



Holroyd City Council

MERRYLANDS PARK REGIONAL SPORTING CENTRE

Plan of Management



MERRYLANDS PARK REGIONAL SPORTING CENTRE

Plan of Management
March 2006

Revision of 1997 document

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EXECUTIVE SUMMARY

Introduction

The review of the Merrylands Park Regional Sporting Centre Plan of Management (POM) was commissioned by Holroyd City Council in January 2004 and was undertaken by Landscape Architectural consultants Environmental Partnership (NSW) Pty Ltd. The review updates a previous plan prepared by EDAW (1997), with additions aimed at

- Meeting the requirements of the Local Government Amendment (Community Land Management) Act, 1998; and
- Revising the plan as required to reflect current pressures and opportunities identified by the community, Council staff, and the Study Team.

Merrylands Park was categorised as *Sportsground* by the 1997 specific Plan of Management (POM). This POM revision proposes that the category of sportsground be retained.

Merrylands Park is located on the corner of Merrylands Road and Burnett Street in Merrylands. The Park contains a range of facilities for both active and passive recreational activities.

Major user groups of the park include the Parramatta Cycling Club, the Merrylands Rugby League Club (Rams), Parramatta Cricket Club various local schools in the area and other community members who use the facilities at the swimming centre, the playground equipment and the ovals. The use of the Park by various user groups is overseen by the Merrylands Park Local Committee.

The Plan of Management takes account of the varying needs of these user groups in future development and management. Objectives of the Plan of Management are based on the programs and broad objectives that Holroyd City Council has expressed in its Corporate Management Plans, State of the Environment Reports and comments from community members. Management objectives identified for the Merrylands Park are consistent with those adopted for all areas zoned 6(a), and the core objectives for land categorisation as *Sportsground* listed in the Local Government Act. Park Recreation.

The major objectives of the Plan of Management are to:

- ensure that Merrylands Park is conserved for recreation purposes with an emphasis on sporting activities;
- ensure the Park is available/accessible to all sectors of the community;

- achieve a consistent and responsible approach to the management and maintenance of the resources within the Park;
- provide adequate, equitable and appropriate services for the community and ensure they are managed efficiently; and
- manage, develop, protect, restore, enhance and conserve the environmental values of this Park to ensure it is sustainable for future generations while being safe and pollution free.

Management Issues and Implications

The Plan of Management incorporates the following proposed management activities and /or improvements;

- development of a Landscape Master Plan
- to provide adequate amenity buildings to accommodate users
- rationalisation of the main carpark to improve function and landscape quality
- provision of shade trees around ovals and in main carpark
- enhancement of pedestrian access and safety
- upgrading of security fencing to improve security and reduce visual impact
- provision of additional and improved seating adjoining playing fields
- provision of additional electric BBQ's in the Open Space areas
- provisions for traffic management and improved identity to carpark entry
- increased controls of unsupervised use of the Park at night
- provision of toilet stalls suitable for access by disabled persons
- improvement of a sense of identity to the park

Outline of the Plan of Management

The Plan of Management incorporates four major sections:

Section 1 Introduction

Provides background information about Merrylands Park together with a statement of the objectives of the Plan of Management that have guided its preparation.

Section 2 Context

Presents information about the history and significance of the Park as well as existing physical conditions and relevant planning considerations.

Section 3 Community Land Categorisation

Provides a rationale for the proposed community land categorisation.

Section 4 Management Strategies

Presents details of the Plan of Management and proposes management actions for relevant planning issues detailed in section 2.

Section 5 Implementation

Outlines the process for implementing the Plan of Management

Community Consultation

Community consultation plays an important role in the plan of management process. It provides Council with an understanding of relevant local issues from people who are familiar with and use the Park areas. The support and cooperation of Park users will facilitate management and reinforce the status of this Plan.

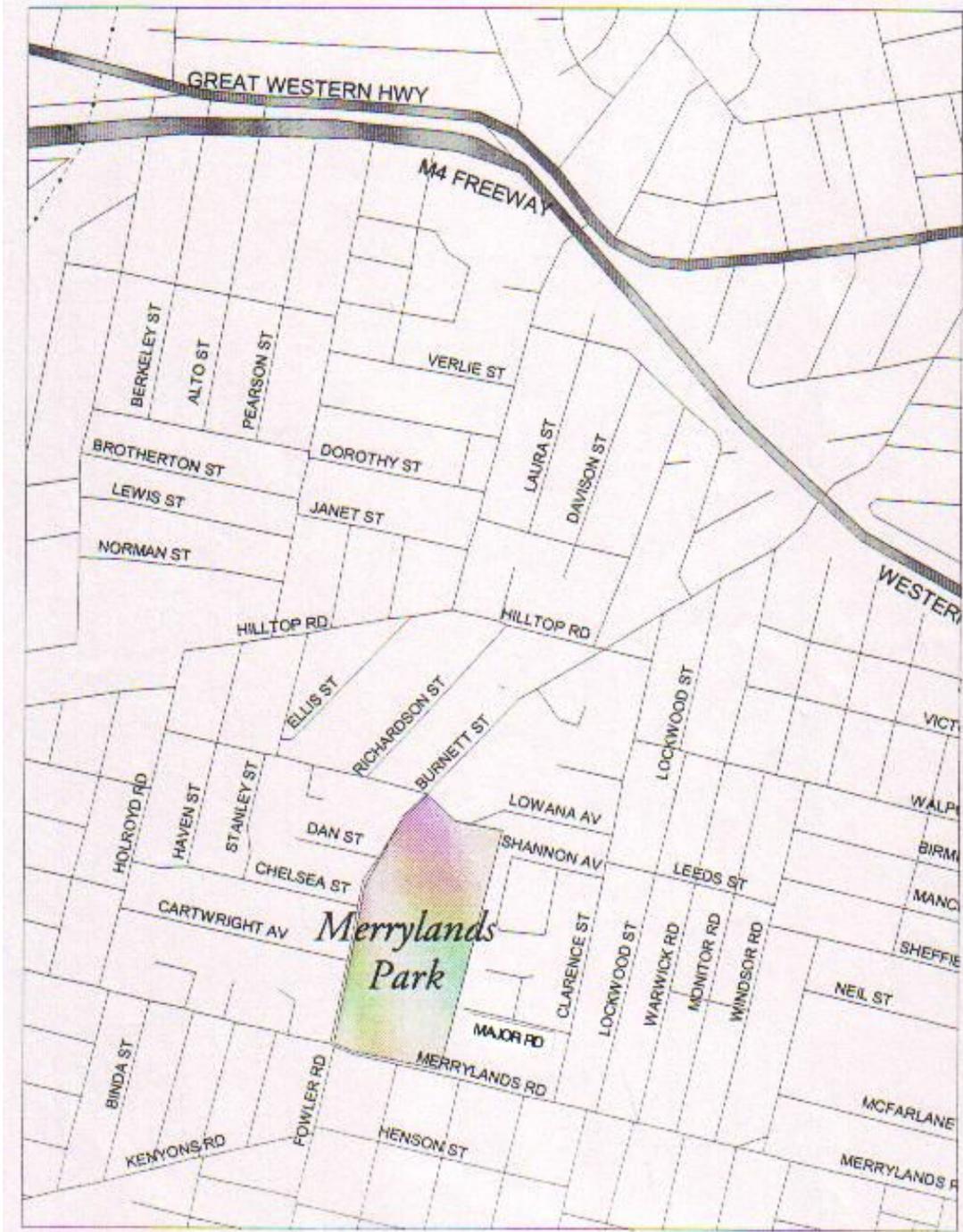
Consultation for the Revised Draft Plan of Management was undertaken with the Merrylands Park Committee in several working sessions to ascertain key issues and values in relation to the study area and surrounds. The following values were identified for the study area:

- high level of community use for active and passive recreation
- significance as a regional sportsground
- easily accessed by visitors
- large area of open space

In addition to the input received the committee representatives of user groups, which assisted in revision of the Plan of Management, the community was provided with an opportunity to review and comment on the Draft Plan of Management. The revised Draft Plan is to be placed on public display for a period of 42 days and comments received incorporated into the final document where appropriate.

LOCATION PLAN

Figure 1.

