Prospect Creek cycle track and the creek corridor.

There are relatively few complaints regarding conflict between park users and industrial land uses in the surrounding area. The lack of interference with residential housing limits conflicts between recreational users and that land use.

The Council Depot located along the park's eastern boundary has two main access points from the adjoining park roadway. Access to the maintenance and storage part of the depot is located at the northern end of the park's roadway, with access to the community waste mulching services located half way along the roadway. It is understood that Council the park access to the depot is a safer entrance for vehicles than the Fairfield Road entrance. The hours of Council (8:00am – 4:00pm Monday to Friday) generally do not correspond with peak training and match times for the playing fields.

The NSW State Emergency Service (SES) also has a site adjoining the park's eastern boundary, located adjacent to the main vehicle entry into the park from Foray Street. The SES is an emergency and rescue service dedicated to assisting the community with major responsibility for flood and storm operations. It is made up almost entirely of volunteers.

Foray Street to the south of the park is a cul-de-sac and therefore experiences a relatively low traffic flow at all times of the day and week. The impact of traffic noise from this street is minimal.

Adjoining land uses, which include the Substation to the north and industrial, service and commercial development to the northeast, east and west do not significantly contribute to noise levels in the park.

### **2.6.2. Zoning and Planning Controls**

Guildford West Sportsground is zoned 6(a) Open Space and classified as community land.

The Holroyd LEP identifies the aims of the 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

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**

The main vehicular access points into the park are via formal entry gates at the south-eastern corner of the park as indicated on Figure 3.1.

Aside from access from Foray Street, there is no public vehicle access to the park. Maintenance and emergency vehicles gain access via the vehicular access point.

The Foray Street entry is presently used for both pedestrians and public vehicle access although there is a lack of a defined pedestrian access path.

Pedestrian circulation within the park is generally informal with concrete paths limited to directly adjoining the sporting pavilions / amenities. These concrete path systems are suitable for disabled persons. Defined path access provision beyond the sporting pavilions for all users is currently limited, but improved pathway provision is recommended by this PoM.

Two dedicated car spaces for disabled persons are currently provided in the on site carparking facilities.

In addition to the existing vehicle access to the Council depot from the road along the park's eastern boundary, it is proposed that the SES should be able to access their site from the internal roadway adjoining the Foray Road entry.

## **2.7 Statutory Requirements**

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

The Local Government Act provides the legislative framework for Council's day to day operation. The Act emphasises 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 table below outlines the applicable community land category of Sportsground for Guildford West Sportsground and identifies 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 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>
<b>General Community Use</b>	<ul style="list-style-type: none"> <li>• The land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public; and</li> <li>• Is not required to be categorised as a natural area and does not satisfy the guidelines for categorisation as a natural area, sportground, park or an area of cultural significance.</li> </ul>	<ul style="list-style-type: none"> <li>• Promote, encourage and provide for the use of the land, and provide facilities on the land to meet the current and future needs of the local community and the wider public in relation to:               <ul style="list-style-type: none"> <li>a) public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and</li> <li>b) purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public facilities)</li> </ul> </li> </ul>

Refer *Figure 2.4 Community Land Categorisation*, for the extent of categories within the site.

# COMMUNITY LAND CATEGORISATION

Figure 2.4



**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	(a) 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 are addressed Physical and usage conflicts minimised	
	The park integrates a passive recreational role for the local community	(b) Enhance extent and quality of non playing field areas for passive recreational use	Local resident and complimentary use of park for passive recreational activities is improved	
	Enhanced open space and access linkages to Prospect Creek Corridor		(c) Review potential for acquisition of existing area between Park and Creek corridor for integration into open space and provision of linkages.	Passive recreation space is added to Sportsground area and linkages enhanced to optimise park use and extend local open space linkages
			(d) Provide access pathways and vegetation enhancements to reinforce linkages	Visual linkages and access are provided
	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	(e) Impacts on adjoining industrial land uses are negligible whilst the lack of interface to residential housing limits residential impacts	Adjoining land users unaffected by park development
<b>GENERAL COMMUNITY USE</b>				
Promote, encourage and provide for the use of the land, and provide facilities on the land to meet the current and future needs of the local community and the wider public in relation to: a) public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and b) purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public facilities)	The existing roadway continues to support the active recreation role of the sportsground and can also be utilised by adjoining Council Depot and SES use without impacting on sporting use.	Council use of roadway to access depot shall continue during normal business hours recognising that this time does not generally coincide with peak training / match sporting usage	Existing organised sporting needs are addressed. Excess vehicle traffic does not impact significantly on pedestrian / recreation amenity	

