

# Girraween Park



## Plan of Management

Prepared for:  
Holroyd City Council



February 2015

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## **PLAN OF MANAGEMENT**

Prepared For

Holroyd City Council

By

Environmental Partnership NSW Pty Ltd

**13<sup>th</sup> February 2015**

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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 June 2014.

This document is a specific POM for Girraween Park, Toongabbie. The park is comprised of combined soccer and cricket fields bounded by Girraween Creek along the north-western site boundary and residential areas to other remaining boundaries. The park also includes an existing amenities building, a community building currently leased as a Multicultural Service Building to the Octavia street frontage, two existing carparks, a playground and a picnic/BBQ area.

This POM covers land shown in Figure F01 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 park during the period in which this POM is applicable.

The creekline riparian corridor adjoining the north western boundary of the site is covered by the 'Greystanes Creek Reserves Plan of Management' 1998.

The key objective of this POM is to guide future management and development of Girraween Park 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 Local Government Act 1993, may be categorised as:

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

Under the Local Government Act requirements, Girraween Park falls into the category of Sportsground.

## 1.2 Study area at a glance

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

Item	Description
Site Name:	Girraween Park
Address:	Toongabbie Road, Toongabbie
Ownership:	Community land owned by Holroyd City Council
Community land categorisation	Sportsground
Care, control, management:	Holroyd City Council
Area:	Approximately four (4) hectares
Zoning:	RE1 Public Recreation (Holroyd Local Environmental Plan 2013)
Conditions of park:	<b>Playing Fields (Roy Grieve Field and Laurie Macfarlane Field)</b> – generally good condition
Maintenance:	<p><b>Sporting Fields / Amenity Building</b>  <i>Holroyd City Council</i></p> <ul style="list-style-type: none"> <li>• Mowing and edging</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 and softfall</li> <li>• Fence maintenance</li> <li>• Irrigation of playing field</li> <li>• Amenities and community buildings maintenance</li> </ul>
Assets:	<p><b>Sporting Fields</b>  Amenities building with toilets and change rooms, and canteen, Community building, goal posts (3 sets), floodlighting, playground, BBQ facilities, cricket pitch(2), above ground water tanks (1), seats, and playing field, general high cyclone and low chainwire fencing</p>
Condition of Buildings:	<p><b>Amenity Building</b> – Structural damage to end walls  <b>Community Building leased to Holroyd Parramatta Migrant Services</b></p>
Existing Uses:	<p><b>Girraween Park</b>  Soccer, Cricket, and passive recreation</p>
Leases / licenses / bookings:	Holroyd Parramatta Migrant Services – 3 year lease
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 for the enhancement and management of Girraween Park and therefore aims to integrate the vision and needs of the community and Council. While needs are expected to continue to focus primarily on sporting activities, improvements to the passive recreational facilities will compliment the sporting activities and improve the long term quality of the park.

General objectives addressed in this plan include the programs and strategies that are expressed in documents such as Holroyd City Council Policies and Codes including the Living Holroyd Community Strategic Plan and Code of Conduct. In addition to addressing the Local Government Act, Council's specific objectives of this POM are to:

- To improve the quality and amenity of open space at Girraween Park.
- To prepare a Plan of Management (POM), to guide future management and development of open space facilities in Girraween Park Toongabbie.
- To identify the category of land as sportsground.
- To implement principles with consideration of Council's Community Strategic Plan 2013.
- To incorporate a Landscape Masterplan in the Plan of Management

### 1.4 Community Consultation

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

- Stakeholder Meeting (15<sup>th</sup> May 2014) – primary stakeholders are given the opportunity to review existing park issues and discuss criteria for park development and management.
- Public Hearing – a public hearing in the form of a meeting during the public exhibition period where the broader community can submit comments to Council prior to finalisation and adoption of the Plan of Management.

#### Public Exhibition

This document was placed on public exhibition for 28 days plus a 14-day ongoing response period (42 days total) in accordance with the Local Government Act. Five submissions were received prior to the close of submissions and one after. The issues raised and responses implemented are outlined following.

	Issue Raised	Action for Finalisation of POM
	<i>Submissions 1, 2 and 3</i>	
1	Concern with the roots of the Casuarina sp. on the Girraween Park southern boundary causing blocked sewer pipes to adjacent residential properties	Item addressed in the POM - ongoing management of existing trees adjacent to residential properties. Sewer issue addressed by Council separately to POM
	<i>Submission 4</i>	
2	Problems with the roots of the Casuarina sp. on the Girraween Park southern boundary causing blocked sewer pipes to adjacent residential properties	Included in the POM - ongoing management of existing trees adjacent to residential properties. Issue addressed by Council separately to POM

	<b>Issue Raised</b>	<b>Action for Finalisation of POM</b>
3	Issues with hitting and retrieving of soccer and cricket balls in residential property	POM includes Fencing audit to confirm fence suitability in type and extent and then auctioning of audit Local Park Committee to initiate protocols with sporting groups for hitting and retrieving balls
	<i>Submission 5</i>	
4	Concerns regarding location of proposed underground water tank for water harvesting adjacent to residential boundary	POM amended to identify that water harvesting is subject to detailed site investigation, consultation with residents, and to be accommodated without any adverse impacts to residential property.
5	Concerns with poor maintenance by Council and vandalism of proposed shrubs to screen boundary fences requested screen planting be deleted	POM amended to note boundary planting subject to suitable allowance for maintenance costs and procedures. Masterplan amended to ensure any proposed trees are located more than 10 metres from residential boundaries
	<i>Additional submission received after closing date</i>	
6	Consider types of trees and plants along boundaries	Included in POM
7	Garden bed adjacent to boundary built up causing water to impede	Issue addressed by Council separately to POM

## 2 CONTEXT

### 2.1 Significance

#### ***Regional Significance***

Girraween Park forms an important component of the active and passive recreational facilities managed by Holroyd City Council.

Nearby schools currently using the park include Toongabbie Christian School and Metella Road Public School. Toongabbie Christian School is located on the north side of Greystanes Creek directly opposite to Girraween Park, and Metella Road Public School is located about 1km to the south west of the park.

Other nearby schools including Toongabbie West Public School (1km south east of park), Girraween Public School (1km south), and the Meadows Public School and The Hills Sports High School approx. 1km north of the park also use the park for sporting activities.

#### ***Local Significance***

Covering an area of over 4 hectares, the park is accessed from Toongabbie Road, Portia Road and Octavia Street, Toongabbie. It is bordered by residential properties to three sides and Greystanes Creek (refer Figure 1) and has limited public frontage.

The sporting field component of the park is Roy Grieve Field (No.1 field) and Laurie Macfarlane Fields (No.2 and No.3 fields) which caters for soccer and cricket activities. To the south east boundary of the park is a small children's playground and a low key picnic area with a BBQ, several picnic tables and passive recreation grassed area. The park also includes an amenities building and includes toilets and change rooms and a small canteen, a community building currently leased by Holroyd Parramatta Migrant Services is located on the Octavia Street carpark frontage. A carpark is located at the Toongabbie Road entry to the park and another small carpark is located at the Octavia Street frontage of the park.

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

### 2.2 Cultural and Historical Significance

#### ***2.2.1 Aboriginal heritage***

The Holroyd Local Government Area was inhabited by people of the Darug Nation. The Darug people consisted of many clans and were united by a common language, strong ties of kinship and survived as skilled hunter–fisher–gatherers in family groups or clans scattered throughout much of what is modern-day Sydney.

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.

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 recorded attempt of reconciliation between the Darug Aboriginal people of western Sydney and European settlers in NSW. On 3 May, 1805, a group of Aboriginal women from the area, the Kennedy family and Parramatta judge Samuel Marsden facilitated a meeting between Aboriginal leaders and European settlers at Prospect Hill. It was the first step towards the eventual end of ongoing conflict in Parramatta and Prospect as Aboriginal women offered and shared food with the men whom they believed responsible for killing their husbands and sons.



