



**CUMBERLAND  
COUNCIL**

**Holroyd Sports Ground  
Plan of Management**

Final – July 2019

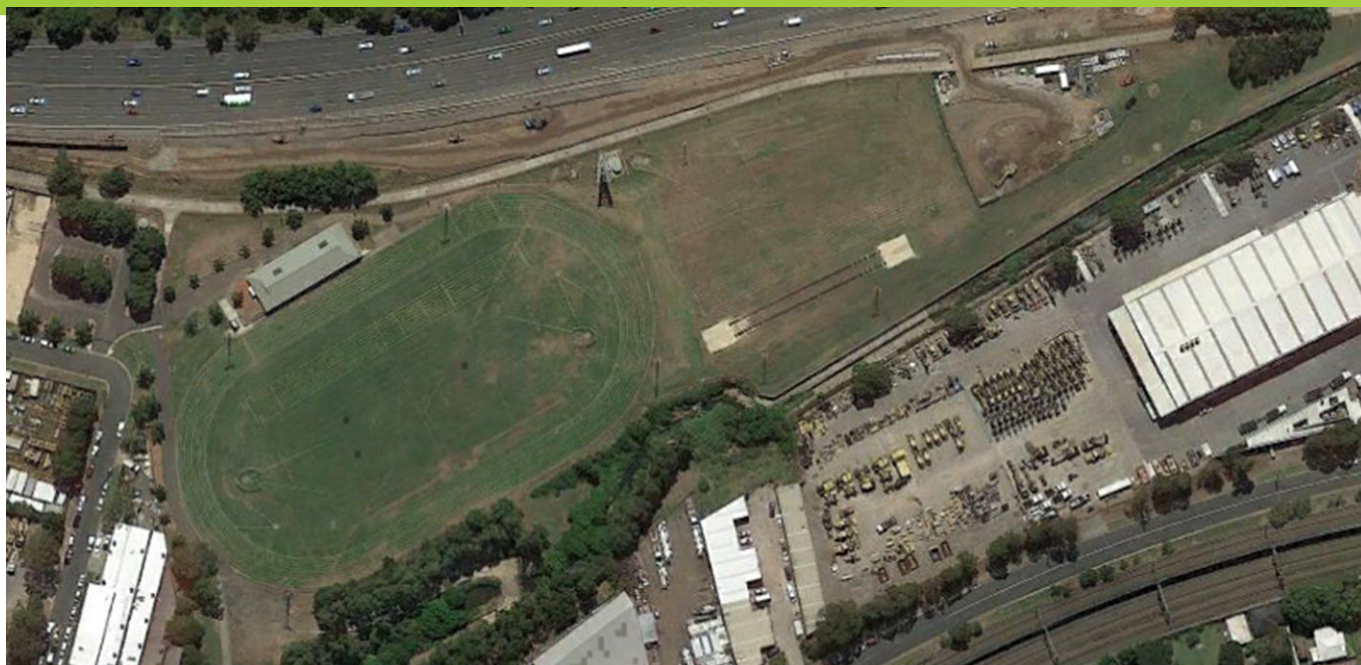
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# HOLROYD SPORTS GROUND PLAN OF MANAGEMENT

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FINAL

17 JULY 2019



CUMBERLAND COUNCIL

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Julie Marler

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## User groups

Holroyd Little Athletics Centre

Merrylands Wolves Rugby Union Club

# 1 INTRODUCTION

## 1.1 What is a Plan of Management?

A Plan of Management provides the framework for managing public land. It sets out how public land is intended to be used, managed, maintained and enhanced in the future.

A Plan of Management is required to be prepared for public land which is classified as community land under the *Local Government Act 1993*.

A Plan of Management for an area of community land is usually accompanied by a landscape plan which shows proposed spatial changes.

## 1.2 Background

The first Plan of Management for Holroyd Sports Ground was prepared by EDAW in 1997. A subsequent Plan of Management for Holroyd Sports Ground was prepared by Manidis Roberts Consultants in 2004.

Since that time the sportsground amenities building has been rebuilt, and facilities for sporting activities have been improved.

Approximately 1,500m<sup>2</sup> of land owned by the Department of Transport (former Roads and Maritime Services) and the Department of Planning and Industry (former Department of Planning and Environment) at Holroyd Sports Ground was used as an ancillary facility site during the M4 Widening project, part of constructing the WestConnex road transport project.

Cumberland Council has resolved to spend the \$96,000 revenue obtained from rental of part of Holroyd Sports Ground for an advertising sign on upgrading Holroyd Sports Ground. The purpose of preparing this Plan of Management is to identify and implement priorities for works to be funded by this revenue.





### 1.3 Land to which this Plan of Management applies

This Plan of Management applies to Holroyd Sports Ground and part of A'Becketts Creek in Holroyd as shown in Figure 1. The study area is bordered by the M4 Motorway along the northern edge, and a primarily industrial area and A'Becketts Creek to the south.

Key features of Holroyd Sports Ground are:

- athletics track and field facilities (long and triple jump pits, shot put and discus facilities)
- lit sports fields
- amenities building
- car park
- shared pathway on the northern and western sides
- advertising sign
- A'Becketts Creek.

Figure 1 Holroyd Sports Ground



## 1.4 Objectives of this Plan of Management

Cumberland Council's objectives and desired outcomes are to prepare a Plan of Management for Holroyd Sports Ground which:

- ❑ meets the requirements of the *Local Government Act 1993* for management of community land, and other relevant legislation.
- ❑ includes clear and achievable management strategies which reflects Council's corporate and planning goals and policies.
- ❑ reflects the values and desired outcomes of engagement with the community, local residents, and other stakeholders.
- ❑ identifies and considers cultural heritage, environmental, open space and recreational values, and the balancing of such values.
- ❑ sets out how Holroyd Sports Ground will be used, improved, maintained and managed into the future.
- ❑ determines priorities for future assets, embellishment works, and maintenance requirements.

- includes a Landscape Masterplan which shows spatial actions.



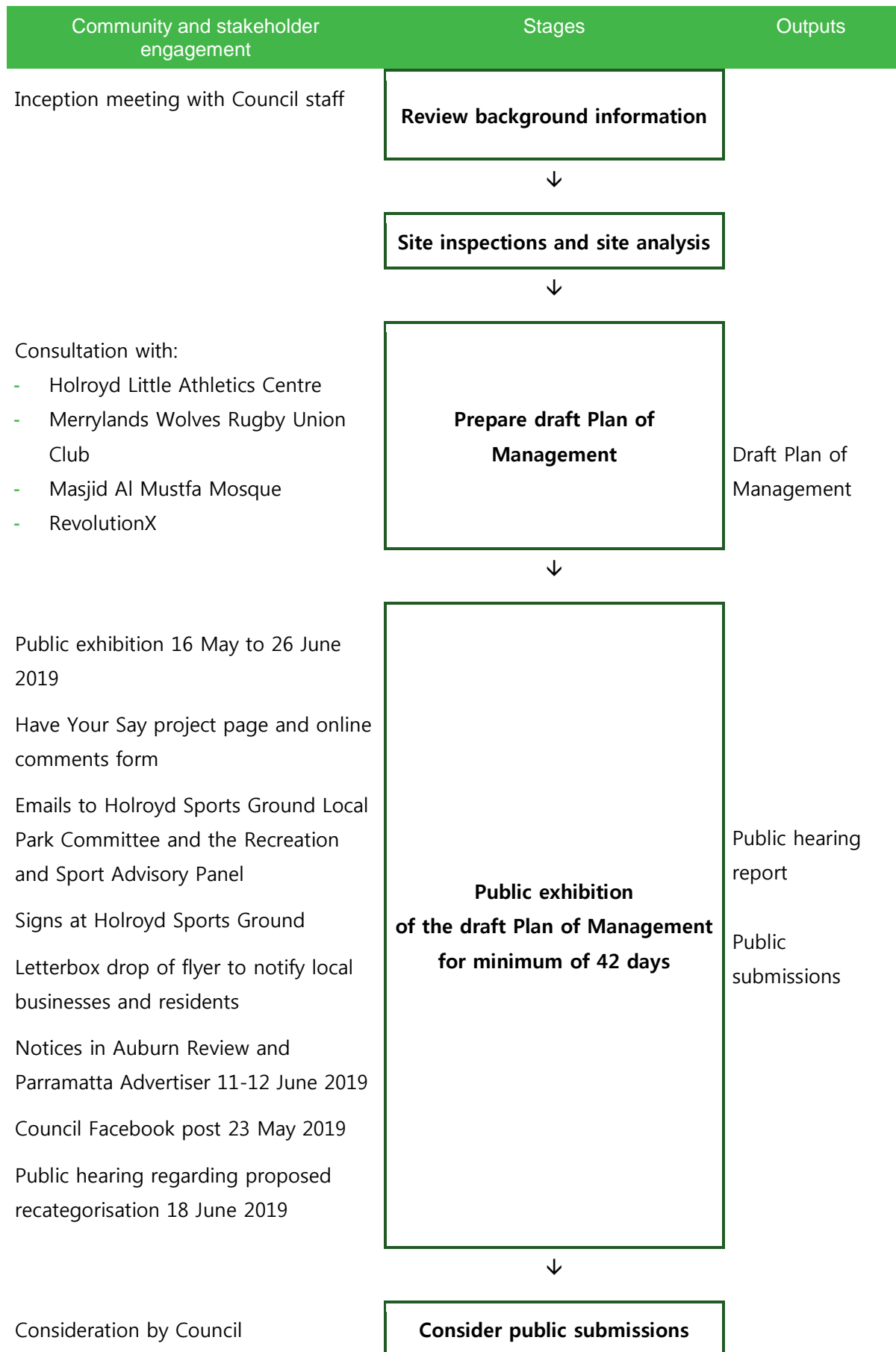
## 1.5 Process of preparing this Plan of Management

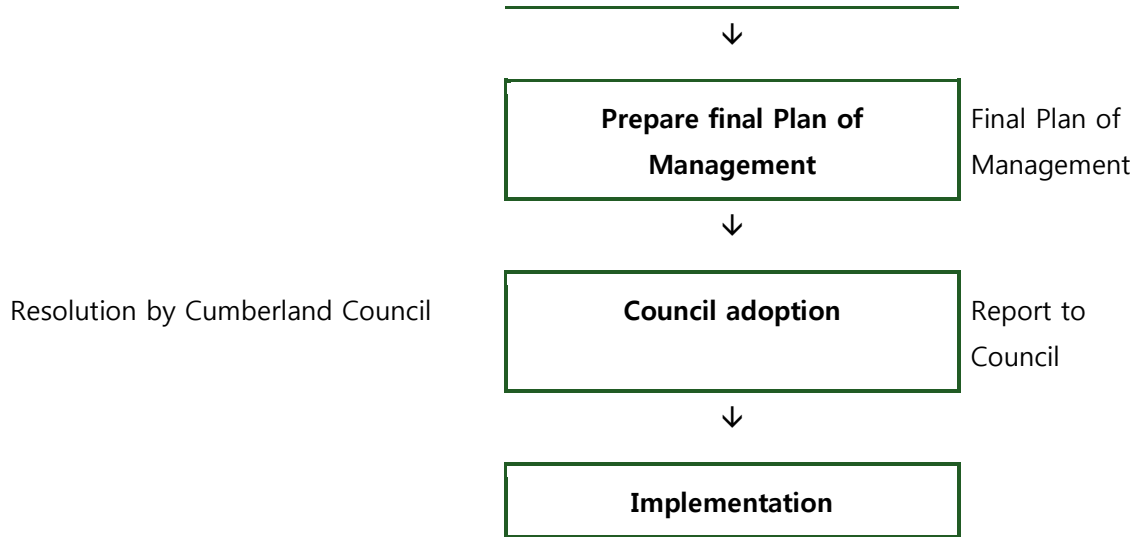
The process of preparing this Plan of Management, consultations with stakeholders and the community, and documents produced at each stage, are shown in Figure 2.

Engagement with the community is an important part of the preparation of this Plan of Management. It gives everyone in the community the chance to have an input into the planning process so Council has a better understanding of the range of values, issues and concerns, and desired improvements to consider when preparing the Plan of Management.

The Draft Plan of Management for Holroyd Sports Ground was placed on public exhibition for public comment for the statutory 42 days from 16 May to 26 June 2019. Council received submissions from two people and from the Holroyd Sportsground Local Park Committee regarding the Draft Plan of Management during the public exhibition. These submissions were considered, and appropriate changes were then made to finalise the Plan of Management and Landscape Masterplan.

Figure 2 Process of preparing this Plan of Management





## 1.6 Contents of this Plan of Management

This Plan of Management is divided into the following sections, as outlined in Table 1.

Table 1 Structure of this Plan of Management

Section	What does it include?
1 <b>Introduction</b>	Background to the Plan of Management
2 <b>Description of Holroyd Sports Ground</b>	History, ownership and management, physical description, facilities, uses, maintenance, funding
3 <b>Basis for Management</b>	State planning legislation, regional and local planning context; values of the community and users, vision, roles, management objectives, permitted future uses and developments, scale and intensity of use, use agreements
4 <b>Action Plan</b>	Concept plan, strategies and actions to resolve issues consistent with values, performance measures to implement actions.
5 <b>Implementation and Review</b>	Management, funding, reporting, review

Requirements of the *Local Government Act 1993* for the contents of a Plan of Management, and where they can be found in this Plan, are listed in Table 2.

Table 2 Contents of a Plan of Management for community land

Requirement of the Local Government Act	How this plan satisfies the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Section 2
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Section 2
Categorisation of community land	Section 3
Core objectives for management of the land.	Section 3
The purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Section 4

Requirement of the Local Government Act	How this plan satisfies the Act
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Section 4
A description of the scale and intensity of any permitted use or development.	Section 4
Authorisation of leases, licences or other estates over community land.	Section 4
Objectives and performance targets.	Section 5
Means by which the plan's objectives and performance targets will be achieved.	Section 5
Means for assessing achievement of objectives and performance targets.	Section 5

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# 2 DESCRIPTION OF HOLROYD SPORTS GROUND

## 2.1 Locational context

The location of Holroyd Sports Ground in relation to adjoining and nearby landuses, and its built and natural elements, are shown in Figure 3.

Figure 3 Locational context of Holroyd Sports Ground



Holroyd Sports Ground is bounded by the M4 Motorway to the north, A'Becketts Creek to the south, and Peel Street and Robert Street to the west. Commercial and industrial properties adjoin the sportsground and creek on the south-western, southern and eastern boundaries.

## 2.2 History

### 2.2.1 Indigenous history

At the time of European settlement, the Cumberland local government area was home to several clans of the Darug people. The Bidjigal clan occupied the areas now known as Merrylands, Guildford, Villawood and Bankstown.

### 2.2.2 Historical events

The history of Holroyd Sports Ground and its use is described in Appendix A.

Key events in the history of Holroyd Sports Ground are:

**Table 3 Key events in the history of Holroyd Sports Ground**

Year	Event
1930s-1940s	A'Becketts Creek was an unofficial dumping ground for heavy waste, including car bodies and kitchen items, and night soil.
1956	A proposal was raised for a nightsoil dump at Peel Street to be discharged into the Water Boards' sewer at A'Becketts Creek.
c.1960	Correspondence began about transferring land to Holroyd Council by the Cumberland County Council. Holroyd Council began infilling adjacent to A'Becketts Creek in preparation for the area to become a sports reserve. The Council waste was sprayed and covered with soil, but unauthorised dumping continued at this time, causing odour, fly and mosquito nuisance for nearby residents.
1963	A local rugby league team expressed interest in establishing a licensed clubhouse on the site once full developed. This proposal did not proceed.
1964	Holroyd Sports Ground was created from several parcels of land that were resumed for open space and a County Road under the auspices of the Cumberland County Planning Scheme. The land was transferred to Holroyd Council under Deed of Trust by the Cumberland County Council via the State Planning Authority of NSW. The land was referred to as A'Becketts Creek Reserve.
1965	A'Becketts Creek was still being used as a tip by Council. Scavengers continually lit fires in the dumped rubbish to access scrap metal underneath. Holroyd Council Alderman Harry Maley, impatient with slow progress of the reserve's conversion to a public recreation area, called on Council to invite the Local Government Minister to inspect the site to stimulate action on the project.

Year	Event
1968	Holroyd Council was calling on the Metropolitan Water, Sewerage and Drainage Board to prioritise its drainage works to address flooding and siltation problems at A'Becketts Creek. The Water Board relocated and straightened the creek bed which now forms the southern edge of the sports ground. The use of A'Becketts Creek Reserve as a tip ceased.
1970	Holroyd Council formed the Holroyd Sports Ground Committee comprising representatives from interested sporting bodies and local residents. Committee President Alderman Frank Smith was instrumental in progressing the project. Council employed a contractor to make the sportsground.
1971	Setbacks to the project included grass failing to grow on the new athletics field and hockey field due to a lack of natural water, a ponding issue in the centre of the new field from a minor defect in the watering system, and electricity and sewerage connections to the new amenities block were pending, and cracks appeared in the newly constructed building. A dispute ensued but the issues were resolved. Holroyd Little Athletics Club formed in late 1971.
1972	Embellishments to the sports ground (topsoil, signage, clearing of rubble and building materials, installation of lighting and rubbish bins, and tree planting) were completed. The Holroyd Athletic Field was opened by Holroyd Council as a Centenary project on 9 July. The opening was celebrated with a hockey match.
1977	The Water Board installed box culverts at Pitt Street to help mitigate local flooding.