## **2.8 Management**

Holroyd City Council is the management authority for Guildford West Sportsground. The operation of the tennis court booking process which is managed by the Park Committee. Aside from the standard regulations that apply to the park, groups using the park are generally regulated through the Guildford West Sportsground 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 Guildford West Sportsground 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 Guildford West Sportsground is generally the responsibility of Holroyd City Council with maintenance of the inner baseball diamond area the responsibility of the Baseball Club (this includes grass mowing and the dolerite surfacing). 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 as required with standard intervals during the growing season
- general maintenance including garbage removal and repairs as required
- regular inspection of play equipment and implementation of repairs as required

The Parks and Gardens Maintenance Crew operates from HCC Depot and carries 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 trees in grassed areas along the perimeter of the park are difficult to maintain. Replacement of grass with mulched native grass areas may be considered in some of these areas in order to reduce ongoing maintenance costs.

## **2.10 Current Leasing Agreements**

Council assumed responsibility for development and management of Guildford West Sportsground in 1968 when the park was initially developed on the previous landfill site. Since this time general sporting groups have assumed an ongoing responsibility and role in park facilities management.

The northern amenities building is used by the Soccer club. The same facilities are used by Cricket Teams in the summer season.

## **2.11 Staffing**

No specific Council staffing of Guildford West Sportsground is provided. Maintenance is implemented by rolling unit teams.

Maintenance of the inner baseball diamond area, other than outfield mowing is carried out by the Baseball club, including paths.

## **2.12 Community Involvement**

As previously mentioned review and updating of this Plan of Management has incorporated consultation with the Park Committee, sporting groups, park users and the community.

Outcomes of these forums have been integrated with the Plan of Management Strategies and Action Plan.

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 Guildford West Sportsground comes from rate revenue. Holroyd City Council spends approximately \$15,000 p.a. on maintenance and improvements in the park.

The past development of park facilities has been funded by a combination of funding by the following:

- Holroyd City Council
- Park Committee and Sporting Group Funding
- Section 94 Contribution Funds
- Various Grants

This funding has contributed to the development of the following facilities:

- Tennis Courts
- Tennis Courts Amenities Building
- Playing Fields
- Irrigation
- Flood Lighting
- Netball Courts
- Baseball Amenities Building
- Soccer / Cricket Amenities Building



L to R: View of the raised plateau in the northeast corner of the site where the netball courts are situated, Netball courts with adjacent industrial use buildings in background, View from the plateau back towards the Guildford West substation

### 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 Guildford West Sportsground. 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 report. This Plan provides a basis for the ongoing care and development of Guildford West Sportsground 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 and Objectives

Council's management direction for Guildford West Sportsground will remain in line with those adopted for areas zoned 6(a) "Open Space" as outlined in section 2.7.2, 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 long term and temporary to facilitate enjoyable and memorable community passive recreational use in an attractive and sustainable environmental and landscape setting.

In particular this philosophy recognises the need for open space to be responsive and adaptable to ongoing and evolving community need for recreational and open space 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 landscape setting which enhances the quality of active and passive recreational use and optimises the parks role as an urban open space providing 'green relief'

These values were verified by a community workshop held on the 31<sup>st</sup> May 2006 including members of the Parks Committee and Council Representatives and Representatives from Environmental Partnership.

The same community forum confirmed the following key issues to be addressed in confirmation of management strategies and required actions:

##### Recreational and Community Use

- Desirable to provide the best quality sporting facilities as possible
- Possibility for passive recreational function including playground

##### Facilities

- Upgrading of floodlighting and irrigation desirable
- Increased carparking capacity desirable

##### Access and Circulation

- Additional entry / exit points to be investigated for pedestrians and vehicles

##### Health and Safety

- Removal of old play equipment desirable for compliance

##### Landscape and Environment

- Additional shade and screen planting would be of benefit to park users
- Rainwater harvesting for irrigation to be investigated

##### Maintenance

- Maintenance costs desirably reduced

### 3.4 Provision of Facilities

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

- improving the quality of park treatments to reduce the institutional character of the park compatible with security requirements and thus improve recreational experiences
- visual and shade planting to improve the visual amenity of the site
- formation of path access
- reinforcement of pedestrian and cycle access to the Prospect Creek Corridor
- improvement of sporting / recreational facilities

#### *Improved Quality*

The quality of materials of design of park elements, in particular fencing, furniture, tennis court surfacing and signage needs to be improved to lift the character of the park and enhance the quality of recreational experiences provided. This needs to be considered in the context of the addressing required security and vandalism concerns.

