

# Gipps Road & Hyland Road Regional Parklands



## Plan of Management

Prepared for:  
Holroyd City Council



September 2013

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## **PLAN OF MANAGEMENT**

Prepared For

Holroyd City Council

By

Environmental Partnership NSW Pty Ltd

**September 2013**

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# **1 INTRODUCTION**

## **1.1 Background**

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

This Plan of Management (POM) was prepared by Landscape Architectural consultants Environmental Partnership in February 2013 and follows on from previous PoM updates by Environmental Partnership in September 2010 and EDAW Pty Ltd in 1997.

This document is a specific POM for three separate parks that are collectively referred to in this document as the Parklands.

Hyland Road Reserve to the north is comprised of remnant Cumberland Plain Woodland intermixed with open native grasslands, Hyland Road Park to the south of Hyland Road is a former landfill that is planned for development as a sportsground, while Gipps Road Sporting Complex to the south is an existing sportsground with AFL, Cricket, Baseball, and Athletics facilities.

Specifically this POM covers land shown in Figure SA01 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. In addition this POM covers any other areas of Community Land acquired and developed by Council as part of the Parklands during the period in which this POM is applicable.

The riparian corridor along the eastern boundary of the Reserves is now covered by the Hyland Road Park Wetlands and Riparian Corridor (WRC) Plan of Management 2012.

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

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

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

Under Local Government Act requirements, the Parklands fall into the categories of Sportsground, Park, Natural Area Watercourses, Cultural Significance, and General Community Use.

## 1.2 Study area at a glance

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

| Item                          | Description   |
|-------------------------------|---|
| Site Name:                    | Gipps Road and Hyland Road Regional Parklands   |
| Address:                      | Gipps Road, Greystanes  |
| Ownership:                    | Community land owned by Holroyd City Council  |
| Community land categorisation | Sportsground, Natural Area Watercourse, Area of Cultural Significance, General Community Use  |
| Care, control, management:    | Holroyd City Council  |
| Area:                         | Approximately 63 hectares   |
| Zoning:                       | RE1 Public Recreation (Holroyd Local Environmental Plan 2013)   |
| Conditions of park:           | <p><b>Gipps Road Sporting Complex</b> – generally good condition</p> <p><b>Hyland Road Park</b> – largely unimproved landfill</p> <p><b>Hyland Road Reserve</b> – mostly cleared with some areas of regenerated / planted vegetation</p>  |
| Maintenance:                  | <p><b>Gipps Road Sporting Complex</b><br/> <i>Holroyd City Council</i></p> <ul style="list-style-type: none"> <li>• Mowing and edging</li> <li>• Linemarking of athletics field from September to March</li> <li>• Tree planting and weeding of garden beds</li> <li>• Litter patrol/removal and cleaning of BBQ's</li> <li>• Inspection and repair of play equipment</li> <li>• Fence maintenance</li> <li>• Cleaning ponds and watercourses</li> <li>• Watering of grass</li> </ul> <p><i>Holroyd-Parramatta-Blacktown Australian Football Club (known locally as the "Goannas")</i></p> <ul style="list-style-type: none"> <li>• Linemarking to AFL oval</li> <li>• Cleaning of amenities building</li> </ul> <p><i>Greystanes Little Athletics Club</i></p> <ul style="list-style-type: none"> <li>• Line marking to athletics field from March to August</li> <li>• General clean up activities after use by the Club and others</li> </ul> <p><i>Wentworthville Baseball Club</i></p> <ul style="list-style-type: none"> <li>• Linemarking to baseball field</li> <li>• Hand mowing grass on diamond area</li> <li>• Renovations to paths and clipping of edges</li> <li>• Watering of grass</li> <li>• General clean up activities after use by Club and others</li> </ul> |

| Item                     | Description   |
|--------------------------|---|
| Maintenance (continued): | <p><b>Hyland Road Park</b><br/> <i>Holroyd Youth Services</i></p> <ul style="list-style-type: none"> <li>• All repairs and general maintenance activities to the house and associated areas</li> <li>• Grass mowing</li> <li>• General cleaning activities</li> </ul> <p><i>Hyland Road Park Local Committee</i></p> <ul style="list-style-type: none"> <li>• General minor maintenance of Rifle Club building</li> </ul> <p><b>Hyland Road Reserve</b></p> <ul style="list-style-type: none"> <li>• Grass mowing</li> <li>• Litter removal</li> </ul>              |
| Assets:                  | <p><b>Gipps Road Sporting Complex</b><br/> Amenities block with toilets and change rooms, athletics kiosk,AFL amenities building, long jump pits (2), fixed shot put rings (2), fixed discus rings (2), goal posts (2 sets), playground, BBQ facilities, baseball dugouts (2), open sided building, above ground water tanks (3), below ground water tank (1), seats, general fencing</p> <p><b>Hyland Road Park</b><br/> Heritage house and adjacent buildings, rifle range building, boundary fencing</p> <p><b>Hyland Road Reserve</b><br/> Gate and padlock</p> |
| Condition of Buildings:  | <p><b>Gipps Road Sporting Complex</b><br/> Athletics amenities block (including gym)– poor condition<br/> AFL amenities building – very good condition<br/> Athletics kiosk – fair condition<br/> AFL Clubhouse – very good condition</p> <p><b>Hyland Road Park</b><br/> Heritage house and adjacent buildings – house in good condition<br/> Hyland Road Gun and Pigeon Club building – very good condition</p> <p><b>Hyland Road Reserve</b><br/> No Building</p>  |
| Existing Uses:           | <p><b>Gipps Road Sporting Complex</b><br/> Athletics, Cycling, Baseball, AFL</p> <p><b>Hyland Road Park</b><br/> Youth club, Rifle club, Pigeon club</p> <p><b>Hyland Road Reserve</b><br/> Passive Recreation</p>  |



| Item                          | Description  |
|-------------------------------|--|
| Leases / licenses / bookings: | <p><b>Hyland Road Park</b></p> <p>Holroyd Youth Services – leases historic homestead and adjacent buildings</p> <p>The “Goannas” – have priority use of the Gipps Road AFL field and amenities with a view to entering a 20 year lease agreement once this PoM is adopted by Council</p> |
| Caveats / easements:          | N/A  |

### 1.3 Objectives of this Plan of Management

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

General objectives addressed in this plan include the programs and strategies that are expressed in documents including HCC’s “Management Plan” and “State of the Environment Report”, along with Holroyd City Council Policies, Codes and its Delegated Authority Manual. Direction was also obtained via discussion with Council staff and relevant user groups. In addition to addressing the Local Government Act, Council’s specific objectives of this POM are to:

- Ensure that the Parklands are conserved for sporting, recreational, and passive recreational purposes
- Ensure the park is a visually attractive, safe environment, available and accessible for use by all sectors of the community
- Achieve a consistent and responsible approach to the management and maintenance of the park’s resources
- Provide adequate, equitable, safe and appropriate services for the community that meet reasonable community expectations and are managed efficiently
- Manage, develop, protect, restore, enhance and conserve the environmental values of the park, to ensure it is sustainable for future generations whilst being visually attractive, and operates with minimum impact on adjoining land holders

### 1.4 Community Consultation

The Plan of Management has incorporated three community meetings in its development as outlined below. It is noted that the project commenced in 2010 but was placed on hold whilst Council considered its position regarding the development of aquatic facilities and the potential for an aquatic centre on the site. The project was recommenced in 2013:

- Meeting 1 (12<sup>th</sup> August 2010) – provide primary stakeholders the opportunity to review the masterplan and discuss criteria for park development and management
- Meeting 2 (18<sup>th</sup> October 2010) – allow primary stakeholders to review the draft plan management and updated masterplan

- Meeting 3 (27<sup>th</sup> March 2013) – final review after project hold period to enable primary stakeholders to comment on status and update stakeholder perspectives
- Meeting 4 – public hearing during the public exhibition period aimed at the broader community who can submit comments to Council prior to finalisation and adoption by Council

### **Public Exhibition**

This document will be placed on public exhibition for 28 days plus a 14-day ongoing response period (42 days total) in accordance with the Local Government Act. The exhibition will allow interested parties an opportunity to comment on the Draft Plan. Council will consider any comments, and the final document amended where appropriate.

## 2 CONTEXT

### 2.1 Regional Significance

Covering an area of approximately 63 ha, the Parklands are located on Gipps Road, Greystanes and is roughly bisected by the Liverpool-Parramatta (LP) Transitway. It is bordered by both residential and industrial properties (refer Figure SC01).

The Parklands consists of three distinct areas, Gipps Road Sporting Complex in the south, Hyland Road Park in the middle, and Hyland Road Reserve in the north. Gipps Road Sporting Complex is used primarily for AFL in winter and baseball and athletics in summer. Hyland Road Park is, for the large part, unimproved landfill but also hosts a youth centre, rifle and pigeon club while Hyland Road Reserve contains open vegetation largely undeveloped for passive recreation. The Parklands form an important component of the recreational facilities managed by Holroyd City Council and once complete will be an example of sports oriented parklands that effectively cater for active and passive recreational use as well as environmental initiatives.

The details of recreation demand for the Parklands 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 and Greystanes while the Bidjigal clan occupied the Merrylands and Bankstown area. The Bidjigal tribe included the famous warrior Pemulwuy who fought a guerrilla war against white settlement from 1797 to 1802.