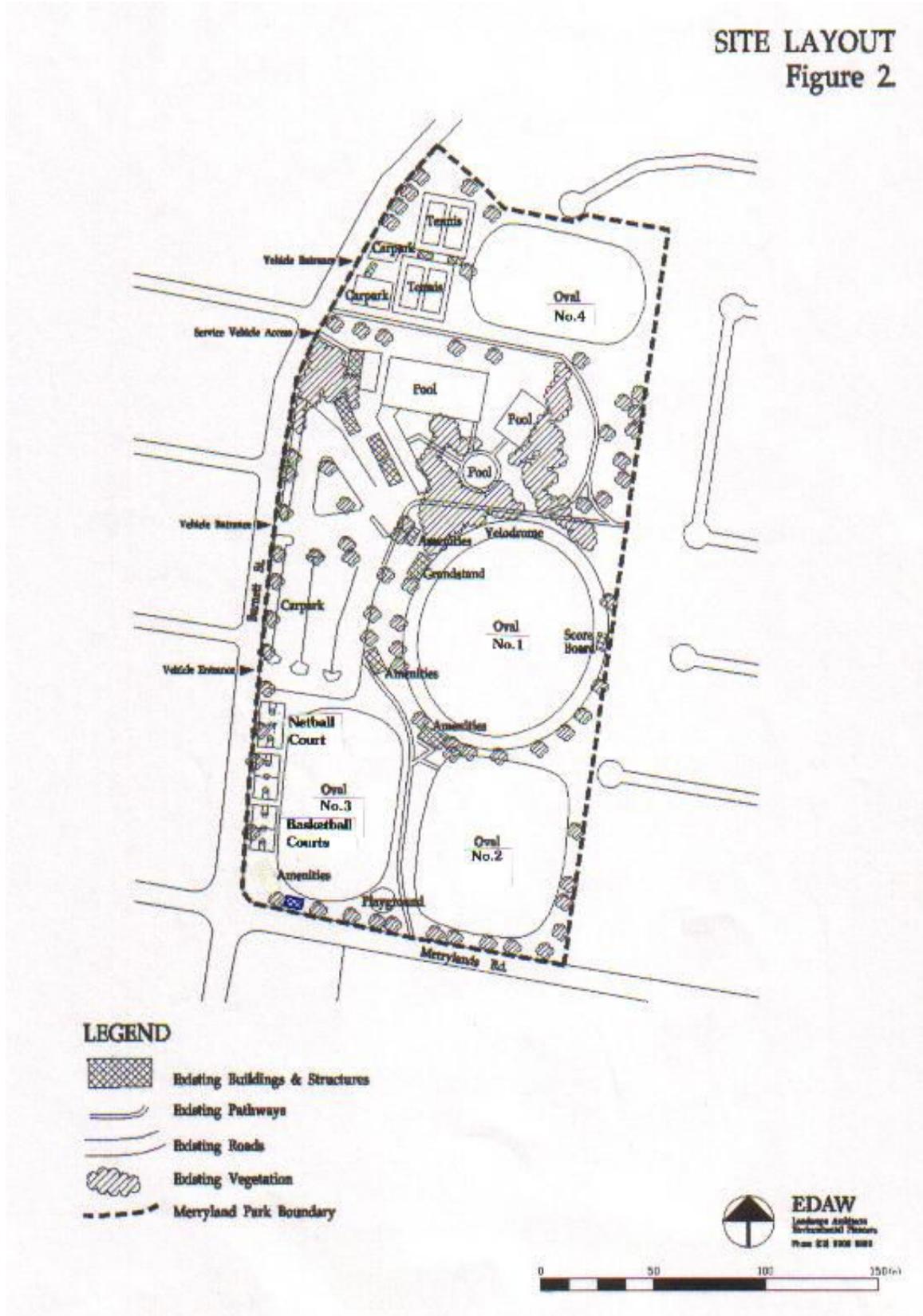


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SITE LAYOUT
Figure 2





Picnic facilities associated with the main oval and velodrome at Merrylands Park.

1. INTRODUCTION

• 1.1 Background

Under its Local Government Act obligation, a Council must prepare a POM for all community land. The POM must identify the following:

- The category of the land;
- Objectives and performance targets of the plan;
- The means by which Council proposes to achieve the plans and objectives and performance targets; and
- The manner in which Council proposes to assess its performance with respect to the plan's objectives and performance targets.

For POMs that apply to just one area, the Act also requires that the plan includes a description of:

- The condition and use of the land and buildings to date;
- The permitted uses of land and buildings;
- The purpose for which any further development of the land would be permitted; and
- The scale and intensity of any permitted use or development.

Merrylands Park, located on the corner of Merrylands Road and Burnett Street Merrylands, has been developed over many years by Holroyd City Council, with the assistance of the park's Local Committee. The diversity of the facilities attracts a range of user groups. It is therefore important to ensure that future development and management of the park effectively responds to the expectations and requirements of these various groups.

1.2 Scope of this Plan of Management

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

Objectives of this POM are based on the programs and broad objectives that are has expressed in various documents including Holroyd City Council's Corporate Management Plans and State of the Environment Reports. Direction was also obtained via discussions with Council staff and improvement requests from the various user groups. The specific objectives of this POM are to:

- ensure that Merrylands Park is conserved for active recreational and educational purposes;
- ensure the park is a safe environment available and accessible for use by all sectors of the community.

- achieve a consistent and responsible approach to the management and maintenance of the park's resources.
- provide adequate, equitable, safe and appropriate services for the community and to ensure they are managed efficiently.
- manage, develop, protect, restore, enhance and conserve the environmental values of the park, to ensure it is sustainable for future generations while being visually attractive and pollution free.

1.3 Community Consultation

A workshop was held in February 2004 with the Merryland Park Committee to discuss values, issues and opportunities for the park.

A further workshop was held in October 2004 to review a Draft Action Plan for the park. The workshop provided valuable feedback for the resolution of required actions and identification of relative priorities for implementation.

The Draft POM was placed on public display to allow interested parties an opportunity to provide comment. Comments received were considered by Council and the final document amended where appropriate.

1.4 Study area at a Glance

A description of the subject lands features and its existing and proposed management are summarised in the table below:

Item	Description
Site Name:	Merrylands Park Regional Sporting Centre
Address:	Corner of Merrylands Road and Burnett Street, Merrylands
Key component land parcels:	Title information being available in Councils asset management system TAMS.
Ownership:	Holroyd City Council (HCC)
Community land categorisation:	Existing: Sportsground Proposed: Sportsground,
Holroyd City Council Hierarchy:	District
Area:	Approximately 11.4 hectares
Zoning:	All areas zoned 6(a) open space
Conditions of park:	Generally the park is in good condition. Areas that have required maintenance are completed adequately. Evidence of rubbish and anti-social behavior is minimal. Though graffiti, holes and fences and general vandalism to park furniture is evident. Given current drought conditions, the quality of the sport ground playing surfaces is in excellent condition.
Maintenance:	Holroyd City Council: <ul style="list-style-type: none"> • grass mowing, weed removal, arboricultural activities • rubbish removal • graffiti removal • general repairs of buildings, picnic shelters, fencing, etc. • preparation of sporting fields and cricket wickets
Assets:	Sporting fields – 4 playing fields, new amenities building (with canteen facilities, toilets with disabled access and function room), 2 toilet blocks, velodrome (with 35 track lights), grandstand (with players change rooms), 2 synthetic cricket practice nets, maintenance shed, water tank, 2 picnic shelters/BBQ areas, soccer amenities building with toilet facilities, 2 fixed cricket sight screens, 39 bins, 16 seating units, 2 table and bench seats, 20 timber benches, 2 children’s playgrounds, BBQ facilities, 3 netball/basketball courts, 4 tennis courts, 2 tennis club houses, 4 tennis training lights, property safety fencing, scoreboard building. Merrylands Swimming Centre - 3 outdoor swimming pools (50 meter Olympic size pool, 12m x12m pool and a 30cm deep baby pool), kiosk, pumphouse and administration building, club room, change rooms, volley ball court and 2 shade structures.
Condition of buildings:	Grandstand – in a condition that satisfies user requirements New amenities building oval no.1 – in excellent condition Soccer amenities building – in need of repair or total replacement Toilet amenities block(south west corner) – in need of upgrade Maintenance shed – in satisfactory condition Swimming pool administration building – in good condition Swimming pool kiosk building – in good condition

<i>Item</i>	<i>Description</i>
	Swimming pool change rooms – in good condition with adequate disabled accessibility.

1.4 Study area at a Glance (continued)

<i>Item</i>	<i>Description</i>
Existing uses:	Rugby league, cricket, soccer, touch football, tennis, cycling, swimming, basketball, netball, children’s playground, informal recreation activities, volleyball.
Leases / licenses / bookings:	Existing: Leasing of kiosk (Merrylands Swimming Centre), sport groups, clubs. Proposed: Bookings of the clubhouse for private functions, licences for liquor and insurance policies.
Caveats / easements:	N/A

2. CONTEXT

2.1 Regional Significance

Covering an area of approximately 11.4 ha, Merrylands Park forms an important component of the recreational facilities managed by Holroyd City Council. Merrylands Park is a significant Sportsground providing facilities for local and regional sport with several schools in the area also using the park for their sport and recreation activities.

The park is used for a variety of competitive sports, such as cricket, basketball, rugby and soccer. Recreation demand for the park is discussed in more detail in Section 2.6.2.

2.2 Cultural and Historical Significance

Merrylands Park is an important part of the cultural resources of Holroyd. It is the home ground of the Merrylands Rams Rugby League Team, which is a popular local club.

Other sporting groups who have had a long association with Merrylands Park include the Merrylands Soccer Club, Parramatta District Cricket Club, Merrylands Touch Football Club, Merrylands Swimming Club and the Parramatta/Holroyd Cycling Club.

Merrylands Park provides facilities for the following range of activities:

- Rugby League
- Cricket
- Soccer
- Swimming
- Netball
- Volleyball
- Tennis
- Cycling
- Basketball

These facilities have been developed over time since the park was gazetted as a public park on January 22nd, 1926. The park was officially opened in 1940 and the swimming centre built in 1968. Various improvements have occurred over the years, including a track built for the 1972 National Paralympics.



Shade tree planting associated with Velodrome / Oval

2.3 Physical Site Factors

2.3.1 Introduction

For the purposes of this POM, Merrylands Park has been divided into seven (7) broad management zones based on landuse type and/or other physical determinants, as indicated on Figure 3.

These zones include:

- A. Tennis court complex in the north west corner of the park.
- B. Field 3 in the north east corner of the park.
- C. The Merrylands Swimming Centre located in the central northern portion of the park immediately south of the tennis complex
- D. Open park area east of the Merrylands Park Swimming Centre. It should be noted that due to recent fence improvement works Zone D is now located within the perimeter fence of the swimming centre (Zone C).
- E. The main car parking area along western boundary of the park.
- F. The main oval and velodrome with surrounding facilities including the grandstand located immediately east of the main car park.
- G. Basketball courts and fields 1 and 2 located in the southern portion of the park.