#### *Planting*

Likewise enhanced planting across the site will improve the character of the park and enhance amenity and comfort for park users.

#### *Formation of path access*

This is required to provide functional, safe access between park entry's, parking and between facilities.

#### *Prospect Creek Linkages*

The park provides a potential entry to the extensive environmental and access corridor along the creek line. Opportunities to maximise the relationship and related dual use of the park should be optimised.

#### *Flood Lighting*

Improvements to lighting are desirable for both the soccer fields and baseball field, to bring them to current Australian Standards.

#### *Irrigation*

Automatic irrigation is desirable for the infield baseball diamond to replace current Quick Coupling Valves (QCV). This will ensure adequate turf maintenance is achieved, especially in periods of low rainfall. Water tank facilities should be incorporated to make the most of rainwater harvesting opportunities.

The planning process will involve specific user groups and/or the broader community. Issues of demand, funding, use pattern, on-going management and maintenance need to be addressed in the planning and design process of specific elements to reduce conflict between user groups.

### 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 issues.

As identified previously, pedestrian access into and circulation within the developed portion of the park is currently available but lacks definition. Whilst provision for vehicle access and circulation is also adequate some potential conflicts exist between pedestrians and vehicles. Current issues relating to access and circulation have been identified and these include:

- provision of a separate pedestrian entry from Foray Street to the park to reduce vehicle / pedestrian conflict
- the need to consider adapting the Fairfied Road Council Depot driveway as a further vehicle / pedestrian entrance to the park
- the potential to provide access to McCredie Street for pedestrians and cyclists along the existing power easement
- vehicle access to the Council Depot, Green Waste Mulch Service and the SES from the road along the eastern boundary of the park
- exploring potential connections to Long Street Park Recreation Reserve and Prospect Creek to the south-west
- providing new signage identity at park entrances

#### *Pedestrian entry from Foray Street*

In order to further resolve pedestrian / vehicular conflicts at the Foray Street entrance, a pedestrian entry on the south boundary of the park is proposed.

#### *Shared vehicle access*

The use of the internal park roadway that extends along the park's eastern boundary from the Foray Road entry for access to the Council Depot and Green Waste Mulch Service shall be continued. However traffic impacts on pedestrians shall be monitored. The SES shall be provided vehicle access to their site from the internal park roadway adjoining the Foray Park entry.

The road profile at driveway entrance can cause cars to "bottom out" when entering the site. A review of potential for driveway improvements in conjunction with the proposed SES development should be considered.

Provision of off road pedestrian pathways (as per figure 4.1) should be prioritised to minimise potential vehicle impacts on pedestrians.

#### *Additional entries*

It is expected that the Sportsground would be considerably more accessible and would accommodate improved vehicle circulation if there were additional pedestrian / cycle and vehicle entrances. The possibility of utilising the council depot entrance at the north-west side of the park, below the netball courts, should be explored, along with potential access along the Energy Australia power easement from McCredie Street.

#### *Linkage to Prospect Creek*

A physical connection should be created to promote access to the Long Street Park Recreation Reserve and Prospect Creek through the Sportsground. This would increase dual park use. This potential linkage is illustrated in the diagram below.

# ACCESS AND CIRCULATION

Figure 3.1





### 3.6 Health & Safety Issues

There are a number of health and safety issues identified at Guildford West Sportsground. These include:

- the need for additional shade trees and / or structures
- Security of park users

#### *Shade*

Owing to the general lack of shade, priority should be given to providing additional shade planting similar to the vegetation already growing in the park.

#### *Security*

The parks isolated location and nature of organised sporting use means that at times the park can be devoid of users. This can conceivably reduce security even in daylight hours. At night the isolated nature of the netball courts is also of concern. In the case of night park use, the preferable solution may be to consider relocation of netball use to an alternative site offering more suitable facilities and access. The enhancement of the extent of access, landscape amenity, and provisions of connections to Prospect Creek could all serve to increase general use of the site, which would in turn increase security through passive surveillance. The improved amenity of the park may encourage further use by adjoining workforces of the park for lunchtime and exercise use.