Figure 1 Site Context



**Key**  
Sportground

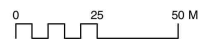


Figure 2 Proposed Categorisation

### 2.2.2 European heritage

The first European landholder of the site that is now Girraween Park (Lot 39 DP 667025, 10A, Parish of Prospect, City of Holroyd) was Colonial Surgeon, D'Arcy Wentworth who was granted a large tract of land in 1819 covering most of modern Wentworthville, Pendle Hill, part of Greystanes and Toongabbie. Wentworth did not occupy the grant known as Fitzwilliam Place but used it for grazing purposes. (Cannon, Geoff "The First Title Holders of Land in the Counties of Cumberland and Northumberland", 1997; Elias, Jane & Coppins, Stephen Pictorial History Holroyd, p10).

Wentworth's descendants held the land until the late 19<sup>th</sup> Century when they began to sell it off for subdivision after the western railway line was built. Station platforms were built at Toongabbie in 1880 and Wentworthville in 1882. (Elias, Jane & Coppins, Stephen Pictorial History Holroyd, p35 & p39). Shortly before his death in 1915 Fitzwilliam Wentworth sold 700 acres of the remaining Wentworth Estate land at Toongabbie to real estate development firm, A. Rickard & Co Ltd. (Cumberland Argus and Fruitgrowers' Advocate (CAFA), 25/09/1915, p11).

Arthur Rickard & Co Ltd developed four adjoining estates in Toongabbie and Girraween between 1916 and the mid-1920s. The first was the Toongabbie Park Estate (Girraween) in 1916 (including a small section rebadged as the Girraween Estate) followed by the Portico Estate c1921-22, the Portico Extension Estate in 1922 and then Portico Acres which were small farm lots. An artist's impression of the future Portico Estate, Toongabbie (Girraween) subdivision shows the a corner block on Octavia Street and Toongabbie Road, in the neighbouring Portico Extension Estate subdivision, earmarked for a future park.

A subdivision poster/map for the Portico Estate and Portico Extension Estate clearly shows the future Girraween Park as "reserved for park". The text below the map claims that the land allocated for the future park site was "about 10 acres" and aimed to be "the centre of recreation for the whole district.". The developer, Arthur Rickard & Co. Ltd formally offered the land as a park in 1923 to Prospect & Sherwood (Holroyd) Council and Blacktown Council, the neighbouring Council which also covered Toongabbie. (CAFA, 20/01/1923, p11). The offer was accepted and the land title officially transferred to Prospect & Sherwood on 21 July 1925, although usage of the land as a park commenced in 1924. (CAFA, 31/07/1925, p3; HCC Minutes, 29 October 1929, p585 – see below).

The park was first developed for cricket in 1924 largely through the voluntary efforts of local cricket club, the Oaklands Cricket Club, as a venue for their matches. The Club had asked Council in December 1923 if it would provide a concrete cricket pitch at the new park in Girraween that would be ready by September 1924 for the start of the cricket season. (CAFA, 08/12/1923, p3).

The park gained its name the same year when Prospect & Sherwood Alderman, Frederick Tucker Jones put forward the suggestion to Council that the new park be named Girraween rather than Toongabbie to better reflect its location as "Toongabbie was really on the other side of the line" (CAFA, 19/08/1924, p2).

After correspondence and fundraising by the Football Club the Council gave the approval in March 1927 to erect a toilet block at the park for use by the footballers and the cricket clubs who used the ground, as both had contributed money towards the park's development. (CAFA, 11/03/1927, p6). The dressing sheds finally followed in 1939. (CAFA, 15/06/1938, p4; CAFA, 03/05/1939, p3).

A more ambitious proposal was suggested by the Girraween Parents and Citizens Association in 1930 to finance the construction of swimming baths in the western portion of Girraween Park, if Holroyd Council would allocate a portion of the land for this purpose. (CAFA, 17/04/1930, p7). However the idea did not proceed, possibly due to the onset of the Great Depression which would've severely affected the Association's finances.

The park was first fenced in late 1933 following a letter from the newly formed Girraween Park committee to Council outlining the urgent need for a boundary fence on the western side of the park due to constant "fretting of the banks" along Girraween (Greystanes) Creek. Once the fence was installed the Committee then intended to stabilise the banks by planting suitable deep-rooted plants beside the watercourse. (CAFA, 06/11/1933, p2).

During the Depression relief workers were assigned to the park (and others in Holroyd) to carry out tasks such as planting of new trees and general improvements. (CAFA, 06/02/1936, p17).

There was discussion of building tennis courts at the park in 1935 as an additional revenue source to help fund park maintenance and the Girraween Committee was not in favour of this idea because it considered the park to be too small for the addition of tennis courts.

A Council report into the land resumption recommended against the idea because the Overseer considered that Octavia Street would soon become a more important road. The Park Committee was asked whether it could ascertain whether the owners of the four vacant blocks of land in question would be prepared to sell at a low price. (CAFA, 28/11/1935, p5)

In early 1942 the Girraween Park Local Committee successfully lobbied Holroyd Council to change the park's name from Girraween to Toongabbie, in order to avoid confusion about the park's location for visiting cricket teams travelling by train to the area who were alighting at Pendle Hill instead of Toongabbie. However, the name Girraween Park remained in place. (CAFA, 25/03/1942,p5)





Figure 3 Artist's impression of the future Portico Estate – source HCC

## **2.3 Physical Site Factors**

### **2.3.1 Climate**

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

### **2.3.2 Landform and drainage**

This area is characterised by cut and fill to create large flat areas for sporting fields, landscaping, and narrow strips of weed infested native tree planting along Greystanes Creek. The eastern side is mainly flat with a passive grassed area with pedestrian access. The western side is bounded by the planted embankment adjoining the regional shared path and Greystanes Creek. Drainage generally falls north west towards Greystanes Creek. The high point of Girraween Park is approximately located at the south eastern corner of the site.

Piped stormwater infrastructure runs along the southern and northern edges of the site. Flood mapping indicates that the north eastern corner of the site lies within the medium flood zone (100 year) represented by the blue hatch. A large proportion of the site forms part of overland flow paths from adjoining areas to the creek corridor. These overland flow paths are being reviewed as part of a study being undertaken at time of writing. The review of stormwater overland flow in the park will assist to determine if there are other contributing factors in this area. There is some water ponding along the south eastern edge of the park. These drainage considerations will be investigated through ongoing actions identified in the plan.