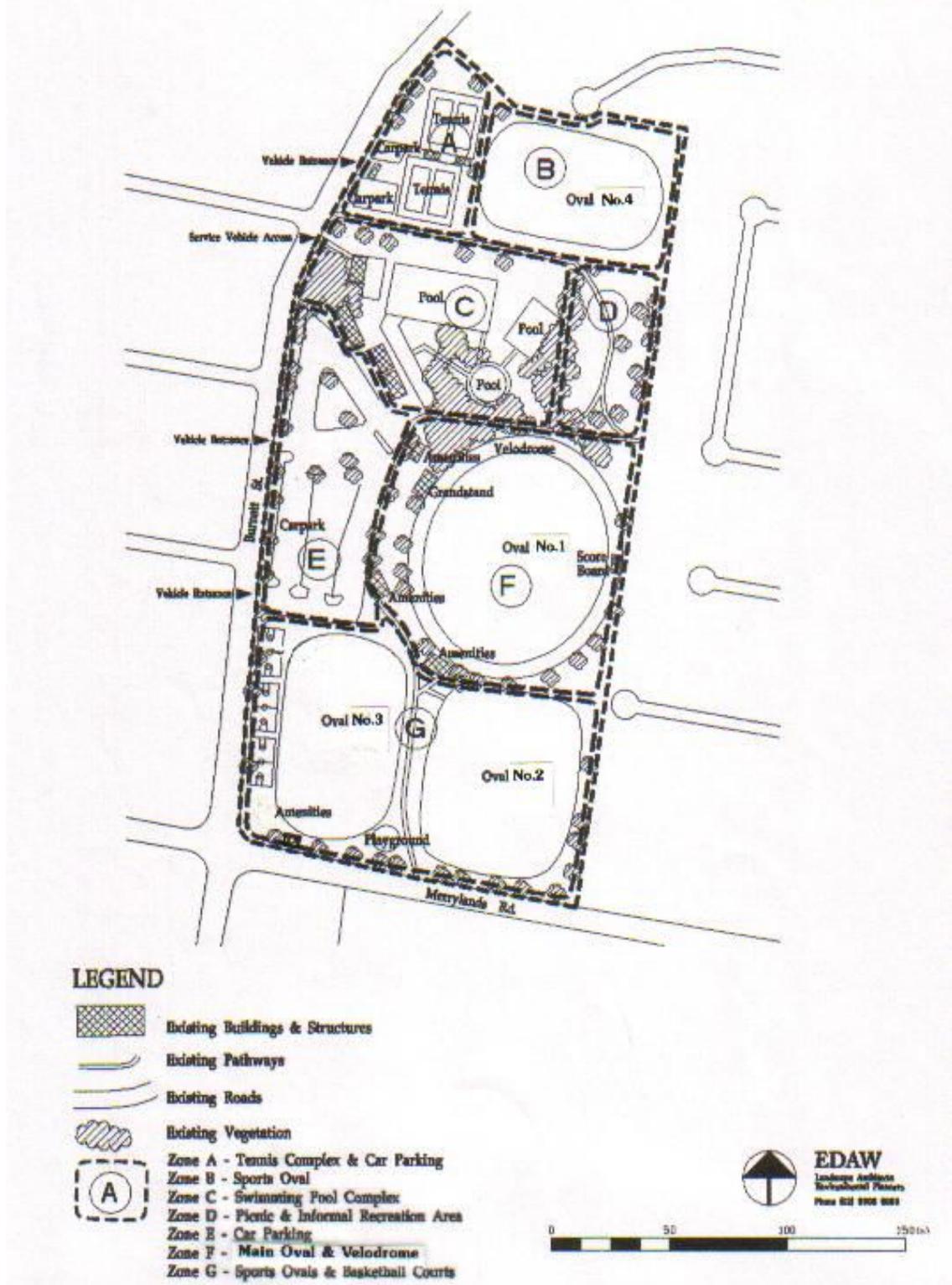
2.3.2 Climate

The climate of Merrylands Park is typical of the western suburbs of Sydney. The months of highest rainfall generally occur within the first half of the year. Temperature ranges in the Holroyd area vary between 4 and 34°C.

2.3.3 Vegetation

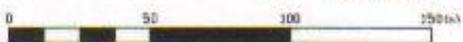
Vegetation within Merrylands Park primarily comprises plantings of native and exotic trees in the passive recreation areas between the playing fields. Single rows of mature *Eucalyptus* species and *Lophostemon confertus* (Brushbox) are planted along the Burnett Street and Merrylands Road perimeters of the park. The main oval is surrounded by plantings of semi-mature to mature *Lophostemon confertus*, *Ficus hillii* (Hill's Fig), *Grevillea robusta* (Silky Oak) and *Eucalyptus* and *Casuarina* species. The passive recreation area immediately east of the Merrylands Swimming Centre contains plantings of *Melaleuca styphelioides* (Prickly-leafed Paper Bark), while within the Swimming Centre itself, *Eucalyptus* and *Callistemon* species and *Melaleuca quinquenervia* (Broad-leafed Paperbark) are planted.

MANAGEMENT ZONES
Figure 3.



LEGEND

-  Existing Buildings & Structures
-  Existing Pathways
-  Existing Roads
-  Existing Vegetation
-  Zone A - Tennis Complex & Car Parking
- Zone B - Sports Oval
- Zone C - Swimming Pool Complex
- Zone D - Picnic & Informal Recreation Area
- Zone E - Car Parking
- Zone F - Main Oval & Velodrome
- Zone G - Sports Ovals & Basketball Courts





Tennis courts in northern portion of the park



Swimming complex entrance / administration building

2.3.4 Wildlife

There is limited wildlife habitat within Merrylands Park due to the absence of naturally occurring vegetation. The trees and shrubs which do occur provide a food source and some shelter for species (predominantly birds) associated with urban environments.

There are no known surveys of wildlife using the park.

2.3.5 Buildings and Structures

The locations of buildings and structures on the site are indicated on the Layout Plan (Fig. 2) and the plan of Management Zones (Fig.3). These buildings and structures are listed below for each management zone.

Zone A - Tennis Court Complex

- BBQ facilities
- floodlighting
- playground
- toilet block
- 2 tennis court clubhouses
- 4 tennis courts
- seating
- car parking area

Zone B - Northern Field (No.4)

- playing field
- floodlights

Zone C - Swimming Centre

- kiosk, pumphouse and administration buildings
- 3 outdoor pools
- seating
- 2 shade structures
- 2 amenity buildings
- volleyball court
- BBQ facilities
- floodlighting
- play equipment

Zone D - Passive Recreation Area

- barbecue fire places and picnic facilities
- seating



Cycling track around the perimeter of the main oval.



Basketball courts and sports oval in southern corner of the park.

Zone E - Carpark

- car parking area with bitumen surface and kerb and gutters
- floodlights

Zone F - Merrylands Oval

- main oval
- velodrome
- grandstand
- sight screens
- scoreboard
- 2 toilet blocks
- floodlighting
- shade pavilion
- cricket practice wickets
- turf wicket
- BBQ facilities
- 2 amenity buildings

Zone G - Southern Fields (No 2 & 3)

- 2 playing fields
- playground
- multi purpose track
- 2 basketball courts
- floodlighting
- amenity building
- seating
- toilet block
- netball court

2.3.6 Services

The alignment of services are indicated in Fig 4 and summarised below.

Zone A

- the tennis courts are lit by free-standing pole-mounted flood lights which enable night use of the courts.
- the clubrooms are connected to electricity, sewer and water
- the toilet block is connected to electricity, sewer and water

Zone B

- the field in this Zone is lit by free standing pole mounted flood lights

Freestanding pole mounted floodlights



Electric powered BBQ facility.

Zone C

- the pool area is lit with free standing pole mounted flood lights which allow training and competition races at night
- both the kiosk and change rooms are connected to water, sewerage and electricity
- BBQ facilities in this zone are electric powered

Zone D

- the BBQ facilities are fire pits which limits their usage in summer during fire ban periods.

Zone E

- the car park is lit by free standing pole mounted flood lights.

Zone F

- the velodrome is lit with overhead flood lights similar to street lights which provide sufficient light for cycle training at night but not for the toilet blocks and the grandstand change rooms are connected to water, electricity and sewer.

- the BBQ facilities in this zone are electric powered

Zone G

- both fields, the basketball courts and the netball court are lit by free standing pole mounted flood lights which enable night use of these facilities.
- the amenities in this zone are connected to water, sewer and electricity.
- BBQ facilities in this area are electric powered



Southern amenities building.



Major surcharge facility located on Burnett Street adjacent to swimming centre

2.3.7 Landform and Drainage

The site is generally flat with a slight fall in elevation from north to south and west to east. Drainage of the site is provided by a series of pits and pipes that discharge into the adjoining stormwater system. A major surcharge facility is located on Burnett Street adjacent to the swimming centre. This facility directs water onto the carpark area during flood events.



Cycle training track located around the perimeter of the southwest oval in Zone G

2.4 Visual Considerations

Analysis of the visual elements of the park was carried out in as part of the previous plan of management and the results are illustrated in Figure 5.

Views of the residential development to the north of the park are broken up by massed vegetation in the background as well as shade trees in the foreground. Views to the south of the park are dominated by Merrylands Road. This is one of the major roads in Holroyd and it contributes significantly to noise level intrusion into the park.



Fence constructed by Council to protect adjoining homes and streets from damage by cricket / footballs.

Residential development is visible beyond Merrylands Road to the south. These homes have been partially screened by vegetation planted to block views of the road. However this vegetation is scattered and the level of screening is hampered by powerlines running along the boundary of the park.

Views to the west from the park are dominated by Burnett Street which carries a high volume of traffic to and from the M4 Motorway resulting in a high level of noise and visual intrusion into the park. The corner of Burnett Street and Merrylands Road is an important focal point within the urban structure of Holroyd being the intersection of two major north-south and east-west roads.