### 2.2.3 Heritage

Holroyd Sports Ground is not a cultural heritage item and is not located within a heritage conservation area.

## 2.3 Land ownership, management and tenure

Figure 4 shows the land parcels included in this Plan of Management. Property details for these land parcels are listed in Table 3.

## 2.3.1 Land ownership

Figure 4 Land ownership at Holroyd Sports Ground



Table 4 Land ownership at Holroyd Sports Ground

Lot/DP	Owner	Area (m <sup>2</sup> )	Tenure
Lot 7 DP 3642	Cumberland Council	696.54m <sup>2</sup>	
Lot 8 DP 3642	Cumberland Council	696.54m <sup>2</sup>	
Lot 9 DP 3642	Cumberland Council	618.25m <sup>2</sup>	
Part Lot 75 DP 12514	Cumberland Council	1,169.79m <sup>2</sup>	
Part Lot 76 DP 12514	Cumberland Council	1,055.98m <sup>2</sup>	
Part Lot 77 DP 12514	Cumberland Council	954.81m <sup>2</sup>	
Part Lot 1 DP 176538	Cumberland Council	1,277.29m <sup>2</sup>	
Lot 2 DP 540809	Cumberland Council	4,082.57m <sup>2</sup>	

Lot/DP	Owner	Area (m <sup>2</sup> )	Tenure
Lot 10 DP 566269	Cumberland Council	181.14m <sup>2</sup>	
Lot 11 DP 612799	Cumberland Council	196.48m <sup>2</sup>	
Lot 32 DP 620034	Cumberland Council	766.89m <sup>2</sup>	
Lot 11 DP 773184	Department of Transport (former Roads and Maritime Services)	11,102.16m <sup>2</sup>	
Lot 12 DP 773184	Cumberland Council	17,013.13m <sup>2</sup>	Licence to 180 Degrees Outdoor Pty Ltd for advertising sign
Lot 14 DP 773184	Department of Transport (former Roads and Maritime Services)	548.10m <sup>2</sup>	
Lot 15 DP 773184	Department of Transport (former Roads and Maritime Services)	400.99m <sup>2</sup>	
Lot 11 DP 808585	Cumberland Council	2,930.73m <sup>2</sup>	Concrete canal
Lot 12 DP 808585	Minister for Planning and Industry (former Environment and Planning)	13,965.94m <sup>2</sup>	
Lot 2 DP 876390	Cumberland Council	360.70m <sup>2</sup>	
Lot 3 DP 876390	Cumberland Council	341.77m <sup>2</sup>	
Lot 1 DP 1062068	Cumberland Council	260.92m <sup>2</sup>	
Lot 1 DP 1140214	Cumberland Council	1,680.76m <sup>2</sup>	
Part Lot 21 DP 1151375	Fullers Mobile Cranes Pty Ltd	2472.00m <sup>2</sup>	easement to Cumberland Council

The concrete canal of A'Becketts Creek is owned by Cumberland Council, however the ownership of the natural creek section is not identified.

## 2.3.2 Management

Holroyd Sports Ground is managed by Cumberland Council and the Holroyd Sports Ground Local Committee. The overall and day-to-day management of the Sportsground is the responsibility of Cumberland Council. The Committee works in conjunction with Cumberland Council and major user groups in an advisory role to ensure the effective use of the sportsground resources. These groups and their respective responsibilities are summarised below.

### Cumberland Council

Council is responsible for:

- ❑ development and management of Holroyd Sports Ground.
- ❑ on-going preventative and remedial maintenance of Holroyd Sports Ground assets.
- ❑ allocation of resources (financial, human and physical) for effective development and maintenance of the sportsground
- ❑ maintenance of sporting recreation facilities, and landscape works.
- ❑ liaison with authorities that have responsibilities relevant to development and management of infrastructure and services associated with sportsgrounds, such as Department of Transport and Sydney Water.

Council is also responsible for review of this Plan of Management when necessary to enable changing circumstances and community needs to be considered and incorporated.

### Holroyd Sports Ground Local Committee

The Holroyd Sports Ground Local Committee aims to represent the views of groups which use Holroyd Sports Ground. The structure and responsibilities of Council Committees are detailed in the *Cumberland Local Parks and Facilities Committee Constitution* (the Constitution).

The Holroyd Sports Ground Local Committee includes representatives from the following organisations:

- ❑ Holroyd Little Athletics Club
- ❑ Merrylands Wolves Rugby Union Club Inc.

Under the Constitution, the Committee's functions are to:

- ❑ assist Council to maximise and optimise the use of grounds
- ❑ work with Council to provide a framework to assist managing casual hire and school use
- ❑ work in consultation with Council in the production of management plans including input into statutory Plans of Management, Landscape Masterplans and plans for facility development
- ❑ identify opportunities for improvements to local parks and facilities, and advise accordingly
- ❑ in consultation with Council, may facilitate 'in-kind' works to improve parks and facilities, with final approval from Council
- ❑ in consultation with Council, undertake minor maintenance and facility enhancement
- ❑ report damage of facilities to Council promptly for insurance purposes
- ❑ in consultation with Council, undertake both passive and active surveillance of the use and security of parks and facilities.

### 2.3.3 Use agreements

Use agreements in place at Holroyd Sports Ground are:

**Table 5 Use agreements at Holroyd Sports Ground**

Agreement	Organisation	Activity	Land area	Time of use
Seasonal agreement	Holroyd Little Athletics Club	Athletics	Athletics track and field facilities	Friday nights and weekday evenings in summer
Seasonal agreement	Merrylands Wolves Rugby Union Club	Rugby union	Field 1	Weekday evenings and weekend days in winter
Licence	180 Degrees Outdoor Pty Ltd	Pole sign	Part Lot 12 DP 773184	24 hours

Agreement	Organisation	Activity	Land area	Time of use
Informal agreement	RevolutionX	Personal Training/Group Fitness	Varied	Sparingly, annually
Informal agreement	Masjid Al Mustfa Mosque	Car parking	Carpark	Friday mornings

### 2.3.4 Key stakeholders

Several organisations have a responsibility and/or an interest in Holroyd Sports Ground as set out below.

Table 6 Key stakeholders in Holroyd Sports Ground

Stakeholder	Responsibility / interest in Holroyd Sports Ground
Cumberland Council	Land owner Management Bookings Maintenance Funding
Department of Transport	Land owner
Minister for Planning and Industry	Land owner
Holroyd Little Athletics Club Merrylands Wolves Rugby Union Club	Key sporting users Seasonal use agreement
Masjid Al Mustafa	Use of carpark on Friday mornings (7am-12pm)
Local businesses, workers, residents	Neighbours Users

## 2.4 Physical description

### 2.4.1 Climate

The long-term temperature and rainfall averages for Parramatta North, the closest meteorological station to Holroyd Sports Ground, shows:

- a mean annual maximum temperature of 23.3°C, peaking at 28.5°C in January.



- ❑ mean annual minimum temperature of 12.2°C, with mean lowest temperatures below 10°C from May to September.
- ❑ mean annual rainfall of 972 mm with highest rainfall occurring between January and March.

## 2.4.2 Geology, topography and soils

Holroyd Sports Ground is fairly flat, and drains gently to A'Becketts Creek. The bank between the sports ground and the creek is steep and eroded in places.

Holroyd Sports Ground is situated on a former waste disposal site which has been filled, but not capped or remediated. Council considers all risks associated with its former use as a waste disposal site are considered within a Risk Management Assessment for any works undertaken at Holroyd Sports Ground.

An investigation of several lots within the study area on the southern side of A'Becketts Creek located materials containing asbestos (CH2M HILL, 2008) which have been remediated.

The Holroyd Local Environmental Plan 2013 identifies that Holroyd Sports Ground has moderate salinity potential and Class 4 and 5 acid sulfate soils.



*Slope between the sportsground and creek*



*Erosion between sportsground and creek bank*

### 2.4.3 Hydrology and drainage

A'Becketts Creek is located at the bottom of a floodway, flowing north-east from the site, eventually draining into Duck Creek, Duck River and ultimately the Parramatta River.

The creek has natural and semi-natural banks lined by rocks and gabion baskets in the section from Walpole Street north to the point at which a section of the creek adjacent to the Sportsground is concrete-lined and choked with weeds, designed with the capacity to carry flood flows. The channel is rarely filled to capacity and generally carries low flows only.



*A'Becketts Creek at Walpole Street*



*Natural creekline of A'Becketts Creek*



*Natural creekline of A'Becketts Creek*

The creek is subject to flooding, during which rubbish is deposited at the causeway across the creek. Access is required to the creek area to allow clearing or rubbish and debris.



*Flood warning sign at causeway*



*Rubbish at causeway after rain*



*Channelised creek is subject to flooding*

Weeds in the channelised section of the creek near the water inlet impede water flow, but play a role in nutrient absorption and sediment control.



*Channelised section of A'Becketts Creek*



*Stormwater inlet*

Asbestos from the former James Hardie site has resulted in contamination of the creek in the natural area, and transfer of asbestos into the weed choked the channelised section of the creek.

Information on quality of the creek water is not available.

Council has a pumping permit for creek water.

Rain water is collected and stored in water tanks for irrigation of the sports ground.

Drainage of the sports fields is good according to users, but drainage of water is slow after rain in some areas of the sportsground. Recent levelling works by Westconnex could result in water retention and flooding and drainage issues in the centre of the eastern sports field.



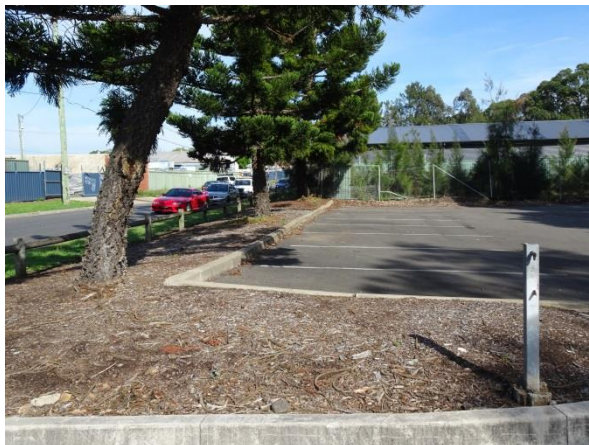
## 2.4.4 Flora and fauna

### Vegetation

#### Sportsground

The majority of Holroyd Sports Ground is grass which is mown for sporting use.

There is no significant vegetation within Holroyd Sports Ground. Vegetation present consists of planted native and exotic trees and shrubs in landscaped areas.



*Northern carpark*



*Stand of vegetation near eastern boundary*



*Vegetation on the western boundary*



*Vegetation on the western boundary*



*Vegetation on the western boundary*

The embankment between the sportsground and A'Becketts Creek supports dense vegetation in sections, primarily consisting of weed species.





Vegetation adjacent to the natural creek line is shown below.



Aquatic weeds characterise the vegetation in the channelised section of the creek.

There is no significant wildlife habitat within the Sports Ground, however existing creek vegetation provides limited habitat to birds and invertebrates.



## Fauna

It is highly likely that introduced animals typical of urban environments inhabit Holroyd Sports Ground.

No known endangered fauna species are associated with the site. However Holroyd Gardens Park and the A'Becketts Creek corridor are identified as part of a key Parramatta population area in the Green and Golden Bell Frog (*Litoria aurea*) Parramatta Key Population Management Plan prepared by the NSW Department of Environment and Climate Change in 2008. This species is listed as 'endangered' under Schedule 1 of the NSW *Threatened Species Conservation Act 1995* and 'vulnerable' under Schedule 1 Part 2 of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The main objectives of the plan are to maintain current populations, enhance existing populations and to increase connectivity between sub-populations in accordance with the Green and Golden Bell Frog Recovery Plan 2005. Further information is available under <https://www.environment.nsw.gov.au/resources/nature/recoveryplanGreenGoldBellFrogDRAFT.pdf>

### 2.4.5 Access and circulation

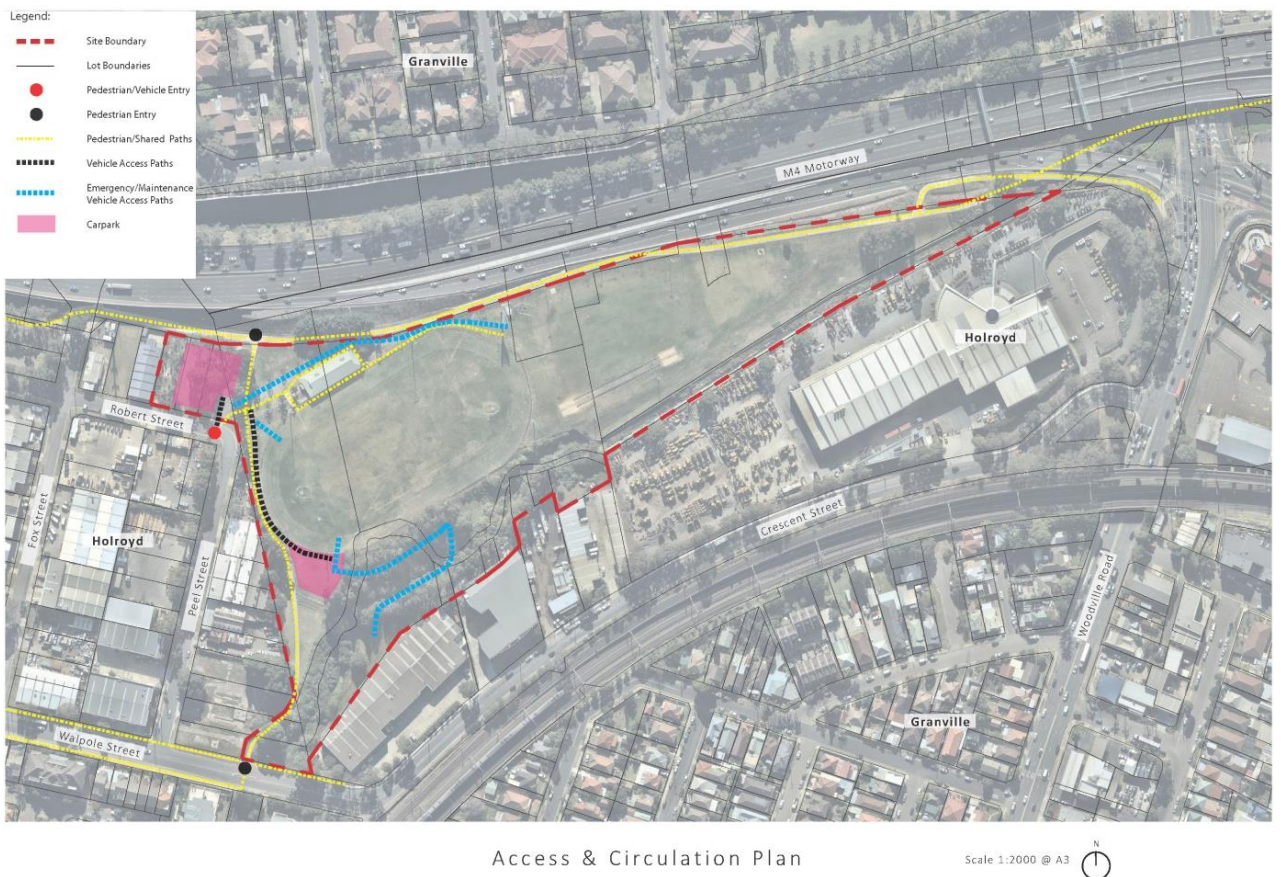
Figure 5 shows the access points and circulation routes within Holroyd Sports Ground.

#### Vehicle access

The M4 Motorway to the north and railway lines to the south restrict traffic flows to the sports ground from the northern and south-eastern residential areas.



Figure 5 Access and circulation



The sportsground has good vehicular access, with many people using the adjacent M4 Motorway and its Burnett Street exit to access the sports ground by vehicle, contributing to a district catchment of users.

The main road access to the sports ground is via Pitt and Walpole Streets. Vehicle entry to Holroyd Sports Ground is achieved via an entrance gate at the junction of Robert and Peel Streets at the south-west edge of the site.

Traffic flow volumes along Robert and Peel Streets are generally low and are primarily associated with the surrounding commercial and industrial areas.



The 34 space car park for Holroyd Sports Ground is generally adequate for the current needs of users, except for athletics competitions special events such as zone carnivals. The south-west corner is used for overflow parking for little athletics competition on Friday nights.