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

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

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

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









Hyland Road Reserve  
(Area 1)

Holroyd Youth centre  
Holroyd Rifle Range and Pigeon club

Transworld Bus-station

Hyland Road Park  
(Area 2)

Gipps Road Sporting Centre  
(Area 3)

AFL Amenities  
AFL Club room

Baseball Amenities

Existing Amenities storage





**Categorisation Legend**

- Natural area watercourse
- Sportsground
- Cultural significance
- General community use
- Site boundary





### **2.2.2 European heritage**

Settlement of the area dates from the 1790s, when land grants in the area were issued to freed convicts with the understanding that it would be cleared for agricultural activities. The land in the area changed hands frequently until the early 1800's when Matthew Hyland, an Irish convict transported for life, began to consolidate adjacent land packages into a large homestead.

Because of its agricultural heritage the Parklands area remained largely pasture lands well into the 20<sup>th</sup> century when the first major development, a water pipeline between Prospect Reservoir and Pipehead, was built in 1934. The land was acquired by Holroyd Municipal Council after the last of the Hyland family, Ms Adelaide Hyland passed away in 1939. The Council then converted the Hyland Road Park area into a municipal landfill that operated until 1985 when it became a landfill for clean fill.

## **2.3 Physical Site Factors**

### **2.3.1 Climate**

The climate at the Parklands 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**

#### **Gipps Road Sporting Complex**

This area is characterised by filling to create large flat areas for sporting fields, landscaping, and planting along Prospect Creek. The western side is largely made up of lawn and undulating landscape elements such as hills, depressions, and cycleways. This area provides elevated views in all directions and is easily accessible by bike or foot. The eastern side of the park is mainly flat to accommodate the playing fields and parking areas. Jack Ferguson Reserve in the corner of Gipps Road and the LP Transitway features a retention pond that is filled by runoff from both Hyland Road Park and Gipps Road Sporting Complex. Overflow from the retention pond is carried by pipe and grass swale, which bisects the park, to Prospect Creek in the south.

#### **Hyland Road Park**

Much of Hyland Road Park is in an unimproved state that reflects its time as a landfill. The park features a natural drainage line on its eastern edge that drains in to the retention pond in Jack Ferguson Reserve to the south. Despite heavy disturbance to the land around it this waterway still runs in its natural alignment and extends past Hyland Road into Hyland Road Reserve in the north. The high point of the park is in the northwest corner and is occupied by the Hyland historic homestead and attendant buildings.

#### **Hyland Road Reserve**

The northernmost area of the Parklands, Hyland Road Reserve is sited on the sloping base of Prospect Hill and spans from the decommissioned water supply canal in the west, to the reconstructed watercourse in the east. Runoff in the area typically flows into the waterway before draining to the south although topographical disturbance in the centre of the site has created an intermittently filled wetland area.

### 2.3.3 Vegetation

Note: General descriptions by EP, detailed descriptions sourced from Gipps Road Open Space POM 1997

#### Gipps Road Sporting Complex

Gipps Road Sporting Complex has been, for the most part, cleared of vegetation since the 1800's when it was used for farming and grazing. Consequently much of the park consists of turf with intermittent clumps of trees. However, two areas of remnant Cumberland Plain Woodland, the indigenous planting community in the area, remain: a small cluster in the north western corner that visually links to a larger area in Hyland Road Park to the north, and an extended area of woodland that runs along both sides of Prospect Creek on the southern boundary of the park.

The banks of Prospect Creek contain a remnant stand of typical Cumberland Plain creek line vegetation. The association is relatively continuous within the Gipps Road Sporting Complex area although the construction of a flood control structure across the Creek has resulted in significant clearing on a section of the creek adjacent to the baseball field.

The vegetation association is dominated by *Casuarina glauca*, although there are isolated areas where *Angophora floribunda* (Rough-barked Apple) and *Eucalyptus tereticornis* are common. Occasional specimens of *Melaleuca styphelioides* (Prickly-leaved Paperbark) and *E. amplifolia* (Cabbage Gum) also occur along the Creek.

Except for occasional *Acacia parramattensis* (Green Wattle) and *Pittosporum undulatum* (Sweet Pittosporum), little remains of the indigenous shrub layer. However a well-developed shrub layer may not have occurred naturally in this association due to the dense canopy cover and regular occurrence of fire. A number of introduced species occur in the shrub layer with moderate to severe infestations of *Lantana camara*, *Ligustrum sinense* (Small-leafed Privet) and *Ligustrum lucidum* (Large-leafed Privet).

The outer margins of the ground layer of the association comprise dense growth of *Pennisetum clandestinum* (Kikuyu). Closer to the Creek, some native grass species are present, however the dominant ground cover (particularly where the tree cover is dense), is *Tradescantia albiflora* (Wandering Jew). *Typha orientalis* and *Phragmites australis* occur occasionally in the wetter areas, while climbers such as the native *Hardenbergia violacea* (Purple Twining Pea) are also present on the better-drained areas.

The Prospect Creek vegetation has been subject to significant degradation. The primary influences appear to have been direct physical disturbance of the soil from adjacent land uses resulting in high levels of nutrients within the Creek itself, as well as discharges from urban development areas up-stream of the Parklands. Despite degradation the remnant vegetation retains sufficient species composition and structure of the naturally occurring vegetation pattern, for it to be regarded as a true bushland remnant.

### Hyland Road Park

Due to its historical roles as an agricultural and landfill area, the majority of Hyland Road Park has been cleared of any sizable stands of vegetation. The exception to this is on the eastern edge of the park where a significant area of Cumberland Plain Woodland surrounds the waterway that runs along Gipps Road. This corridor is covered under the study area of the adjoining WRC Plan of Management.

This bushland occurs along a section of the watercourse that extends from the northern boundary of the Parklands to a pond in the north western corner of Gipps Road Sporting Complex. Various developments have resulted in the formation of an intermittently inundated wetland area covering the central portion of this bushland area. The result has been displacement of previously occurring bushland species with dense growth of *Typha orientalis*, (Broad-leaf Cumbungi) and *Phragmites australis* (Common Reed) in areas along the watercourse. The area between Gipps Road and the drainage line retains a structure and species composition which is representative of the natural vegetation that occurred in the Sydney Region prior to European settlement. The area appears to have been subject to a degree of direct physical disturbance in the past, however vigorous regeneration is occurring over much of the area. *Eucalyptus tereticornis* (Forest Red Gum) and *Eucalyptus fibrosa* (Narrow-leaved Ironbark) are the dominant tree species in this area. *Bursaria spinosa* (Blackthorn) is the most common species in a sparse shrub layer, together with other species including *Indigofera australis* (Native Indigo), *Pultanea sp.*, and *Acacia falcata* (Sickle Wattle). A variety of native grasses and ground covers also occur, including *Agrostis avenacea* (Blown Grass), *Paspalidium sp.* and *Bossiaea prostrata*.

While existing fencing serves to assist conservation of this resource, the adjacent traffic from Gipps Road to the east and the watercourse to the west provide an ongoing source of weed invasion. In addition, weeds associated with high nutrient and moisture levels are growing along the drainage line in the western portion of the bushland area.

A narrow band of highly degraded indigenous vegetation occurs on the western side of the watercourse, immediately beneath the embankment created by the landfill (now an open grassed area). In this narrow band, remnant *Eucalyptus moluccana* (Grey Box) and *Eucalyptus tereticornis* (Forest Red Gum) occur, while there is virtually no remaining indigenous shrub or ground layer. A stand of *Casuarina glauca* (Swamp She-oak) occurs on the western bank of the watercourse. The embankment itself has a dense infestation by *Lantana camara* (Lantana) although the spread of this species beyond the embankment is limited.

The watercourse itself contains a number of weed species including *Myriophyllum brasiliense* (Brazilian Water Milfoil) and *Isolepis prolifera*. Indigenous macrophytes also occur, including *Persicaria decipiens* (Slender Knotweed) and *Schoenoplectus validus* (River Club-rush).

### Hyland Road Reserve

Hyland Road Reserve contains remnant areas of Cumberland Plain Woodland but is largely populated by grass and planted trees. The densest woodland areas run along the waterway on the eastern edge of the park that connects, both physically and in vegetal structure, to the waterway in Hyland Road Park to the south.

### **2.3.4 Fauna**

Due to the reduced area of indigenous vegetation within the Parklands the space available for wildlife habitat is limited. Where fauna is present on the site it is centred on the remnant vegetation communities that run along the water bodies in the eastern and southern areas of the site. While neither of these bush areas is large enough to support a significant population of ground dwelling mammals there is a diverse population of bird species with the Cumberland Bird Observers Club recording approximately 130 species in the general area in the last 30 years. Small communities of reptiles and amphibians may also occur in the wetland areas.

### **2.3.5 Buildings and structures**

#### **Gipps Road Sporting Complex**

Toilet/Change Rooms Building – the building located near the entrance road to the park just north of the Athletics Field. It is currently being used by both Athletics and Baseball and contains a makeshift weight room utilised by throwers. Although the women’s bathroom was refurbished less than 10 years ago the building is, in general, aging and unable, due to location and size, to serve the needs of users. The building is highly utilitarian with a focus on vandal resistance, being generally of ‘municipal’ style architecture. It is also poorly lit.

AFL Amenities Building – this building is in very good condition and is considered adequate for its purpose.

AFL Club Room – a recently relocated and refurbished demountable building in good condition.