### 3.7 Maintenance

In general there is user satisfaction with the standard of upkeep of Guildford West Sportsground. However, there are a number of maintenance issues that should be addressed, including:

- the need to reduce the extent of difficult to maintain areas
- recycling bins to allow waste types to be separated at their source
- upgrading of the chainwire fencing surrounding sporting facilities

#### *Maintenance*

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

#### *Recycling*

As part of Holroyd City Council's commitment to recycling it is recommended that special bins for both aluminium cans and glass bottles be supplied near the Baseball facilities, at the southern end of the park and also at the Soccer / Cricket pavilion adjoining the sports fields.

*Fencing*

To further enhance the visual amenity of the Sportsground it is proposed to replace the existing chainwire fencing with black powder coated fencing around areas such as the tennis courts and baseball diamond. Removal of fencing where not required is also recommended.

Provision of low fencing to the soccer field perimeter should be considered to deter access by unauthorised vehicles and trail bikes.

### **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.

One of the key elements of park improvements can be landscape planting. Tree planting may be used to address a number of issues associated with poor physical and visual amenity. Planning for future planting should consider:

- areas particularly near buildings where shade is required in summer and sun penetration in winter and where tree canopy may reduce / buffer the visual impact of buildings
- increased internal and edge planting to park
- planting along paths and linkages

Detailed design of landscape treatments through out the park should be carried out as required and as funding permits. This should include buffering existing structures to soften their visual impact on the landscape and the integrated relationship of all landscape elements as part of a coordinated scheme.

It is recommended to cultivate the soccer / cricket fields, fine grade and replant with new seed or ideally turf grass. The fields are currently very uneven with poor grass coverage. It is expected that these actions would greatly enhance the value of the Sportsground to users. In addition Council may consider providing irrigation (using roof water stored from adjoining industry) to the fields to sustain year round condition.

#### ***3.8.2. Recommended Species***

The planting strategy aims to perform the functions listed above by using predominantly native species that are known to perform well on the Cumberland Plain and are able to provide shade for persons using facilities throughout the park. Deciduous plantings may be considered in limited locations where seasonal solar management is desirable.

A number of issues related to planting have been identified at Guildford West Sportsground, including public demand for more shade trees and screening of adjacent land uses, particularly in the western and northern portion of the park.

Shade planting is recommended around the perimeters of sports grounds and facilities to allow spectators to view sporting events without being exposed to direct sunlight along with adjoining parking areas. This is an important consideration especially during summer months, as it provides relief from high temperatures and reduces exposure to harmful solar radiation. Broad canopy trees will provide the best shade for this purpose.

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 three metres in height and protected with tree guards. In addition, siting of planting must have regard for Energy Australia power easements and related height constraints.

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.

Recommended species include:  
Boundary Planting  
- Casuarina glauca (Swamp Oak)

Planting Adjacent Buildings

- Eucalyptus sideroxylon (Mugga Ironbark)
- Eucalyptus fibrosa (Red Ironbark)
- Eucalyptus paniculata (Grey Ironbark)

Carpark Shade

- (not permissible due to electricity easement conditions)

**3.9 Planning Issues**

*Adjoining Land Use*

The character of surrounding urban and industrial areas is likely to remain industrial / commercial in the medium to long term. It is therefore important to recognise this context to minimise any adverse affects it may have on the function and amenity of Guildford West Sportsground.

*Planning Issues*

Issues related to planning considerations include:

- Provision of access through adjoining land holdings
- Maintenance access to easements

*Access to adjoining land holdings*

Access through Council's Depot to Fairfield Road and through the Integral Energy and Energy Australia power easements to McCredie Street needs to be negotiated with the relevant authorities. Maintenance of adequate security is expected to be a key consideration.

Access to Prospect Creek corridor would be greatly enhanced by access through the adjoining open space (currently) at the south-west corner of the site. Possible acquisition should be explored or alternatively the provision of a public access easement.

While most of these planning issues are under the direct control of Guildford West Sportsground, some involve other authorities and organisations, such as Integral Energy and Energy Australia and adjoining private property owners. Council will need to communicate with these authorities when any of their proposed works impact on Guildford West Sportsground.

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.