Council intends to investigate the use of the carpark at Holroyd Sports Ground for overflow parking for major events at Holroyd Gardens.



*Western carpark*

Authorised vehicle access is available between the creek and the southern carpark.



Emergency vehicle access to the main sports field is available in the south-west corner.

Gates prevent vehicle access when locked to the car park, to the athletics field, and to the creek.

A bollard prevents unauthorised vehicle access to the southern car park.

On site car parking is supplemented by on-street parking in the surrounding area due to limited surrounding residences and the need of local businesses for parking during the week which does not conflict with peak use times of the sportsground on Friday nights and weekends.

## Pedestrian and cycle access

Holroyd Sports Ground is a 1.3 kilometre walk from Harris Park railway station, and 1.4 kilometres from Merrylands railway station.

A shared path adjacent to the M4 Motorway and an underpass beneath the Motorway from Railway Street to the junction of Fox and Robert Streets facilitates pedestrian and cyclist access to the sportsground.



*Underpass under M4 Motorway*



*Shared path*

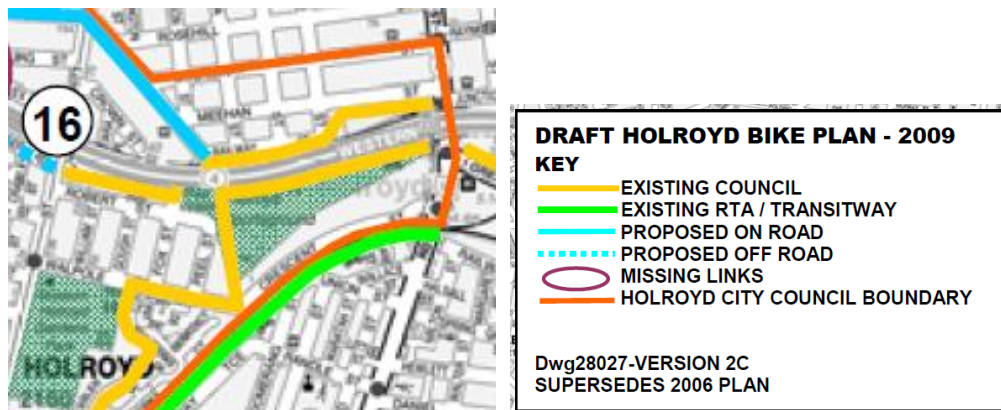


The pathway between the main field and Walpole Street is shown below.



The Draft Holroyd Bike Plan 2009 shows existing and proposed on- and off-road cycle links in the vicinity of Holroyd Sports Ground.

Figure 6 Existing and proposed cycle links



Wheelchair access to the sportsground is limited to the bitumen sealed driveway leading from the western entrance gate to the amenities block. A ramp facilitates access to the amenities building.

Motorway works restrict pedestrian access east of the main field.

## Public transport

The closest public transport access to Holroyd Sports Ground is provided by buses along Pitt Street. The closest bus stop is at the corner of Pitt and Robert Streets, a 10 minute walk from Holroyd Sports Ground.

Harris Park and Merrylands railway stations are approximately 17 minutes' walk from Holroyd Sports Ground respectively.

### 2.4.6 Visual

The sports ground is clearly visible to motorists on the M4 Motorway.

Landscaped areas and vegetation associated with A'Becketts Creek provide some separation and contrast with the surrounding industrial land uses.

The sportsground is partially protected from noise impacts of the M4 Motorway due to the lower elevation of the site.

Sight lines are clearly visible from all areas of the sportsground due to its level nature.

## 2.4.7 Condition of the land and built structures

The condition of Holroyd Sports Ground and its structures at the date of adoption of this Plan of Management is set out below.

### Built structures

Table 7 Condition of the land and built structures

Description	Condition	Images
<p><b>Amenities building</b></p> <p>Constructed in 2013.</p> <p>Brick clad amenities block 375m<sup>2</sup> in area, consisting of:</p> <ul style="list-style-type: none"> <li>- one hall 101m<sup>2</sup></li> <li>- four toilet areas 49m<sup>2</sup></li> <li>- two kitchens 46m<sup>2</sup></li> <li>- three store-rooms 82m<sup>2</sup></li> <li>- two change rooms (home and visitors) 56m<sup>2</sup></li> <li>- umpire's room</li> </ul> <p>Toilets open down to dusk</p> <p>Colourbond roof</p>	<p>SPM Assets (2018) rate the building 3.6/5.</p> <p>Over 95% of the components are in very good to good condition.</p> <p>The poor to very poor components are primarily related to the building lighting.</p> <p>The amenities are largely in very good condition.</p> <p>Surrounding areas are well maintained and tidy.</p> <p>Facilities are accessible by people with disabilities.</p>	     

Description	Condition	Images
<p><b>Two playing fields</b> Former landfill. Field 1 – grass athletics track, line marked for athletics in summer. Rugby union field in winter. Field 2 – rugby union field. Track and field events in summer.</p>	<p>Divots in grass, settling</p>	
<p><b>Scoreboard</b> Wooden scoreboard for manual scoring</p>	<p>Adequate</p>	
<p><b>Long jump / triple jump pits</b> Four sandpits for jumping events with synthetic runups and marker boards</p>	<p>Very good</p>	
<p><b>Throwing cages and shot put circles</b> Concrete throwing circles,</p>	<p>Very good to poor condition</p>	

Description	Condition	Images
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metal rings and metal fences



**Finish line stand**

Metal stand for timekeeping officials

Good



**Fencing**

Perimeter of athletics track/field to prevent balls exiting the playing field and vehicles entering the playing field

New – very good condition



Description	Condition	Images
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**Floodlighting**

Pole-mounted 2000W metal halide lighting of the central sports area to enable night use

All lights operational



**Car parking**

Main carpark: asphalt surface with two spaces for people with disabilities and 32 parking spaces.

Very good



Secondary carpark: unmarked asphalt surface

Poor

**Water tanks**

Two water tanks in the carpark. One water tank on field 2.

Very good



**Bin building**

Secure building to store bins

Very good



Description	Condition	Images
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**Shared paths**

Concrete paths marked for walking and cycling

Very good to good



**Advertising sign**

Two-sided advertising sign mounted on pole

Very good

The current advertising signage is proposed to be changed to a digital sign



**Scrum machine**

Metal machine for rugby scrum training

Good





**A'Becketts Creek canal**

Brick wall covered with graffiti on southern side, brick wall with new metal

Poor





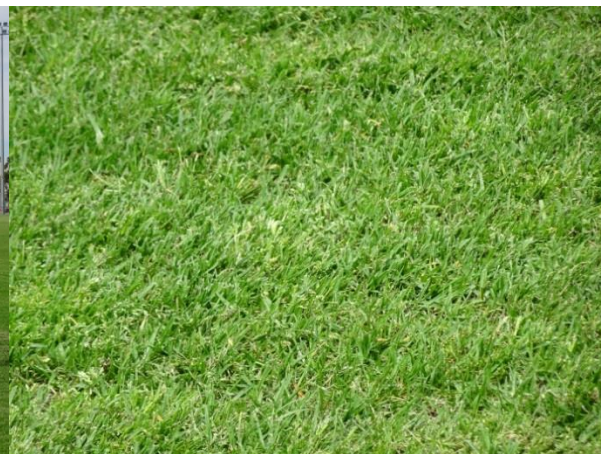
Description	Condition	Images
fencing on northern side		
<b>Drainage structures</b>		
Concrete inlets	Adequate	
Gabion baskets	Good	
Culvert pipes	Poor	
<b>Boundary fences</b>		
Fences adjoining surrounding land uses	New-very good condition to poor condition	
Colourbond and wood		

## Turf

A turf assessment report carried out by Nuturf concluded " A mostly healthy surface was observed, the field had good levels with only minor undulations present. Soil Samples show a good looking soil with turf roots at a good depth of 12cms." The turf condition received a total score of 71%.



*October 2018*



*October 2018*



*June 2018*

*October 2018*

## 2.5 Uses and activities

### 2.5.1 Organised active recreation

Holroyd Sports Ground is one of Cumberland Council's more significant sportsgrounds, providing active recreational facilities to regional users. Open for use both during the day and at night, Holroyd Sports Ground is used by organised sporting groups. Major uses of Holroyd Sports Ground as at the date of adoption of this Plan of Management are for athletics and rugby union.

Council's Sportsground Allocation Procedure guides seasonal use of Council's sportsgrounds, using a definition of winter and summer seasons.

Holroyd Little Athletics Club uses Holroyd Sports Ground from early September to the end of March for training on Monday, Tuesday, Wednesday and Thursday evenings; weekly competition on Friday evenings; and occasional zone and other carnivals on weekends. 230 registered competitors aged from under 7 to under 17 years competed in club activities in both the 2017-18 and 2018-19 summer seasons.

Use of Holroyd Sports Ground in the winter season is by schools for school athletics carnivals, and for rugby union. 20 school athletics carnivals were held between May and September 2018.



*School athletics carnival, June 2018*

Merrylands Wolves Rugby Union Club with 45-50 registered players in 2018 use the Sportsground for training on Wednesday and Thursday evenings, and for competition on Saturday afternoons/evenings.

RevolutionX Performance Centre in Crescent Street, Holroyd uses the sportsground for bootcamp outdoor group fitness training.

A referees group uses the hall.

The far eastern section of the Sportsground is not used for organised sport due to poor pedestrian and vehicle access and visibility.

### 2.5.2 Informal recreational activities

Holroyd Sports Ground is used by individuals or informal groups for play and relaxation.

Cyclists use the cycle path to the north and west of the site.



A parents' walking group supported by the Heart Foundation meets at Holroyd Sports Ground on Saturday mornings.

The shared path is used for informal walking and cycling.

Picnic benches facilitate passive recreational activities at the sports ground.

### 2.5.3 Other uses

Masjid Al Mustafa (Merrylands Mosque) uses the carpark for overflow parking on Friday mornings.

## 2.6 Maintenance

The main maintenance responsibilities of Cumberland Council, contractors and user groups associated with the Sports Ground are:

### 2.6.1 Cumberland Council and contractors

- ❑ Undertaking regular maintenance works by park maintenance crews at Holroyd Sports Ground
- ❑ Tractor mowing the playing surface once per week in summer, and once per fortnight or longer depending on growth during winter. Maintenance crews are on a fortnightly run for the summer seasons, which drops off during the winter period when more effort is put in to gardens/mulching etc.
- ❑ Irrigation 2 days during winter and 3 to 4 days during summer (weather dependent). Irrigation repairs are carried out as needed.

- ❑ Cleaning the public toilets
- ❑ Collecting garbage
- ❑ Servicing the water tanks
- ❑ Servicing air conditioning
- ❑ Testing fire equipment every 6 months
- ❑ Applying a pre-emergent pest application during spring renovations. Any further post applications are applied as needed.
- ❑ Initial line marking for athletics and rugby union
- ❑ Removing graffiti as required.
- ❑ General maintenance and repairs to buildings, plumbing, locks, lights, fences etc. is carried out as required.

### 2.6.2 User groups

- ❑ Minor maintenance, including subsequent line-marking
- ❑ Informing Council of any maintenance and repair requirements
- ❑ Holding regular meetings.

## 2.7 Income

The major source of revenue for Holroyd Sports Ground is from rental of the advertising sign, which is spent on upgrading the sportsground. Other sources of funding are rate revenue, and field hire fees. Developer contributions also provide a source of potential funds for improvements to sportsgrounds in Cumberland LGA.

Income from field bookings for the 2018 calendar year was \$2,552. The Masjid Al Mustfa Mosque pays \$175 for week for parking on Friday mornings.

Fees charged are listed in the document *'Detailed Schedule of Fees and Charges'* in Cumberland Council's annual Operational Plan.

# 3 BASIS FOR MANAGEMENT

## 3.1 Introduction

This section describes the wider legislative and policy framework which applies to Holroyd Sports Ground.

Full versions of the legislation referred to below are on-line at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au) and [www.austlii.edu.au](http://www.austlii.edu.au).

Cumberland Council website: [www.cumberland.nsw.gov.au](http://www.cumberland.nsw.gov.au).

## 3.2 Planning context

### 3.2.1 Introduction

Table 8 outlines the state, regional and local planning context which influences the use, development and management of Holroyd Sports Ground.

Table 8 Planning context of Holroyd Sports Ground

	Land use planning	Open space/ recreation planning	Environmental planning	Community planning	Access planning
Common-wealth			Environmental Protection and Biodiversity Conservation Act 1999		Disability Discrimination Act 1992
NSW	Environmental Planning and Assessment Act 1979 SEPP 19: Bushland in Urban Areas Local Government Act 1993	Greener Places (Draft) 2017 Companion Animals Act 1998 and Regulation 2008	Biodiversity Conservation Act 2016 Contaminated Land Management Act 1997 Noxious Weeds Act 1993		Anti-Discrimination Act 1977

	Land use planning	Open space/ recreation planning	Environmental planning	Community planning	Access planning
	Dividing Fences Act 1991		Pesticides Act 1999		
	Roads Act 1993 SEPP (Infrastructure) 2007		Pesticides Regulation 2009		

Sydney    Directions for a  
Greater Sydney  
2017-2056

Regional	Revised Draft Central City District Plan Parramatta Road Corridor Urban Transformation: Planning and Design Guidelines 2016				
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Cumber- land LGA	Holroyd Local Environmental Plan 2013 Holroyd Development Control Plan – Part P 2013	Cumberland Open Space and Recreation Strategy 2018 (in prep.) Draft Holroyd Bike Plan 2009		Cumberland Community Strategic Plan 2017-2027; and Delivery Program, Operational Plan Holroyd Cultural Plan 2015 Cumberland Culture and Activation Plan (in prep.)	Cumberland Disability Inclusion Action Plan 2017-2021
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Land use planning	Open space/ recreation planning	Environmental planning	Community planning	Access planning
			Cumberland Public Art Guidelines	
<b>Holroyd Sports Ground Plan of Management</b>				

The legislation most affecting use and management of Holroyd Sports Ground is the *Local Government Act 1993*, and the *Environmental Planning and Assessment Act 1979*.

### 3.2.2 Local Government Act 1993

#### Classification

Most of Holroyd Sports Ground is owned or under the care, control and management by Cumberland Council. Land owned by Council is classified as community land under the *Local Government Act 1993*. Council owned land which is classified as 'community' land must be managed and kept for the purposes of the community. Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Community land:

- ❑ must have a Plan of Management prepared for it, which sets out guidelines for use and management of the land. Until a Plan of Management is adopted, the nature and use of the land must not change.
- ❑ must be kept for the use of the general community, and must not be sold.
- ❑ cannot be leased or licensed for a period of more than 21 years, or for 30 years with consent from the Minister.

#### Categorisation

Community land must be categorised in accordance with the *Local Government Act 1993* as either Park, Sportsground, Area of Cultural Significance, Natural Area, or General Community Use. A category assigned to community land, using the guidelines



for categorisation in the *Local Government (General) Regulation 2005*, reflects Council's intentions for future management and use of the land.

Holroyd Sports Ground is categorised as Sportsground (sporting fields), Natural Area – Watercourse (A'Becketts Creek), and General Community Use (advertising sign) consistent with the guidelines for categorisation in Table 9 and shown in Figure 7.

**Figure 7** Categorisation of Holroyd Sports Ground



**Table 9** Guidelines for categories of community land - Holroyd Sports Ground

Category	Guidelines
Sportsground	If the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.
General Community Use	Land that 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.
Natural Area	If the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.

Category	Guidelines
	Under Section 36(5) of the Act, Natural Areas are required to be further categorised as bushland, wetland, escarpment, watercourse or foreshore based on the dominant character of the natural area.
Natural Area – Watercourse	Land that is categorised as a natural area should be further categorised as watercourse if the land includes: <ul style="list-style-type: none"> <li>(a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and</li> <li>(b) associated riparian land or vegetation, including land that is protected land for the purposes of the <i>Rivers and Foreshores Improvement Act 1948</i> or State protected land identified in an order under section 7 of the <i>Native Vegetation Conservation Act 1997</i>.</li> </ul>

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#### 4.2.2 Local Government (General Regulation) 2005

## Use agreements

Under the *Local Government Act 1993* a lease, licence, other estate or easement (use agreement) may be granted over all or part of community land.

Leases and licences are a way of formalising the use of community land. Leases and licences may be held by groups such as sporting clubs and schools, or by private/commercial organisations or people providing facilities and/or services for public use.

A lease will be typically required where exclusive use or control of all or part of Holroyd Sports Ground is desirable for effective management. 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 on community land 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 Holroyd Sports Ground 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 term “estate” is wide and includes many rights over land that can be granted. An estate is defined as an “interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity.”

There are restrictions on the ability of Council to grant leases, licences and other estates over community land. Council may only grant a lease, licence or other estate if:

- ❑ the Plan of Management expressly authorises the lease.
- ❑ the purpose of the lease is consistent with the core objectives for the category of land.
- ❑ the lease is for a permitted purpose listed in the *Local Government Act 1993*.