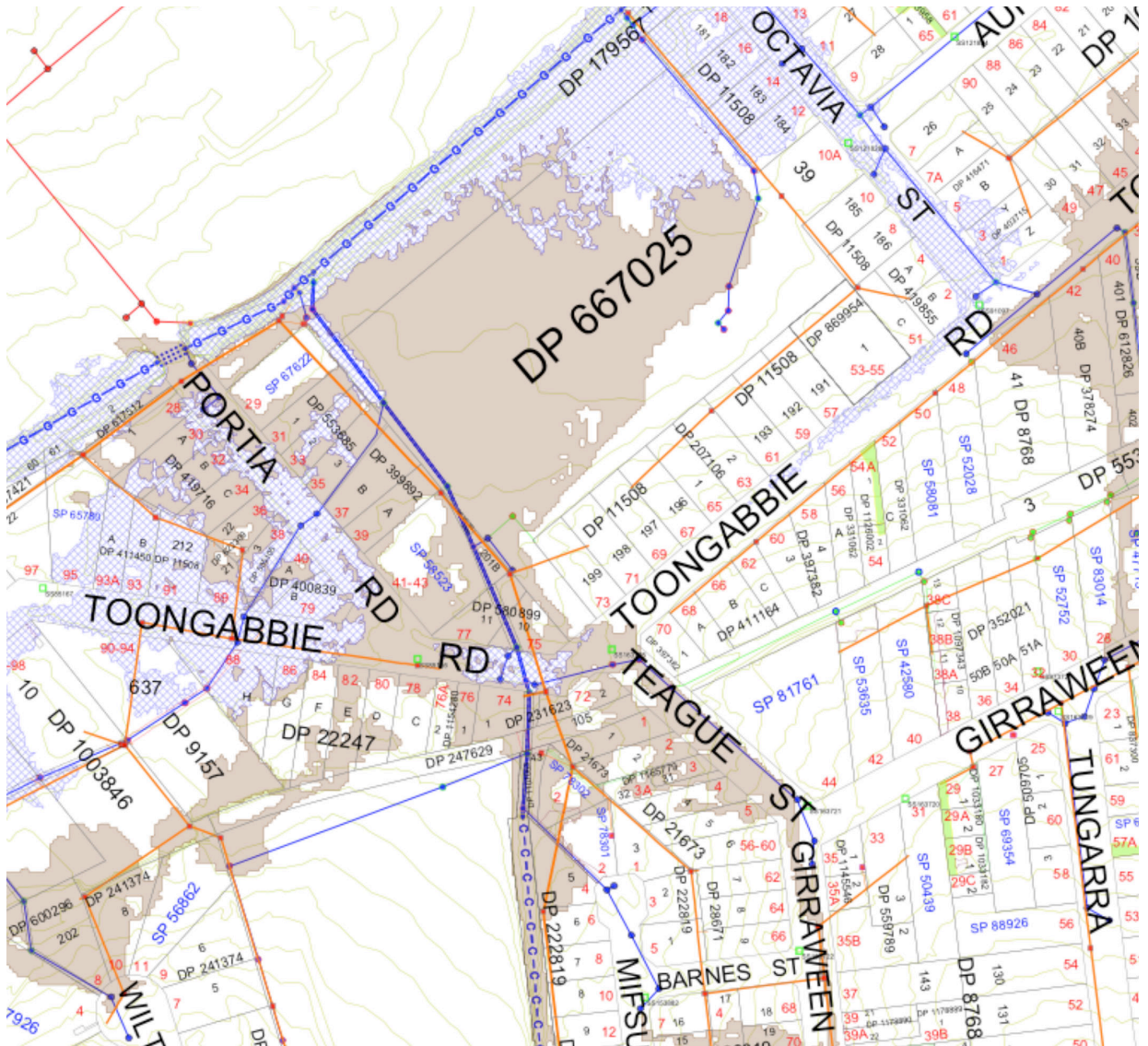


Figure 4 Flood Characteristics – source HCC

### 2.3.3 Vegetation

Note: General descriptions by EP, detailed descriptions sourced from Greystanes Creek POM 1998.

Prior to development, the site would have been typified by woodlands and an open forest of large trees with relative little undergrowth, as representative of the dominant landscape type on the Cumberland Plain.

The broader site of Greystanes Creek Reserve has remnants of the Riverine Floodplain Community in which the dominant tree association is *Casuarina glauca* (Swamp Oak) and *Eucalyptus amplifolia* (Cabbage Gum). The Greystanes Creek POM 1998 identifies some existing remnant vegetation to Girraween Park with a small cluster of *Casuarina glauca* (Swamp Oak) at the south western boundary of Girraween Park and some existing trees of *Melaleuca styphelioides* (Prickly Paperbark) at the north eastern corner of the site adjoining Octavia Road.

#### Channel Revegetation / Girraween Creek

Following flood mitigation works revegetation of the realigned creek embankment has occurred according to guidelines established by Andrews Neil in 1993. Drought conditions and high levels of vandalism (pulling out plants) have resulted in very slow rates of revegetation.

*Casuarina glauca* is most widely used species in the creek riparian corridor, planted on the top of embankments, with some areas of *Eucalyptus amplifolia* (Cabbage Gum) where there is sufficient space beyond the creek embankment. The dense planting of *Casuarina glauca* provide a visual and noise barrier for the surrounding residences.

The lower embankment slopes are grassed with reinforced turf, while the upper embankment slopes were hydroseeded by fescues and rye grasses. A diversity of weeds and exotic species have also spread in this area.

Initial plantings of native grasses, *Dichanthium sericeum* (Queensland Blue Grass) and *Themeda australis* (Kangaroo Grass), have been recently carried out on the upper slopes of the embankment (Source: Greystanes Creek Reserve POM 1998).

#### Park area

There is limited tree canopy within the park, with the main concentrations around the Octavia Street carpark, the amenities block, and the Toongabbie Road carpark. These are cultural plantings of native species including Forest Red Gum (*Eucalyptus tereticornis*), along with some deciduous Plane Trees to the central seating area and tall *Casuarina* sp. on the south western boundary.

The tall dense planting of *Casuarina* sp. along the western boundary within the Greystanes Creek Reserve contribute to overshadowing of the playing field and to the poor drainage issues. These plantings do however provide some degree of visual buffer to residential buildings and of fences.

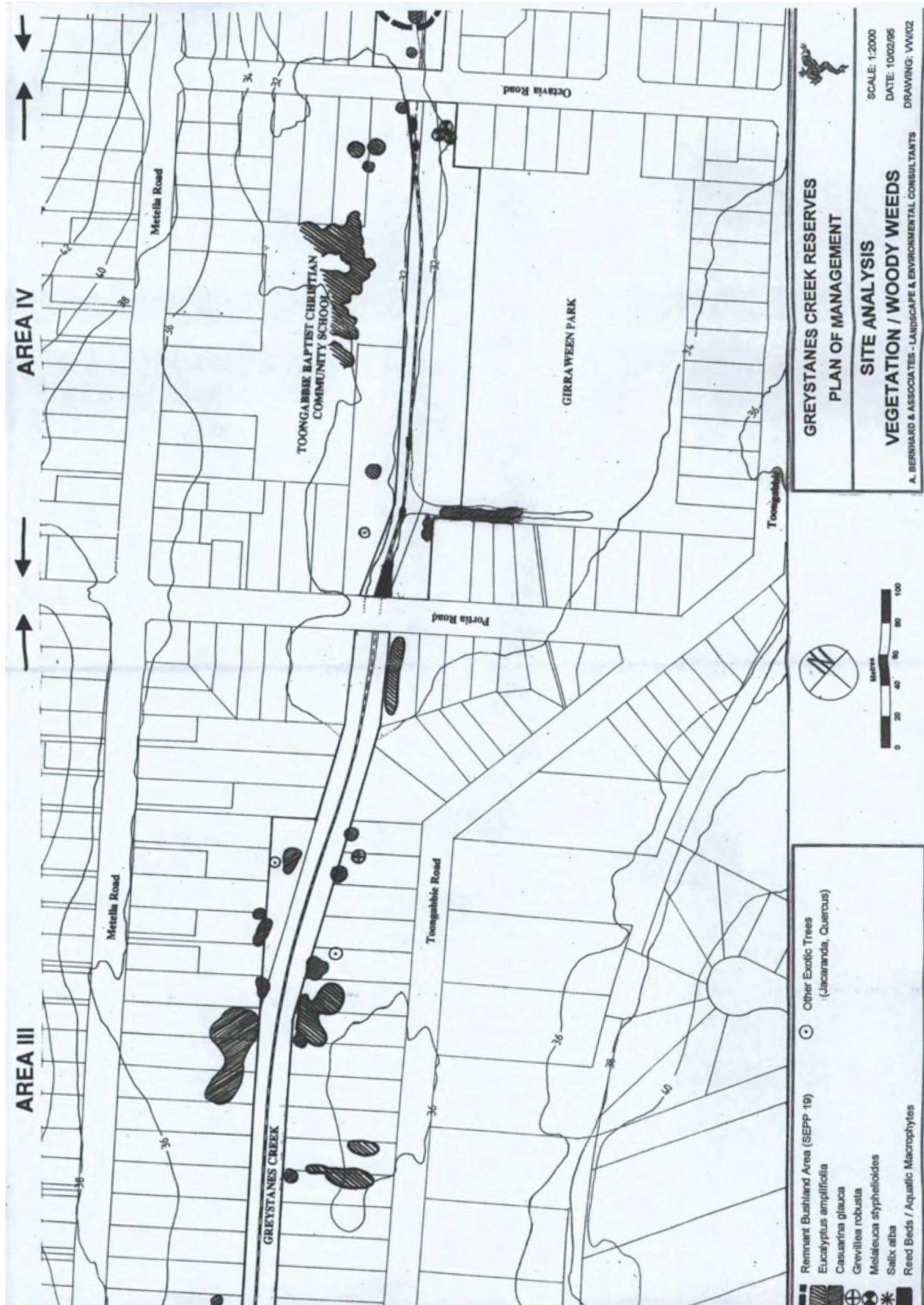


Figure 5 Remnant vegetation (source: Greystanes Creek Reserves POM 1998)

### **2.3.4 Fauna**

The highly disturbed and modified vegetation of the park limits the wildlife habitat potential of the area. Nevertheless pockets of dense weed growth supply excellent habitat for small animals and birds. The site still supports a large range of birds (B. de Bellin, 1994), a few fish, amphibians, reptiles and one species of mammal (Laxton, 1993).