Athletics Kiosk – This building is highly utilitarian with a focus on vandal resistance, being generally of ‘municipal’ style architecture. It is proposed to demolish this building to make way for the expanded road and parking network. To make up for its loss, space will be added to the proposed Athletics/Baseball amenities block.

Fitness Equipment Area – the previous timber fitness area was removed due it’s dilapidated state and its location in the are of the extended road and parking network. A replacement facility will be considered as funding becomes available.

Playground – the playground in the north western corner of the Gipps Road Sporting Complex consists of a single piece of equipment for 5-10 year olds and has no provision for younger or older age groups. Timber tables and barbecues are in a fair condition. This facility sits within the area of the adjoining Riparian Corridor (WRL) Plan of Management 2012.

Permanent in-ground sporting facilities include:

- AFL goalposts at each end of the ground of both the AFL field and the multipurpose field
- 2 discus/hammer cages
- 2 fixed shot put rings
- 3 long jump pits

Athletics Field (G1) – The Athletics field is lit by two floodlights that stand on opposite ends in the centre of the field. The throwing and jumping facilities appear to be in acceptable condition but should be reviewed to ensure compliance with Australian Standards.



A location for a dedicated hammer throw facility outside of the field zone of the Athletics Track is proposed to be investigated due to the ongoing damage to the grass surface.

Baseball Field (G2) – The Baseball field has recently been upgraded with returfing and refurbishment of Dolomite surface.

AFL Field (G3) – The AFL field is in very good condition, however it requires a lighting upgrade in accordance with Australia Standards for training and night games.

Multisport Field (G4) – This field is in need of a surface upgrade with levels, turf, irrigation, and subsoil drainage taken into consideration. There is also a need for fencing around the oval to protect the playing surface and lighting to allow for night training.

Proposed Multisport Field (G5) – Additional field (soccer rugby, rugby League proposed in area of existing mounding to west of Gipps Road Sporting Complex. Will require some grading at eastern edge of mounded area. Re profiled mound can act as spectator area to field.

### **Hyland Road Park**

Sports facilities are yet to be developed to Hyland Road. The masterplan identifies the following:

Proposed Cricket and Soccer Field (H1) – Potential turf wicket square and major competition soccer pitch. Adjoining clubhouse / amenity facilities and parking as per masterplan

Proposed Cricket and Soccer Fields (H2) – secondary cricket field and dual soccer fields

Proposed Multipurpose field zone – to the south west of Hyland Road Park. Proposed to offer flexible use to meet community needs such as Mini Soccer. Potential subject to future needs to incorporate outdoor courts (4 total) to complement future indoor facility (netball basketball).

Proposed Indoor Centre – Proposed indoor sports facility to potentially incorporate indoor courts, Gym etc.

The locations of existing buildings and structures are indicated on Figure 2.

## **2.4 Visual Character**

### **Gipps Road Sporting Complex**

The predominant visual character is of flat grass playing fields broken up by a number of fences, lighting poles, and amenities buildings. On the periphery of the site are stands of native vegetation, carparking, and a large grass mound. The mound is proposed to be modified in the future to enable construction of a 5<sup>th</sup> playing field area to Gipps Road to allow for multi sports use. A high voltage power line easement that cuts through the site and is proposed to be partially re-aligned to the adjoining Transgrid site which will reduce visual impact.

### **Hyland Road Park**

The overall visual character of Hyland Road Park is dominated by the grassed benches left from the capping of landfill works and the chainwire perimeter fences. Positive visual attributes include: Hyland historic house and surrounds in the northwest of the site and the remnant Cumberland Plain Woodland on park's eastern border with Gipps Road.

### **Hyland Road Reserve**

The visual amenity of Hyland Road Reserve is characterised by small stands of regenerated and planted vegetation intermixed with open grass areas that are relatively weed impaired. The isolation of Hyland Road has attracted dumping in the past. The recreational development of the parklands is expected to bring activity and use to the precinct and will discourage this behaviour.

## **2.5 Current Recreational Usage**

Gipps Road and Hyland Road Regional Parklands provide active recreational facilities to local and regional users. Open for use during the day and evenings, the grounds are used by organised sporting groups and individuals or informal groups for play, relaxation and private training and exercise.

The ten major groups who currently use the park regularly include:

- Greystanes Little Athletics Association
- Hammer Throwers
- Holroyd-Parramatta-Blacktown Australian Football Club (known locally as the "Goannas")
- Greater Western Sydney AFL team
- Diggers Baseball Club
- Greystanes Cricket Club
- Wenty Waratahs Cricket Club
- Hyland Road Rifle Club
- Hyland Road Pigeon Club
- Holroyd Youth Services

### **2.5.1 AFL Usage**

- Used all year round by AFL user groups
- Used primarily by the Holroyd Parramatta Australian Rules Football Club (Goannas) for week day training and weekend matches during the winter season.
- Season runs from April to September
- Used primarily by the "Goannas" for weekday training and weekend matches
- Also used by Greater Western Sydney AFL team for training

### **2.5.2 Athletics usage**

- Season runs from September to March
- Used primarily by the Greystanes Little Athletics Association and Hammer throwers
- Greystanes Little Athletics Association trains Saturdays at 8:30am
- Greystanes Little Athletics conduct competitions throughout the season

### **2.5.3 Cricket Usage**

- Currently used for social games
- New facilities proposed for Hyland Road Park will be used for competition games

### **2.5.4 Baseball Usage**

- Use during winter season
- Every Saturday and 2 days of training – usually on Friday and Sunday

### **2.5.5 Shooting Usage**

- Various groups and times with booking system
- Tournament use

### **2.5.6 Pigeon Club**

- Transition meeting point for Pigeon users

## **2.6 Planning Considerations**

### **2.6.1 Adjacent land use**

Much of the land surrounding the parklands is classified under the Local Government Act (1993) as 4(a) – General Industrial with a small area of 4(b) – Light Industrial bordering Prospect Creek in the Southeast corner of Gipps Road Sporting Complex. Hyland Road Reserve is bordered on the east by 2(a) – Residential land while its western edge is defined by the cycleway, a 5(a) – Special Uses, Schools, Hospitals, etc land use.

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

The Parklands are zoned 6(a) Open Space and classified as community land.

The Holroyd LEP identifies the objectives of this zone are:

- (a) to identify land which is currently used or is intended to be used for the purposes of open space or public recreation; and
- (b) to allocate sufficient open space to serve the present and future recreational needs of residents and visitors; and
- (c) to 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 only permitted with Council 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

Any other works or activities other than those listed are prohibited in areas zoned 6(a) Open Space.

### **2.6.3 Access and circulation**

#### **Gipps Road Sporting Complex**

Vehicular access to the park is via an entry road off Gipps Road just north of the Gipps Road and Long Street intersection.

Sealed roads within the park are limited to a traffic loop with direct access to the AFL amenities block and approximately 71 parking spaces. At the northern end of the sealed road a padlocked gate limits vehicular access to a gravel road that leads to the multisport field in the western region of the park. The gravel road, when open to the public, is also used to access informal parking on the southern side of the AFL field.

Bicycle and pedestrian access to the park is gained via the cycleway that runs along the southern edge of the park with entry points in the southeast by crossing Gipps Road and in the northwest from a cycleway off Widemere Road or via pedestrian crossing from Hyland Road Park over the Liverpool to Parramatta Transitway. It is noted that Transitway management have suggested that limited or no access across the corridor is preferred from their perspective

#### **Hyland Road Park**

Vehicular access to Hyland Road Park is gained via Hyland Road, which runs along the northern and western sides of the park. There is currently no public vehicular access to the interior of the park.

Bicycle and pedestrian access to publicly accessible areas of the park can be gained from Hyland Road or additionally from the cycleway that connects to the northwestern corner of the park before crossing the Transitway at the pedestrian crossing and connecting to Gipps Road Sporting Complex in the south.

#### **Hyland Road Reserve**

Vehicular access to Hyland Road Reserve is gained via Hyland Road, which runs along the southern side of the Reserve, off Gipps Road. Roads within the park are rendered inaccessible to public vehicles by a locked gate which blocks access to a dual dirt loop road system with inner and outer loops. The outer loop, which is approximately 850m long, extends to the northern region of the Reserve while the inner loop, which is approximately 500m long, skirts a cleared grassy area just north of Hyland Road. The inner loop also provides limited parking on its western side.

Bicycle and pedestrian access to the Reserve is gained from the cycleway that runs along the northern and western sides of the Reserve on the flank of Prospect Hill.