In accordance with Section 46A of the *Local Government Act 1993* a Plan of Management for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of a Plan of Management. Under Section 46 of the Act, Council may lease or licence community land for purposes consistent with the categorisation and zoning of the land.

The maximum period for leases and licences on community land allowable under the *Local Government Act 1993* is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

Community land may only be leased or licensed for period of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the *Local Government Act 1993*.

Refer to Section 3.5 for authorised leases, licences and other estates.

### 3.2.3 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW through:

- ❑ State Environmental Planning Policies (SEPPs).
- ❑ Local Environmental Plans (LEPs). The Holroyd Local Environmental Plan 2013 applies to Holroyd Sports Ground.

The EPA Act requires that “environmental impacts” be considered in land use planning and decision making.

Parts 4 and 5 of the EPA Act also set out processes for approving development applications for structures and works on public and private land in the Cumberland local government area.

Clause 10 of State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage provides that, despite other environmental planning instruments, the display of an advertisement is prohibited on land which is zoned as open space. As the land on which the pole sign is situated is located within the RE1 Public Recreation zone, the SEPP prohibits advertisements on that land. However, Clause 16 of SEPP 64 permits the display of an advertisement on land in a transport corridor which is otherwise prohibited by another environmental planning instrument. The existing advertising structure benefits from existing use rights from development consent in the mid 1990s and continuing use since that time.

### 3.2.4 Cumberland Council plans

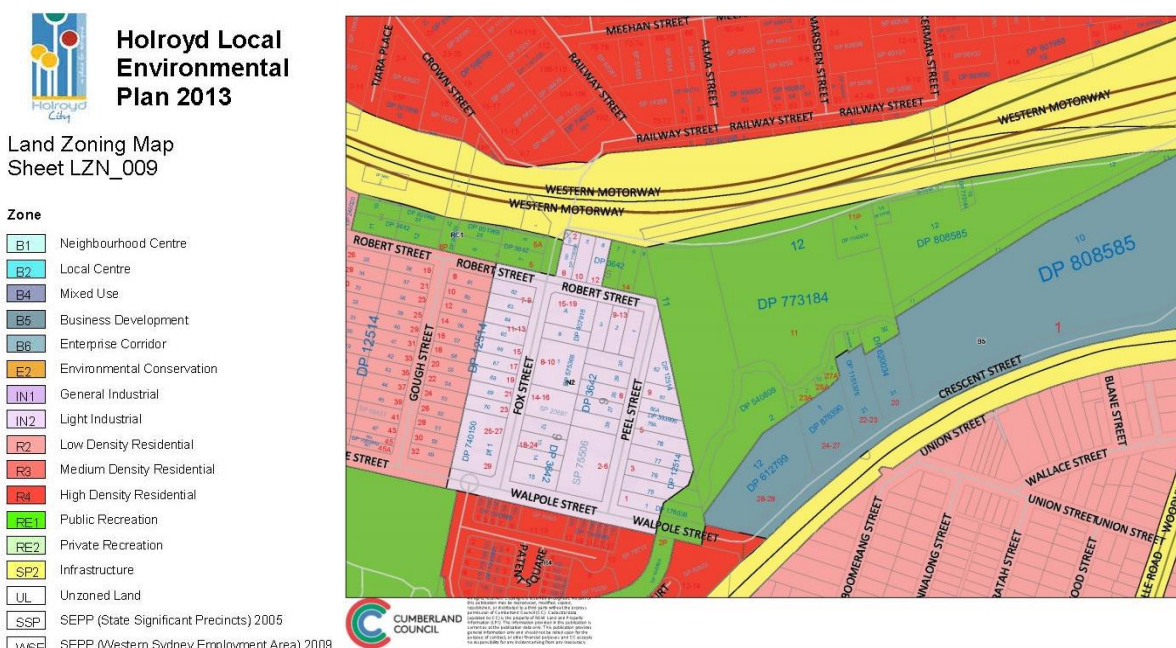
#### Holroyd Local Environmental Plan 2013

##### Current zoning

Land covered by this Plan of Management for Holroyd Sports Ground is zoned RE1 Public Recreation and IN2 Light Industrial in the Holroyd Local Environmental Plan 2013 as shown in Figure 8.

A Becketts Creek is identified as Riparian Land in the LEP.

Figure 8 Zoning of Holroyd Sports Ground



## Proposed zoning

The Parramatta Road Urban Transformation Planning and Design Guidelines (UrbanGrowth NSW, 2016) shows the proposed rezoning of land in the vicinity of Holroyd Sports Ground that is intended to be included in Holroyd Sports Ground. The relevant land parcels are:

- ❑ No 2 Fox Street , Lot 101 DP 1132488
- ❑ No 8 Robert Street, Lot 100 DP 1132488
- ❑ No 10 Robert Street, Lot 5, Sec 5, DP 3642
- ❑ No 12 Robert Street, Lot 5, Sec 6 DP 3642
- ❑ No 20 Crescent Street, Lot 31, DP 620034

The proposed zoning changes are shown in Figure 9.

Figure 9 Recommended land uses in Parramatta Road Corridor



Source: Parramatta Road Corridor Planning and Design Guidelines (UrbanGrowth NSW, 2016)

## Sportsgrounds Plan of Management

The generic Plan of Management for Sportsgrounds in the former Holroyd City set out general objectives for sportsgrounds.

### 3.3 Direction for Holroyd Sports Ground

#### 3.3.1 Values and roles of Holroyd Sports Ground

Cumberland Council takes a values-based approach to the planning, use and management of Holroyd Sports Ground. Values may be described as what is important or special about a place.

The Cumberland and wider community value various aspects of Holroyd Sports Ground for different reasons. Using values as the basis of this Plan of Management ensures that this plan will be valid longer than one based on simply addressing issues. Issue-driven Plans of Management can quickly become out of date. Values change at a much slower pace than issues do. Values may remain constant for generations, therefore once values are documented, issues can easily be dealt with as they arise consistent with the values. New issues that arise over time very often cannot be dealt with easily unless a new Plan of Management is prepared.

By understanding the reasons why the community values Holroyd Sports Ground, the roles that the community expects the site to play in the future may be determined. This Plan of Management is based on protecting, conserving and enhancing the values of Holroyd Sports Ground. Desired outcomes, management strategies and actions which are consistent with these values have been developed. This Plan of Management aims to protect and enhance the values of Holroyd Sports Ground.

Table 10 Values and roles of Holroyd Sports Ground

Values	Explanation	Significance	Roles
Sport	Setting and facilities for field sports	District	Venue for organised local/ district/ regional field sport competitions and training
Open space	5.8 hectares of active open space in a built-up area Visual relief for motorists on M4 Motorway	District	Visual relief to surrounding development Overflow car parking Emergency assembly point

Recreation	Informal recreation and fitness opportunities	District	Venue for informal casual sporting and informal recreation activities
Environmental	Natural watercourse and riparian zone of A'Becketts Creek	Local	Drainage Flood detention Wildlife habitat and corridor

### 3.3.2 Management objectives

The objectives for Holroyd Sports Ground relate to Council's management goals in the Cumberland Community Strategic Plan, zoning under the Holroyd Local Environmental Plan 2013, and the core objectives for community land specified within the *Local Government Act 1993*.

### Cumberland Council vision, goals and outcomes

Council's vision for the future of Cumberland in its Community Strategic Plan 2017-27 is:

*Welcome, Belong, Succeed*

To achieve the vision, Council has set out strategic goals and outcomes relevant to Holroyd Sports Ground as follows:

**Table 11 Strategic goals and outcomes for Cumberland**

Strategic goal	Outcomes	Activities
1 A great place to live	We have positive connections within our local community through our local programs and services that reflect our unique identity	<ul style="list-style-type: none"> <li>- Events and activities reflect our diverse mix of cultural backgrounds</li> <li>- Services and events bring us together as one community</li> </ul>
	We have high quality community facilities and spaces that fit our purposes	<ul style="list-style-type: none"> <li>- Utilisation of Council facilities is maximised</li> <li>- Council encourages the provision of facilities in line with community expectations, population growth and intended uses</li> </ul>
	We live healthy and active lifestyles	<ul style="list-style-type: none"> <li>- Facilities and services promote healthy lifestyles</li> <li>- Sports and recreational activities are supported</li> </ul>

Strategic goal	Outcomes	Activities
2 A safe accessible community	We feel safe in all areas of Cumberland at all times	<ul style="list-style-type: none"> <li>- Safety is maintained in public areas through infrastructure and programs</li> <li>- Continued strengthening of partnerships with Council, local Police, RMS and community safety groups to address specific areas of safety</li> </ul>
	We have equal access to local services and facilities	<ul style="list-style-type: none"> <li>- Access issues are addressed and facilities and services enhanced to improve it</li> </ul>
3 A clean and green community	We have great natural and green spaces that suit a variety of uses	<ul style="list-style-type: none"> <li>- Green space is protected through policy there are strategies in place to ensure it is utilised in a sustainable way</li> <li>- Green and open spaces suit a variety of uses and help to mitigate heat island effects</li> </ul>
	We value the environment and have measures in place to protect it	<ul style="list-style-type: none"> <li>- Reduce pollutants in our waterways and natural areas</li> <li>- Council embraces and champions sustainable practices for itself and in the community</li> </ul>
	Our public places are clean and attractive	<ul style="list-style-type: none"> <li>- Infrastructure in public places is well maintained to ensure community pride in them</li> <li>- Waste collection practices reflect a commitment to having clean public spaces</li> </ul>

## Objectives for management of Holroyd Sports Ground

Holroyd Sports Ground will be managed according to the core objectives for community land set out below.

### Core objectives for community land

The core objectives for community land categorised as **Sportsground** are to:

- ❑ encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.
- ❑ ensure that such activities are managed having regard to any adverse impact on nearby residences.

The core objectives for community land categorised as **Natural Area** are to:



- ❑ conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area.
- ❑ maintain the land, or that feature or habitat, in its natural state and setting.
- ❑ provide for the restoration and regeneration of the land.
- ❑ provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion.
- ❑ to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Threatened Species Conservation Act 1995* or the *Fisheries Management Act 1994*.

Further, core objectives for land categorised as Natural Area and sub-categorised as **Watercourse** are to:

- ❑ manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows
- ❑ manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability
- ❑ restore degraded watercourses
- ❑ promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

The core objectives for community land categorised as **General Community Use** are 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 in relation to:
  - public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.
  - 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).

### Zoning objectives

The Council-owned lots in the study area are zoned RE1 Public Recreation and IN2 Light Industrial. The objectives of each zone are as follows.

Objectives of RE1 Public Recreation zone are to:

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

Objectives of the IN2 Light Industrial zone are to:

- ❑ provide a wide range of light industrial, warehouse and related land uses
- ❑ encourage employment opportunities and to support the viability of centres.
- ❑ minimise any adverse effect of industry on other land uses.
- ❑ enable other land uses that provide facilities or services to meet the day to day needs of workers in the area
- ❑ support and protect industrial land for industrial use.

### Generic Plan of Management for Sportsgrounds

Holroyd Sports Ground will be managed consistent with the Management Policy and Future Directions/Strategy set out in the Holroyd Plan of Management for Sportsgrounds (Holroyd Council, 2000).

**Table 12 Management strategies for sportsgrounds**

Issue	Strategy
Grounds – number and configuration	Provide a network of sportsgrounds with a wide range of sporting opportunities. Improve the function of existing grounds.
Maintenance	Maintain sportsgrounds and facilities to a high standard within budgetary constraints.
Risk management	Provide a safe environment at sports grounds.
Funding	Initiate a system of cost recovery in order to improve the quality of sportsgrounds.
Facilities – community and ancillary	Improve existing facilities at sportsgrounds. Identify and prioritise current and projected needs. Protect sportsgrounds from overdevelopment and incompatible community use. Gauge community opinion regarding community/exclusive use of buildings.

Issue	Strategy
Allocation of grounds	Better manage and control use of sportsgrounds.
Signage	Have clear, consistent signage at sports grounds. Inform the public of the location of sports grounds and permitted uses.
Linkages, open space corridors, linear recreation areas	Improve linkages to sports grounds and increase recreational opportunities.
Access and parking	Improve access and parking arrangements at sports grounds. Restrict vehicular access. Reduce impact of parking on neighbours.
Dog/animal exercise areas	Address issues concerning unleashed dogs adjacent to a sensitive riparian area and playing fields.
Recreational usage	Increase community awareness of recreation and sporting opportunities in Cumberland.
Environment/landscape	Enhance the amenity and function of sports groups with landscape improvements. Minimise the impact of sports grounds on the environment.
Neighbourhood amenity	Minimise negative impacts to neighbouring residents.
Leases and licences	Establish a consistent leasing policy for sports grounds and other reserves.

### 3.3.3 Vision for Holroyd Sports Ground

Consistent with Council's objectives and the values and desired roles of Holroyd Sports Ground, the vision for it is:

***Holroyd Sports Ground will be a high quality district sportsground for summer and winter field sports and complementary and informal recreation activities, adjoined by the rehabilitated A'Becketts Creek.*** ***summer active***

The vision for Holroyd Sports Ground is reflected in the Action Plan in Section 4.

Specific objectives for the management of Holroyd Sports Ground include:

- ❑ provision of community services, particularly sports facilities, which are accessible to all sections of the community and are appropriate to community needs.
- ❑ operation of the sports ground in a manner that has a minimum impact on adjoining land users.
- ❑ provision of a safe and healthy environment that meets reasonable community expectations.
- ❑ ongoing maintenance and replacement of existing Council assets as required and as funding becomes available.
- ❑ maintenance of a visually attractive and pollution free environment.
- ❑ management, development and conservation of natural resources.

## 3.4 Permitted uses and developments

### 3.4.1 Introduction

It is not possible to forecast every activity or structure that may occur at Holroyd Sports Ground in the future. New activities, developments and structures may be proposed in response to a proposal for use of the land, or because funding or another opportunity becomes available, or to address a need or management issue that may not be evident when preparing this Plan of Management.

Section 36 of the *Local Government Act 1993* states that a Plan of Management must expressly authorise any proposed or potential developments on community land. Such authorisation in a Plan of Management gives 'in principle' support for certain activities to proceed to the development assessment stage. However, this Plan does not in itself imply or grant consent for these activities. Any specific works will require further investigation, and development approval if required.

Activities on community land can be controlled through signage under Section 632 of the *Local Government Act 1993*.

### 3.4.2 Future use and development of the land

#### Legislative requirements

Permissible uses and developments at Holroyd Sports Ground must be in accordance with relevant legislation, particularly:

- ❑ zoning under the Holroyd Local Environmental Plan 2013.
- ❑ guidelines for and core objectives of the relevant categories of community land under the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.
- ❑ uses for which leases, licences and other estates may be granted on community land under the *Local Government Act 1993*.
- ❑ Commonwealth legislation.

## Zoning

All proposed uses, development and building works in this Plan of Management need to be permissible under the applicable zoning in the Holroyd Local Environmental Plan 2013, and assessed if required through a Development and Building Application process consistent with the *Environment Planning and Assessment Act 1979*.

Works permitted under the RE1 Public Recreation and IN2 Light Industrial zones are listed in Table 13.

**Table 13 Permissible uses and developments of Public Recreation and Light Industrial zones**

Item	RE1 Public Recreation	IN2 Light Industrial
2	Permissible without development consent	Environmental protection works Nil
3	Permissible with development consent	Depots Food and drink premises Garden centres Hardware and building supplies Industrial training facilities Kiosks Landscaping material supplies Light industries Neighbourhood shops Places of public worship Plant nurseries Roads Timber yards Warehouse or distribution centres

Item	RE1 Public Recreation	IN2 Light Industrial
		Any other development not specified in item 2 or 4, which may include Recreation areas, Recreation facilities (indoor), Recreation facilities (outdoor)
4	Prohibited	Any other development
		Including Recreation facilities (major)

## Categorisation of community land

According to the *Local Government Act 1993*, uses and structures on land classified as community land must be consistent with the guidelines for each relevant category and the core objectives of the relevant category. The guidelines and core objectives for the Sportsground, General Community Use and Natural Area-Watercourse categories which apply to Holroyd Sports Ground were outlined above.

All activities which are consistent with the guidelines for categorisation as Sportsground, Natural Area-Watercourse and General Community Use which meet the core objectives of those categorisations, are expressly authorised by this Plan.

## Commonwealth legislation

Under the *Telecommunications Act 1997 (C'th)*, 'low impact' installations are permissible without Council approval.

### 3.4.3 Preferred future uses

Holroyd Sports Ground is generally intended to be used for athletics, rugby union and other field sports, informal recreation, social/community activities, and other compatible activities. Developments and structures are limited to those which support the desired activities, consistent with the Landscape Masterplan (Figure 10).

Any use or development that would further encroach on the open space of the site should be minimised, unless it can be shown that the proposed use or development is a more efficient use of the space, has a community benefit, and is consistent with the objectives of this Plan of Management.