The channel has become intensively used as a pedestrian access way and bike path, limiting future wildlife habitat potential.

### **2.3.5 Buildings and structures**

#### *Amenities Building*

The existing amenities building provides change rooms with some limited storage. The building is in fair to poor condition and there are aspects which require short term upgrading including upgrade of toilets, canteen and provision of additional secure storage including rubbish bin area. The amenities building awning overhang has encouraged anti social behaviour activities during the day and at night as the awning provides shelter for the homeless, drug users and the opportunity for graffiti and vandalism. The building and adjoining elements such as the water tank and switchboard create hidden areas and contribute to a sense of poor security for users at quiet times in the park

There are significant structural cracks emerging at each end of the building to the external and internal brickwork. The building should be inspected by a structural engineer in the short term to determine if any remedial action is necessary.

#### *Community Building leased by Holroyd Parramatta Migrant Services*

Council's property management records indicate that the building is in fair condition. Each year a series of small scale maintenance works are undertaken to address routine issues that occur with a building of it's age. No major works are currently planned or otherwise envisaged.

### **2.3.6 Playing fields**

The fields are generally in good condition due to a recent field surface upgrade. There are zones of poor drainage along the eastern and western boundaries and overshadowing from existing Casuarina sp. plantings on the creek frontage, and potential for some edge "damming" of water movement near the surface adjacent the creekline embankment affects turf quality after heavy rain and high use. At the key entry points for maintenance access the grassed surface is worn and hard surface pathways should be provided in these areas.

The existing 1.8m high gate with barbed wire to the east side of Roy Grieve is visually obtrusive. The south eastern corner of Roy Grieve field extending around to the amenities block the existing chainwire fence without top and bottom rails and the log fencing at the entry to Laurie McFarlane field is equally utilitarian and visually unattractive. A fencing upgrade is desirable with a review of existing fences and gates to determine those that are critical to ongoing park function and to determine desirable height and functional requirements. Existing fence lines shall be progressively removed or upgraded and including realignment as required.

Existing spectator benches are located to the east side of Roy Grieve field and on a centralised spine between the fields. The central area is a worn turfed area subject to heavy pedestrian traffic, while the eastern area has a concrete wearing strip. There is a need to upgrade and formalise the central spectator seating areas with a hard wearing surface under high use seating or alternatively reconsider the location. As the Sporting groups believed this seating is important and is well used the design and materials under this spectator seating should not detract from the park character.

A masonry “kicking practice wall” is located at the eastern edge of Laurie McFarlane fields adjoining the central spine and this is a less than ideal position being so central to the park. A suitable location would be the north west corner of the park adjoining the west side of Laurie McFarlane fields.

At the interface of the park to the creek corridor at the Octavia Street and Portia Road at the north east and north west corners of the park respectively low key pedestrian links are located. The north east path link from Octavia Street through the 900mm perimeter fence is eroded and holds water after rain. The walkway at the fence opening needs to be paved and drainage improved.

Sports groups have identified that lighting levels for Roy Grieve Field are between 50-<100 Lux making it suitable for ball and night training. It would be desirable that lighting to both fields is to 100 Lux to make it suitable for match training and night games.

#### *Playground*

The playground located south of the existing amenities building includes play equipment consisting of a double swing and a single play structure for the 5-10 year olds age group. The compact play area and scope of equipment allows for limited age range and volume of use. It would be desirable to increase the area of play space and cater for a greater range of use across age groups as well as improve the proximity of the playground to the picnic and BBQ park facilities.

## **2.4 Visual Character**

The dual use soccer and cricket playing fields are open, level grassed areas that dominate the visual character of the park. The existing native tall tree canopy around the amenities block and to the eastern boundary reinforce the parkland character, provide shade, scale and are key positive aspects of the Girraween Park site.

The significant length of the park boundary to residential development and the creekline creates a sense of enclosure, as the park is located behind the surrounding public domain street frontages. This reinforces the feeling of isolation for users when the park is quiet, outside of sporting activity times. Poor upkeep of some of the residential boundary fences can detract from the quality of views to the park edges. Existing vegetation to the south western boundary where there are stands of Casuarina sp. provide a buffer to residential buildings and break up the continuous line of fences.

Elements such as park furniture need to be updated to enhance and modernise the character of the park for users. In several locations two rows of fencing occur in close proximity which detracts from providing an inviting character for the park. Rationalisation of sporting security fencing and upgrade to a more sympathetic black plastic coated chainwire or timber post and cable would create a more inviting aesthetic and improve ongoing maintenance of fences in the park.

## **2.5 Current Recreational Usage**

Girraween Park provides good quality active recreational facilities to local and district / regional users (potentially from outside Holroyd LGA) who visit the ground for sporting competition. Open for use during the day and evenings, the grounds are used by organised sporting groups, schools, individuals and informal groups for play, relaxation and private training and exercise.

The major groups who currently use the park regularly include:

- Girraween Park Local Committee provides assistance to Council in management of the park under section 355 of the Local Government Act. The committee meets regularly and assists in identifying issues, setting priorities, and in coordination and management of organised users of the park
- Seven Hills / Toongabbie RSL Cricket Team
- Toongabbie Soccer
- Wentworthville Leagues Cricket Club
- School groups including Toongabbie Christian School and Medella Road Public School

### **2.5.1 Cricket Usage**

Summer Season:

- Every Saturday (8:30 am to 6:00 pm) to mornings and afternoons
- 2 Sundays

### **2.5.2 Soccer Usage**

- Every Saturday (8:30 am to 5:00 pm)
- Training from Monday to Friday 4:00pm to 9:00 pm
- 3 Sundays

Day Usage:

- Monday – Toongabbie Christian School (9:30 am – 2:30 pm)
- Tuesday – Girraween High (9:30 am – 2:00 pm)
- Wednesday – Toongabbie Christian School (9:30 am – 2:30 pm)
- Thursday – Free (mowing)
- Friday – Medella Road Public School (9:30 am – 2:30 pm)
- Plus casual users when available



## 2.6 Planning Considerations

### 2.6.1 Adjacent land use

The land surrounding Girraween Park is classified in the Holroyd City Council's LEP 2013 as R2 – Low Density Residential, with residential at the north east corner of the site near Octavia St zoned R4 – High Density Residential. Greystanes Creek runs along the northern edge of Girraween Park, and incorporates a shared access trail. The creekline forms part of the northern boundary between Holroyd and Blacktown LGA's.

### 2.6.2 Zoning and planning controls

Girraween Park is listed in Council's Generic *Sportsgrounds Plan of Management 1997*, Section 5 Schedule of Sportsgrounds. A Sportsground is defined as an area of community owned open space which is primarily for formal sporting activities.

Girraween Park and the adjoining Greystanes Creek are zoned RE1 – Public Recreation under Holroyd City Council's LEP 2013 and is classified as community land under the Local Government Act 1993. The Greystanes Creek corridor is covered by the separate Greystanes Creek Plan of Management.

The Holroyd LEP 2013 identifies the objectives of the RE1 Public Recreation zone as follows:

- (a) To enable land to be used for public open space or recreational purposes.
- (b) To provide a range of recreational settings and activities and compatible land uses.
- (c) To protect and enhance the natural environment for recreational purposes.

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

- Environmental protection works

The following activities are only permitted with Council 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

Any other works or activities other than those listed above are prohibited in areas zoned RE1 - Public Recreation.

### 2.6.3 Access and circulation

#### Girraween Park

Vehicular access to the park and playing fields is restricted to public vehicles by locked vehicular gates and vehicular barriers at the ends of the existing public carparks on Octavia Street and Toongabbie Road.

Bicycle and pedestrian access to Girraween Park is gained from the cycleway that runs along Greystanes Creek (310m approx.) and Octavia Street and Toongabbie Road footpaths.

## 2.7 Statutory Requirements

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

The Local Government Act and related amendments and guidelines provide the legislative framework for a council's day-to-day operation. The Act emphasizes through the Community Land Management amendments of 1998 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).

### 2.7.2 Categorisation

The following table outlines the applicable community land categories for Girraween Park including the Guidelines for Categorisation as listed in the Local Government (General) Regulation 1999 Part 3 - Categorisation, use and management of community land

Category	Guidelines for Categorisation
Sportsground	<ul style="list-style-type: none"> <li>The land is used or is proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.</li> </ul>

### 2.7.3 Core objectives for community land management

The following core objectives from the Local Government Act 1993 clauses 36E-N guide the management of community land by Councils.