## 2.7 Statutory Requirements

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

The Local Government Act provides the legislative framework for a council's day-to-day operation. The Act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for its 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 table outline the applicable community land categories for the Parklands including the Guidelines for Categorisation as listed in the Local Government (General) Regulation 1999.

| Category                        | Guidelines for Categorisation   |
|---------------------------------|---|
| <b>Sportsground</b>             | <ul style="list-style-type: none"> <li>The land is used or is proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games. (Eg Gipps Road Sporting Complex and Hyland Road park)</li> </ul>  |
| <b>Natural Area Watercourse</b> | <ul style="list-style-type: none"> <li>Any stream of water, whether perennial or intermittent flowing in a natural channel, a natural channel that has been artificially improved, or in an artificial channel that has changed its course, and any other stream of water into or from which it flows;</li> <li>Associated riparian land or vegetation, including land that is protected land for the purposes of the Rivers and Foreshores Improvement Act or the Native Vegetation (Eg Prospect Creek curtilage to south of Gipps Road Sporting Complex)</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, sportsground, park or an area of cultural significance. (Eg central area of Hyland Road Reserve)</li> </ul>  |



| Category                             | Guidelines for Categorisation   |
|--------------------------------------|---|
| <b>Area of Cultural Significance</b> | <ul style="list-style-type: none"> <li>The land is an area of historic significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history.</li> <li>The land is an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment.</li> <li>The land is an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons (Eg Heritage Cottage to west of Hyland Road park – current Youth Centre)</li> </ul> |

### 2.7.3 Core objectives for community land management

The following core objectives from the Local Government Act guide the management of community land by Councils.

| Category                             | Core Objective   |
|--------------------------------------|--|
| <b>Sportsground</b>                  | <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 that such activities are managed having regard to any adverse impact on nearby residences</li> </ul>  |
| <b>Natural Area Watercourse</b>      | <ul style="list-style-type: none"> <li>Manage watercourse so as to protect the biodiversity and ecological values of the stream environment particularly in relation to water quality and water flows</li> <li>Manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability</li> <li>Restore degraded watercourses</li> <li>Promote community education and community access to and use of the watercourse, without compromising the other core objectives of the category</li> </ul>                      |
| <b>General Community Use</b>         | <p>to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</p> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</p> |
| <b>Area of Cultural Significance</b> | <ul style="list-style-type: none"> <li>Retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical, research or social significance) for past, present or future generations by the active use of conservation methods</li> </ul>  |

## **2.8 Management**

Holroyd City Council is entirely responsible for the management of the Parklands. Aside from the standard regulations that apply to the site, groups using the Parklands are generally regulated through Council. Large groups need to apply to Council in order to hold formal gatherings or organised sports within the park. Management responsibilities are discussed in more detail in Section 4.2.

## **2.9 Maintenance**

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

- Maintenance of grass areas and tree planting
- Grass cutting throughout the year and especially during the warmer months when greater growth occurs
- General maintenance including garbage removal and repairs as required
- Implement play equipment repairs as required

The Parks and Gardens Maintenance Crew operate from the maintenance depot and carry out landscape and general maintenance in the park as well as other open space assets within the Local Government Area.

Council's Building Maintenance Crew maintains all structures within the parklands.

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

## **2.10 Current Leasing Agreements**

The historic homestead located in Hyland Road Park is currently used by the Holroyd Youth Services for use as a Youth Centre.

This Plan of Management proposes that Council enters into a 20 year Licence Agreement with the Holroyd Parramatta Australian Rules Football Club (Goannas) for use of the AFL amenities building, and use of fields G3 at Gipps Road Sporting Complex. Refer section 4.8.2 for additional details.

## **2.11 Staffing**

Maintenance of the Parklands is carried out by crews employed by Council as identified in Section 2.9.

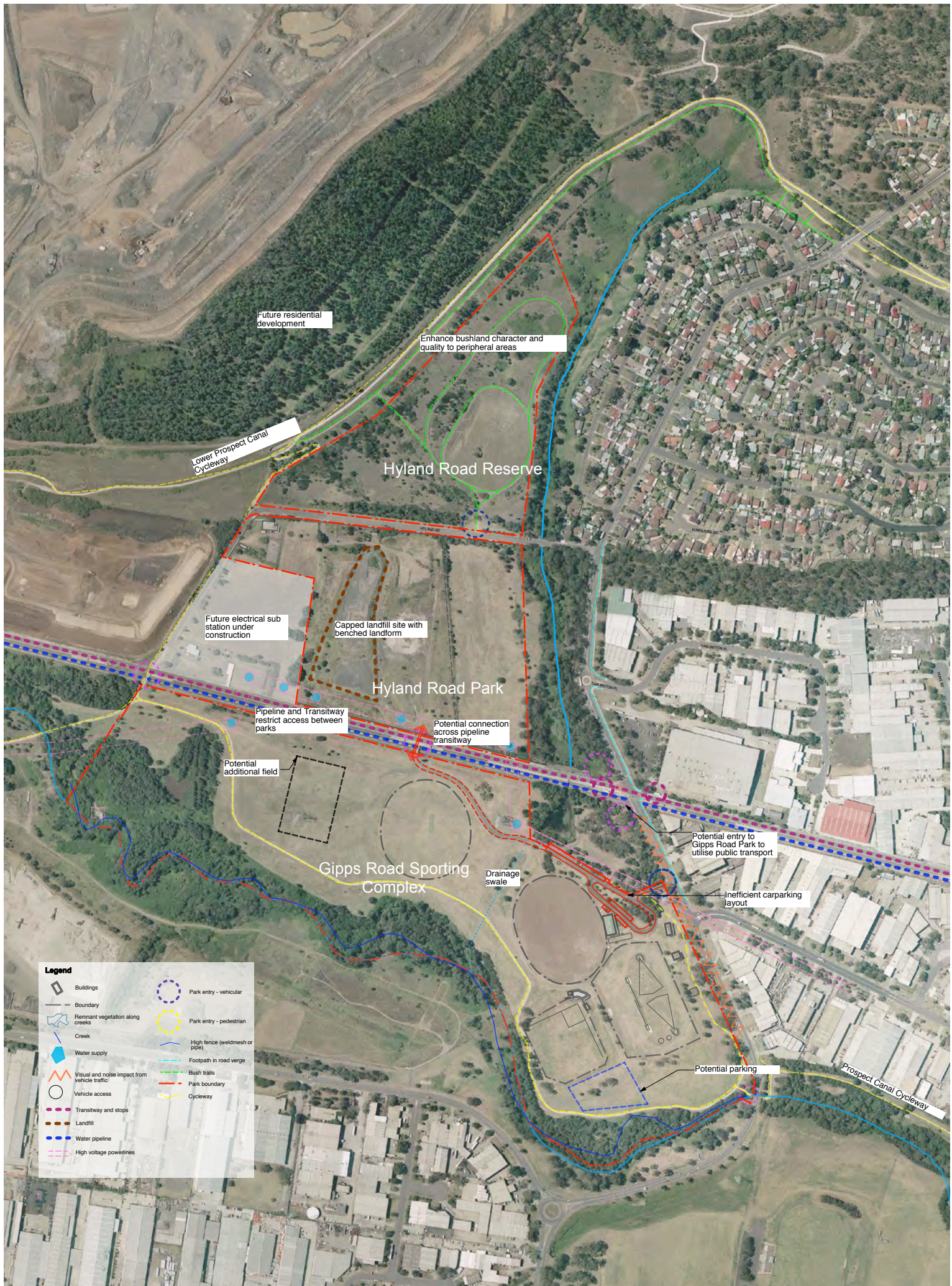
## **2.12 Community Involvement**

Review and updating of this Plan of Management will incorporate four community workshop sessions with the principle user groups including the Hyland Road Park Committee and sporting club representatives (3 community workshops held to date with a Public hearing to be held during public exhibition. Outcomes of these forums have been integrated with the Plan of Management strategies.

## **2.13 Funding**

The majority of funding for general maintenance and improvement works at the Parklands comes from rate revenue and in partnership with grant funding providers as opportunities arise







## **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 the Parklands. Management must be in line with Council's vision for the Holroyd Council Area and its objectives for land zoned 6(a) Open Space and other objectives stated in this document.

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

### **3.2 Management Philosophy**

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

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

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

### **3.3 Community Values, Roles, and Issues**

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

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

Issues can be described as opportunities and constraints for consideration in the management and maintenance of open space areas. The main issues identified by stakeholders and the study team for the Parklands are listed below.

Site Facilities:

- Existing playing fields that receive night use require lighting upgrades
- Fields 1, 2 and 4 at Gipps Road Sporting Complex require improvements to playing field surface including fine grading, subsoil drainage, irrigation and turf cover
- Improved amenities (toilets, change rooms, kiosk, storage, etc) are required for fields 1, 2 and 4 at Gipps Road Sporting Complex
- Establishment of a further multi use field (Field G5)
- Hyland Road Park is in need of extensive works to implement the proposed Cricket and soccer facilities.
- Proposals have been put to Council for potential development of an Indigenous Education and Cultural Centre on Hyland Road Reserve

Access and Circulation:

- Vehicle access and parking is inadequate for Gipps Road Sporting Complex
- Additional pedestrian / cycle paths required for Gipps Road Sporting Complex
- New pedestrian and vehicle access will to be in the developed for Hyland Road Park
- Access for vehicles and pedestrians between Gipps Road and Hyland Road Parks is difficult and convoluted due to the barrier created by the Liverpool Parramatta Transitway and the Sydney Water Pipeline – desirable to create a centralised access between the two parks for pedestrians
- Good public transport access available from the Transitway to Gipps Road Sporting Complex but no direct access into the Parklands
- The Parklands are linked by cycleway to a greater network of open space areas including Prospect Creek, Old Prospect Canal and Western Sydney Parklands

Landscape Improvements:

- Remnant vegetation is heavily impacted by weeds and requires regeneration to optimise condition
- Potential for planting works around the site to improve amenity and climatic conditions (wind and sun)

Maintenance:

- Potential reduction in turf grassed area to reduce requirement for ongoing maintenance
- Potential addition of water tanks to collect roof rainwater for re-use in building toilet flush and irrigation

### **3.4 Planning and Management**

The Plan of Management and the Landscape Masterplan (refer figure MP01) have primarily been prepared to assist Council with the management and planning for the future development of the Parklands. They should also be used for the procurement of funding for capital works improvements through Council's ongoing budget as well as applications for grant funding.