Permitted uses and developments must support and enhance the other values of the site ie. open space, sport, recreation, and the natural environment.

## Authorised uses and developments

This Plan of Management authorises the following uses and developments at Holroyd Sports Ground, including but not limited to those listed in Table 14.

### 3.4.5 Impacts on local residents and businesses

Uses and activities permitted at Holroyd Sports Ground must consider the impacts on local residents, businesses, workers and adjoining land uses in terms of noise, lighting, traffic and parking.

Table 14 Authorised uses and developments at Holroyd Sports Ground

Uses / activities	Developments / structures
Advertising	Advertising structures, including digital
Art, including painting, sculpture	Art work – temporary and permanent
Barbecues	Bicycle related storage facilities including bicycle racks
Bush fire hazard reduction	Bins and other waste receptacles
Bush regeneration and rehabilitation	Bridges (walking, cycling, access for people with disabilities)
Ceremonies	Children’s play equipment
Children’s play	Community facilities
Cultural events	Community gardens
Cycling	Drainage works: only where complementary to the natural drainage patterns on the land, and where essential to protect tracks, roads, services, or other facilities on the land.
Delivering a public address or speech	
Dog exercise (on-leash at all times with waste picked up and disposed of)	Educational facilities
Earthworks	Environmental facilities
Easements to private property: temporary or permanent access across the site where appropriate	Fencing
	Food preparation and related facilities
	Flagpoles or smart poles

and in compliance with the requirements of the <i>Local Government Act 1993</i> and other relevant legislation and policy.	Information boards and other facilities
Education (environmental and the like)	Irrigation and drainage structures and systems
Environmental protection works	Landscaping, including landscape structures or features
Environmental management and monitoring	Lighting for sport
Filming, subject to Council approval	Lighting: where essential for public safety and the protection of assets while not affecting nocturnal animal habitat. Consider solar lighting options to improve sustainability and reduce energy costs.
Filling, levelling or draining of land	Picnic tables and barbecues
Flora, fauna and archaeological surveys	Recreation areas
Interpretation	Recreation facilities (outdoor)
Maintenance and emergency vehicle access	Refreshment kiosks (but not restaurants)
Nature study including birdwatching	Roads
Overflow car parking for special events on Lot 1 DP 176538, and Lots 75, 76, 77 DP 12514	Seating
Pest control (invertebrate and vertebrate)	Shelters and shade structures
Photography	Signage – directional, interpretive, regulatory
Picnics	Toilets or rest rooms
Running / jogging	Vehicle access and parking (emergency and authorised vehicles only)
Walking	Viewing area / platform
	Walking tracks and paths, boardwalks, ramps, stairways, gates
	Water storage tanks
	Work sheds or storage required in connection with maintenance of the land

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### 3.4.6 Other considerations

Criteria for assessing proposals for new activities and/or developments at Holroyd Sports Ground should also address:

- the objectives of this Plan of Management (Section 1)



- ❑ Council plans and policies (Section 3)
- ❑ the future roles of the site (Section 3)
- ❑ objectives for the site (Section 3).

### 3.4.7 Buildings and structures

#### Express authorisation

This Plan of Management expressly authorises development of new buildings and structures, and redevelopment/refurbishment buildings and structures, which support the desired uses of Holroyd Sports Ground for sport.

Such buildings and structures will be consistent with:

- ❑ those listed in Table 14
- ❑ the Landscape Masterplan (Figure 10)
- ❑ physical constraints of flood risk, and acid sulfate soils.

#### Design considerations

##### Access

Access to new facilities on the site and any refurbishment of those structures will be provided according to Australian Standard 1428 (Parts 1 – 4) Design for Access and Mobility.

Access and seating for people with disabilities should comply with the Disability Discrimination Act and the Building Code of Australia.

Access pathways will be constructed at grade as close to 1:20 as possible. Pedestrian paths will be a minimum 1.8 metres wide to allow two motorised wheelchairs to pass safely.

##### Building envelopes

Building envelopes should align with the Holroyd Development Control Plan 2013.

##### Landscaping

Landscaping will be consistent with the Holroyd Development Control Plan 2013.

## Structures

Building envelopes should be consistent with the Holroyd Development Control Plan 2013.

Design, materials used and construction of proposed structures would be consistent with the Holroyd Development Control Plan.

## Sustainable development

All facilities and infrastructure (new and renewed), and maintenance of the site will integrate sustainability in terms of energy use, life cycle costs, source material impacts, and Water Sensitive Urban Design (WSUD).

All new buildings and/or refurbishments of the site will be low-scale and of architecture and built form appropriate to the western Sydney climate.

## Development approval

Proposed development and building works at Holroyd Sports Ground which are consistent with this Plan of Management (excluding activities permitted without development consent) would be subject to development and building applications in accordance with the *Environmental Planning and Assessment Act 1979* and the Holroyd Local Environmental Plan 2013. This Plan of Management would form an important part of the required development and building applications and approvals for the proposed activities and works.

Approvals for development works at Holroyd Sports Ground will be granted where endorsed by Council and the wider community, and when necessary approvals from other organisations have been obtained.

### 3.4.8 Restricted and prohibited activities

Activities that are prohibited or restricted at Holroyd Sports Ground include, but are not limited to, the following activities identified on on-site signage:

- breaking or leaving any bottle, glass, syringe or other objects likely to endanger the safety of any person
- camping or staying overnight
- consumption of alcoholic liquor
- depositing rubbish

- ❑ discharging of rifles or firearms
- ❑ flying of model aeroplanes
- ❑ any game or activity likely to damage property, injure, endanger or cause nuisance to any other person
- ❑ helicopter landings, except in emergencies
- ❑ interfering with or damaging any Council building, equipment, furniture, landscaping, tree, plant or flora
- ❑ leaving of dogs faeces (removal and proper disposal is required)
- ❑ lighting of fires, except in Council constructed fireplaces or portable barbecues
- ❑ practising of golf or archery
- ❑ taking of horses, greyhounds and unleashed dogs
- ❑ taking of motor vehicles or motorbikes, except in constructed carparks and driveways.

### 3.4.9 Scale and intensity of use and development

In accordance with the *Local Government Act 1993* a Plan of Management must detail the scale and intensity of proposed uses and developments.

The scale and intensity of future uses and development at Holroyd Sports Ground is dependent on:

- ❑ the nature of the approved future uses and developments.
- ❑ the Landscape Masterplan for Holroyd Sports Ground (Figure 10).
- ❑ the carrying capacity of Holroyd Sports Ground for sporting activities
- ❑ approved development applications.

The scale and intensity of future uses and developments at Holroyd Sports Ground is constrained by:

- ❑ its location in a riparian corridor buffer.
- ❑ flooding and acid sulfate soils.
- ❑ impact on adjoining residents and land uses.

The benchmarks for the scale and intensity of future uses and developments permissible at Holroyd Sports Ground will be physical disturbance and damage to the site.

Any proposal to use buildings, structures and spaces at Holroyd Sports Ground will be considered on merit and balanced against physical constraints and the amenity of adjoining residents, workers and land uses.

Any further intensification or variation to development to that shown on the Landscape Master Plan in Figure 10 would be subject to a development application.

Any works undertaken at Holroyd Sports Ground shall be undertaken to minimise disturbance to the site. Such measures include:

- ❑ using materials which are visually sympathetic to the natural environment.
- ❑ incorporating pollution control measures into drainage systems to minimise debris, nutrients and other chemicals entering waterways.
- ❑ using and retaining on-site resources wherever possible.
- ❑ leaving acid sulfate soils undisturbed wherever possible.
- ❑ disposing of waste material off site and in a manner not affecting the natural vegetation or that encourages the spread of weeds.
- ❑ restoring areas following works to the maximum extent.
- ❑ encouraging service and utility suppliers to comply with the guidelines of this Plan, and to undertake community engagement where essential services are required.

The physical impacts of activities and uses should be regularly monitored. Review of permissible activities and developments will occur if site monitoring shows any deterioration from the present condition of Holroyd Sports Ground resulting from those activities or developments.

## Activities

Activities at Holroyd Sports Ground which may attract high numbers of people include field and other sport training and competition, school sport competitions, commercial activities such as personal fitness training, and one-off community events and performances. Applications for such activities will be assessed on a case-by-case basis. The scale and intensity of such activities will be managed by Council's booking process and by conditions of use.

## Traffic and parking

The impact of traffic and parking associated with organised sport or community events on local residents and businesses will be managed by preparing a Traffic and Parking Plan on a case-by-case basis.

## Planting

Species selected for planting at Holroyd Sports Ground will be native and endemic to the area where possible, and be appropriate for a highly modified and used active recreation area located within a riparian buffer zone.

Cumberland LGA Gateway planting of Hoop Pine (*Araucaria cunninghamii*) will be consistent with the existing established theme.

Planting will be undertaken on a site-specific basis as required.

### 3.4.10 Assessment and approval of permissible uses and developments

Cumberland Council must expressly authorise proposed developments on community land under the *Local Government Act 1993*. This authorisation in a Plan of Management gives 'in principle' support for certain activities and developments to proceed to development assessment under the *Environmental Planning and Assessment Act 1979*. However, this Plan does not in itself imply or grant consent for these activities or developments. Any proposed uses and developments which are consistent with this Plan are still subject to development consent processes which would be advertised widely for information and to invite comment. This Plan of Management would be an important supporting document for the required applications for the proposed works.

### 3.4.11 Approvals for activities on the land

Section 68, Part D, of the *Local Government Act 1993* requires approvals issued by Council for the following activities on community land:

- engage in a trade or business
- direct or procure a theatrical, musical or other entertainment for the public
- construct a temporary enclosure for the purpose of entertainment
- for fee or reward, play a musical instrument or sing

- ❑ set up, operate or use a loudspeaker or sound amplifying device
- ❑ deliver a public address or hold a religious service or public meeting.

Approval is also required from Cumberland Council for the following activities at Holroyd Sports Ground:

- ❑ advertising
- ❑ collecting money
- ❑ distributing handbills
- ❑ entertainment
- ❑ erecting temporary structures or awnings
- ❑ landing aircraft
- ❑ organised sport
- ❑ playing, training or practising of sport or other games
- ❑ public meetings
- ❑ trading
- ❑ using a facility for which approval is required
- ❑ using sound amplifying and lighting devices.

## 3.5 Leases, licences and other estates

### 3.5.1 Authorisation of current use agreements

Several use agreements (leases, licences or other estates) currently apply to Holroyd Sports Ground as listed in Table 4. These agreements are approved to the end of their current term without exercising of any options.

### 3.5.2 Authorisation of future leases, licences and other estates

Granting of leases, licences, other estates and easements for the use or occupation of Holroyd Sports Ground are permissible for uses consistent with:

- ❑ the uses listed in Sections 46 and 47 of the *Local Government Act 1993*.
- ❑ the guidelines and core objectives for the Sportsground, General Community Use and Natural Area-Watercourse categories of community land.

- ❑ zoning under the Holroyd Local Environmental Plan, and development consent if required.
- ❑ this Plan of Management.

Specific leases, licences and other estates are authorised at Holroyd Sports Ground as set out in Table 15.

**Table 15 Authorised leases, licences and other estates at Holroyd Sports Ground**

<b>Proposed use</b>	<b>Land to which authorisation applies</b>	<b>Express authorisation of lease, licence or other estate for:</b>
Sporting activities	Land categorised as Sportsground and General Community Use	Field sporting activities
Community activities	Land categorised as Sportsground and General Community Use	Community gatherings
Commercial uses	Land categorised as Sportsground and General Community Use	Small-scale commercial uses which support the use of Holroyd Sports Ground for sport, informal recreation, and social/community activities, such as personal fitness training, and mobile food/beverage vans.
Advertising	Land categorised as Sportsground and General Community Use	<p>Internal advertising, where it is supportive of the desired uses of the land and not visible from the exterior.</p> <p>Placing advertising material on the ground and buildings providing it is consistent with State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64).</p> <p>New signage would be subject to assessment under the provisions of SEPP 64, Holroyd Local Environment Plan 2013, and Holroyd Development Control Plan 2013.</p> <p>Proposed digital advertising</p>

## Other estates

This Plan of Management authorises Council to grant “an estate” over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the *Local Government Act 1993*.

## Easements

This Plan of Management expressly authorises the granting of easements over land at Holroyd Sports Ground to provide pipes, conduits or other connections under the ground surface. This is limited to easements which connect premises adjoining community land to an existing water, sewer, drainage or electricity facility of Council or another public utility provider that is situated on the land. Such easements must minimise impacts on the condition and use of Holroyd Sports Ground.

Granting of easements above or on the surface of community land is not within the authority of this Plan of Management. These easements include, but are not limited to, piping to a natural watercourse, piping from a facility on community land to a facility on private land, and private vehicular or pedestrian access.

## Short-term casual use and occupation

Licenses for short-term casual use or occupation of Holroyd Sports Ground may be granted in accordance with Clause 116 of the *Local Government (General) Regulation 2005*.

Authorisation is granted for short-term casual use or occupation Holroyd Sports Ground for the following uses and occupations, provided the use or occupation does not involve the erection of any permanent building or structure.

**Table 16** Authorised uses for short term casual use or occupation of Holroyd Sports Ground

Proposed use	Land to which authorisation applies	Express authorisation of short term casual use or occupation for:
Sporting events	Land categorised as Sportsground, General Community Use	Seasonal sporting competitions and training. School sports carnivals
Social/ community events	Land categorised as Sportsground,	One-off or occasional community events such as markets, school fetes, Bike Week activities.



Proposed use	Land to which authorisation applies	Express authorisation of short term casual use or occupation for:
	General Community Use	One-off or occasional cultural, musical or entertainment events.
Other short-term uses of community land	Land categorised as Sportsground, General Community Use	Short term/temporary uses set out in the <i>Local Government Act 1993</i> and the <i>Local Government (General) Regulation 2005</i> including: <ul style="list-style-type: none"> <li>- playing of a musical instrument or singing for fee or reward</li> <li>- engaging in a trade or business</li> <li>- playing of a lawful game or sport</li> <li>- delivery of a public address</li> <li>- commercial photographic sessions</li> <li>- picnics and private celebrations such as weddings and family gatherings</li> <li>- filming sessions</li> <li>- markets and / or temporary stalls including food stalls.</li> <li>- corporate functions</li> <li>- other special events/ promotions provided they are on a scale appropriate to the use of a local sports court area and to the benefit and enjoyment of the local community.</li> <li>- emergency purposes, including training, when the need arises.</li> </ul>

All short-term casual uses and occupation would be subject to Council's standard conditions for hire, approval processes, and booking fees. A temporary licence would be issued by Council as part of the approval process prior to the site being used for these activities. Organisers of the activity are subject to conditions of hire.

Filming applications are assessed on a case by case basis.

Fees for short term, casual bookings will be in accordance with the fees and charges as published annually by Cumberland Council.

## Sub-leases

Where a lease arrangement has been entered into with Council for community land, sub-leasing of the land must be in accordance with the requirements of Section 47C of

the *Local Government Act 1993* ie. the purpose for which the land was to be used under the lease.

Under Clause 119 of the *Local Government (General) Regulation 2005*, community land leased by a sporting club may be sub-leased for refreshment kiosks, dances and private parties.

Leases and licences can be entered into by Council for public or private purposes, providing they are consistent with the major objectives of this Plan of Management.

### 3.5.3 Future leases and licences

The *Local Government Act 1993* requires that any lease, licence or other estate over community land is authorised by a Plan of Management. Leases, licences and other estates formalise the use of community land. Activities must be compatible with the zoning and categorisation of the land; and provide benefits, services, or facilities for users of the land. Terms and conditions of a lease, licence or other estate should reflect the interest of the Council, protect the public, and ensure proper management and maintenance.

Any future leases, licences or other estates of Holroyd Sports Ground are authorised by this Plan of Management, provided the proposed use is consistent with the permissible uses and structures listed in Section 4.6.

Leasing and licensing will be in accordance with Council's objectives and principles as outlined in its Community Strategic Plan. Depending on the nature of the proposed lease or licence, Council would develop specific objectives and requirements tailored to the proposed use.

Occupation of community land by leases, licences and other estates that apply to Holroyd Sports Ground are set out in Sections 46 and 47 of the *Local Government Act 1993*. In respect of community land in general and the categories assigned to Holroyd Sports Ground in particular, a lease, licence or other estate may only be granted over Holroyd Sports Ground for:

- ❑ a purpose expressly authorised in this Plan of Management.
- ❑ purposes which are consistent with the guidelines and core objectives for the Sportsground, General Community Use and Natural Area-Watercourse categories of the community land.

- ❑ activities appropriate to the current and future needs of the community in relation to a number of wide public purposes, including public recreation and physical and cultural development.
- ❑ for short-term casual purposes, including the playing of a musical instrument or singing for a fee or reward, engaging in a trade or business, delivering a public address, commercial photographic sessions, picnics and private celebrations such as weddings and family gatherings, and filming for cinema or television. However, the use or occupation of community land for these short-term casual purposes is permitted only if the activity does not involve erecting a permanent building or structure.
- ❑ for the purpose of providing underground pipes, conduits or other connections to connect premises adjoining the community land to a Council facility or other public utility provider located on the land.