Category	Core Objective
Sportsground	<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>

## 2.8 Management

Holroyd City Council has the statutory responsibility for the management of Girraween Park. Aside from the standard regulations that apply to the site, groups using the park 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. Council is assisted in its management of Girraween Park by a section 355 Park Committee. Under the Local Government Act 1993 Section 355 Council is able to delegate some of its functions to a committee of Council. Council uses this delegation and appoints community people to manage its facilities or functions through a committee of management.

The committees provide a mechanism by which interested persons can have an active role in the provision / management of Council facilities or services. This provides a two-fold benefit by giving protection to the committee operating under the banner of Council, and by providing Council with assistance in the carrying out of its functions. Memberships consist of a Councillor and community representatives, and generally for specific parks seeks to include a range of stakeholders from organised sporting groups to local residents

## 2.9 Maintenance

Councils Asset Management Plan 2009 identifies that maintenance work as the day-to-day work required to maintain the asset's ability to provide the required service levels.

Routine maintenance of Parks and Recreation facilities comprises:

- Removal of unsafe trees and branches
- Maintenance of utility service e.g. irrigation, flood lighting
- Repair of minor defects within parks areas e.g. seats, play equipment
- Council's response to maintenance requests is based on staff experience, judgment and current industry practice.

Formalised levels of service and maintenance intervention levels have been identified. Council's officers assess the requests or defects against the potential to cause harm to public property and life. High hazard defects are responded within 24 hours with a view to at least making the asset safe. Other defects requiring work are assessed against other operational priority considering staff experience and judgement and responded within regular operational procedure.

Planned maintenance regime that council currently follows is shown in the table below:

Asset Group	Cyclical/ planned maintenance activity, frequency and type of work
Parks and Reserves	<ul style="list-style-type: none"> <li>• Play equipment safety audit carried out once every year</li> <li>• Mowing frequency varies with season and on condition</li> <li>• Spraying carried out once a year</li> </ul>
Sportsgrounds	<ul style="list-style-type: none"> <li>• Mowing active sports ground maintenance weekly</li> <li>• Standard mowing schedule is available for each ground. However, the frequency does vary with season.</li> <li>• Maintenance feedback is received by Parks Manager from the User groups, which then is included in the maintenance plan.</li> <li>• Weed spraying is carried out once a year.</li> <li>• Aeration and ground fertiliser applied once yearly</li> <li>• Soil replenishment and re-turfing as necessary.</li> <li>• Goalpost erection &amp; dismantling carried out once a year</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>• Irrigation, fertilising, spraying</li> <li>• Gardening</li> </ul>
Cemetery	<ul style="list-style-type: none"> <li>• Mowing carried out by contractor once a month</li> </ul>
Natural Area	<ul style="list-style-type: none"> <li>• Bush fire hazard reduction - generally prior to dry season fire hazard</li> <li>• Maintenance to Lower Prospect Canal (LPC) carried out by contractor. Refer to LPC Plans of Management</li> </ul>

Figure 6 Maintenance Service Levels (source: Holroyd Asset Management Plan 2013)

Council's Asset Management Plan 2013 identifies Girraween Park as a District Park.

Other agencies who have responsibilities related to the park include:

*Sydney Water*

- Sewer services which run along the residential rear boundaries and join / cross across the two park vehicular entries
- The Toongabbie Creek Corridor (Greystanes Creek is tributary of Toongabbie Creek)

**Buildings**

Council's Engineering Department Facilities are responsible for the maintenance of building structures within the park.

**2.10 Current Leasing Agreements**

Community Building No.10 Octavia Street ("Octavia Cottage" on Council's property management data base), Toongabbie currently - Holroyd Parramatta Migrant Services - 3 year lease

**2.11 Staffing**

Maintenance of Girraween Park is carried out by Holroyd Council as identified in Section 2.9.

**2.12 Community Involvement**

The preparation review and updating of this Plan of Management will incorporate community workshop sessions with the principle user groups including Girraween Park Local Committee, Seven Hills / Toongabbie RSL Cricket Team, Toongabbie Soccer and Wentworthville Leagues Cricket sporting club representatives. One community workshop has been held to date with a Public hearing to be held during the public exhibition period. 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 Girraween Park comes from rate revenue, Section 94 contributions for open space and partnerships with Government grant funding.



Figure 7 Issues

## **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 park. The decision making for the enhancement and management of Girraween Park aims to integrate the vision and needs of the community and Holroyd Council.

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

### **3.2 Management Philosophy**

The management philosophy recognises the need for open space to be responsive and adaptable to ongoing and evolving community needs for passive recreational and active experiences. In addition the park must be sustainable in terms of its level of use and related maintenance demands.

### **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:

- District and local sports usage for clubs and schools
- A community focus for sports and passive recreation
- Recreational 'green spaces' within the urban fabric
- A focus of long historical links of sports and community groups

Stakeholder representatives have provided some feedback on the positive aspects of Girraween Park. Comments included:

- 30 year history and local community use of the playing fields by generations of user groups especially the Soccer Club and Cricket Club as 'spiritual home'.
- Active Local Park Committee.
- High quality and well maintained playing fields.
- Well used by local schools for organised team sports and ball games including public school such as Toongabbie and Girraween High and others.

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 Girraween Park are listed below.

Site Facilities:

- Night use of fields – including vehicular and pedestrian movement, parking, noise and lighting are a potential concern for adjacent residences – needs to be considered in relation to future lighting upgrades.
- Improved amenities (toilets, change rooms, storage, meeting and function rooms) would be desirable.
- Improved provision of night lighting along pedestrian path links to Octavia Street and Toongabbie Road and related parking areas.
- Improved storage for sports club users for equipment etc. and additional garbage bins that are required on sporting activity days.
- Fencing across the park is to be subject to an audit / review to confirm:
  - adequacy of existing extent of fencing
  - suitability (functionally and aesthetically) of fence types / materialsFollowing review – ongoing upgrade of fencing to be implemented

Access and Circulation:

- Site parking does not meet the demand for sporting days and cannot adequately be improved within the constraints of the park. Parking to adjoining streets such as Toongabbie Road could be enhanced in a minor way with linemarking to ensure spaces are used efficiently.
- Accessible and delineated pedestrian paths in the carpark are required to connect from the street to park , as currently pedestrians have to walk on the carpark surface to get to the park.
- A wider pedestrian path would be desirable for the main pedestrian route through park from Octavia Street to Toongabbie Road to pass allow for easy tow way pedestrian movement.
- Public transport is available with a short walk from the Toongabbie Railway Station to Girraween Park (500 metres approx.)
- Girraween Park is linked by a cycleway along Greystanes Creek from Toongabbie to Girraween to greater network of open space areas.

Drainage:

- Water ponding is a problem along the south eastern boundary because of low lying and uneven ground.
- A flood study is currently being undertaken by Holroyd City Council and the study includes Girraween Park.
- Likely impeded drainage from subsoil layers on the northern Greystanes Creek boundary affects soil moisture levels and turf condition during winter. The overshadowing from Casuarina sp. canopy impacts on the ability of the ground in this area to dry out in the sun.
- Water harvesting could be introduced to improve opportunity for irrigation. A stormwater balance study is required to identify potential for capture and re-use on site.
- Localised water ponding improvements are required to the north, west and south boundaries.
- Upgrade irrigation system as part of improved field drainage and connecting to water harvesting implementation.
- Enhancement of drainage to the fields will further enhance winter resilience and further improve the turf playing surface for high use levels.

Parking:

- On site parking numbers have been maximised in the existing carparks with line marking to define parking bays.
- Parking is available as parallel parking on adjoining streets – parking to streets could be made more efficient by provision of markings to indicate spaces, however the increase in numbers would be minor.
- Potential conflict between vehicles and pedestrians in carparks – define pedestrian route through Toongabbie Road carpark.
- Consideration for provision of drop off points on quieter streets eg. Portia Road and Octavia Street for training and sport days and using existing pedestrian access to access the park.