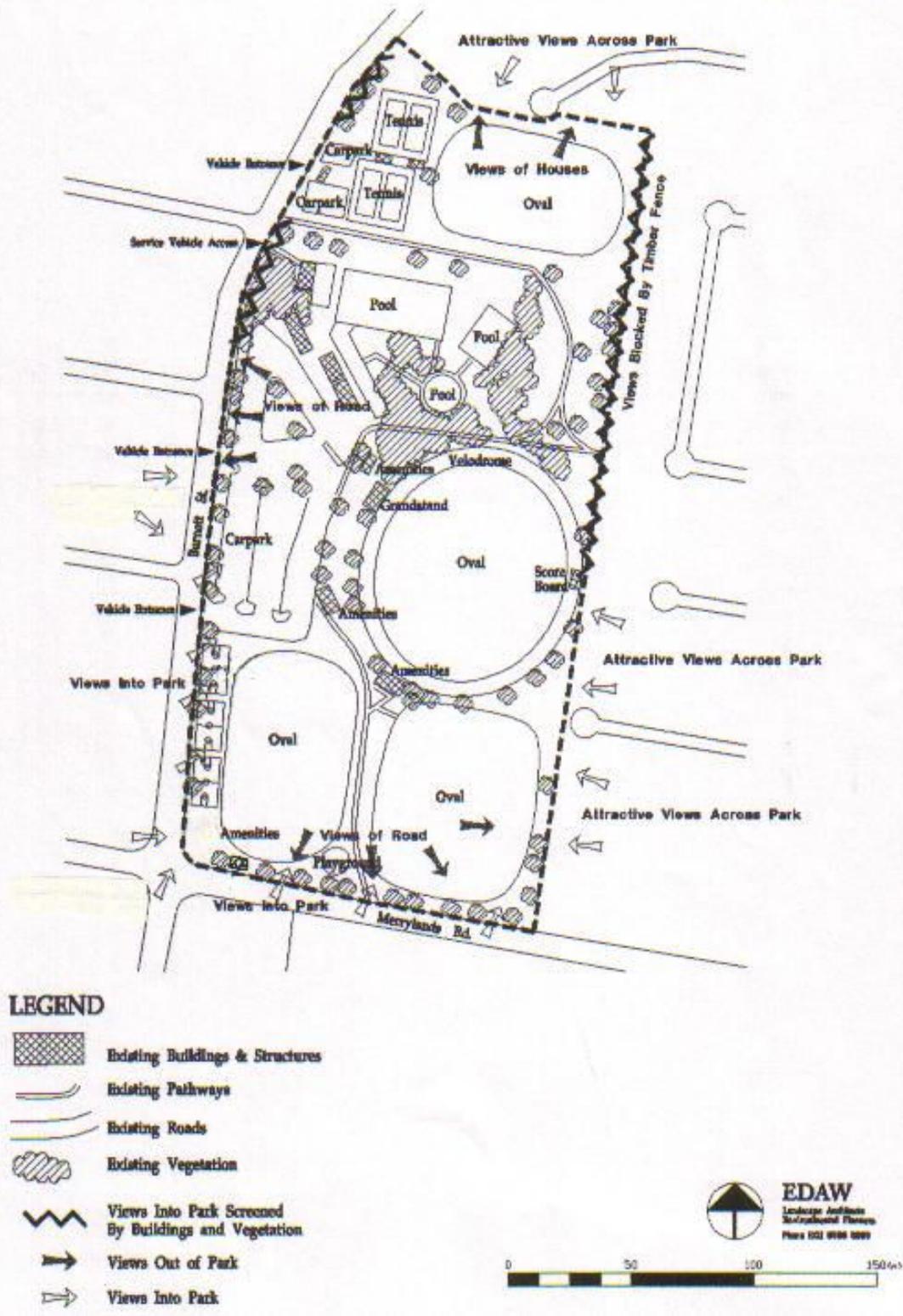
The entire eastern boundary of the park is adjoined by residential properties. These homes which back onto the park are separated from it by fences and in some cases vegetative screening. Houses adjoining the velodrome have attractive views of the park through scattered mature trees.

Residential properties adjoining the north east corner of the park, generally have established vegetation along their boundaries. Two storey homes in this area are more visible from the park and have clear views across the park. Single storey homes do not generally have views of the park due to the timber fence line along this boundary.

Residential properties adjoining the oval in the south east corner of the park are separated from it by fencing. This fence does little to screen views into the park and therefore these homes are visually prominent from within the park. Council has constructed a fence along a portion of this boundary which is designed to protect adjoining homes from stray cricket and footballs.

VISUAL ASSESSMENT

Figure 5.



2.5 Current Recreation Activities

2.5.1 Introduction

The diverse range of recreational facilities in Merrylands Park are used by a large number of user groups. These facilities have been developed to meet the requirements of the community. Future improvements will be implemented on a priority basis as funding is available.

2.5.2 User Demand

Merrylands Park is primarily used for formal active recreational purposes. User groups include both organised sporting groups, schools and individuals engaged in active and passive recreation activities. There are several sporting groups using Merrylands Park on a regular basis. These include:

- Parramatta Cycling Club
- Merrylands Junior Rugby League Club
- Merrylands Soccer Club
- Parramatta Cricket Club (Sydney Grade Cricket)
- Parramatta District Cricket Club (Junior)
- Merrylands Touch Football Club
- Parramatta / Holroyd Cycling Club
- Merrylands Swimming Club
- Merrylands Tennis Clubs
- Tony Pedesta School of Tennis

In addition, various school groups use the park facilities for organised school sport including netball, basketball, cricket, soccer and softball.

Non regular groups using the park facilities include business groups for sporting days as well as general community groups.

The Merrylands Park Local Committee is responsible for coordination of these user groups. The Committee seeks to minimise conflicts between user groups and schedules the time each group uses the park facilities. The Tennis Court Committee controls the use of the courts.

Organised sports take place on the main oval and 3 playing fields as well as the velodrome, basketball courts, netball court, tennis courts and the swimming centre. Passive recreation takes place in the unfenced areas of open space throughout the park. These activities include picnicking, BBQs and watching sporting events.



Security fencing separating path network from the swimming pool complex

More than 30 different groups including primary and high schools, the Department of Education, and sporting clubs use the swimming centre facilities on a regular basis for organised activities. This totals approximately 60 800 persons between October 2003 and March 2004. Swimming lessons are also available at the centre for groups and individuals.

2.6 Planning Considerations

2.6.1 Adjacent Land Use

The primary land use in areas adjoining the park is residential (Refer to Fig. 6). The northern and eastern boundaries of the park are directly adjoined by residential developments. Due to the proximity of these residences, they are potentially affected by activities taking place within the park.

A few residents in these areas have complained of noise generated by sporting events, as well as maintenance of park facilities. However the low number of complaints indicates that the park is generally well maintained. Along the eastern boundaries, there have been instances of damage to property from cricket balls. Council has addressed this problem by either constructing fences designed to protect properties or by limiting the direction of bowling at the turf practice wickets on the main oval.

The southern border of the park is adjoined by Merrylands Road, a major east-west road in Holroyd LGA which extends east to Merrylands Railway Station and west to Gipps Road in Greystanes. Residential development occurs along the southern side of Merrylands Park adjacent to the Road.

Burnett Street runs along the western boundary of the park. This two lane road is a relatively busy road particularly during peak hour traffic. Adjoining the western edge of Burnett Street, the land use is predominantly residential with some commercial properties on the corner of Burnett Street and Merrylands Road.

Residents living alongside Burnett Street and Merrylands Road are frequent users of the park and as such are in a position to report any vandalism or maintenance concerns to Council. Some complaints have been made to Council concerning the use of the park at night by unsupervised youths predominantly in the basketball area. Vandalism of park facilities is a costly component of Council maintenance. While it is Council policy to paint frequently vandalised surfaces with a graffiti proof paint, this issue requires ongoing attention.



Graffiti of Council property is an ongoing problem in the park

2.6.2 Zoning and Planning Controls

The area in which Merrylands Park is located is zoned 6(a) Open Space. Holroyd City Council's objectives for this zone are to:

- identify land which is currently used or is intended to be used for the purposes of open space or public recreation
- allocate sufficient open space to serve the present and future recreational needs of residents and visitors
- enable development associated with, ancillary to or supportive of public recreational use

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

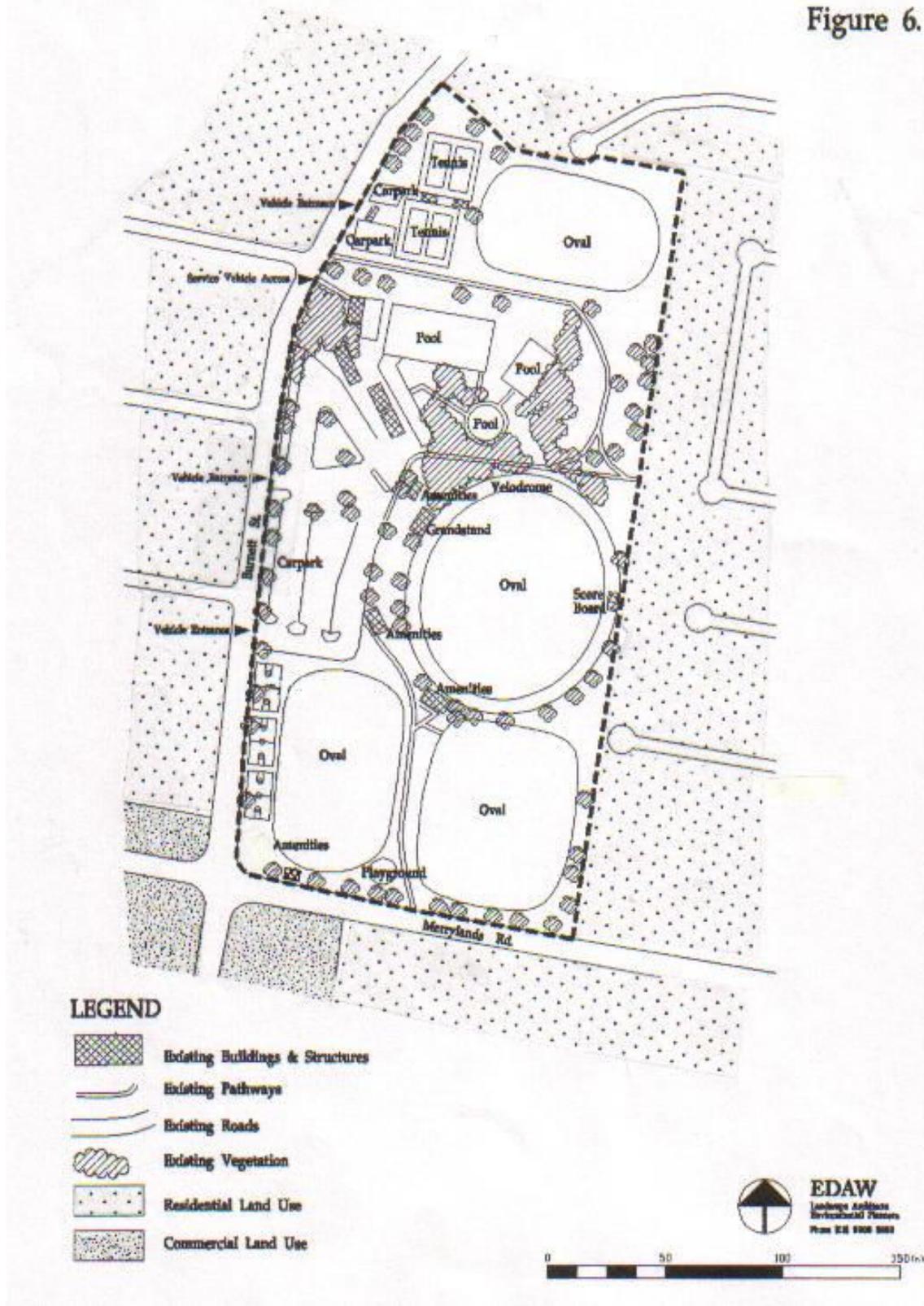
- landscaping
- gardening
- bushfire hazard reduction