### 3.5.4 Lease and licence periods

The maximum period for leases and licences on community land allowable under the Local Government Act is 21 years, or 30 years if consent from the Minister is required (including any period for which the lease or licence could be renewed by the exercise of an option) for purposes consistent with the categorisation and core objectives of the particular area of community land. Community land may only be leased or licensed if public notice is given according to the requirements of the Local Government Act.

Under Section 47, Council may grant a lease, licence or other estate exceeding five years if it gives public notice of the proposal to the owner, the public and all stakeholders, and invites and considers public submissions. If an objection to the proposal is made, Council may not grant a lease, licence or other estate without consent of the Minister for Local Government.

For proposed leases, licences and other estates of five years or less, Council must publicly advertise the proposal in the same way as for leases, licences and other estates over 5 years. Final approval of the lease rests with Council, but the Minister for Local Government has the discretion to call in a proposed lease and determine the matter in place of Council. However, some short-term and other types of leases, licences and other estates, such as providing underground pipes and connections, are exempt from the need to advertise.

### 3.5.5 Commercial uses

Cumberland Council has no current plans for development of commercial facilities at Holroyd Sports Ground, nor is considering any applications by private or community organisations to develop commercial facilities at Holroyd Sports Ground.

Commercial activities at Holroyd Sports Ground may operate with Council approval if they:

- complement the cultural values of Holroyd Sports Ground.
- do not impact on other values.
- support the use of Holroyd Sports Ground for low-key activities, such as personal fitness training, guided walks, and mobile food/beverage vans at sporting and special events.
- support or complement other permissible activities and developments.
- do not unduly impact on other users or on local residents and businesses.
- pose no threat to public safety.

Proposals for commercial activities should be considered on their specific merits. Conditions should apply in each case to ensure the above requirements are met.

### 3.5.6 Short-term casual hire

All short-term casual hire of Holroyd Sports Ground will be in accordance with Section 24 and 25 of the *Local Government (General) Regulation 2005*. To be considered as casual hire, activities must not:

- involve the erection of any building or structure of a permanent nature.
- continue for more than three consecutive days.
- continue to recur for a period of more than 12 months in the case of uses occurring more than once. Each occurrence must be no more than 3 consecutive days, not including Saturday and Sunday.

Fees for short term, casual bookings will be in accordance with the fees and charges as published in Cumberland Council's current fees and charges schedule.

### 3.5.7 Emergency purposes

Holroyd Sports Ground is an emergency assembly point.

Community land may be used for emergency purposes, including training, if the need arises.



### 3.5.8 Leases and licences by tender

Section 46A of the Act requires that Plans of Management must specify purposes for which a lease, licence or other estate may be granted only by tender. A lease or licence for a term exceeding five years may be granted only by tender, unless it is granted to a non-profit organisation. However, Council may apply a tender process in respect to granting any particular lease, licence or estate.

Leases, licences and other estates for the purposes of commercial activities, advertising, and/or for a period of five years or more will be granted only after a tender process in accordance with the *Local Government Act 1993*.

### 3.5.9 Private purposes

Section 46 of the *Local Government Act 1993* generally prevents Councils from granting leases, licences or other estates over community land for private purposes. However, the Act does enable short-term casual licences to be issued by Councils for purposes prescribed by the Regulation. The purpose of the lease, licence or other estate must still be consistent with the core objectives for the relevant category of community land.

### 3.5.10 Exclusive occupation

Exclusive use of any area of community land is not desirable, as Holroyd Sports Ground should be available for use by anyone in the community. An exception is a use where the exclusion of the public is desirable for security and public safety.

The exclusive occupation or use of Holroyd Sports Ground is only permitted for the purposes of:

- ❑ a lease to which Sections 47 and 47A of the Act applies.

- ❑ a sub-lease or other title derived from the holder of such a lease, licence or other estate.

### 3.6 Acquisition and dedication of land

This Plan of Management applies to Holroyd Sports Ground within the boundary as shown in Figure 1. Additions to the boundaries of Holroyd Sports Ground may be possible through dedication of land or acquisition of suitable adjoining properties.

Dedication of adjoining land to add to Holroyd Sports Ground may be accepted if the land:

- ❑ supports the values and objectives outlined in this Plan.
- ❑ is at least in good condition.
- ❑ is accessible.

Ongoing maintenance requirements of land dedications must also be considered.

# 4 ACTION PLAN

## 4.1 Landscape Master Plan

The Landscape Master Plan for Holroyd Sports Ground is shown in Figure 10. It shows the location of the spatial works and actions in the following Action Plan which are proposed to be implemented to achieve the objectives for Holroyd Sports Ground.

Key proposed actions and changes to Holroyd Sports Ground include:

### 4.1.1 Short term / high priority actions

- level the playing surface
- revegetate the natural creek section
- additional seating on the eastern side of the clubhouse
- new seating at the eastern end of the main field
- new internal shared paths
- new fitness equipment stations
- undertake revegetation of the riparian vegetation
- rejuvenate the concrete canal
- prepare a Development Application and enter into a new licence agreement for a new digital advertising sign.

### 4.1.2 Long term / low priority actions

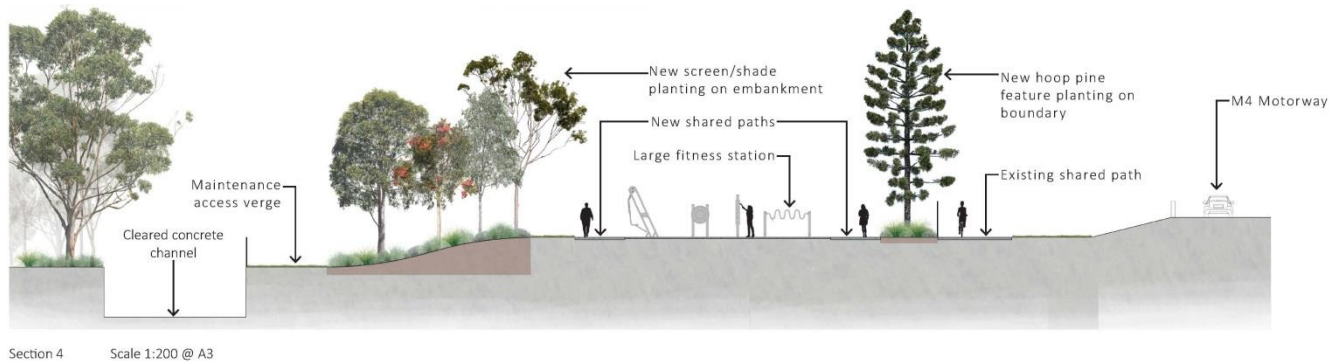
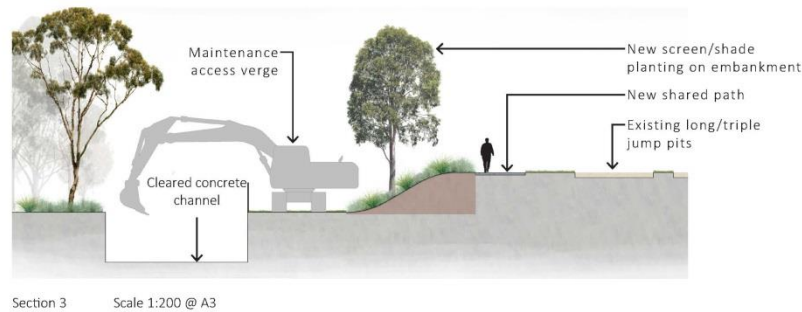
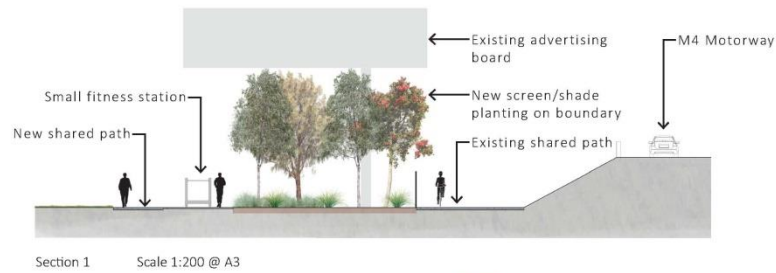
- extension to the clubhouse
- extension of the carpark west to provide additional parking spaces
- new scoreboard
- seating and shade at the eastern end of the sportsground.



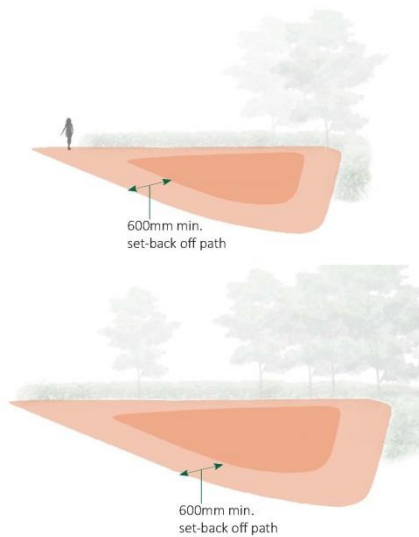


Figure 10 Holroyd Sports Ground Landscape Masterplan





**Examples of Potential Fitness Station Sizes**



**Small Fitness Station**

- 40m<sup>2</sup> approx.
- 3 fitness equipment pieces
- 1-2 benches and/or,
- drinking fountain/water bottle refill tap

**Large Fitness Station**

- 80m<sup>2</sup> approx.
- 6 fitness equipment pieces
- drinking fountain/water bottle refill tap
- adjacent seating & shade structures

**Examples of Potential Fitness Station Elements**



**Back**

- trains the back, shoulder and arm muscles for improved circulation



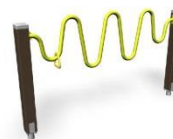
**Chest**

- trains the chest, shoulder and arm muscles



**Shoulder Wheel**

- improves shoulder mobility



**Wave Bar**

- provides exercise for the wrist, elbow and shoulder joints and develops hand-eye coordination and concentration



**Step & Calf**

- improves balance and mobility in the legs



**Step & Calf**

- improves balance and mobility in the legs



**Finger Stairs**

- improves finger dexterity, hand-eye coordination and concentration



**Bench Workout With Pedals**

- improves lower muscle strength and coordination skills



**Balance Beam**

- improves all-round balance and mobility



**Summer Layout (Track & Field)**

- ① 400m grass Running Track
- ② 110m grass Running Track
- ③ Discus
- ④ Shotput
- ⑤ Long/Triple Jump
- ⑥ Javelin
- ⑦ High Jump

Scale 1:3000 @ A3 



**Winter Layout (Rugby Union)**

- ① Full size Rugby Field (110 x 70m)
- ② U8 & U9 Rugby Field (70 x 35m)
- ③ U6 & U7 Rugby Field (50 x 25m)

Scale 1:3000 @ A3 

## 4.2 Action Plan

### 4.2.1 Introduction

The *Local Government Act 1993* requires plans of management to:

- ❑ contain performance targets.
- ❑ specify the means of achieving objectives and performance targets.
- ❑ specify how achievement of the objectives and performance targets is to be assessed.

This section outlines the actions required to implement the management direction, resolve management issues implement the Landscape Masterplan for Holroyd Sports Ground, consistent with the community's values for Holroyd Sports Ground. The actions are displayed below in table form, and have been structured using the values of Holroyd Sports Ground that the actions would enhance and protect. Table headings are explained as follows:

**Table 17 Structure of action plan tables**

Heading	Explanation
Issue	An issue or need to be addressed.
Background	Explanation of the issue
Objectives / performance targets	Targets/strategies to achieve vision and objectives for Holroyd Sports Ground, consistent with defined roles. They reflect the value of Holroyd Sports Ground, and provides direction for the action.
No.	Actions numbered according to value, and management actions: S Sport and Open Space R Recreation E Environment M Management
Actions	Specific task or action required to address issues/needs, consistent with achieving the objectives/performance targets
Priority	Assigned according to the specific action's relative importance or urgency: Immediate Action to be completed as a matter of urgency High Short-term action to be completed Medium Mid-term action to be completed Low Long-term action to be completed

Heading	Explanation
Ongoing	A continuing responsibility
Annually	Action to be undertaken on a yearly basis
Responsibility	<p>Section within Council, or another organisation responsible for implementing the action.</p> <p>The Council Section or external organisation listed first in the Action Plans has the primary responsibility for implementing the action.</p> <p>Responsibilities within Council for implementing actions are:</p> <p>CD Community Development</p> <p>EP Environment and Planning</p> <p>FG Finance and Governance</p> <p>PP People and Performance</p> <p>WI Works and Infrastructure</p>
Manner of assessing performance	How Council intends to measure and assess its performance in implementing and achieving the action over time.

*Note:* Cumberland Council undertakes detailed prioritisation of proposed improvements to all parks and sportsgrounds when allocating funds on an annual basis.

Any developments included in this Action Table require authorisation within this Plan of Management. Section 3 includes authorisation for future developments for Holroyd Sports Ground.

## 4.2.2 Sport and open space actions

Table 18 Sport and open space actions

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
Ground works	Holroyd Little Athletics Centre reports that the athletics track and field events area is uneven with divots and undulations, resulting in injury to competitors.	Ensure quality and safe level grass surface for athletics.	S.1	Level/laser grade the athletics track and field area.	High Ongoing	WI	Level sports surface
Throwing event facilities	Throwing cages and circles range from very good to poor condition.	Ensure that throwing facilities are safe for throwing activities.	S.2	Upgrade or replace throwing cages and circles in poor condition.	High	WI	Throwing facilities are in good to very good condition.
Sports field drainage	The athletics field event area has poor drainage after rain.	Improve drainage of sports surfaces	S.3	Install sub-surface drainage and maintain overland flow gradients.	Medium	WI	Reduction in ponding of water after rain
Use by elite athletes	Athletes with personal coaches for elite training have been observed to occasionally use Holroyd Sports Ground. Such use has been identified by sportsground users as a potential source	Maintain the quality of the sportsground surface and its use by regular users, ensuring following of Council	S.4	Monitor and control use of Holroyd Sports Ground by elite athletes and their coaches.	Ongoing	WI	No reports of field damage caused by elite athletes

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
	of conflict due to damage to the ground surface, lowering its quality and useability by regular users.	booking processes to allow improved usage management.					
Amenities	The amenities block was rebuilt in 2013 after being subjected to vandalism (arson).	Continue to provide facilities and amenities that reflect community needs through continual assessment, as funding becomes available.	S.5	Reconfigure/extend/ upgrade the amenities building – storage, canteen, referees room, amenities	Medium	WI	Upgrade of amenities building complete
			S.6	Provide change facilities for women and girls	Medium	WI	Change facilities for women and girls provided
Club room	User Groups use the club room for document storage which limits the use of the space for club activities	Maximise use of shared space in the amenities building	S.7	Upgrade the club room.	Medium	WI	Upgrade of club room included in building upgrade
			S.8	Resolve the storage needs of user groups either on site or off site.	Medium	WI	Storage needs resolved to satisfaction of Council and user groups



Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
Public address system	The public address system is used by little athletics and schools. The current system is inadequate. Rugby reports the PA doesn't switch on properly, and an easier to use speaker system is needed.	Improve functionality of the venue	S.9	Test the PA system. Replace if necessary.	High	WI	Testing shows the public address system is functional
Seating	Seating was identified as a need in the 1997 Plan of Management. Covered seating has since been provided as part of the amenities building, however the need for further seating has been indicated.  Little athletics would like seating for spectators placed along the northern edge of the sportsground.	Provide additional spectator seating to accommodate spectator needs	S.10	Install seating on the northern boundary of the sportsground east of the clubhouse and east of the main field	High	WI	Additional seating provided
			S.11	Install seating at the eastern end of the sports ground.	Low	WI	Seating provided
Floodlighting	Sports field lighting is provided on 20 metre poles with 2000W metal halide lights, with four poles each on Fields 1 and 2.  The sports field lighting level is 100 lux.	Provide floodlighting for competition athletics and rugby training	S.12	Conduct field lighting audits and maintain to suitable levels.	Ongoing	WI	Satisfaction of sports users with lighting
			S.13	Replace existing 2000W metal halide fittings	High	WI	Light fittings replaced.