Landscape Improvements:

- Vegetation to the existing north western embankment of Girraween Park is moderately impacted by weeds and requires native grassing / ground covering to optimise condition
- Grading and drainage improvements and new path alignment along the southern boundary to minimise localised water ponding after rain.
- Potential for buffer planting works (to 2-2.5m height) to residential boundaries of the site to improve visual and environmental amenity by providing a cohesive screening of residential boundary fences – to be integrated with improvements along southern boundary.
- Potential landscape treatment to reduce visual impact of existing above ground water tank (eg. Planting bed adjoining water tank, tiled mosaic / community art work to water tank wall etc.)
- Improve existing eroded exposed areas adjoining existing carparks and in seating areas – with hardstand materials and or mulch and improved maintenance techniques.
- Review, rationalise and upgrade fences, gates and vehicle barriers in the park to provide consistent quality barriers where required.
- Review provision of information and regulation signage, direction and park name signage.
- Provision of upgraded and additional picnic table settings and seating.
- Implement planting to boundary areas to create a visual cohesion to residential boundary fences and reduce graffiti vandalism.
- Improve solar access to north edge of field by selective pruning of Casuarina sp. canopy. All work is to be in accordance with Holroyd City Councils LEP 2013 Tree Preservation and the Greystanes Creek Plan of Management.
- Provide additional spectator seating and retain existing with suitable wearing surface under for improved ongoing maintenance.
- 

Maintenance:

Current maintenance issues include:

- Illegal dumping
- Amenities building:
  - review of the cracks to brick end walls by a Structural Engineer and repair as advised
  - minor grading and cultivation to improve water ponding and compacted ground
  - ongoing graffiti and general vandalism of park furniture and play equipment
  - settlement and deflection of joints in concrete paths



- checking of fixings park to furniture and play equipment
- rubbish removal and the need for additional bins
- bare ground adjacent to paths and under the canopy of large shade trees and Casuarina sp.
- health and vigour of existing mature Eucalyptus sp.
- fence repair
- Easy access for grass mowing to park peripheral areas (beyond playing fields) in summer to maintain a low height

### **3.4 Planning and Management**

The Action Plan outlined in section 4.5 of this document provides a prioritised list of the actions arising from this Plan of Management and is based on consultation with park stakeholders, liaison with Council, background information and site investigations. The proposed Action Plan is supported by the Landscape Masterplan Short Term (refer Figure 8) and the Landscape Masterplan Long Term (refer Figures 9) to describe the recommendations of this Plan of Management over short, medium and long term time frames.

The Plan of Management seeks to guide ongoing improvement and maintenance of the park. The recommended actions are based on a sequence of tasks required to successfully complete the work. Council will seek to undertake those actions of high priority first as well as implement any investigations that are needed to inform detailed planning and design.

### **3.5 Provision of Facilities**

#### **3.5.1 Playing fields**

##### **Roy Grieve Field (Field No.1)**

Roy Grieve Field (Main soccer field & cricket) – The field surface is in need of a general upgrade including levels, turf, irrigation, and subsurface drainage. Consultation with user groups identified that this work should consider:

- Rationalise and upgrade fencing to perimeter to improve visual quality
- Provide appropriate signage
- Establish management and use protocols for implementation by user groups
- Flood lighting has been upgraded for this field to the minimum soccer match play standard for night games and training.
- Improve spectator seating area and include path access
- Provide shade shelter to central spectator seating area
- Improve drainage / overshadowing to north western boundary

Lighting of the field is provided by four floodlighting towers at the corners of the field. The lighting for the main field is to be reviewed and meets the current Australian Standards for Soccer match play.

##### **Laurie Macfarlane Fields (Fields No's 2 & 3)**

Laurie Macfarlane Fields include two (2) soccer practice fields with a combined cricket field.

The field surface requires a general upgrade including topdressing to improve levels, turf, irrigation, and subsurface drainage. Consultation with user groups identified that this work should consider:

- Additional low fencing to eastern side to improve pedestrian safety
- Provide appropriate safety and warning signage
- Establish management and use protocols for implementation by user groups
- Floodlighting needs to be investigated and upgraded for these fields to the minimum soccer match play standard for night games and training.
- Review night lighting Lux levels for winter training and night matches for the Laurie MacFarlane Fields 2 and 3
- Improve spectator seating area and include formalised path access
- Improve drainage and reduce overshadowing to north western boundary
- Improve the localised water ponding problem area adjoining the south western boundary

### **3.5.2 Playgrounds**

The playground area should be increased in size and include a broader range of equipment to cater for a wider age group. The existing location is visible for families associated with Fields 2 and 3, but does not allow for the proposed long term relocation of the amenities building and redevelopment of the playground in the current location may not be appropriate. The Landscape Masterplan shows the playground area closer to the proposed picnic/BBQ area.

### **3.5.3 Buildings**

The existing amenities building requires an upgrade in the short term to repair cracks to the end walls of the building and provide improved storage for sports equipment and bins. The building with the western elevation awning is dark and promotes an anti social behaviour environment. Investigation of short term measures to address these issues are required and may include replacement of the awning with light penetrating cladding to increase light.

The long term aim is to upgrade the amenities building to improve the community and sporting group use. These improvements include:

- Community meeting room space
- Community function facility
- Increases area for canteen / kiosk
- Increased storage space for sports equipment and grounds maintenance

The proposed location of a new building was examined on the Long Term Landscape Masterplan (Figure 9):

- Central to the two fields as per the existing building
- Pushed back to the south boundary to consolidate open space to front and reduce blind / void spots
- 581m<sup>2</sup> building footprint (existing 297m<sup>2</sup>)

A two storey building has also been suggested by sports users but this would need to be considered in the context of adjoining residents and potential overshadowing / visual impacts. The hiring of a community room has been raised and 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"*

On this basis the principle of a community room suitable for hire is feasible under the zoning and would be considered in relation to detailed impacts of a specific building design.

## **3.6 Access and Circulation**

This Plan of Management aims to address the need for convenient and safe access and circulation throughout the park.

### **3.6.1 Pedestrian Access**

Safe and functional access provision can be improved at several locations in Girraween Park:

- Provide a pedestrian path from Toongabbie Road to the park through the western carpark with a link to a possible formal vehicular drop off/ pick up area on Toongabbie Road.
- Formalise entry and path access from Octavia Street into the park at the north western corner.
- Provide a pedestrian path at the gate access at this point.
- Realign and widen the pedestrian / maintenance path connection between Octavia Street and Toongabbie Road through the park to allow for two way pedestrian access as well as maintenance/emergency access.

### **3.6.2 Vehicular Access**

#### *Parking and drop off*

On site demand will for sports event and training parking at any sporting facility unlikely to meet demand. Although there are two carparks on the Girraween Park site there is limited scope within the existing open space to increase parking numbers. If additional open space becomes available adjacent to the existing carparks, an expanded carpark could be investigated.

Linemarking to define parallel spaces on Toongabbie Road may improve parking efficiency however this will only yield limited numbers. On training and match days a safe vehicular drop off/pick up point could be considered to address the current traffic and parking issues. Drop off / pick up bays on to Octavia St Portia Rd and Toongabbie Rd to could operate only at peak times and reverting to normal parking at all other times. This could be for a trial period.

#### *Maintenance and emergency access*

Vehicular access restricted use with lockable gates at each of the carparks. Grass surfaces at these entry points are eroded and worn. The ground surface at these access points should be a hard wearing material that meets maintenance and emergency vehicle requirements. A permeable pavement could be considered for these infrequent use traffic areas.

### 3.7 Health & Safety Issues

The park environment is maintained at a reasonable standard. Health and safety improvements include:

- Review and upgrade the safety/security fencing surrounding the playing fields
- Provide safe and visible vehicular barrier treatments at park entries adjacent to the carparks
- Check playing field floodlighting is suitable for night games
- Improve water ponding and drainage problem areas
- Consolidate playground and picnic areas to improve surveillance
- Provide an accessible drinking fountain
- Provision additional rubbish bins

### 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 and buffer plantings 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 Greystanes Creek Plan of Management 1998.
- Selective removal of existing mature Eucalypts subject to an Arboricultural Assessment report and Holroyd Council's LEP 2013
- Landscape improvements to the passive recreation area to create a park of open grassed areas with groups of shade trees to provide an open woodland character
- Selective removal of existing Casuarina sp. in the Toongabbie Road carpark is subject to an Arboricultural Assessment report and Holroyd Council's LEP 2013 to allow for a new pedestrian path through the carpark
- Shade tree planting of a suitable species to the Toongabbie Road carpark (away from adjoining residential buildings)
- Native vegetation screening of the residential boundary fences to create a 'green' boundary edge to the park

Informal tree planting would be desirable around the perimeter of the fields to provide shade and reduce exposure to direct sunlight for spectators. Implementation would be subject to consultation and confirmation of adequate allowances for ongoing maintenance. The type and positioning of trees will consider the impact of shade on the growth of turf on the field, safety for players, potential interference with lighting and proximity to residential dwellings. To improve maintenance of grass under tree planting and in accordance with Holroyd's existing maintenance practices, organic mulch is used under grouping of trees. Specified tree species and spacing allow for open canopies to promote the filtered light and planting of local native grasses under the canopy.