The following activities are not permitted without development consent:

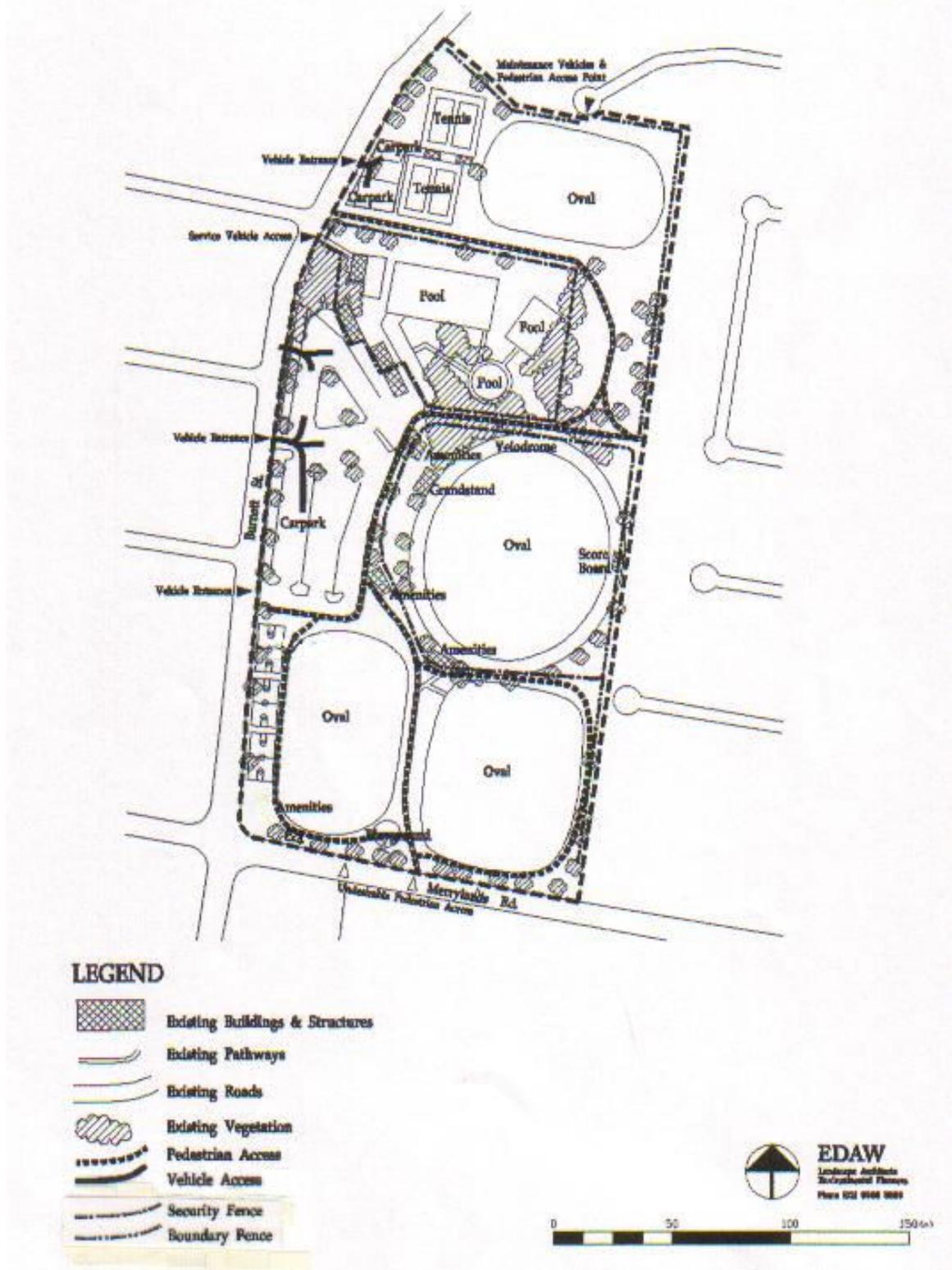
- construction of advertising structures
- buildings for the purposes of landscaping
- caravan parks
- child care centres
- children's playground
- drill grounds
- forestry
- public baths
- public reserves
- racecourses
- recreation areas and facilities
- showgrounds
- sportsgrounds
- tourist facilities
- utility installations
- uses or buildings associated with those purposes which are under the care, control and management of the Council.

ADJOINING LAND USES

Figure 6.



EXISTING ACCESS AND CIRCULATION
Figure 7.





Central car park



Carparking for the swimming pool complex

Purposes other than those listed are prohibited in areas zoned 6(a) Open Space. Except; that Council may construct roads, stormwater drainage, recreation areas, public amenities, parking areas and cycleways in this zoning without obtaining its own consent.

2.6.3 Access and Circulation

Access and circulation relating to Merrylands park is shown on Figure 7. Vehicle access into the park is obtained through one of six entrances. Two entrances located along Burnett Street, provide access to the car park. A third entrance provides access to the tennis centre car parking facilities. The fourth entrance provides access for service vehicles only to the western boundary of the swimming complex (Zone C). Vehicles enter the fenced area of this zone to gain access to the pumphouse and storage. The fifth and sixth entrances are located off Lowana Crescent and Major Road respectively.

Access to Zone B is restricted to maintenance vehicles which can enter from Lowana Crescent adjoining the northern boundary of the park.

Traffic at the intersection of Merrylands Road and Burnett Street is generally heavy and there is a high incidence of accidents at this junction. The traffic hazard is increased by pedestrians trying to cross at this intersection to enter the park.

Pedestrian access within the park is available through any of the vehicle entrances as well as several pedestrian only entrances. Pedestrian access exists through the open space area where a pathway is provided from Shannon Avenue. Pedestrian access to the park also exists along Burnett Street and Merrylands Road frontages. Pedestrian access to the park from Merrylands Road and Burnett Street should be assessed with the view of minimising the safety hazard created by pedestrians crossing these busy roads at multiple points to enter the park.

Pedestrian circulation within the park generally occurs along existing pathways, although some pedestrians choose to walk across the ovals in Zones G and B.

Pedestrians and vehicles entering the main oval enclosure use the same double gates from the carpark. This access and the area around the grandstand requires upgrading to separately define vehicular and pedestrian areas.

Disabled access into the park is available through the carpark entrance where specified parking bays have been set aside for disabled access. Internal pathways have been maintained to a standard which allows disabled persons to gain access to all zones of the park.

Access to the main oval in Zones F of the park has been an issue in the past

with Council receiving complaints from residents who were denied access to this zone. Some residents feel that as the park is a community resource, the public should be granted unlimited access to the facilities within it. This zone which contains the main oval, is fenced off from the public and access can only be gained by spectators during sporting events, or by contacting the Merrylands Park Local Committee. Council considers that limiting public access to this zone reduces maintenance costs and protects the assets enclosed (turf wicket) from vandalism and overuse.

Every effort has been made by Council to allow unlimited public access to facilities outside of Zone F and Zone C (Swimming Complex).

2.7 Management and Maintenance

2.7.1 Management

Management of Merrylands Park is the responsibility of Holroyd City Council, assisted by the following organisations:

- Merrylands Park Local Committee

The Local Committee is responsible for organising bookings for use of the park by outside user groups. However the committee has no management role in the swimming centre which is a Council managed facility.

It is intended that the Merrylands Park Local Committee represent the views of all user groups except the swimming centre and tennis courts which are directly managed by Council. It therefore includes representatives from a variety of park users who are expected to be able to administer and manage the park effectively.

The Local Committee is expected to work towards implementation of the Plan of Management, and to report to Council regarding the use of the park, and required ground improvements. The structure and responsibilities of Local Committees are detailed in Council's Policies, Codes and Delegated Authority Manual.

2.7.2 Maintenance

Maintenance of Merrylands Park is undertaken by responsibility the following groups:

- Holroyd City Council's Parks Maintenance Crew
- Holroyd City Council's Building Maintenance Crew
- Holroyd City Council's Pool Staff
- Merrylands Park Local Committee
- The maintenance activities of the various groups includes the following:

HCC Parks Maintenance Crew

- mowing, edging and assisting with watering of ovals and the surrounding grassed areas
- maintenance of all BBQ areas
- minor line marking
- rubbish removal
- maintenance of amenity blocks
- turf wicket maintenance
- annual inspection of play equipment and repairs or removal of unsafe equipment as required and replacement as funds permit
- establishment and maintenance of perimeter plantings
- general cleaning and maintenance of the park
- maintenance of the park's pedestrian and cycle paths
- cleaning of tennis courts and associated facilities

Council's Pool Staff

- mowing, edging and gardening in the Swimming Complex (Zone C)
- cleaning and maintenance of all pools

Council's Building Maintenance Crew

- all general repairs to all buildings

Merrylands Park Local Committee

- line marking
- general cleaning after events
- watering of ovals where required

2.7.3 Asset Register

Councils Asset Management Database (TAMS) includes the property details and a list of the facilities at the park. This register contains information on the various facility's condition, value and maintenance responsibility.

2.7.4 Current Leasing Agreements

Leasing arrangements currently exist for the kiosk located within the swimming centre. The lease for the swimming centre kiosk is renewed by tender.

2.7.5 Staffing

Council maintenance of Merrylands Park is carried out by Council employed staff. Activities carried out by Council staff are listed in section 2.7.2.

2.7.6 Community Involvement

There is a high level of involvement of the community with Merrylands Park through the various sporting groups, schools, charity groups, and recreation clubs. Use of the park by these groups is organised and overseen by the various management bodies (Refer 2.7.1).

Council also holds annual meetings with Local Committees and Swimming Clubs to facilitate discussion of significant issues. Routine matters are raised directly by the committee and clubs with Council's supervising staff as they arise.

2.7.7 Funding

The majority of funding for general maintenance and improvement works at Merrylands Park comes from rate revenue.