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
				with 960W LED floodlights.			
			S.14	Install additional lights to better light fields, especially on Field 2.	High	WI	Additional lights installed.
Drinking water	Rugby union has requested an outdoor tap so visiting teams can fill water containers. A suggested location is near the ramp at the entrance to the building.	Provide drinking water for users of the sports ground	S.15	install multi-function drinking fountain/ water refill station (vandal keyed hose tap, bubbler and refill tap) in consultation with user groups and Holroyd Sports Ground Local Park Committee	High	WI	Installation of multi-function drinking fountain/ water refill station
Scoreboard	A manual scoreboard is located on the southern side of the main field. Rugby union has requested an electronic scoreboard that can be operated from the northern side of the field	Provide suitable scoring facilities	S.16	Liaise with the rugby club to obtain and install an electronic scoreboard	Low	Council Rugby club	Electronic scoreboard installed
Vehicle parking	Council maintains the public carpark located at Holroyd Sports Ground.	Ensure adequate parking is available at	S.17	Investigate use of the Holroyd Sports Ground	High	WI	Reduction in parking/traffic

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
	Maintenance includes inspections and repairs to road pavement, line marking, signs and landscaping.	Holroyd Sports Ground.		car park for overflow parking during major events at Holroyd Gardens.			conflicts near Holroyd Gardens during major events.
	Provision of car parking spaces at Holroyd Sports Ground is currently adequate at most times, as there is little traffic on local streets due to the industrial nature of local landuses. Additional spaces are available on Peel Street and other local streets. Car spaces have also been formalised to ensure user safety.	Provide additional parking spaces where required and as funding becomes available. Ensure safe access to carparks through planning and design.	S.18	Extend the northern carpark to the west.	Low	WI	Increase in parking spaces in western carpark
			S.19	Ensure user safety by ensuring that carparks are regularly maintained	Ongoing	WI	Inspections of carparks
	Holroyd Little Athletics has requested extending the car park to allow more off street parking and to make it easier for parents to attend competition on Friday nights and to hold larger scale carnivals.		S.20	Monitor the impacts of carparking in local streets.	Ongoing	WI	No complaints about parking in adjoining streets
Accessibility	Universal access is available to the amenities building via paths and a ramp.	Ensure Holroyd Sports Grounds is accessible and equipped with	S.21	Ensure that extension of the amenities block and any further facilities	High	WI	Compliance with Australian Standard AS4128.

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
	Two vehicle parking spaces for people with disabilities are available in the western carpark.	adequate facilities for people with a disability.		at Holroyd Sports Ground comply with AS4128.			
			S.22	Provide any additional allocated car spaces for people with disabilities in the extended car park consistent with Australian Standards.	High	WI	Number of parking spaces for people with disabilities complies with AS
Boundary fencing	Boundary fences are in very good to poor condition.	Ensure that boundary fences are safe and in good condition.	S.23	Replace the wooden fence on the south-western boundary.	Low	WI	Fence replaced
			S.24	Liaise with the adjoining property owner to replace the Colourbond fence on the western side of the carpark.	Low	WI	Fence replaced

## 4.2.4 Recreation actions

Table 19 Recreation actions

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
Pedestrian and cycle paths	As part of Council's cycleway network, a shared pedestrian/cycleway link has been constructed along the northern side of Holroyd Sports Ground. It provides a useful connection with surrounding residential and recreational areas. Additional opportunities for new and upgraded pedestrian footpaths have been identified, particularly in the eastern area of the sportsground and in the creek area.	Continue to maintain the cycleway adjoining Holroyd Sports Ground for the enjoyment of pedestrians and cyclists.  Provide a high level of pedestrian access to and within Holroyd Sports Ground.	R.1	Maintain existing shared paths.	Ongoing	WI	Inspection of shared paths
			R.2	Provide additional shared paths as shown on the Landscape Masterplan.	High	WI	Increase in shared pathways
Fitness facilities	Fitness facilities have been identified as a need in the Holroyd area and throughout Cumberland local government area. Seniors have also requested fitness facilities.	Provide additional active recreation opportunities	R.3	Install exercise equipment stations along the shared path as shown on the Landscape Masterplan	High	WI	Exercise equipment installed

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
Dog exercise	<p>Holroyd Sports Ground is primarily used for active recreation. However, the use of sportsgrounds for the exercise of dogs and other domestic animals is also a popular activity at this facility as it is with other sportsgrounds throughout Cumberland LGA.</p> <p>Conflicts among sportsground users can arise from animal waste left on site, which can raise health and safety issues. Conflicts can also arise from limited control of animals by owners and commercial use of sportsgrounds by commercial dog-walkers without Council consent or payment for use.</p> <p>The <i>Companion Animals Act 1998</i> requires that any dog outside the owners' property must be under the effective control of a competent</p>	Minimise conflicts between users of Holroyd Sports Ground due to domestic animal presence.	R.4	Provide dog waste bins where on-leash dog exercise is most common, and away from active sports facilities	High	WI	Use of dog waste bins No dog waste on sports fields
			R.5	Replace regulatory signage regarding restrictions on dog exercise on the sports fields if required.	High	FG	Compliance with Council's requirements
			R.6	Enforce no dogs off leash at the sportsground, including penalties when owners do not control their dogs, especially near the sports facilities.	Ongoing	FG	No reports of conflicts between dogs and other sports ground users
			R.7	Monitor professional dog walkers' use of the sportsground and payment for such use.	Ongoing	FG	Compliance with Council's requirements

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
	person by means of an adequate chain, cord or leash, unless in a specified off-leash area. Holroyd Sports Ground is not an off-leash area.						
Picnic and barbecue facilities	Provision of barbecues and picnic tables were proposed in the 1997 Plan of Management. Barbecue and picnic facilities are yet to be provided.	Provide complementary informal recreation opportunities at sporting facilities	R.8	Install picnic and barbecue facilities subject to user and community engagement	Low	WI	Picnic and barbecue facilities installed if desired
Children's play space	Provision of new play equipment was proposed in the 1997 Plan of Management. It was deemed appropriate to remove children's play equipment from the active recreation areas to ensure the safety of all users.	Provide complementary informal recreation opportunities at sporting facilities	R.9	Construct children's play space with user group/ committee support.	Low	WI, CD	Play space constructed if demonstrated support
Shaded seating	Except for the shaded seating area at the amenities building, there are no opportunities to sit in the shade at Holroyd Sports Ground.	Provide shaded seating for sports ground users	R.10	Install shade amenity and seating to the eastern corner of the sports ground	High	WI	Increase in shaded area

## 4.2.5 Environmental actions

Table 20 Environmental actions

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
Channel management	Cumberland Council is committed to managing all rivers, canals and drainage lines within its boundaries. A'Becketts Creek, adjacent to Holroyd Sports Ground, is part of the Duck River catchment. The concrete channel is owned by Cumberland Council.	Maintain the creek flow path in working order for the clear passage of flows during high rainfall events	E.1	Remove silt and debris in the channelised section of the creek.	High Ongoing	EP	Silt and debris removed
			E.2	Review the adequacy of the structure and maintain silt trap operations at the high flow side of the weir.	High Ongoing	EP	Monitor siltation at the high flow side of the weir
	Weeds have colonised the concrete channel, disrupting the flow of water but filtering sediment and nutrients.	Rejuvenate the concrete channel.	E.3	Retain aquatic plants in the channelised section of the creek, or replace them if appropriate.	Medium	EP	Aquatic plants in the concrete channel filter water and absorb nutrients
			E.4	Remove graffiti from the canal walls.	Ongoing	EP	Reduction in graffiti on the canal walls
			E.5	Screen plant the channel wall and retaining wall with appropriate species.	Medium	EP	Improvement in the visual quality of the concrete channel wall



Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
Riparian vegetation	Weeds such as Willow are the prevalent vegetation on the banks of the natural creek channel of A'Becketts Creek.	Facilitate authorised vehicle access to the creek to remove weeds	E.6	Improve authorised vehicle access to the creek.	High	WI	Access to the creek by authorised vehicles improved
		Reinstate a wildlife corridor along the creek.	E.7	Revegetate the creek banks using endemic plant species	High	EP, WI	Increase in endemic plant cover on creek banks
		Protect the creek from impacts of the surrounding land uses.	E.8	Reinstate endemic vegetation through the riparian corridor	High	EP, WI	Increase in endemic plant cover through the riparian corridor
Bank erosion	Rehabilitation of the creek embankment along the southern edge of Holroyd Sports Ground has been ongoing since the adoption of the 1997 Plan of Management for Holroyd Sports Ground (EDAW, 1997).  Erosion of the upper creek bank in the eastern section of the natural creek bank has occurred.	Rehabilitate the creek banks to minimise erosion	E.9	Address erosion of the natural creek bank	Low	EP, WI	Observations and measurements of erosion of the creek banks

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
Gross pollutants	The gross pollutant trap (GPT) at A'Becketts Creek is not working effectively. Gross pollutants are trapped at the causeway along the natural section of the creek.  Materials such as shopping trolleys are dumped in the creek.	Minimise entry of litter into A'Becketts Creek	E.10	Repair or replace the gross pollutant trap.	Medium	WI	Gross pollutant trap is functional
			E.11	Remove large objects and rubbish from the creek	Ongoing	EP, WI	Reduction in gross pollutants in A'Becketts Creek
Creek water quality	The visual quality of water in A'Becketts Creek is poor.	Improve the quality of water in A'Becketts Creek	E.12	Regularly test and monitor water quality in the creek	Ongoing	EP	Water testing results
Waste disposal at sports ground	Only two fixed waste bins on the patio area of the amenities building are provided. Additional bins in the bin cage are available to hirers.	Improve the provision of waste bins provided at Holroyd Sports Ground.	E.13	Increase the number of fixed general waste bins in high-traffic areas, particularly near the sporting fields and carpark.	High	WI	Increase in number of general waste bins

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
Planting	<p>Planting since the adoption of the 1997 Plan of Management has been ongoing, with views to the south and west being considerably improved. Additional shade trees have been planted in the informal recreation areas and adjacent to the amenities block.</p> <p>Future planting should focus on areas to the southeast along the creek, north along the motorway, and at the eastern end of the sportsground.</p>	<p>Improve visual amenity for visitors to Holroyd Sports Ground and for users of the cycleway.</p> <p>Reduce the visual prominence of the adjacent M4 Motorway, surrounding industrial land uses and undesirable views.</p>	E.14	<p>Plant vegetation as shown on the Landscape Masterplan using predominantly native species, supplemented with exotic species that are known to perform well in western Sydney and are able to provide shade for spectators during sporting events.</p>	High	EP, WI	<p>Increase in canopy cover</p> <p>Planting to be consistent with Holroyd DCP Part A, 4.2-C14 and 5.0-C3 with nominated indigenous plant species.</p>
		<p>Minimise noise from the motorway and surrounding land uses.</p>	E.15	<p>Plant Hoop Pine (<i>Araucaria cunninghamii</i>) as a gateway planting to Cumberland LGA.</p>	Medium	EP, WI	<p>Hoop Pine planted</p> <p>Gateway planting established</p>
		<p>Plant additional vegetation for landscaping and shade for spectators and informal users, but which allows visibility of the</p>	E.16	<p>Continue to provide additional planting along the sports ground boundaries.</p>	Ongoing	EP, WI	<p>Increase in canopy cover</p>
		<p>allows visibility of the</p>	E.17	<p>Ensure that shade trees are adequately</p>	Ongoing	EP, WI	<p>Increase in canopy cover</p>

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
		advertising sign from the M4 Motorway		maintained and replaced where necessary.			
		Minimise seeds of exotic and weed species entering A'Becketts Creek.					

## 4.2.6 Management actions

Table 21 Management actions

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
Maintenance	Maintenance is a major part of Council's ongoing works, and many of the management strategies in this plan include maintenance requirements. Maintenance costs can be considerable.	Ensure safety of users and functionality of existing facilities and amenities	M.1	Undertake routine and ongoing preventative and remedial maintenance and repairs of assets associated with Holroyd Sports Ground.	Ongoing	WI	Levels of service achieved

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
		Balance maintenance needs with maintenance costs.					
Permissible developments	Holroyd Local Environment Plan 2013 lists the developments and activities in areas zoned RE1 Public Recreation that are not permissible (i.e. are prohibited), require development consent or are permissible with development consent.	Ensure that Holroyd Sports Ground is managed in a manner that is consistent with active recreational use by the community, by approving only those developments and activities that reflect this.	M.2	Ensure that developments and activities in Holroyd Sports Ground comply with Holroyd Local Environment Plan 2013 and Development Control Plans.	Ongoing	EP, WI	Use and development complies with environmental planning legislation
Advertising and promotion	Sportsground users, including sporting teams and local businesses, may seek to display advertising in sportsgrounds. Whilst this can be useful publicity for these groups, signs can affect the visual amenity of the sportsground, potentially compromising community values.	Prevent impacts on visual amenity and community values arising from proposed advertising and signage	M.3	Prepare a Development Application and enter into a new licence agreement (5 years) to the existing licensee for the current M4 advertising sign to be changed to a digital sign, subject to the conditions of the lease.	High	EP, WI	DA assessed Digital advertising sign installed subject to approval

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
	<p>Cumberland Council's Advertising and Signage Controls (Part F of the Holroyd Development Control Plan 2013) aims to protect these values.</p> <p>All advertising applications are assessed by Council to ensure that content of advertisements will not compromise community values.</p> <p>There is currently an 18 metre high commercial sign erected on the northern side of the sportsground, for which a lease has been entered into.</p> <p>All advertising is to be consistent with SEPP 64 – <i>Advertising and signage</i>.</p>		M.4	Consider applications for leases to advertise using existing structures at Holroyd Sports Ground.	Ongoing	EP, WI	<p>Community feedback</p> <p>Consistent with values of the sportsground</p> <p>Consistent with SEPP 64 – Advertising and Signage and Part F of Holroyd Development Control Plan 2013.</p>
			M.5	Approve temporary signs for user groups e.g. upcoming events, registration days	Ongoing	EP, WI	Approval of appropriate temporary signs
			M.6	Remove advertising signs when no longer relevant.	Ongoing	WI	<p>Community satisfaction</p> <p>Compliance with SEPP 64</p>
Use agreements	Council may approve leases and licences on community land which are in accordance with the	Ensure the legal compliance of leases and	M.7	In considering lease and licence applications, only approve those that do	Ongoing	EP, WI	All leases and licences must comply with the

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
	<p>requirements of the <i>Local Government Act 1993</i>. Leases and licences must be expressly authorised in plans of management, but existing leases and licences in breach of this Act may continue until the end of their term.</p> <p>Usage of the advertising sign is subject to a lease.</p> <p>Masjid Al Mustfa Mosque has an informal agreement with Cumberland Council to use part of the Holroyd Sports Ground for car parking. The mosque would like to formalise a use agreement with Council.</p>	<p>licences with the <i>Local Government Act 1993</i>. Ensure that leases and licences are undertaken in the best interests of the community.</p> <p>Ensure all leases and licences are consistent with core objectives for the relevant category of community land.</p>		<p>not compromise the active sporting or recreational use of Holroyd Sports Ground.</p>			<p>requirements of the <i>Local Government Act 1993</i>.</p>
			M.8	<p>Liaise with Masjid Al Mustfa Mosque to resolve their parking needs through a temporary agreement in the short term and land use planning in the longer term</p>	High	EP	<p>Mosque parking resolved to the satisfaction of Council and the mosque</p>
Mobile telephone towers	<p>Telephone companies occasionally request to installation of mobile phone towers on public land such as parks. Under the Telecommunications Act 1997 (C'th),</p>	<p>Ensure the values of the community are not compromised by the installation of mobile</p>	M.9	<p>Assess any applications for mobile phone towers in terms of legislation and Council codes.</p>	Ongoing	EP, WI	<p>Any mobile phone towers meet all legislative requirements</p>

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Respons-ibility	Manner of assessing achievement
	<p>only 'low impact' installations are permissible without council approval.</p> <p>Council's Telecommunications Code (Interim) states that these facilities should not be located "where...it will be at a focal point that will visually dominate a streetscape, parkland or an otherwise visually sensitive landscape feature as viewed within or from any residential building".</p> <p>A mobile telephone tower is located at the rear of 8 Robert Street.</p>	<p>phone facilities at Holroyd Sports Ground.</p> <p>Ensure the interests of the community are considered when assessing applications for mobile phone towers to be located on or near Holroyd Sports Ground.</p>					
Public art	Public art can enhance the identity and visual amenity of public land, and even increase visitation and community interest.	<p>Encourage applications to council for the installation of art in public places.</p> <p>Ensure that community values are maintained when assessing applications to exhibit</p>	M.10	Grant applications for public art when local community values, the active recreational functioning and visual amenity of Holroyd Sports Ground will not be compromised.	Low	CD	Public art installed if desired and appropriate



Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
		art in public places at Holroyd Sports Ground, and focus on active recreational function.					
User safety	<p>Safety in sportsgrounds and in all public places is a priority for Cumberland Council. Council's ongoing maintenance program ensures that this priority is implemented at Holroyd Sports Ground as an important community facility.</p> <p>In terms of public liability, Cumberland Council is compliant with the <i>Local Government Act 1993</i>, which states "council must make arrangements for its adequate insurance against public liability and professional liability."</p>	<p>Ensure that adequate shade is provided at Holroyd Sports Ground for user protection through planting and maintenance of existing trees.</p>	M.11	Provide additional covered seating and shade trees where necessary, along the southern perimeter, for visitor protection and comfort.	High	WI	Additional covered seating and shade trees provided.
		<p>Ensure the safety of all sportsground users through maintenance.</p>	M.12	Maintain the fence along the concrete channel to Sydney Water standard	Medium	WI	Fence meets Sydney Water standard
		<p>Ensure that safety issues raised by users of Holroyd Sports Ground are addressed as a priority.</p>	M.13	Respond promptly to reports of safety issues through inspection and investigation, and where necessary, the provision	Ongoing	WI	No reports of safety breaches or accidents