Any trees removed in the construction of the proposed field extensions, buildings, roads, and carparks should be replaced with appropriate species elsewhere on site and according to the Council's Tree Preservation Policy. Although individual actions will need to be implemented over a staged program, detailed design of landscape treatments throughout the park should be carried out in a holistic and integrated fashion to consider all elements of the Landscape Masterplan are part of a coordinated scheme.

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

Council generally supports the planting of local indigenous species from the Cumberland Plain Woodland or native species that have demonstrated amenity in the Holroyd local government area as they suit the climatic and soil conditions of Holroyd. A list of ornamental native tree species is available from the Council's website. Rehabilitation of the eastern boundary watercourse is covered by a separate plan - Greystanes Creek Plan of Management 1998 and the plant species list provides further information of suitable native species for use within Girraween Park.

## **3.9 Maintenance**

### **3.9.1 General recurrent park maintenance**

Council will seek to provide an appropriate level of maintenance to the park within the constraints of funding and with the inputs and assistance of organised park user groups. Particular issues to be addressed in the future include

#### Illegal rubbish dumping

- Ongoing police and ranger surveillance
- Maintain vehicular barriers and gates
- Remove rubbish dumping as soon as possible

#### Amenities Building

- Review of cracks to brick end walls by a Structural Engineer and repair as advised.

#### Access and Park Equipment

- Minor grading and cultivation to improve water ponding and compacted ground
- Ongoing graffiti and general vandalism of park furniture and play equipment
- Settlement and deflection at joints in concrete paths for trip hazards
- Check fixings to park furniture and play equipment

#### Grass and planting bed maintenance

- Mow, weed and top up mulch in the park areas surrounding the playing fields regularly to provide a safe and enjoyable passive recreation open space area
- Regularly top up chippings in the planting beds where possible

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

There is an existing 23,500 Litre above ground storage tank currently filled from town water. Investigation of water harvesting with water supply options to reduce the use of potable water demand will be undertaken. This will have regard for potential impacts of harvesting infrastructure on residences, and will integrate consultation with residents if feasibility recommends progression to design. Design will avoid impacts on residences.

Current fields irrigation requirements:

- Field 1 = 9,100 m<sup>2</sup>
- Fields 2 & 3 = 14,000 m<sup>2</sup>
- Total areas to be irrigated = 23,100 m<sup>2</sup>

### **3.9.2 Ease of maintenance**

Mulch is to be topped up on a regular basis to ensure it continues to suppress weed regrowth with potential for establishment of native grass groundcover. A hose tap is to be located to allow for establishment watering of new planting beds.

### **3.9.3 Rubbish Bins**

Investigate a suitable location for bin storage for bins that are brought out on match days by sports clubs.

Holroyd Council's park rubbish bins are to be provided near the pedestrian entry access points to the park and near the playground and to allow for easy access for rubbish removal.

## 4 IMPLEMENTATION

### 4.1 Introduction

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

### 4.2 Management Structure

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

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

#### 4.2.1 Holroyd City Council

- Responsible for planning, development and management of the park
- Budget allocation for development and maintenance of the park
- Allocation of resources (financial, human and physical) for effective development of the park
- Assessment of applications for development of commercial recreation facilities
- Maintenance of landscape works and passive recreation facilities in the park
- Maintenance of playing fields and associated facilities.

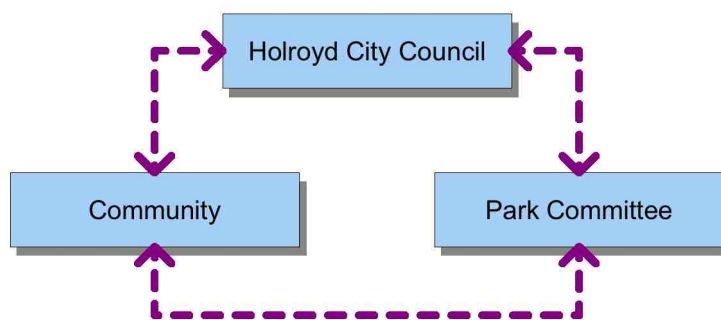
#### 4.2.2 Girraween Park Local Committee

- The purpose of the Parks Committees established under Section 355 of the Local Government Act 1993 is to provide care, control and management of Council parks and facilities in accordance with the policies and procedures adopted by Council.
- Committees are required to implement the requirements of the Plan of Management and submit an action plan to Council for this purpose.
- The Committee's action plan is to be reviewed annually to ensure that it continues to meet the requirements of the Plan of Management.
- Provide a link of park management to the local community

#### 4.2.3 The Community

- Report maintenance requirements and vandalism to the Holroyd City Council
- Liaison with Council regarding use of the park
- Written requests and proposals to Council for development or upgrading of facilities in the park and submitted to Council for consideration.

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. The submission of an application for government funding is to be based on the prioritised schedule of actions.

### 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, vegetation pests and diseases.

#### 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
GPLC	Girraween Park Local 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 Concept Masterplan**

The following landscape masterplans illustrate the key physical improvement actions recommended by this plan of management. These supplement and should be read in conjunction with the Action list provided in section 4.6.



- Key**
1. Upgrade pedestrian path
  2. Provide formalised pedestrian path from street footpath to park via existing carpark
  3. Existing playground location
  4. Picnic area upgrade with picnic table settings and BBQ facilities
  5. Provide buffer plantings adjoining residential boundaries
  6. Main playing field fencing upgrade
  7. Central paved spectator seatings area with potential shade structure
  8. Formalised pedestrian access from Octavia Street to park
  9. Upgrade plantings and vehicle barrier to existing carpark
  10. Selective removal of existing Casuarinas to allow solar access and provide native grass groundcover - localise regrading to turfied area to improve drainage
  11. Amenity building facility upgrades
  12. Possible street drop off areas
  13. Provide drainage trench to collect water run off and connect to park drainage system

- |                        |   |                           |
|------------------------|---|---------------------------|
| Buildings              | Existing shared path                        | Garden bed                |
| Existing carpark       | Proposed pedestrian path / pavement upgrade | Existing community garden |
| Existing playground    | Playing field                               | Picnic shelter / tables   |
| Existing tree canopies | Maintained grassed area                     | High chain wire fence     |
| Proposed tree canopies | Cricket pitch                               | Low chain wire fence      |
|                        |   | Drainage trench           |