Funding for improvements to facilities is also provided through the Merrylands Park Local Committee. The Committee is responsible for collecting fees from the various user groups. Minimum fees and charges for sporting grounds are set in Council's annual budget, in line with Council's Corporate Management Plan. Other potential funding sources include Section 94 funding and Government grants. Funding is discussed in more detail under Section 4.3.

3. COMMUNITY LAND CATEGORISATION

The local government act 1993 provides the legislative framework for a council's day to day operation. The act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for management. Of particular relevance is the requirement for all council property classified as community lands to be categorised in accordance with the guidelines for the categorisation of community land listed in the local government (general) regulation (cl.6b-6ja).

The following table provides a summary of the Guidelines for Categorisation as listed in the Local Government (General) Regulation 1999, and the Core Objectives for management of community land as listed in the Local Government Amendment (Community Land Management) Act 1998 for the proposed categories for Merrylands Park Regional Sporting Centre.

<i>Proposed Category</i>	<i>Guidelines for Categorisation Local Government (General) Regulation 1999</i>	<i>Core Objectives for Community Land Categories Local Government (Community Land Amendment) Act 1998</i>
Sportsground	<ul style="list-style-type: none"> The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games. 	<ul style="list-style-type: none"> encourage, promote and facilitate recreational pursuit in the community involving organised and informal sporting activities and games; ensure such activities are managed having regard to any adverse impact on nearby residences.

The prioritised action plan also satisfies the Local Government Act's requirements that a POM outlines the means by which Council proposes to achieve the plans objectives and measures performance against stated targets.

4. MANAGEMENT STRATEGIES

4.1 Introduction

The primary objective of this Plan of Management (POM) is to provide a framework for future management of Merrylands Park.

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

4.2 Management Objectives

Management of the park must be in line with Council's vision for the Holroyd Council area, its objectives for land zoned 6(a) Open Space (refer 2.6.2 Zoning and Planning Controls) and the core objectives for the category of *Sportsground* listed in the Local Government Act (refer 3.0 Community Land Categorisation).

In addition to those listed in section 1.2 of this POM, Council's management objectives for Merrylands Park include the following:

- provision of a safe and healthy environment that meets reasonable community expectations.
- maintenance of a visually attractive and pollution free environment
- management, development and conservation of constructed and natural resources
- provision of community service, particularly sport facilities which are accessible to all sectors of the community and which are appropriate to these needs
- operation of the park in a manner that has a minimum impact on adjoining landusers.

4.3 Provision of Facilities

Recreation:

Additional recreation facilities will be developed in response to demand and the availability of funding. Planning and design of these facilities will be carried out in consultation with the Local Committee. The planning process will involve specific user groups and/or the broader community. Issues of demand, funding, use pattern, on-going management and maintenance need to be addressed in the planning and design process.

Preparation of a Landscape Master Plan will address the physical elements of the park including tree, planting, pedestrian paths, furniture, fences, car park configuration and signage improvements.



Picnic facilities in Zone D

Amenities:

While the facilities provided at Merrylands Park have been developed to suit the needs of a large range of user groups, a number of issues still need to be addressed by the Plan of Management, including:

- Soccer club rooms;
- General toilet and shower facilities;
- Playing field amenities for field no.4;
- Appropriate park furnishing such as seating, bins and drinking fountains;
- General upgrade of existing amenities buildings;

New clubhouse and amenities building has recently been constructed for Merrylands Junior Rugby League Football Club (ie, 2003) adjacent to the main oval, and can be hired by all the regular park user groups.

People participating in soccer and rugby league have grown considerably over recent years, coinciding with local population growth. There is a strong possibility these sports will continue to expansion. Emphasis has been placed on providing sufficient amenities to accommodate the increasing volumes of park users. The existing soccer clubhouse is in a poor condition and should be replaced with a new building. The amenities building located in the south western corner of the park provided the only toilet facilities available to general park users. This facility is in a poor condition and should be replaced (refer 4.5). Playing field no.4 located in the parks northwestern corner lacks adequate seating and has no amenities located nearby. Facilities suitable for the level of usage as a secondary playing field should be investigated. Potential shared use or adaptive use/additions to the Pool Complex would be preferred to an additional building.

Electric BBQ's and picnic tables are required adjacent to fields 2, 3 and 4 to improve the facilities for the user groups in this area of the park.

It is recommended that improved seating be provided around the ovals. At present some spectators are required to stand or sit on poor seat furnishings to view sporting events. Any additional seating could be situated at regular intervals around the perimeters of the fields.

Although there are currently adequate numbers of garbage bins and picnic facilities, these units should be upgraded as required. In particular the picnic tables adjacent to Merrylands Road should be replaced and their locations rationalised.

4.4 Access, Circulation and Carpark Facilities

The POM aims to address the need for convenient and safe access and circulation throughout the park by identifying issues related to the objectives and by proposing solutions to these issues. As a result, the following access, circulation and car park issues have been identified.

- rationalisation of main carpark
- traffic management for vehicles entering the park
- pedestrian access to the park across Burnett Street and Merrylands Road
- pedestrian and vehicular movement around grandstand and main carpark
- facilities for disabled persons

Rationalisation of carpark configuration is required. The carpark has become unsafe due to speeding vehicles and anti-social behaviour. A Landscape Master Plan would coordinate a redesigned configuration, placing emphasis on efficient circulation with a focus on slowing vehicular traffic, improved pedestrian access and safety and provisions of improved accessibility for disabled users. Current improvements to the carpark are to include the installation of boom gates and speed humps to restrict vehicle speeds and access, carpark lighting, disabled accessibility and a remarking of parking bays and traffic circulation markers. Additionally, provisions for tree plantings will provide carpark shade.

During the park's peak use periods, the northbound traffic entering the park from Burnett Road can cause gridlock for other commuters. It is recommended a traffic study be undertaken to suggest traffic management schemes that will decrease traffic congestion and improve pedestrian safety.

Pedestrian access to the park from residential areas to the south and west of the park needs to be addressed. The current arrangement does not provide any direct crossing points for pedestrians to gain access to the park which creates a traffic hazard by encouraging pedestrians to cross the roads at random locations.

Presently pedestrians cross at the traffic signals at the intersection of Merrylands Road and Burnett Street in order to safely gain access to Merrylands Park from the south and west. Pedestrians wishing to cross from further north on Burnett Street can safely cross at the pedestrian refuge provided.



Amenities building adjoining intersection of Merrylands Road and Burnett Street

Entrances into the park could also be more clearly defined using improved signage. Council designed signs should be installed at all entrances, to increase public awareness of park identity and assist vehicle access.

Vehicle and pedestrian access to the main oval enclosure requires formalising in the area around the grandstand. Vehicle access should be restricted to authorised vehicles. The landscape and pedestrian areas require upgrading. These improvements should aim to achieve an adequate separation of pedestrian and vehicular access in this area.

Disabled facilities at Merrylands Park are available and adequately maintained and general access should comply with AS1428 (Design for access and mobility). Toilet blocks are wide enough to allow wheelchair access and the number of facilities are sufficient for the playing fields at this time. Council should review disabled facilities within toilet blocks and undertake any improvements to meet current standards when funding becomes available.

4.5 Health and Safety Issues

Four major health and safety issues have been identified at Merrylands Park. These are:

- toilet block at the south west corner of the park (cnr Merrylands Road and Burnett Street)
- control of unsupervised use of park at night
- damage to adjoining properties from cricket balls
- protection from sun exposure

The toilet block at the southwest corner of the park has been subjected to regular vandalism. The location of the building at the intersection of Merrylands Road and Burnett Street makes it visually prominent which could be reduced by landscape works to upgrade the appearance of this major intersection. Since this toilet block serves the casual users of the park and has a history of vandalism, it may be appropriate in the future to replace the building with modern toilet facilities consolidated with other structures which has improved safety features.

Unsupervised use of the park at night results in costly vandalism and damage to Council property. Council will need to work in conjunction with local police and community groups to minimise instances of vandalism and antisocial behaviour.

Screen planting with trees along the eastern side of the park may assist reducing the risk of damage to adjoining properties resulting from cricket balls and other objects. Such planting will supplement the high fence constructed by Council to protect homes along part of this side of the park. Council will need to liaise with adjoining land owners when designing screen planting.

While some shade tree planting has been provided at the park in addition to a number of artificial shade structures, additional shade planting is required to protect sport spectators from excessive exposure to sunlight during summer months. Shade tree planting is discussed further below.

4.6 Planting Strategy

4.6.1 Summary

Vegetation may be used to address a number of issues associated with poor physical or visual amenity. Planting within Merrylands Park can perform a range of functions including:

- screening unwanted views
- shade for spectators watching sports and people using picnic /barbecue areas
- screen planting to assist buffering of adjoining homes from damage by cricket balls and footballs
- definition of the perimeter of the park as well as specific zones throughout the park.

Increased planting is recommended along the southern and western boundaries of the park to reduce views of Burnett Street, Merrylands Road and the adjoining residential development. It is not intended for this planting to block views from the adjoining roads as that would restrict the potential for security surveillance of the park from adjoining public roads and residences. However, tree planting that allows glimpses into the park will maintain security while providing improved visual definition of the park boundaries.

This planting will need to take account of the Integral Energy guidelines for recommended planting under power lines. Integral Energy is not bound to trim trees until they are within the clearance levels of the powerline conductors. As a result Council maintenance officers will need to train the trees at an early age in order to maintain their visual attractiveness and screening ability as they grow beneath powerlines. Alternatively Council might consider pursuing with Integral Energy the replacement of the existing conductors with insulated bundled conductors which will allow the tree crowns to grow to their normal size and shape without creating an electrical safety hazard.

Tree planting is also recommended along the eastern and northern boundaries of the park. This would increase the privacy of adjoining residents while protecting their properties from damage by cricket and footballs.

Shade planting is recommended around the perimeters of both ovals in Zone G and the oval in Zone B. This will allow spectators to view sporting events without being exposed to direct sunlight. This is an important consideration, especially during summer months, as it provides relief from the sun and reduces exposure to cancer causing solar radiation. Broad canopy trees will provide the best shade for this purpose. The use of deciduous trees in selected locations will provide summer shade as well as winter sunlight where appropriate.