*L to R: View from the southwest corner of the park looking towards Prospect Creek with which potential connections are to be explored, Entry gate and view along electricity easement with buffer / screen planting on right*

## 4. IMPLEMENTATION

### 4.1 Introduction

While the existing management structure of Guildford West Sportsground has been effective in the care and control of this important open space / sporting resource, future management decisions will need to be addressed in the context of this Plan of Management. Implementation of the Guildford West Sportsground Plan will be an on going 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 Guildford West Sportsground 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**

- Ultimate responsibility for development and management of Guildford West Sportsground
- Budget allocation for development and maintenance of Guildford West Sportsground
- 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 recreation facilities in the park

#### **Holroyd Giant Baseball Club**

- Management of baseball diamond and its associated facilities
- Fundraising for maintenance and improvements

#### **Holroyd Rangers Soccer Club**

- Management of soccer field and its associated facilities
- Fundraising for maintenance and improvements

#### **AKLA Cricket Club**

- Management of cricket field and its associated facilities
- Fundraising for maintenance and improvements

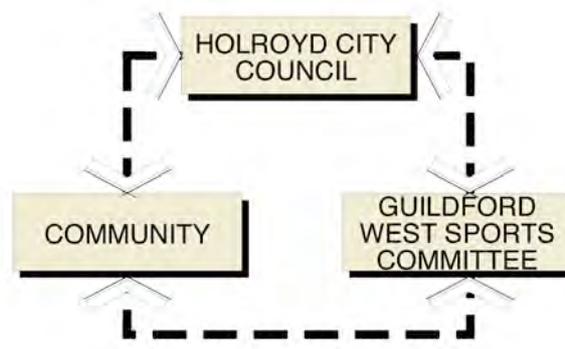
#### **Guildford West Sportsground Committee**

- Seeking opinions, expectations and needs of community in relation to the sporting facilities catered for at the sportsground
- Providing advice to Council on the requirements of the community as well as those of relevant authorities and organisations
- Reporting to Council on development and maintenance of the sporting facilities
- Identifying sources of funding
- Coordinating uses of the Sportsground by user groups, including bookings, fee collection, etc.
- Reporting vandalism and misuse of the park to Council and proposing actions to prevent these.

#### **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 four groups of stakeholders will work together to deal with park management issues as they arise. The relationship between these groups is illustrated in the diagram below.



### 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 Guildford West Sportsground should reflect the need for sporting facilities in the Holroyd area and the importance of developing such facilities to accommodate local population growth and demand.

The sporting facilities generate funding for development and management of its facilities through team levies and sponsorship. It is anticipated that this arrangement will continue.

Council has obtained grant funding that has allowed staged development of the park and facilities within it. While additional grant funding is likely to be available in future, the timing of this source of funding is difficult to predict.

### 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 POM.

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

The schedule on the following page 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.

	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
<b>0.0</b>	<b>Planning &amp; Management</b>				
0.1	Prepare landscape masterplan incorporating investigation of improved planning opportunities in the park	M	HCC	Completion of masterplan and guidance provided as necessary for improvement works	P
0.2	Review potential use of lands in SW corner of park to increase park area	M	HCC	To enhance open space and access linkages to Prospect Creek	P
0.3	Increase car parking facilities for all user groups of the park	H	HCC	Options investigated and costs provided for car parking	P
0.4	Investigate options and cost estimates for the installation of sun protection awnings for baseball spectators area	L	HCC	Options investigated and costs estimates supplied	P
0.5	Investigate the option of a paved footpath for pedestrian and equal access from Foray Street	H	HCC	Footpath viability assessed	P
0.6	Investigate the viability of engaging an "all seasons" Council Grounds-person to maintain Baseball fields	L	HCC	Viability and costs of permanent grounds-person assessed	P
<b>1.0</b>	<b>Landscape Improvements</b>				
1.1	Screen planting of adjacent industrial areas	L	HCC	Adjacent industrial areas adequately screened	P
1.2	Shade planting around sports fields	M	HCC	Shade trees provided	P
1.3	Amenity planting around facilities and buildings	L	HCC	Buffering of buildings and enhanced park amenity	Co
<b>2.0</b>	<b>Access &amp; Circulation</b>				
2.1	Foray Street pedestrian pathway (adjoining eastern boundary road)	H	HCC	Vehicle access on pedestrians minimised	P
2.2	Signage to identify access road as shared vehicle access - sports users, Council maintenance and SES	H	HCC	Drivers are reminded of the different road users potentially using the road and parking areas	P
2.3	Investigate & implement potential access to Fairfield Road as a secondary vehicle / pedestrian access to the site through the Council depot	M	HCC	Secondary entry / exit provided	P
2.4	Investigate and implement secondary entry to park through Energy Australia and Integral Energy easements from McCredie Road	H	HCC	Secondary entry / exit provided	P
2.5	Provide general loop path access through park linking entry points and facilities / parking	L	HCC	Path provided enhancing circulation through park	P
2.6	Create pedestrian connection to adjacent creek corridor	L	HCC	Pedestrian connection provided	P
2.7	Install improved directional signage at Foray Street and Fairfield Road	H	HCC	New signage installed	P
2.8	Upgrade existing park signage	H	HCC	Adequate signage erected	P
2.9	Install signage at new entrances	M	HCC	New signage erected	P