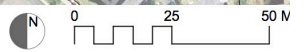


Figure 8 Landscape Masterplan – Short Term

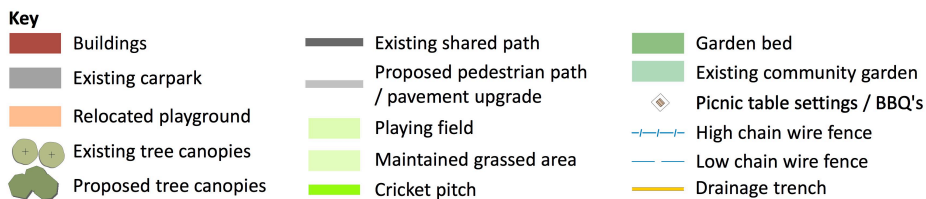


Figure 9 Landscape Masterplan – Long Term

## 4.6 Action List

### 4.5.1 Girraween Park

No.	ACTIVITY	COST ESTIMATE	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
<b>0.0</b>	<b>Planning &amp; Management</b>					
0.1	Undertake Arborists assessment of existing trees		H	HCC	Assessment undertaken and guides ongoing tree management	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	Investigate the alternatives for amenities building upgrade including consultation with stakeholders		M	HCC	Planning and design completed	P
0.4	Carry out water balance investigation for water use on site – identify feasibility of water harvesting to supplement potable water use		M	HCC	Investigations completed and recommendations provided	P
0.5	Investigate short term structural integrity of existing amenities block		M	HCC	Structural issues confirmed	P
0.6	Undertake review and rationalisation of existing fencing and gates / barriers.		H	HCC	Fence and barrier strategy developed	CO/P
0.7	Prepare design development and construction documentation plans for park improvements to enable tendering and construction (potentially in stages following allocation of funding)		H	HCC	Brief prepared. Consultants engaged. Detailed drawings prepared.	P
0.8	Local Park Committee to initiate protocols for management of hitting of balls over residential fence lines, and for retrieval of balls from private property		H	HCC	Management protocols implemented successfully	P
<b>1.0</b>	<b>Site Facilities</b>					
1.1	Commence field upgrades (subsoil drainage) to Soccer / Cricket Fields		M	HCC	Playing field works implemented	P
1.2	Upgrade lighting of Fields 2 and 3 to AS Lux levels for soccer		H	HCC	Lighting and fencing works implemented	P
1.3	Amenity building facilities upgrades in short term including -structural issues and -temporary storage addressed in short term		H	HCC	Short term addressing of immediate issues	P
1.4	Upgrade spectator area including possible shade enhancement and ground surface hardening		M	HCC	Improvements implemented	P
1.5	New multi-purpose Amenities building (meeting room, storage area, canteen, toilets, change rooms, security surveillance) in long term		L	HCC	Building designed, New building constructed	P
1.6	Implement fence and barrier strategy across site		H	HCC	Implementation Improved amenity and function	P
1.7	Provide upgraded playground to designated location coordinated with long term amenities upgrade		M	HCC	Implementation Improved amenity	P
1.8	Provide upgraded picnic facilities including BBQs, table settings, seats and drinking fountain etc. coordinated with masterplan direction for park		L	HCC	Implementation Improved park amenity	P
<b>2.0</b>	<b>Drainage &amp; Irrigation</b>					
2.1	Investigate water ponding and drainage issues to the site boundaries and fields		H	HCC	Solutions to address flooding issues identified	
2.2	Localised minor grading along with selective Casuarinas removal and trimming to improve drainage along north western boundary		H	HCC	Implementation Improve drainage	P
2.3	Investigate improvements to drainage along south eastern boundary		H	HCC	Implementation Improve drainage	P
2.4	Remove / relocate existing above ground water tank as part of introduced water harvesting		M	HCC	Implementation Improve irrigation	P
2.5	Water harvesting investigations using stormwater to supplement potable water use for irrigation		L	HCC	Implementation Improve irrigation	P
<b>3.0</b>	<b>Access &amp; Circulation</b>					
3.1	New pathway access through western carpark linking between Toongabbie Road and park		M	HCC	Improved pedestrian access throughout park	P

No.	ACTIVITY	COST ESTIMATE	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
3.2	New pathway access and paved area at gate opening to north western link from Octavia Street to park		M	HCC	Improved pedestrian access throughout park	P
3.3	New pathway access from north west gate entry to park from Octavia Street linking to main east west path link		M	HCC	Improved pedestrian access throughout park	P
3.4	Upgraded east west path link to provide for future park redevelopment and catering for two way pedestrians to pass and maintenance vehicles		L	HCC	Improved pedestrian access throughout park	P
3.5	Provide designated on street drop off zones following traffic management study to Octavia Street and Portia Road, and Toongabbie Road if feasible. Undertaken line marked trial period to establish feasibility		H	HCC	Improved pedestrian safety	P
3.6	Upgrade vehicular barriers / entry signs at park entries		M	HCC	Implementation Improved function and safety	P
<b>4.0</b>	<b>Landscape Improvements</b>					
4.1	Selective removal / trimming of existing Casuarinas to allow improved solar access along north western edge of fields		H	HCC	Enhanced park / field surface	P
4.2	Native shrub buffer plantings to park boundaries subject to consultation and identification of appropriate maintenance allowances		M	HCC	Enhanced park / habitat / visual amenity	P
4.3	Native trees with native grass understorey for shade		L	HCC	Enhanced amenity and reduced maintenance requirements	P
4.4	Native tree planting in turfing areas for shade		M	HCC	Enhanced amenity and shade provision	P
4.5	Native grass planting to mass planting beds		M	HCC	Enhanced amenity and reduced maintenance requirements	P
4.6	Selective mature Eucalypt tree removal to manage risks subject to Arborists assessment		H	HCC	Enhanced amenity and reduced maintenance requirements	P
<b>5.0</b>	<b>Maintenance</b>					
5.1	Preventative maintenance		M	HCC	Park adequately maintained	O
5.2	Remedial maintenance		M	HCC	Park adequately maintained	O
5.3	Sustainable maintenance costs		M	HCC	Maintenance costs monitored	O

## 4.7 Staffing

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

## 4.8 Commercial Development Opportunities

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

## 4.9 Leases and Licenses

### 4.9.1 What are leases, licences and other estates?

Clause 46 (Leases, licences and other estates in respect of community land-generally ) of the Local Government Act 1993 states

- (1) A lease, licence or other estate in respect of community land:
  - (a) may be granted for the provision of public utilities and works associated with or ancillary to public utilities, or
  - (a1) may be granted for the purpose of providing pipes, conduits or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider, or
  - (b) may be granted, in accordance with an express authorisation in the plan of management and such provisions of the plan of management as apply to the granting of the lease, licence or other estate:
    - (i) *for a purpose prescribed by subsection (4), or for a purpose prescribed by any of sections 36E to 36N as a core objective of the categorisation of the land concerned, or*
    - (ii) *for a purpose prescribed by the regulations, if the plan of management applies to several areas of community land, or*
    - (iii) *for a short-term, casual purpose prescribed by the regulations, or*
    - (iv) *for a residential purpose in relation to housing owned by the council, or*
  - (c) may be granted in order to allow a filming project to be carried out, whether or not the project is in accordance with the plan of management or is consistent with the core objectives of the categorisation of the land concerned, but may not otherwise be granted.
- (2) Despite subsection (1), a lease, licence or other estate in respect of community land may be granted for a purpose mentioned in subsection (1) (b) only if the purpose for which it is granted is consistent with the core objectives, as prescribed in this Part, of its categorisation.
- (3) A council must not grant a lease or licence for a period (including any period for which the lease or licence could be renewed by the exercise of an option) exceeding 30 years.

- (4) The following purposes are prescribed for the purposes of subsection (1) (b) (i):
  - (a) the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to any of the following:
    - (i) *public recreation,*
    - (ii) *the physical, cultural, social and intellectual welfare or development of persons,*
  - (b) the provision of public roads.
- (5) Purposes prescribed by subsection (4) in relation to the matters mentioned in subsection (4) (a) (ii) include, but are not limited to, maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day-care centres, surf life saving clubs, restaurants or refreshment kiosks.
- (5A) A council must grant an application under subsection (1) (c) for a lease, licence or other estate in respect of community land in order to allow a filming project to be carried out on the land unless:
  - (a) the community land is land referred to in section 47AA (1), or
  - (b) the plan of management for the land expressly prohibits use of the land for the purposes of filming projects, or
  - (c) the council is satisfied that there are exceptional circumstances that warrant refusal of the application.
- (5B) Before refusing an application on a ground referred to in subsection (5A) (c), the council must consider whether any concerns it has could be addressed by imposing conditions on the grant.
- (5C) If the council refuses an application, it must:
  - (a) inform the applicant in writing of its decision as soon as practicable after it is made, and
  - (b) give the applicant reasons in writing for its decision within 3 business days after it is made.
- (6) A plan of management is void to the extent that it purports to authorise the grant of a lease, licence or other estate in contravention of this section.

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".

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

Holroyd Parramatta Migrant Services – Octavia Cottage: 3 year lease.

#### **4.9.3 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 park. Occupation of community land by leases, licences and other estates that apply to the park are set out in Sections 46, 46A, 47, 47A, 47C and 47D of the Local Government Act, 1993.

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

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

#### **4.10 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 undertaken as necessary to reflect any changing circumstances and community needs.