### 3.5 Provision of Facilities

#### 3.5.1 *Playing fields and parkland*

##### **Gipps Road Sporting Complex**

Field G1 (Athletics) – The Athletics field surface is in need of a general upgrade including levels, turf, irrigation, and subsurface drainage. Within the field the existing long jump tracks and pits are to be upgraded to Australian Standard. There is also need for a hammer throwing area to the southeast of the existing field. Consultation with user groups identified that this work should consider:

- Length of throw area to have regard for required safe distances (90 metre minimum)
- Provide fencing to perimeter to prevent unsafe access into throw area
- Provide appropriate safety and warning signage
- Establish management / use protocols for implementation by user groups
- Provide night lighting to enable winter training

Lighting for the Athletics field is provided by two floodlighting towers. The lighting for the main field and proposed hammer throw area are to be reviewed and upgraded to meet Australian Standards requirements.

Field G2 (Baseball) – Recent works include topdressing and levelling of infield and Dolomite Surface. Ongoing improvements should include turfing, consideration of irrigation, and subsurface drainage. Lighting for training or games is not required at this time.

Field G3 (AFL) – The existing playing field is in excellent condition and has adequate facilities. It does however require a lighting upgrade to Australia Standards for amateur night games.

Field G4 (Multisport) – The multisport field is in need of a general upgrade including levels, turf, irrigation, and subsurface drainage. Lighting is not currently provided to this field but is recommended for AFL training in accordance with Australia Standards. Perimeter fencing is proposed to protect the field surface.

Field G5 (Multisport) – The multisport field is yet to be implemented to meet future growth and community expectations. The facility will require modification of the existing mound area.

##### **Hyland Road Park**

Field H1 (Soccer/Cricket) – A proposed dual purpose field with facilities for both Cricket and Soccer. Subject to user group support and funding availability a turf wicket may be considered for senior games. The field features viewing mounds on the western side adjacent to parking and flood lighting for amateur night games (soccer). The court is serviced by the proposed amenities building. Perimeter fencing is proposed to protect the field surface.

Field H2 (Soccer/Cricket) – A proposed dual purpose field comprised of two soccer fields and one cricket field (synthetic pitch). Field lighting for soccer training is proposed in accordance with Australian Standards. Bench seating is provided for spectators. Perimeter fencing is proposed to protect the field surface.

Multi Purpose area (Mini Soccer) – A number of mini soccer fields are proposed to the south western area of the site to supplement associated use of Fields H1 and H2.

Potential multi purpose Outdoor Courts – Potential to provide 4 outdoor courts for netball basketball use to complement indoor facility. Subject to ongoing review of user requirements and community needs.

### **Hyland Road Reserve**

This part of the site is comprised of heavily disturbed bushland and rough tracks with no facilities for playing of sports or passive recreation in a traditional parkland setting. The PoM identifies that the area immediately north of Hyland Road may be suitable for development of a traditional parkland with maintained turf grass areas that that may promote a passive recreation use and/or lend itself to informal sporting use, or potentially some form of community facility in a bushland setting.

### **3.5.2 Playgrounds**

#### **Gipps Road Sporting Complex**

The existing playground consists of a single piece of equipment and it is recommended for potential upgrading with a range of equipment – note that this area lies within the Creek Corridor Riparian Management Plan area outside of this plan of management.

#### **Hyland Road Park**

Proposed Playspace – Located between Soccer/Cricket Field 1 and Soccer/Cricket Field 2, the Playspace is expected to be a central feature of Hyland Road Park to suit families participating in sports activities and local residents.

### **3.5.3 Buildings**

#### **Gipps Road Sporting Complex**

AFL facilities building – This building is in good condition and is considered adequate for user's needs.

Athletics amenities block – This building is aging and is not considered adequate to meet current needs. The position is also adjoining the Gipps Road traffic signals and therefore will be removed in order to construct a safer vehicle entry to the park. It is recommended that this building be demolished and replaced with a new multipurpose Athletics building located on the eastern side of the Athletics field. It is envisaged the new building would include a gym, toilets, change rooms, equipment storage, and a kiosk.

AFL Club Room – This recent building comprises a new demountable structure serving the AFL user group for game day and event use.

Athletics storage building/kiosk – This building is aging and should be demolished to allow for a general upgrade of carparking to the east of the Athletics field. It is recommended that the kiosk and storage role be incorporated in the proposed multipurpose Athletics building. An ancillary amenities building with toilets and change rooms is proposed for Baseball and Athletics use between their respective fields.



### Hyland Road Park

Cricket/Soccer amenities building - A new shared amenities building that includes male and female toilets, home and away change rooms, kiosk, and storage areas for equipment.

Indoor Sports Complex – The preliminary opportunities for this building include indoor basketball courts and a gymnasium. Other facilities will be considered with further analysis of the proposal.

### Hyland Road Reserve

Council has received a proposal for the potential development of an Indigenous Education and Cultural Centre on Hyland Road Reserve. The proposal is for a Centre to be developed by a Maori Community Group. The centre would cater for educational activities along with public exhibition purposes. The proposal in preliminary form was presented to Council in mid 2013.

The concept proposal envisages an area around 2.5ha incorporating several proposed structures:

#### Building 1 – Whare Nui

- Approx 300sqm
- Potential to house 200 people overnight
- Inclusive of ablution block
- Showers & toilets to cater for large numbers possibly separate to the structure itself

#### Building 2 – Whare Kai

- Approx 250sqm
- Commercially equipped dining room
- Kiosk facility attached for smaller canteen operations
- Ability to cater for 200-300 people
- Toilet facilities for diners

#### Building 3 – Whare Karakia

- Approx. 250sqm
- Ability to hold 250-300 occupants for conference/educational needs
- Toilet facilities for occupants
- Small kitchen facility for catering

The zoning of the open space RE1 Public Recreation identifies the following “Permitted with Consent” uses on the Holroyd LEP 2013:

#### ***“3 Permitted with consent***

*Child care centres; Community facilities; Environmental facilities; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Signage; Water recreation structures”*

Based on the information provided to date it is considered that the concept proposal could fall within these permitted with consent parameters. Ongoing consideration of more developed proposals should continue to test this.

In addition ongoing planning review should consider how the facility is proposed to be managed and ensure that it meets the requirements of the “General Community Use” community land categorisation of the subject lands as identified in this plan. The core objectives for this categorisation state that the land is to be managed to:

*“to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:*

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and*
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities)”*

Appropriate lease / license conditions would be required to ensure that any facility was managed in accordance with these core objectives.

### **3.6 Access and Circulation**

This Plan of Management aims to address the need for convenient and safe access and circulation throughout the parklands by identifying objectives and by proposing solutions to key access issues. Pedestrian access into the parklands is generally limited and convoluted. A stronger pedestrian / cycle connection between Gipps Road and Hyland Road Parks is desirable. The Parklands have strong connections to the regional cycle network however it is envisaged that the majority of visitors would access the Parklands by car.

#### **3.6.1 Pedestrian Access**

##### **Gipps Road Sporting Complex**

Gipps Road Sporting Complex offers the most pedestrian friendly options with informal entry available along the park’s Gipps Road frontage and formal areas of egress on the park’s eastern and western sides via paved cycleway.

##### **Hyland Road Park**

Hyland Road Park, in its present state offers no pedestrian access.

##### **Hyland Road Reserve**

Pedestrian access Hyland Road Reserve is limited to an informal dirt track from the adjacent cycleway.

Pedestrian access between Gipps Road Sporting Complex and Hyland Road Park is restricted to one formal crossing over the LP Transitway. This non-signalised crossing point, located on the far western edge of Gipps Road Sporting Complex, connects the cycleway network to the north and south of the Transitway but is inconvenient for visitors to Gipps Road Sporting Complex due to its distance from areas of major usage.

A disused vehicular crossing from Gipps Road Sporting Complex to the Transitway exists midway along Gipps Road Sporting Complex's. The crossing was used by vehicles disposing of clean fill in Hyland Road Park but with some upgrading (signal lights and line marking) would make an ideal pedestrian entry between the two parks. If possible, a pedestrian bridge in this location would provide the ideal solution to connect the two parks and would ensure pedestrian safety while allowing traffic to flow unimpeded below.

It is recommended that a formal path network be constructed that allows access to all sporting, recreation, and natural areas within the park and improves access between the three parks that comprise The Parklands.

### **3.6.2 Vehicular Access**

Vehicular access to Hyland Road Reserve and Hyland Road Park is limited to Council vehicles by locked gates that render the parks inaccessible to the general public.

Vehicle access to Gipps Road Sporting Complex is via an entry road off Gipps Road just north of the Gipps Road and Long Street intersection. Regular public access within the site is limited to a parking loop with spaces for approximately 71 vehicles. At the northern end of the parking loop a locked gate blocks access to an unsealed road that extends to the western side of the park and leads to the vehicular crossing over the LP Transitway.

Parking in Gipps Road Sporting Complex is currently insufficient to meet demand and as such an expanded network of roads and parking areas is proposed. The network will provide an appropriate number of parking spaces and ensure easy access to all sporting grounds in the park. It is further proposed to provide a new signalised vehicle entrance to the park from the Gipps Road and Long Street intersection to allow for a clear, easily recognisable, and safer main entrance to the park.