	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
<b>3.0</b>	<b>Site Facilities</b>				
3.1	Levelling of Soccer / cricket fields and re-sow with grass	H	HCC	Safer, better quality playing fields	P
3.2	Recycling facilities	M	HCC	Facilities provided	P
3.3	Review extent and arrangement of chain wire fencing at Tennis Court and Baseball facilities	L	HCC	Fencing reviewed and arranged appropriately or removed	P
3.4	Replace chain wire fencing surrounding sporting facilities	L	HCC	Fencing upgraded	P
3.5	Provision of seating near sporting facilities	L	HCC	Adequate seating provided	P
3.6	Provision of drinking fountains	L	HCC	Adequate distribution of drinking fountains in key areas of the park	P
3.7	Review requirement / viability of netball courts on the site – potential relocation with alternative use of NE corner for parking, tennis, playground or passive recreation	M	HCC	Decision made regarding the future of netball facilities at the Park	P
3.8	Review potential provision of small scale playground in central location east of baseball building to complement active recreational use and compliment / encourage passive recreational use	L	HCC	Site located for new playground	P
3.9	Remove existing aged swing set from the south east corner of the site	M	HCC	Old play equipment removed	P
3.10	Expand the existing Dolorite running tracks	L	HCC	Existing tracks expanded	P
3.11	Install Public Address (PA) system for amenities buildings	L	HCC	PA system provided	P
3.12	Upgrade Irrigation System to automatic and computer control with harnessing of recycled water	H	HCC	Irrigation automated and recycled water used	P
3.13	Resurfacing of tennis courts	H	HCC	Higher standard facility provided for continued patronage	P
3.14	Creation of pathways linking amenities buildings to the south and west smaller diamonds used by the junior club	L	HCC	Pathway links created	P
3.15	Two additional diamonds to be created in the park for junior baseball	M	HCC	New junior baseball facilities provided	P
3.16	Reconstruction/repainting of all dugouts around the baseball facility	L	HCC	Improved standard of baseball dugouts	P
3.17	Upgrade field floodlighting to Australian Standard with provision for flexible phasing of light levels to reduce power consumption	H	HCC	Floodlighting upgraded	P
3.18	Install water tanks for water harvesting	H	HCC	Rainwater harvested to ensure adequate irrigation	P
3.19	Provide air conditioning and window tinting to clubroom	H	HCC	Improved amenity for scorers	P

3.20	Construction of an air conditioned scorer's building at the eastern side of the dugout	L	HCC	Scorer's building provided	P
3.21	Review potential of synthetic cricket pitch to a turf wicket	M	HCC	Cricket pitch upgraded	P
3.22	Consider low fencing to the soccer field perimeter to deter access by unauthorised vehicles and trail bikes	M	HCC	Unauthorised vehicles prohibited	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	Reduce maintenance costs	M	HCC	Maintenance costs reduced	O



#### **4.5 Staffing**

The current level of staffing at Guildford West Sportsground 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. 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 Guildford West Sportsground. Holroyd Council is not currently considering any applications by private or community organisations to develop commercial facilities in Guildford West Sportsground.

#### **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 Guildford West Sportsground 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 no current leases or licenses at Guildford West Sportsground.

The extent of informal Management Zones is illustrated in Figure 4.2.

##### **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 Guildford West Sportsground. 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 active and passive recreational values. 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 POM will be carried out when necessary to up date the plan to reflect any changing circumstances and community needs.



*L to R: Potential siting of additional access way through electricity easement to McCredie Road, Potential siting of additional access way through Council depot to Fairfield Street*