Trees will need to be protected during the establishment period by the use of tree guards. An indicative planting layout is shown in Figure 8.

4.6.2 Recommended Species

The planting strategy aims to perform various functions by using predominantly native species, supplemented by exotic species that are known to perform well on the Cumberland Plain. Those species known to be locally indigenous to the Holroyd area have been marked with an asterisk.

(a) Perimeter Planting

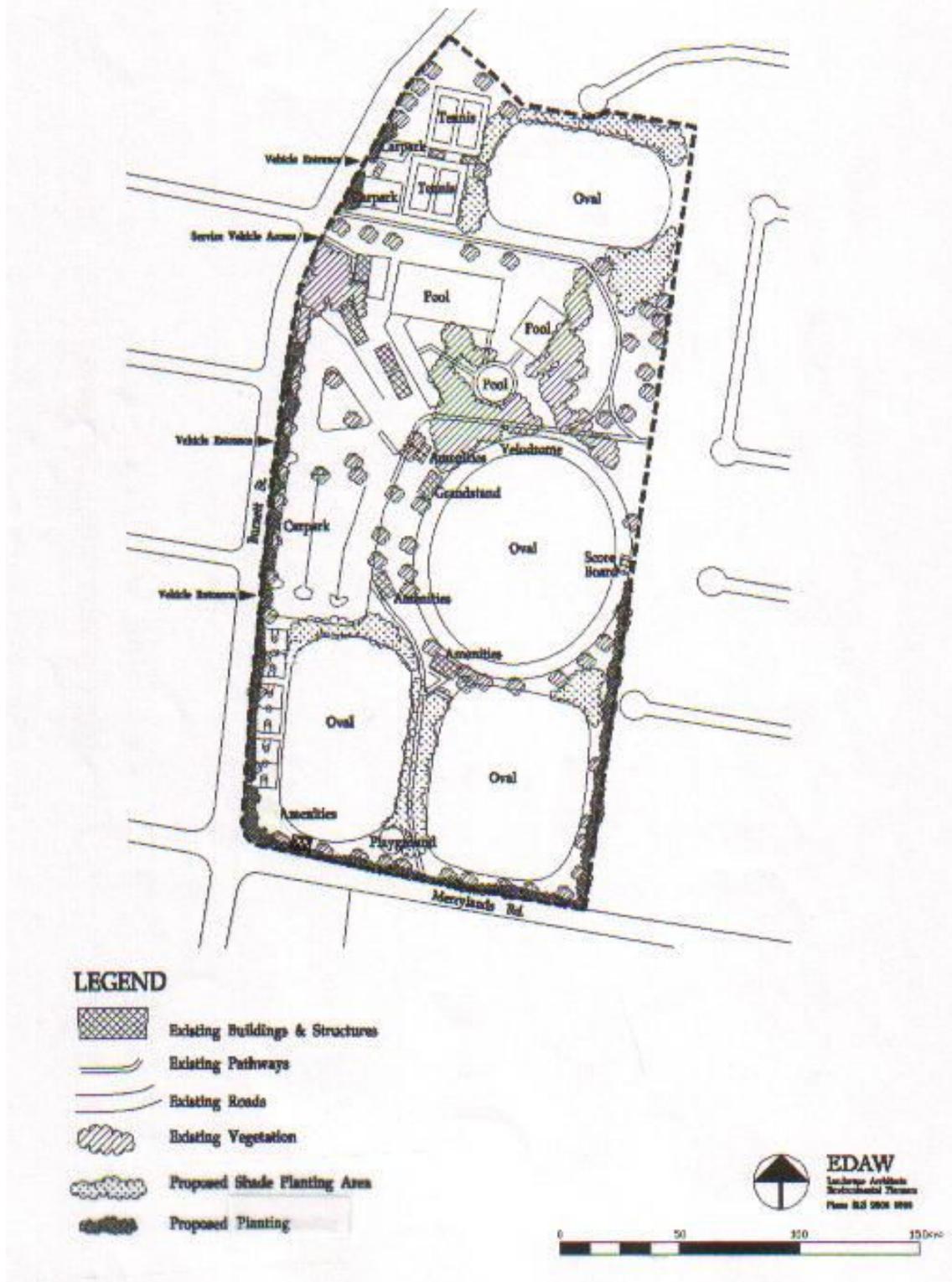
Shrubs

- *Acacia elata* (Cedar Wattle)
- *Acacia floribunda*
- *Acacia glaucescens* (Coast Wattle)
- *Callistemon salignus* (Pink-tip Bottlebrush)
- *Callistemon viminalis* (Weeping Bottlebrush)

Trees

- *Eucalyptus mollucana* (Grey Box) *
- *Eucalyptus tereticornis* (Forest Red Gum) *
- *Eucalyptus crebra* Narrow-leaved (Ironbark) *
- *Eucalyptus elata* (Willow Peppermint) *
- *Eucalyptus maculata* (Spotted Gum) *

PROPOSED PLANTING
Figure 8.



- Eucalyptus sideroxylon (Pink Flower Ironbark) *
- Casuarina glauca (Swamp Oak) *
- Allocasuarina torulosa (Forest Oak) *

(b) Shade Planting

Trees

- Fraxinus oxycarpa Raywoodii (Claret Ash)
- Pistacia chinensis (Pistacia)
- Sapium sebiferum (Tallow Tree)
- Eucalyptus maculata (Spotted Gum)
- Eucalyptus nicholii (Small leaved Peppermint)
- Lophostemon confertus (Brush Box)

In order to minimise the area of turf that needs to be maintained it is recommended that exotic grasses be removed and surface mulch be used in areas where clumps of trees and shrub are to be planted. In addition to the mulching of new plantings, existing plantings should be progressively incorporated into mulched beds where appropriate. Plantings of native grasses beneath trees should also be considered.

All new plantings should reflect the recommendations made in the Holroyd City Council Landscape Master Plan.

4.7 Planning Issues

4.7.1 Introduction

The Merrylands Park POM has been influenced by various planning issues which relate not only to the park itself but also to the surrounding areas. The character of the surrounding urban and commercial areas is expected to continue to change over time. It is therefore important to ensure that these changes do not adversely affect the function and amenity of the park.

While most of the planning issues identified in this POM are under the direct control of Holroyd City Council, some involve other authorities and organisations, such as Integral Energy, Sydney Water and the RTA. Council will need to communicate with these authorities when any of their proposed works impact on the park.

4.7.2 Adjoining Land Use

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

5. IMPLEMENTATION

5.1 Introduction

Implementation of the Merrylands Park Plan of Management will be an ongoing process that will proceed in response to community expectations, user requirements, the availability of funding and other circumstances as they arise. Council will need to monitor future demand for recreational facilities, develop new facilities and provide an appropriate level of management to satisfy community requirements.

5.2 Management Structure

As the management and development of Merrylands Park involves the cooperation of several major user groups, it is essential to have a clear definition of management responsibilities as well as the involvement of a range of people with the necessary management skills and experience. These groups and their respective responsibilities are summarised below.

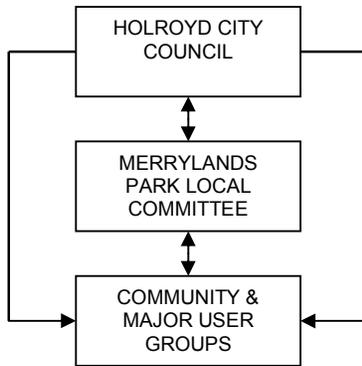
Holroyd City Council

- ultimate responsibility for development and management of Merrylands Park.
- budget allocation for development and maintenance
- assessment of applications for development of recreation related commercial facilities
- liaison with park Local Committee and major user groups
- maintenance and general management of the park
- maintenance of playground facilities in the park
- liaison with authorities that have responsibilities relevant to development and management of Merrylands Park eg. Integral Energy and Sydney Water.
- seeking opinions, expectations and needs of the community in relation to the tennis court area
- coordinating uses of the tennis courts by special user groups, including bookings and fee collection

Merrylands Park Local Committee

- seeking opinions, expectations and needs of community in relation to the park
- advice to Council on the requirements of the community and user groups
- report to Council on development of the park
- coordinating uses of the park by special user groups, including bookings and fee collection

- accumulate funds to assist with improvements at the park
- reporting vandalism and misuse of the park to Council and proposing actions to prevent their re-occurrence.



Proposed Management Structure

The Community

- reporting maintenance requirements and vandalism to Council
- presentation of requests and proposals to Council via the park Local Committee for development or upgrading of facilities in the park.

It is proposed that the above groups will work together in implementing the development and ongoing maintenance of the park. The relationship between these groups is illustrated in the above diagram.

5.3 Funding

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

Section 94 contributions provide a major source of potential funds for capital improvements within parks. These funds are generated by the contributions of developers involved in new development in the area. They are intended to increase the capacity of public facilities to cater for the expected population increase resulting from the development. This source of funds directly depends on the rate of development and hence may fluctuate significantly.

Funding for most recurrent cost of repairs and maintenance is provided through Council's annual budget. Council's annual budget allocation is aimed at achieving a satisfactory level of maintenance in all Sportsgrounds.

The fees charged by the Merrylands Park Local Committee and Tennis Court Committee for use of the park facilities are guided by the minimum fees set by Council in the annual budget. Local Committees are encouraged to set fees that will provide income for improvements in addition to meeting service charges such as water and electricity costs and minor maintenance costs. Accrued funds are then available for the future reconstruction of some facilities and further improvements to the Sportsground. Local Committee annual budgets should include provision of funds for such improvements.

A full schedule of all fees being charged by the Committee must be submitted to Council annually for confirmation. Details of the groups regularly using the Sportsground, the fee being charged and the extent of use should also be included.

5.4 Priorities

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

The prioritised action plan also satisfies the Local Government Act's requirement that a POM outlines the means by which Council proposes to achieve the plans objectives and measures performance against stated targets.

The following criteria have been applied in determining the priority rating for each action.

H - High Priority

- safety issues- where there is a high probability of injury occurring
- work needed to ensure the essential function of the park is not compromised.
- work needed to eliminate / reduce severe environmental problems eg: erosion, water pollution etc, in line with the requirements of the Environmental Protection Act and Soil Conservation Act.