## **3.7 Health & Safety Issues**

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

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

## **3.8 Landscape Improvement**

### **3.8.1 Introduction**

Council sets aside funds annually for park landscape improvements. 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:

- Enhancement and extension of Cumberland Plain Woodland including grass understorey and species grouping identified in the adjoining Riparian Corridor WRL Plan of Management
- Landscape enhancement of passive recreation to provide grassed areas with groups of shade trees to provide an open woodland character
- Shade and screen tree planting for carparking areas and to connect wildlife corridors between Prospect Creek and the WRC
- Visual buffering of poor views such as the industrial factory wall that extends along the western boundary of the park

Informal tree planting would be desirable around the perimeter of the fields to allow spectators to view sporting events without being exposed to direct sunlight. The location of trees will also need to consider the impact of shade on the growth of turf on the field and potential interference with lighting.

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

Any trees removed in the construction of the proposed field extensions, buildings, roads, and carparks should be replaced with appropriate species elsewhere on site, according to the considerations above.

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

### ***3.8.2 Bush regeneration recommended species***

Council generally favours the planting of local indigenous species from the Cumberland Plain Woodland types or species selected from Council's species list. Rehabilitation of the eastern boundary watercourse is covered by a separate Plan of Management which is to be referred to for extension of forest types within the parklands.

## **3.9 Maintenance**

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

- The need to reduce the extent of difficult to maintain grass areas
- Investigation into more appropriate locations for rubbish facilities to reduce littering

### ***3.9.1 Water Re-use and Irrigation***

Further development of the recycled water scheme for the parklands for rainwater to be collected from the roof of the existing/proposed amenities building for re-use in toilet flushing, etc. In addition, the WRC Plan of Management identified a high priority for the provision of a U.V filter system within the existing reuse of stormwater for field irrigation from the Jack Ferguson Pond.

It is also proposed that subsoil drainage from fields H1 and H2 be linked to a storage and recycling storage (tank or basin or both) to enable treatment as required and recycling for irrigation.

### ***3.9.2 Ease of maintenance***

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

### ***3.9.3 Litter***

Existing rubbish bins should be upgraded to Council's standard 240L bin / enclosure system and bin storage facilities. Bins should be located at high activity areas including sports fields, playgrounds, and areas where refreshments may be sold.





Link to cycle network

**MULTIPURPOSE GRASSED FIELD**  
 - Soccer minifields  
 - Fitness training  
 - Potential long term ball courts to support indoor centre (netball/basketball) for training and general public use ( in lieu of northern 3 mini fields)

Field G5 proposed multipurpose field

Field G4 multi sport

Create a hierarchy of planting types to create visual interest, ecological diversity & mown grass areas

Field H2 (Soccer/Cricket)

Field H1 (Soccer/Cricket)

Field G5 Multisport

Field G4 Multisport

Field G3 (AFL)

Field G2 (Baseball)

Field G1 (Athletics)

Area available for future potential recreational development and community use in bushland park setting

Potential zone for Indigenous education and exhibition centre

Upgrade intersection to Gipps & Hyland road as per parking & traffic assessment recommendations

Develop Highland Road Park as a sportsground with an indoor Sports Complex and Cricket, Soccer and Hockey fields in a natural parkland setting

Undertake works to improve condition of native bushland along creek

Provide pedestrian circulation link between Gipps & Hyland road facilities creating a Regional Park track

Minor playground upgrades overtime

Rationalise parking layout

Fitness equipment

AFL clubroom


Improve pedestrian and vehicle circulation & amenity throughout Gipps Road Sportsground

Relocate hammer throwing field

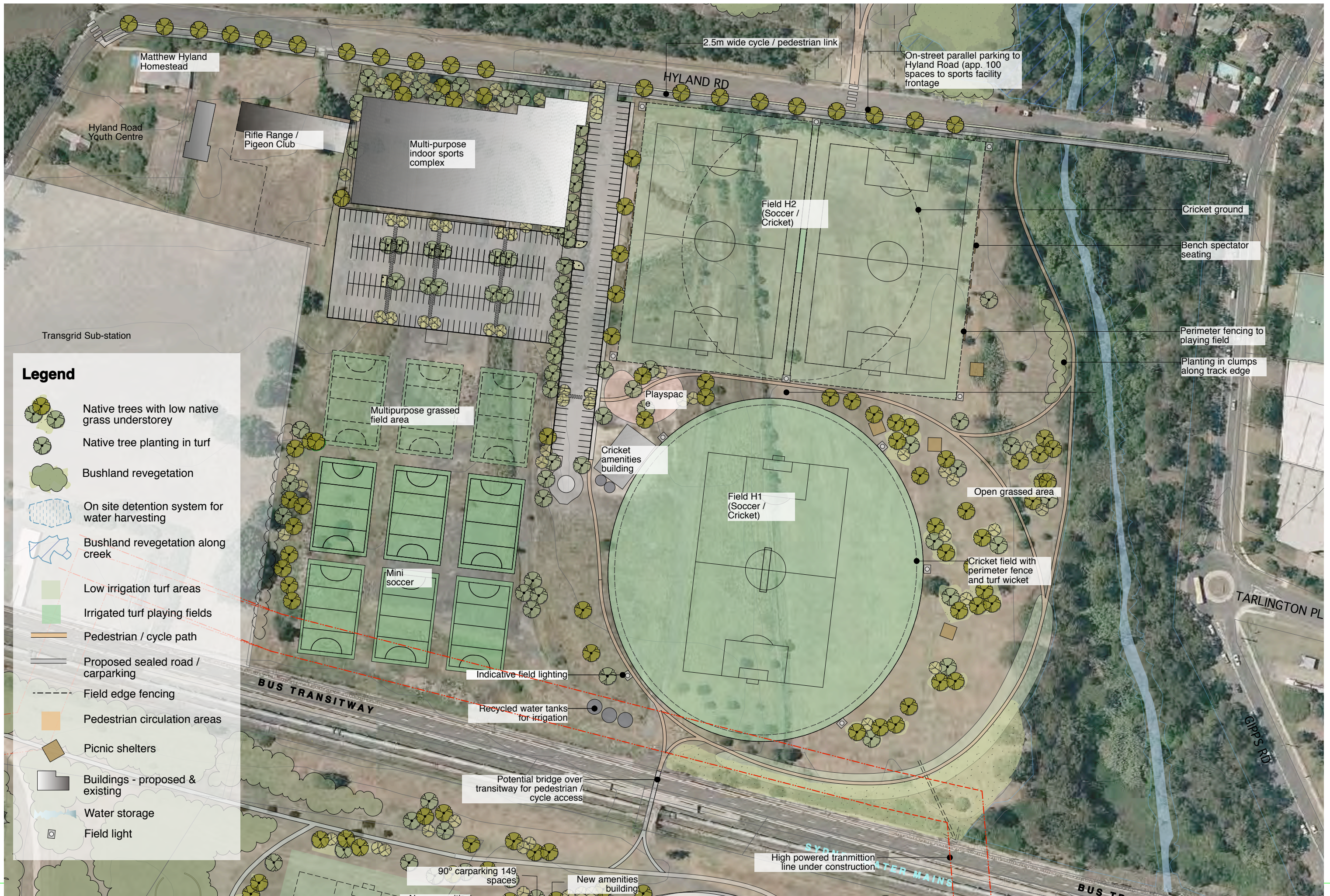




**Legend**

-  Native trees with low native grass understorey
-  Native tree planting in turf
-  Bushland revegetation
-  On site detention system for water harvesting
-  Irrigated turf playing fields
-  Pedestrian / cycle path
-  Proposed sealed road / carparking
-  Field edge fencing
-  Pedestrian circulation areas
-  Picnic shelters
-  Buildings - proposed & existing
-  Water storage
-  Field light