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
		Ensure sportsground maintenance includes activities required to fulfil requirements of council's liability insurance.		of upgraded or improved facilities.			
			M.14	Rectify, repair or replace equipment or areas that represent a safety hazard will be on a priority basis.	Ongoing	WI	No reports of safety breaches or accidents
Safety and security of assets	Cumberland Council aims to ensure that public amenities in all sportsgrounds are sufficiently secure to minimise loss of property through theft and vandalism.	Increase surveillance systems at Holroyd Sports Ground, focusing on security of assets.	M.15	Upgrade surveillance systems to include a back-to-base alarm system and a back-to-base fire alarm system.	High	WI	Functional alarm systems
		Maintain lighting level to the minimum Australian Standard.	M.16	Continue to secure all flammable materials, such as 240 litre bins, at the appropriate location away from the amenities block.	Ongoing	WI	Rubbish bins are stored securely
		Minimise fire risks and flammable materials located at the sportsground.	M.17	Undertake regular maintenance of fences,	Ongoing	WI	Maintenance according to service level agreements

Issue	Background	Objectives / performance targets	No.	Actions	Priority	Responsibility	Manner of assessing achievement
				locks, lighting and surveillance systems.			
			M.18	Respond promptly to reports of failed equipment and replace as funds become available.	Ongoing	WI	All equipment is functional
Fencing	The chain-wire mesh fencing at the site has been replaced along the Motorway boundary and the creek.  The previous Park Committee requested black finish channel fencing.  Additional fencing may also provide increased security and user safety for the sportsground and associated facilities.	Increase the security of Holroyd Sports Ground and associated facilities and amenities by upgrading fences within and bordering the grounds to minimise loss of property through theft and vandalism, and the entrance of unauthorised vehicles.	M.19	Upgrade fencing and gates at the Peel Street entrance to the carpark.	Low	WI	Fencing and gates in very good condition
			M.20	Upgrade fences between the main field and adjacent cycleway.	Low	WI	Fencing in very good condition
			M.21	Regularly inspect and maintain all fences within and bordering the sportsgrounds.	Ongoing	WI	Fences in very good condition
			M.22	Continue to upgrade fences where necessary, particularly along the creek boundary.	Ongoing	WI	Fences in very good condition



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# 5 IMPLEMENTATION

## 5.1 Governance

Holroyd Sports Ground will continue to be managed by Cumberland Council in terms of facility management, use, improvements and maintenance, and supported by the Holroyd Sports Ground Local Committee. Their respective responsibilities are set out in Section 2.3.2.

Council will have oversight of any use agreements for activities on the site.

Day-to-day management of any leased and licensed areas will be the responsibility of any lease or licence holder according to the terms of the lease or licence agreement.

Allocation of staff for maintenance and capital works will be monitored on an ongoing basis to ensure that standards are maintained. If new facilities or extensive works are required then the need for additional staff will be assessed.

Development of new facilities will be carried out only by contractors engaged by Council. Council may also engage contractors to assist with the maintenance of Holroyd Sports Ground.

## 5.2 Implementation

Once Cumberland Council adopts this Plan of Management it is Council's responsibility to implement this Plan of Management.

Council must only allow uses or developments that are in accordance with the Plan of Management.

Implementation of actions in this Plan of Management in Section 4.2 according to their assigned priorities will be monitored through the preparation of annual performance reports, budgets, and capital works programs.

It should be recognised however that commencement and completion of the recommended actions in this Plan of Management depends on available Council

resources, funding, and Council's priorities in its annual works program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

Implementation of this Plan of Management will be monitored at least annually with the preparation of capital works programs and budgets. Performance standards and works programs for administration, maintenance and upgrading works are revised each year to meet allocated budgets and works priorities determined in Council's Resourcing Plan.

Funding for management of Holroyd Sports Ground will be sought from a range of government, Council, corporate and community sources on an ongoing basis.

## 5.3 Funding

### 5.3.1 Introduction

Funding is integral to implementing this Plan of Management. There are several approaches that Cumberland Council can take in funding the implementation of this Plan of Management.

### 5.3.2 Council funding

#### General

The implementation of this Plan of Management is achieved through its linkage with Council's Community Strategic Plan, operational budgets, and capital works programs.

Funding arrangements for Holroyd Sports Ground will address recurrent costs of management and maintenance, together with capital costs for new facilities or upgrading works. Council currently funds management and maintenance costs through its annual budget allocation, and uses capital funds and developer contribution funding for capital and non-recurrent works.

Staging of works will be necessary so Council can fulfil its overall funding obligations across the Cumberland local government area within the resources available to Council. Actions listed in the Action Plans have been prioritised, which will assist in preparing forward open space work programs and annual budgets. This Plan will therefore provide direction for future works at Holroyd Sports Ground.

## Developer contributions

Council currently enters into planning agreements, or levies contributions or works in kind from developers towards the cost of upgrading facilities, including open space, to meet the needs of new development.

## Fees and charges

Council's charges for hiring sportsgrounds and other uses of Council assets are set out in the annual Pricing Policy, Fees and Charges.

## Partnerships

There is an opportunity to develop further partnerships with user groups, residents, local community groups and interested people in relation to improvements and ongoing management, such as through a Rivercare program and by sponsorship from local businesses.

### 5.3.3 Grants

Commonwealth and State government grants are available to assist with capital works and improvement project costs at Holroyd Sports Ground. Council considers submitting applications for grants as funding opportunities from various agencies arise.

## 5.4 Reporting

Council will report on the progress of implementing this Plan of Management in the following ways:

- ❑ within Council's Integrated Planning and Reporting framework.
- ❑ including achieved and proposed actions in its quarterly and annual reports.
- ❑ Income and expenditure listed in annual financial audit.
- ❑ when preparing capital works and maintenance budgets.
- ❑ providing information flyers and newsletters to adjoining residents and other stakeholders.



## 5.5 Review of this Plan of Management

Review of this Plan of Management will be undertaken in line with the establishment of facilities, taking into account community expectations and the strategic planning objectives of Cumberland Council.

In accordance with the Local Government Act, updates to the Plan of Management will include consultation with the community, with their comments incorporated into the review process.

The Action Plan tables should be reviewed and revised within the framework of Council's budget, Capital Works Program, annual report, changing priorities, and availability of funding.

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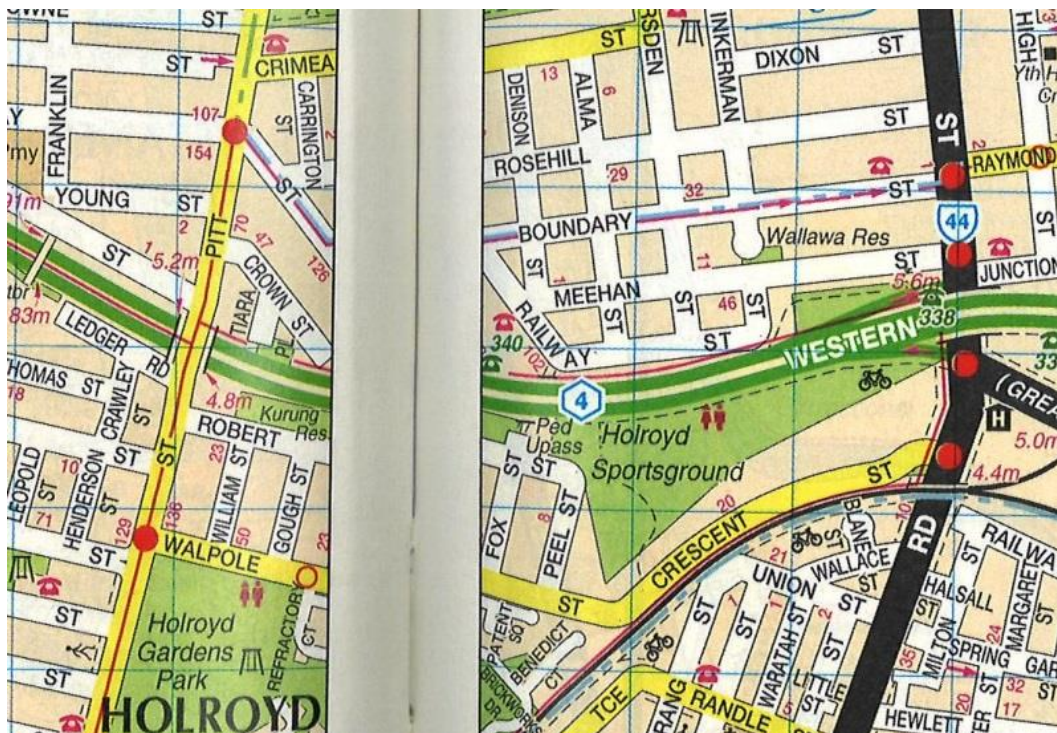
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# A HISTORY OF HOLROYD SPORTS GROUND

# Holroyd Sports Ground

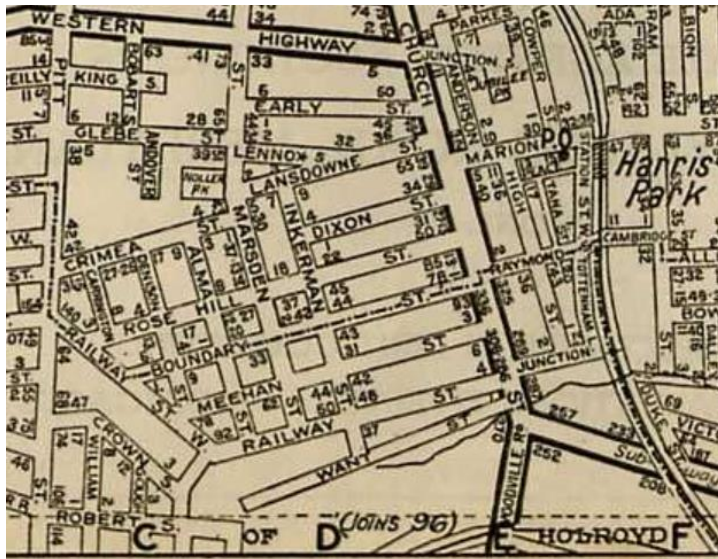
Peel St, Holroyd



Source: Gregorys Street Directory, 73<sup>rd</sup> Edition, 2009, Maps 307-308

The Holroyd Sports Ground at Peel St, Holroyd was a Holroyd Council Centenary project which opened in 1972. Initially called the Holroyd Athletic Field it covers more than five hectares and was situated on reclaimed land on the north side of A'Becketts Creek, near Crescent and Robert Streets in what was then Granville but has since become the suburb of Holroyd. Railway St originally bordered the northern edge of the Sports Ground and Want St (see map below) formerly ran off Church St almost parallel with Railway St but no longer exists as the M4 Motorway now cuts through this land.

*A Becketts Creek area showing Want St on the north side of the Creek, running off Church and Inkerman Streets near Railway St where the M4 Motorway and Holroyd Sports Ground are now located:*



*Source: Premier Street Directory, n.d. (circa 1930s), Map 95*

The Holroyd Sports Ground's major users are the Holroyd Little Athletics Club which was formed in late 1971 and the Merrylands Rugby Union Club but it is also used by other sporting groups and local schools for their annual sports carnivals and weekly sports programmes. Its facilities include lighting for night games and training; a spectator grandstand, change rooms and public toilets.

The Sports Ground was created from several parcels of land that were resumed for Open Space and a County road under the auspices of the Cumberland County Planning Scheme. These included two lots in Gough St and three lots in Robert St plus Lot H of R.J. Want's Estate.





Source: *Wants Estate, 1909; State Library of NSW Subdivision Maps, Reel 107, Map23*

The land was transferred to Holroyd Council under Deed of Trust by the Cumberland County Council (via the State Planning Authority of NSW) in 1964 after four years of correspondence on the subject. The area was generally referred to as the A'Becketts Creek Reserve from then until the Holroyd Sports Ground was developed on the site. This took several years to achieve due to a combination of budget constraints, complex title searches and a land swap with AGL, the need for preliminary drainage works and re-orienting of the Creek as well as the polluted state of the land when Council inherited it. (HCC Business Papers, 22 December 1970, Town Clerk's Report, p3 (p1893))

A'Becketts Creek was tidal and flowed into Duck Ck, Duck River and then on to the Parramatta River. The land where the Sports Ground was developed was subject to flooding and siltation problems in the existing storm water channels. The Metropolitan Water, Sewerage and Drainage Board (now Sydney Water) had planned new drainage works for the creek which it was forced to delay due to competing demands for new water and sewerage connections as Sydney rapidly expanded during the Post-war years. By 1968 Holroyd Council was calling on the Water Board to prioritise its works at A'Becketts Creek (and also Finlaysons Creek, South Wentworthville). The Water Board relocated and straightened the Creek bed so that it now runs along the southern edge of the Sports Ground and as the final stage several years later installed enormous box culverts at Pitt St, in 1977, to help mitigate local flooding. (The Broadcaster, 22/11/1977, p1).

This section of A'Becketts Creek had a long history as an unofficial dumping ground for heavy waste including car bodies and kitchen items. Newspaper articles dating back to the 1930s and 1940s indicate that it was a serious problem with correspondence between the Metropolitan Water Sewerage & Drainage Board and both Granville and Holroyd Councils to clean up the rubbish, as much of it was being washed downstream into the Granville Stormwater Channel. Illegal dumping was still occurring as late as 1963.

Holroyd Council was also using A'Becketts Creek for the dumping of nightsoil in the 1940s, (The Biz, 29/11/1945, p3) while in 1956 a proposal was raised for a nightsoil dump at Peel St to be discharged into the Water Board's sewer at A'Becketts Ck. (Broadcaster, 01/02/1956, p3)

From 1960 Holroyd Council began dumping fill at A'Becketts Creek in preparation for the area to be redeveloped into a sports reserve. The Council waste was sprayed and covered with soil. However, illegal dumping of unsanitary items, such as animal carcasses, continued causing odour, fly and mosquito problems for nearby residents in Railway St prompting complaints in 1963. The Council's Town Clerk stated in a newspaper article that the reclamation and redevelopment works were expected to continue until 1965 but the site's usage as a tip was expected to cease before then. (The Broadcaster, 02/07/1963, p3) A month later the Council opened another tip in Treves St for residents to use but access was on weekends only as A'Becketts Creek tip was open until midday on weekdays. (The Broadcaster, 27/08/1963, p3). By June 1965 A'Becketts Creek was still being used as a tip by Council and a new problem had emerged with scavengers continually lighting fires in the dumped rubbish to access scrap metal underneath which created constant smoky air for residents in the surrounding streets. (The Broadcaster, 01/06/1965, p6).

The same year Holroyd Council Alderman Harry Maley grew impatient with the slow progress of A'Becketts Creek Reserve's conversion into a public recreation area and called on Council to invite the Local Government Minister to inspect the site in order to stimulate some action on the project (and other reserves in the Municipality). A local rugby league team had expressed interest for two years in establishing a licensed clubhouse on the site once it was fully developed. However, this proposal did not proceed. (The Biz, 25/08/1963, p3)

The opening of the Gipps Rd tip at Greystanes in 1968 ended the A'Becketts Ck Reserve's days as a tip site and enabled the Council to move on with remediation of the site.

In 1970 the Council formed the Holroyd Sports Ground Committee which was comprised of representatives from interested sporting bodies and local residents with the aim of having a section of the park ready for use in 1971. Alderman Frank Smith served as Committee President and was instrumental in getting the project off the ground. (HCC Minutes, Mayoral Report, 08 December, 1970, p1842 (p1 of Mayoral Report) and The Broadcaster, 24 October 1972, p8)

A contractor was employed by Council to make the sports ground but by October 1971 the project had hit a snag with grass failing to grow on the new athletic oval and hockey field due to a lack of natural water. There was also an apparent ponding issue in the centre of the new field due to a minor defect in the watering system but this was quickly remedied. More seriously electricity and sewerage connections for the new amenities block were still pending and cracks and other defects had appeared in the newly constructed building. (HCC Minutes, 02 November 1971, pp1734-1735 (page 2 of Committee of the Whole)

A dispute then ensued but the issues were resolved and by February 1972 top soil was being laid on No. 2 ground. The following month Alderman Smith was calling for signage to be erected on the new toilets, a sink with drainage to be installed in the canteen and for Department of Main Roads rubble and building materials on its Railway St property abutting onto the Sports Ground be cleared. In April he asked for public lighting to be installed and in May for rubbish bins to be installed, removal of car bodies in neighbouring streets and planting of trees at the sports ground.

The Holroyd Sports Ground finally opened with a hockey match to celebrate on 9 July 1972.

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