M - Moderate Priority

- ongoing preventative and remedial maintenance of existing park assets
- work needed to ameliorate adverse environmental conditions eg: shade planting, screen planting, noise intrusion, poor circulation and access
- works aimed at reducing ongoing maintenance costs

L - Low Priority

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

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

Implementation Schedule

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

O - Ongoing - this denotes activities which are carried out on an ongoing basis as required and as funds permit.

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

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

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

- HCC- Holroyd City Council
- MPLC- Merrylands Park Local Committee
- RTA- Roads and Traffic Authority

ACTION NO.	ACTION	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
1.0	Planning/ investigations				
1.1	Review carpark issues as integrated design incorporating: - Entry improvements – signage and pavements - pedestrian / disabled access routes across and from carpark to facilities - Speed management in carpark - Potential need for after dark carpark closure - Shelter / shade to pedestrian routes - Rationalisation (if possible) of layout to improve function and capacity - new line marking - Tree planting	H	HCC/ MPLC	Completed design	P
1.2	Review the potential connection of carpark lighting to street circuit to enable night use (too costly for sports groups currently) – assess need for additional lighting to effectively illuminate night access routes	H	HCC/ RTA	Status confirmed	P
1.3	Investigate opportunities to improve traffic management and safety to the main entrance of the park along Burnett Road	H	HCC/ RTA	Opportunities identified for implementation	P
1.4	Prepare a Landscape Masterplan to coordinate arrangement of all proposed landscape improvements: - path access - tree & garden bed planting / mulching, - seating and bins - fences - coordinated signage across park	M	HCC/ MPLC	Completed master plan	P
1.5	Review the provision of adequate safety fence between playing areas and roads, to prevent balls and children entering dangerous areas.	H	HCC/ RTA	Status and requirements confirmed	P
1.6	Investigate potential shared use of Tennis Amenities to facilitate training use of Oval no.4	L	HCC	Use of Oval No. 4 optimised	P
1.7	Monitor parking issues relating to northern area of site (specifically training use of Oval No. 4)	L	HCC	No conflicts over carparking	P
1.8	Review opportunities to convert maintained grassed areas in poor condition at edges and under trees to mulched or native grassed groundcover of lower maintenance. Consider all related issues including access requirements, maintenance,, security sight lines.	L	HCC	Extent of maintained grass reduced where possible	P
1.9	Review wheelchair / disabled accessibility to applicable park areas – identify potential improvements.	H	HCC	Status of disabled access identified along with potential actions	P
1.10	Monitor potential need for boom gate control of carpark entry – should inappropriate night (after hours) use of carpark be a problem	M	HCC	Problems with night access to carpark effectively monitored and identified	P
1.11	Investigate preferred approach to lighting of field No. 1 - to provide optimum community use and identify costs for allocation / sourcing of funding	M	HCC	night access to carpark effectively monitored and issues identified	P
1.12	Investigate preferred approach to air conditioning of Cricket Clubrooms to enable general and effective community hiring	M	HCC	Preferred approach identified	P

1.13	Investigate potential all weather covering of pool change rooms – to cater for heated pool use	M	HCC	Pref. approach identified	P
1.14	Assess existing disabled toilets for compliance with the current standard	H	HCC	Assessment and report completed	P
1.15	Review district wide potential for skate facility - determine preferred site	M	HCC	Facility provided	P

ACTION NO.	ACTION	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
2.0	Landscape / External Works				
2.1	Implement carpark improvements incorporating: - Rationalisation (if possible) - Entry improvements – signage and pavements - linemarking - pedestrian / disabled access routes across and from carpark to facilities - Possible speed humps / speed management - Shelter / shade to pedestrian routes - Tree planting	M	HCC/ MPLC	Completed Improvements	P
2.2	Improve traffic management and safety to the main entrance of the park along Burnett Road	H	HCC/ RTA	Traffic congestion at entry reduced and safety improved	P
2.3	Undertake signage and related landscape works aimed at improving site identity on approaches to and at carpark entry for visitors on arrival	H	HCC/ RTA	Site entry enhancement implemented	P
2.4	Improve appearance of Merrylands Rd - Burnett St corner through landscape improvements and installation of coordinated signage		HCC	Improved visual amenity	Co
2.5	Implement proposed landscape improvements to general park area - path access - tree & garden bed planting / mulching, - fences - coordinated signage across park	M	HCC/ MPLC	General landscape amenity improved	P
2.6	Provide additional seating throughout the park coordinated by the landscape masterplan in locations where seating will be used Provide wearing surface (eg pavement) under seats	M	HCC	Additional seating provided Seating used	P
2.7	Implement opportunities to convert maintained grassed areas in poor condition to mulched or native grassed groundcover of lower maintenance.	L	HCC	Extent of maintained grass reduced where possible	P
2.8	Rationalise pedestrian and vehicular access to the main oval to improve visual amenity, reinforce pedestrian access, whilst effectively catering for required vehicle access	M	HCC	Pedestrian access defined, and visual amenity improved	P
2.9	Upgrade tennis court carpark		HCC	Carpark improved	Co

ACTION NO.	ACTION	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
3.0	Facilities Works				
3.1	Subject to review of night lighting and potential connection of existing lighting to street light circuit - install additional car parking lighting to improve safety	H	HCC/RT A	Car park lighting installed and operating adequately / existing lighting operated at appropriate times to meet needs	P
3.2	Install perimeter subsoil drainage on main oval		HCC/MP LC	Drainage of oval to acceptable standard	Co
3.3	Improve condition and/or material of drainage grates around the base of the velodrome	H	HCC	Condition of drainage grates and safety improved	P
3.4	Install internal subsoil drainage on main oval		HCC/MP LC	Drainage of oval to acceptable standard	Co
3.5	Provide additional meeting room / clubhouse facilities		HCC/MP LC/MJRL	Meeting room facilities of adequate capacity	Co
3.6	Soccer building to be replaced with new facility	M	HCC	Construction of soccer building complete	P
3.7	Provision of ground lighting to oval no.1 implemented	M	HCC	Oval no.1 lighting implemented	P
3.8	Implement connection of carpark lighting to street circuit to enable night use (too costly for sports groups currently)	H	HCC	Connection to street electricity complete	P
3.9	Provision for amenities strategically positioned throughout the site integrated with existing structures as possible	M	HCC	User amenity requirements adequate addressed	P
3.10	Implement any required wheelchair access improvements required to park facilities	H	HCC	User amenity requirements adequate addressed	P
3.11	Provision of a disabled toilet and shower facility in the swimming centre		HCC	Facility provided to relevant standards	Co
3.12	Strategic installation of water taps and drinking fountains	M	HCC	Water taps and drinking fountains installed	P
3.13	Upgrade main grandstand seating - with robust all weather covering	L	HCC	Improved usage of grandstand	P
3.14	Provision of electric BBQs in passive recreation area to the east of the swimming centre		HCC	BBQs provided	Co
3.15	Upgrade play equipment at northern end of the park	L	HCC	Improved play facilities are used effectively	P
3.16	Resurface velodrome cycling track		HCC	Resurfacing completed to an adequate standard	Co
3.17	Upgrade tennis court amenities	L	HCC	Adequate amenities	Co
3.18	Review potential locations for cricket nets on site	M	HCC	Adequate facilities	P

	(eg old toilet area) - implement / relocate cricket nets		PCC	provided and used	
3.19	Implement all weather change rooms to pool	L	HCC	Adequate facilities provided and used	P

ACTION NO.	ACTION	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
3.20	Resurface the four tennis courts	H	HCC	Courts resurfaced	P
3.21	Provision of a clubroom for the tennis courts	M	HCC	Clubroom provided	P
3.22	Provision of fabric screens on the tennis court fencing	M	HCC	Screen installed	P
3.23	Undertake a survey of tennis court users on suggested improvements	M	HCC	Survey undertaken	P
3.24	Investigate the need for additional tennis courts	M	HCC	Investigation undertaken	P
4.0	Maintenance				
4.1	Ensure all facilities (public toilets) are maintained operational to reduce water wastage	H	HCC	All facilities operating adequately	O
4.2	Provision of a garbage bin holding area	M	HCC	Holding bin area constructed and operating effectively	P
4.3	Periodic sweeping of velodrome surface and general clean up prior to event/training use	M	HCC	Revised maintenance regime adopted	O
4.4	Maintain park furniture and picket fences to ensure user safety	M	HCC	Park furniture and picket fences are free of protruding objects	O
4.5	Ongoing preventative & remedial maintenance to all park facilities	H	HCC/MP LC	Park adequately maintained	O
4.6	To maintain clear sight lines for pedestrian safety, under prune mature trees at a minimum height of 2 meters	M	HCC	Sight lines are maintained and pedestrian safety improved	P
4.7	Impose strong restrictions on allocated disabled and staff only car park spaces	H	HCC	Disabled parking available for legitimate use	P
4.8	Monitor issue of duck activity in pool – investigate options for addressing problems if required	L	HCC	Issues minimised	P
5.0	Management				
5.1	Provisions for park facilities (canteens/hiring) to generate income	M	HCC	Self sufficient income generated	P
5.2	Undertake investigation to determine potential strategies for deterring vandalism	H	HCC	Investigation carried out, implemented strategies have lent to reduction in vandalism	P

5.5 Staffing

The current level of staffing at Merrylands Park is adequate to maintain an acceptable level of maintenance and recreational opportunities. If however major new facilities are implemented then additional staff may be required to provide an acceptable standard of maintenance. Development of new facilities could also be carried out by contractors engaged by Council.

5.6 Commercial Development Opportunities

At this stage there are no current proposals for commercial or entrepreneurial development within Merrylands Park.

5.7 Easements, Licences and Leases

Council may approve licences or leases over community land in accordance with Section 45(3) of the Local Government Act (1993). This POM authorises Council to issue permits or grant interests or estates including leases, licences and easements. Licences and leases are used to formalise the use of Community Land by groups such as sporting or recreation clubs and organisations or individuals providing facilities or services for public use. Currently a licence agreement applies to the operation of the swimming centre kiosk.

5.8 Plan of Management Review

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

In addition to these annual assessments a review of the POM will be carried out when necessary to update the Plan to reflect changing circumstances and community needs.