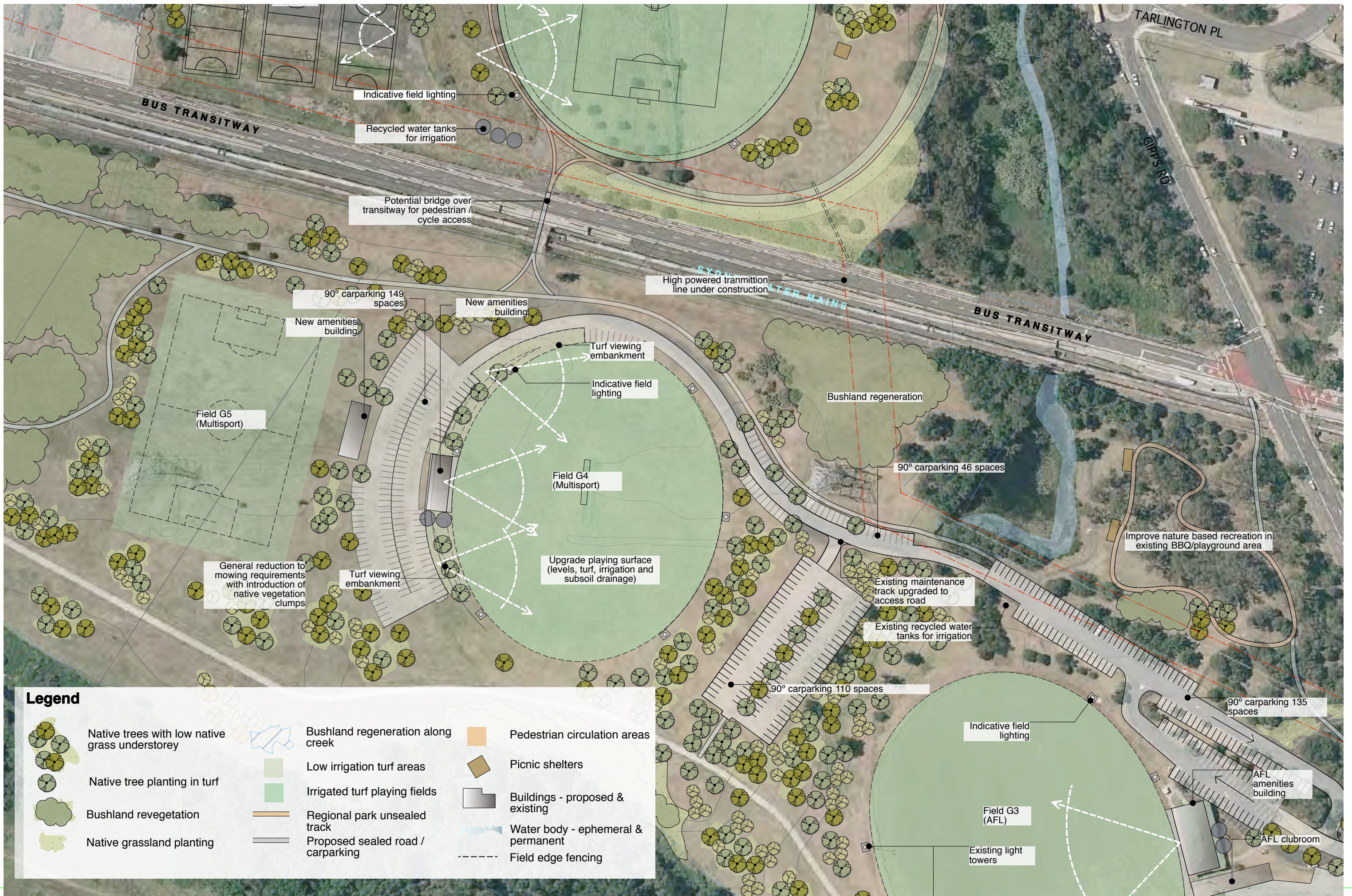




**Legend**

-  Native trees with low native grass understorey
-  Native tree planting in turf
-  Bushland revegetation
-  On site detention system for water harvesting
-  Bushland revegetation along creek
-  Low irrigation turf areas
-  Irrigated turf playing fields
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**Legend**

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-  Pedestrian circulation areas
-  Picnic shelters
-  Buildings - proposed & existing
-  Water storage
-  Field light



## 4 IMPLEMENTATION

### 4.1 Introduction

While the existing management structure of the Parklands 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 improvement works within the Parklands 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 the Parklands involves the cooperation of several major user groups, it is essential to have a clear definition of management responsibilities as well as the involvement of a range of people with the necessary management skills and experience.

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

#### 4.2.1 *Holroyd City Council*

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

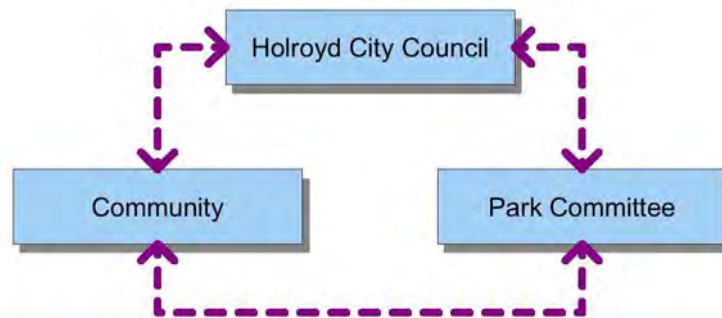
#### 4.2.2 *Hyland Park Committee*

- Manage the community use of the Rifle Range / Pigeon Club on Hyland Road
- Potential to expand and manage other sporting codes using the parklands with the expected development of further facilities in the future

#### 4.2.3 *The Community*

- Report maintenance requirements and vandalism to the Holroyd City Council
- 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 POM will be directly dependent on the availability of funding. Such funding is required to cover capital expenditure as well as recurrent costs for repairs and maintenance. In allocating funds to the park, HCC needs to consider such expenditure within the context of its overall annual budget limits and priorities.

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

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

### 4.4 Priorities

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

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

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

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

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

- Other capital works improvements
- Ongoing preventative and remedial maintenance of existing park assets
- Work needed to ameliorate adverse environmental conditions, (eg. insufficient shade, visual and noise intrusion, poor circulation and access)
- Works aimed at reducing ongoing maintenance costs

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

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

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

#### **4.4.4 Implementation schedule**

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

The status rating is as follows:

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

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

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

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

#### **Index for symbols**

|     |                         |
|-----|-------------------------|
| HCC | Holroyd City Council    |
| PC  | The Parklands Committee |
| H   | High priority           |
| M   | Medium priority         |
| L   | Low priority            |

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

## 4.5 Action List

### 4.5.1 Gipps Road Sporting Complex

| No.        | ACTIVITY   | COST ESTIMATE | PRIORITY | RESPON SIBILITY | PERFORMANCE INDICATOR  | STATUS |
|------------|--|---------------|----------|-----------------|--|--------|
| <b>0.0</b> | <b>Planning &amp; Management</b>   |               |          |                 |  |        |
| 0.1        | Undertake a detailed site survey   |               | H        | HCC             | Survey undertaken and is suitable for use in detailed design     | P      |
| 0.2        | Use PoM and Landscape Masterplan to source funding for capital works improvements  |               | H        | HCC             | Budget for capital works improvements                            | P      |
| 0.3        | Prepare design development and construction documentation plans for park improvements to enable tendering and construction (potentially in stages)   |               | H        | HCC             | Brief prepared. Consultants engaged. Detailed drawings prepared. | P      |
| 0.4        | Review and determine appropriate name for the integrated sports complex  |               | H        | HCC             | Name confirmed   | P      |
| <b>1.0</b> | <b>Site Facilities</b>   |               |          |                 |  |        |
| 1.1        | Commence field upgrades (levels, turf, irrigation, and subsoil drainage) to Athletics, Multisport, and Baseball fields (Fields G1, G2 & G4)  |               | H        | HCC             | Playing field works implemented                                  | P      |
| 1.2        | Lighting and fencing to multi sport field (G4)<br>Upgrade lighting to AFL field (G3)<br>Upgrade lighting to Athletics field (G1)   |               | H        | HCC             | Lighting and fencing works implemented                           | P      |
| 1.3        | Confirm facilities compliance with Australian Standard in Athletics Field (Field G1)   |               | H        | HCC             | Facilities provided  | P      |
| 1.4        | New multi-purpose Athletics building (toilets, change rooms, kiosk, gym and storage) to eastern side of field G1   |               | H        | HCC             | Building designed, New building constructed                      | P      |
| 1.5        | New ancillary Athletics / Baseball building (toilets, and change rooms) between fields G1 and G2   |               | H        | HCC             | Building designed, New building constructed                      | P      |
| 1.6        | Demolition of existing Athletics amenities block and kiosk building to make way for improved vehicle access  |               | M        | HCC             | New multi-purpose building completed                             | P      |
| 1.7        | Construct shaded viewing platform and terraced seating area oriented to Athletics and AFL fields   |               | M        | HCC             | Platform and seating area completed                              | P      |
| 1.8        | Construct new multi purpose field G5 incorporating regrading of existing mound   |               | M        | HCC             | Field constructed  | P      |
| 1.9        | New amenities building at multisport field (including change rooms and toilets) G4   |               | H        | HCC             | New building constructed   | P      |
| 1.10       | Construct turf viewing embankments at multisport field   |               | M        | HCC             | Viewing mounds constructed                                       | P      |
| 1.11       | Relocate Hammer Throw to dedicated area south of Athletics track. Works to consider: <ul style="list-style-type: none"> <li>Length of throw area to have regard for required safe distances (90 metre minimum)</li> <li>Provide fencing to perimeter to prevent unsafe access into throw area</li> <li>Provide appropriate safety and warning signage</li> <li>Establish management / use protocols for implementation by user groups</li> <li>Provide night lighting to enable winter training</li> </ul> |               | H        | HCC             | Facility and supporting fencing signage and lighting completed   | P      |
| <b>2.0</b> | <b>Access &amp; Circulation</b>  |               |          |                 |  |        |
| 2.1        | New pathway network to allow access throughout park.   |               | H        | HCC             | Improved pedestrian access throughout park                       | P      |
| 2.2        | Extended road and parking network  |               | H        | HCC             | Improved road access and parking network                         | P      |
| 2.3        | Construct new signalised entry from Gipps Road and Long Street intersection  |               | H        | HCC             | Improved vehicle access to the park                              |        |
| 2.4        | Pedestrian safety improvements to vehicle crossing at Transitway   |               | H        | HCC             | Improved connection between Hyland Road Park and Gipps Road Park | P      |
| 2.5        | Closure, demolition and revegetation of existing vehicle entrance  |               | M        | HCC             | Construction of new vehicle access                               | P      |
| 2.6        | Expand facilities in north eastern corner of the site <ul style="list-style-type: none"> <li>playground improvements</li> <li>passive recreation amenity</li> <li></li> </ul>  |               | M        | HCC             | Implementation Improved amenity                                  | P      |

| No.        | ACTIVITY  | COST ESTIMATE | PRIORITY | RESPON SIBILITY | PERFORMANCE INDICATOR                                 | STATUS |
|------------|---|---------------|----------|-----------------|---|--------|
| <b>3.0</b> | <b>Landscape Improvements</b>   |               |          |                 |   |        |
| 3.1        | Canopy links between Prospect Creek and WRC Creek   |               | H        | HCC             | Enhanced park / habitat amenity                       | P      |
| 3.2        | Bushland regeneration   |               | M        | HCC             | Enhanced park / habitat amenity                       | P      |
| 3.3        | Native trees with native grass understorey  |               | M        | HCC             | Enhanced amenity and reduced maintenance requirements | P      |
| 3.4        | Native tree planting (in turf area)   |               | M        | HCC             | Enhanced amenity and shade provision                  | P      |
| 3.5        | Native grass planting   |               | M        | HCC             | Enhanced amenity and reduced maintenance requirements | P      |
| 3.6        | Implementation of improved water management on site:<br>- subsoil drainage and retention system to fields H1 and H<br>- water harvesting to creekline |               | H        | HCC             | Increased size of water storage area                  | P      |
| <b>4.0</b> | <b>Maintenance</b>  |               |          |                 |   |        |
| 4.1        | Preventative maintenance  |               | M        | HCC             | Park adequately maintained                            | O      |
| 4.2        | Remedial maintenance  |               | M        | HCC             | Park adequately maintained                            | O      |
| 4.3        | Sustainable maintenance costs   |               | M        | HCC             | Maintenance costs monitored                           | O      |

#### 4.5.2 Hyland Road Park

| No.        | ACTIVITY   | COST ESTIMATE | PRIORITY | RESPON SIBILITY | PERFORMANCE INDICATOR  | STATUS |
|------------|--|---------------|----------|-----------------|--|--------|
| <b>0.0</b> | <b>Planning &amp; Management</b>   |               |          |                 |  |        |
| 0.1        | Undertake a detailed site survey   |               | H        | HCC             | Survey undertaken and is suitable for use in detailed design         | P      |
| 0.2        | Use PoM and Landscape Masterplan to source funding for capital works improvements  |               | H        | HCC             | Budget for capital works improvements                                | P      |
| 0.3        | Prepare design development and construction documentation plans for park improvements to enable tendering and construction (potentially in stages) |               | H        | HCC             | Brief prepared. Consultants engaged. Detailed drawings prepared.     | P      |
| 0.4        | Review ongoing proposals for an Indigenous Education and Cultural centre in Hyland Road Reserve  |               | L        | Community Group | Ongoing proposals reviewed in accordance with Statutory requirements | P      |
| <b>1.0</b> | <b>Site Facilities</b>   |               |          |                 |  |        |
| 1.1        | Bulk earthworks  |               | H        | HCC             | Preparation of land for construction                                 | P      |
| 1.2        | Construct Soccer/Cricket Fields (H1 & H2)  |               | H        | HCC             | Construction of playing fields                                       | P      |
| 1.3        | Construct multipurpose indoor sports complex   |               | H        | HCC             | Construction of facilities   | P      |
| 1.4        | Construct mini soccer field  |               | H        | HCC             | Construction of fields   | P      |
| 1.5        | New Cricket facilities building (toilets, team change rooms, kiosk and canteen, and storage)   |               | H        | HCC             | New building constructed   | P      |
| 1.6        | Construct tennis courts  |               | H        | HCC             | New facilities constructed   | P      |
| 1.7        | Construct turf viewing mounds to Cricket/Soccer field (H1)   |               | M        | HCC             | Increased spectator comfort and aspect                               | P      |
| 1.8        | Construct Playspace  |               | M        | HCC             | Construction of Playspace  | P      |
| 1.9        | Installation of recycled water tanks for irrigation  |               | M        | HCC             | New building constructed   | P      |
| 1.10       | Construct picnic shelters with table settings  |               | M        | HCC             | Increased facilities for relaxation /passive recreation              |        |
| <b>2.0</b> | <b>Access &amp; Circulation</b>  |               |          |                 |  |        |
| 2.1        | New pathway network to allow access throughout park.   |               | H        | HCC             | Improved pedestrian access throughout park                           | P      |
| 2.2        | Extended road and parking network  |               | H        | HCC             | Improved road access and parking network                             | P      |
| 2.3        | Construct new entry from Hyland Road   |               | H        | HCC             | Improved vehicle access to the park                                  |        |



| No.        | ACTIVITY  | COST ESTIMATE | PRIORITY | RESPON SIBILITY | PERFORMANCE INDICATOR                                 | STATUS |
|------------|---|---------------|----------|-----------------|---|--------|
| <b>3.0</b> | <b>Landscape Improvements</b>   |               |          |                 |   |        |
| 3.1        | Canopy links between to WRC Creek and adjacent open space areas   |               | H        | HCC             | Enhanced park / habitat amenity                       | P      |
| 3.2        | Bushland regeneration   |               | M        | HCC             | Enhanced park / habitat amenity                       | P      |
| 3.3        | Native trees with native grass understorey  |               | M        | HCC             | Enhanced amenity and reduced maintenance requirements | P      |
| 3.4        | Native tree planting (in turf area)   |               | M        | HCC             | Enhanced amenity and shade provision                  | P      |
| 3.5        | Implementation of improved water management on site:<br>- subsoil drainage and retention system to fields H1 and H<br>water harvesting to creekline |               | H        | HCC             | Enhanced collection and storage of park water runoff  | P      |
| <b>4.0</b> | <b>Maintenance</b>  |               |          |                 |   |        |
| 4.1        | Preventative maintenance  |               | M        | HCC             | Park adequately maintained                            | O      |
| 4.2        | Remedial maintenance  |               | M        | HCC             | Park adequately maintained                            | O      |
| 4.3        | Sustainable maintenance costs   |               | M        | HCC             | Maintenance costs monitored                           | O      |

#### 4.5.3 Hyland Road Reserve

| No.        | ACTIVITY  | COST ESTIMATE | PRIORITY | RESPON SIBILITY | PERFORMANCE INDICATOR  | STATUS |
|------------|---|---------------|----------|-----------------|--|--------|
| <b>0.0</b> | <b>Planning &amp; Management</b>  |               |          |                 |  |        |
| 0.2        | Use PoM and Landscape Masterplan to source funding for capital works improvements   |               | H        | HCC             | Budget for capital works improvements                              | P      |
| <b>1.0</b> | <b>Site Facilities</b>  |               |          |                 |  |        |
| 1.1        | Potential implementation of Indigenous Education and Cultural centre in Hyland Road Reserve                                       |               | L        | Community Group | Completion of works<br>Community use                               | P      |
| <b>2.0</b> | <b>Access &amp; Circulation</b>   |               |          |                 |  |        |
| 2.1        | Extension of existing path network to north of Reserve  |               | H        | HCC             | Improved pedestrian access throughout park                         | P      |
| 2.2        | Construct path connection to cycleway   |               | H        | HCC             | Improved access to site  | P      |
| 2.3        | Formalise entry to Reserve with signage and vehicle barrier   |               | H        | HCC             | Improved entry area  | P      |
| <b>3.0</b> | <b>Landscape Improvements</b>   |               |          |                 |  |        |
| 3.1        | Develop parkland area immediately north of Hyland Road – maintain flexibility for potential future community facility if required |               | H        | HCC             | Parkland developed and is utilised by the community for recreation | P      |
| 3.2        | Bushland revegetation and regeneration  |               | M        | HCC             | Enhanced park / habitat amenity                                    | P      |
| 3.3        | Native trees with native grass understorey  |               | M        | HCC             | Enhanced amenity and reduced maintenance requirements              | P      |
| 3.4        | Native tree planting (in turf area)   |               | M        | HCC             | Enhanced amenity and shade provision                               | P      |
| <b>4.0</b> | <b>Maintenance</b>  |               |          |                 |  |        |
| 4.1        | Preventative maintenance  |               | M        | HCC             | Park adequately maintained   | O      |
| 4.2        | Remedial maintenance  |               | M        | HCC             | Park adequately maintained   | O      |
| 4.3        | Sustainable maintenance costs   |               | M        | HCC             | Maintenance costs monitored  | O      |

## 4.6 Staffing

The current level of staffing at the Parklands is adequate to maintain an acceptable quality of landscape and recreational opportunities. Additional maintenance capacity will however be required to address problems associated with weed proliferation and general turf wear. In addition maintenance capacity will need to be reassessed if new facilities are provided. Bush regeneration will require the ongoing input of contractors and the community.

## 4.7 Commercial Development Opportunities

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

## 4.8 Leases and Licenses

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

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

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

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

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

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

The Holroyd Youth Services, Holroyd Rifle Club and Holroyd Pigeon Club using facilities adjoining Hyland Road should be subject to a lease or licence agreement.

It is envisaged that once constructed the Indoor Sports Complex will be either managed by Council or a private contractor.

As outlined in section 2.10, this Plan of Management proposes that Council enters into a 20 year Licence Agreement with the Holroyd Parramatta Australian Rules Football Club (Goannas) for use of the AFL amenities building and use of field G3 at Gipps Road Sporting Complex.

Should the proposed Indigenous Education and Cultural Centre on Hyland Road Reserve meet planning approval from Council and proceed to be implemented and appropriate lease agreement will be required.

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

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

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

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

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

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

#### **4.9 Plan of Management**

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

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