

# Ringrose Park

## Plan of Management

Prepared for:



May 2012

# Ringrose Park

## **PLAN OF MANAGEMENT**

Prepared For

Holroyd City Council

By

Environmental Partnership NSW Pty Ltd

**May 2012**

### **Revisions**

Last Revision  
Review & Update Preliminary Draft  
Review & Update Draft  
Final Issue

December 2008  
August 2011  
February 2012  
May 2012

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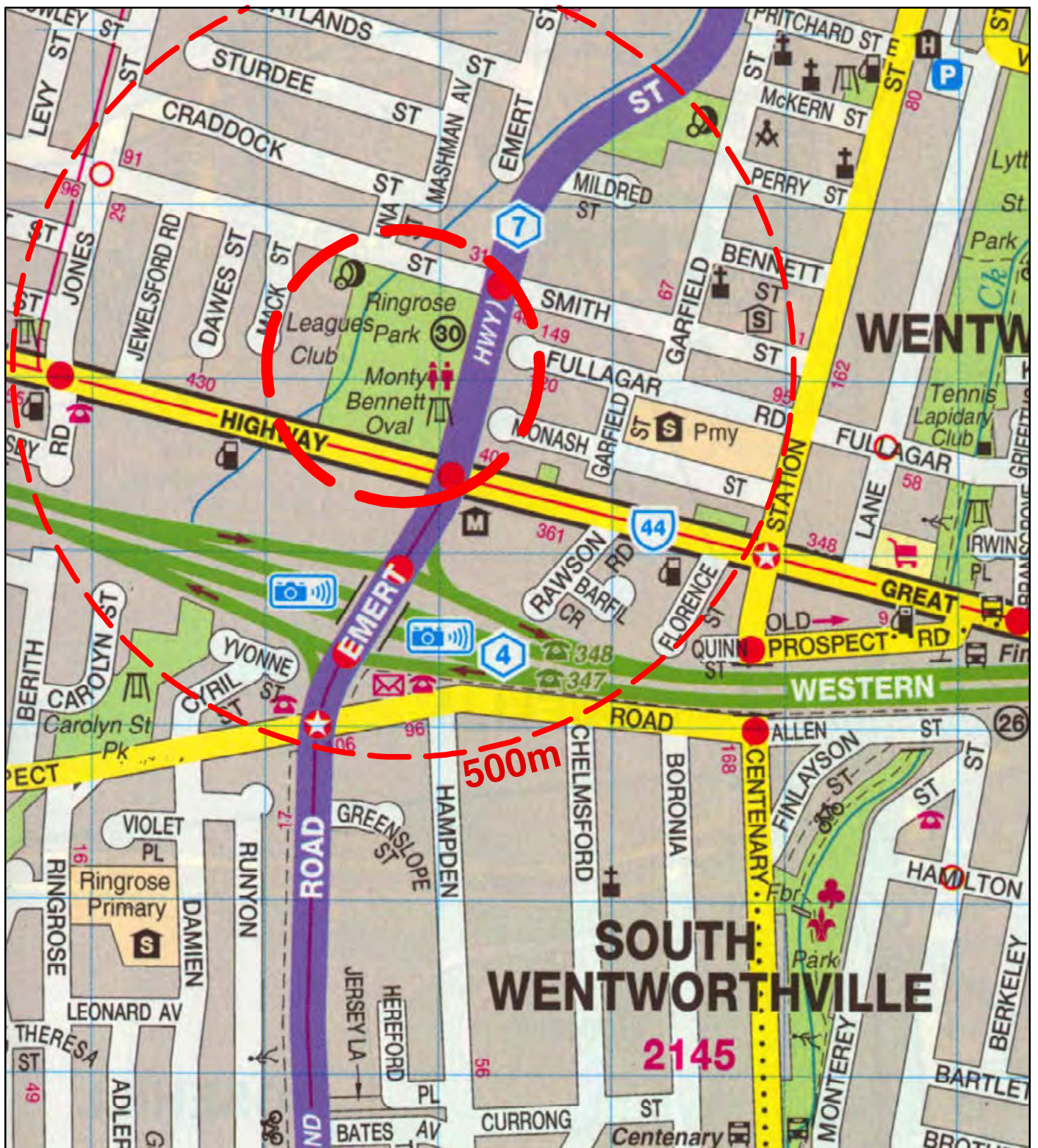
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# LOCATION PLAN

Figure 1.1



Source: Sydney UBD 2005

# 1. INTRODUCTION

## 1.1 Background

Under the NSW Local Government Act 1993 and as amended 1998, Local Councils are required to prepare Plans of Management for all Community Land, to ensure it is effectively planned and managed.

Community Land as defined by the Act and the [Community Lands] Amendment Act [1998], are to be categorised as either:

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

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

Ringrose Park, named after the former Alderman Ringrose, is located on the corner of the Cumberland Highway and the Great Western Highway in Wentworthville. [Refer Figure 1.1]. The Park contains two ovals. The main and largest oval is known as Ringrose Oval. The other is Monty Bennett Oval, named after a former mayor of Holroyd. Although the Park is Council owned community land, a large portion is licenced to the Wentworthville Leagues Club who use Ringrose Oval for both competitive games and training. The Park also contains cricket practice nets and netball courts and the diversity of these facilities attracts a variety of user groups. It is therefore important to ensure that the future development and management of the Park effectively responds to community needs and expectations.

The Ringrose Park Local Committee oversees the management of the Park for the community and sporting user groups. They work in conjunction with Holroyd City Council (HCC) and the Wentworthville Leagues Club to ensure the effective use of the Parks resources whilst representing the expectations of the Holroyd community.

Under the community land requirements of the Local Government Act 1993, this Plan of Management identifies Ringrose Park as "Sportsground". Core objectives as identified in the Act are listed in detail in Section 2.8.2. Categorisation. In general, objectives relate to facilitating organised and informal sporting activities and games, and are managed to minimise impacts on adjoining residences.

Specifically, this POM covers land shown in Figure 2.1. Relevant property details for the park are listed under Council's asset register database. In addition this plan covers any other areas of Community Land acquired and developed by Council as part of this park during the period in which this POM is applicable.

## 1.2 Study area at a glance

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

Item	Description
Site Name:	Ringrose Park incorporating Ringrose Oval and Monty Bennett Oval
Address:	Corner Cumberland Highway and Great Western Highway, Wentworthville
Ownership:	Owned by Holroyd City Council
Community land categorisation	Sportsground
Care, control, management:	Holroyd City Council with contributions from the following groups: <ul style="list-style-type: none"> <li>▪ Ringrose Park Local Committee</li> <li>▪ Wentworthville Leagues Club</li> </ul>
Area	Ringrose Park: 38,944m <sup>2</sup> Including; Ringrose Oval: 23,396m <sup>2</sup> Monty Bennett Oval 15,548m <sup>2</sup>
Zoning:	Public Recreation
Condition of park:	General park condition is well kept.
Maintenance:	Holroyd City Council (Monty Bennett Oval Section): <ul style="list-style-type: none"> <li>▪ Grass mowing</li> <li>▪ General maintenance and repair is carried out as required</li> <li>▪ Maintenance of the cricket wicket on Monty Bennett Oval including watering, rolling and re-sprigging</li> <li>▪ Maintenance of the playground</li> <li>▪ Liaison with the Park Committee on improvements</li> </ul> <p>Wentworthville Leagues Club maintenance of the Park includes (Ringrose Oval Section):</p> <ul style="list-style-type: none"> <li>▪ General turf maintenance including mowing, fertilising, re-turfing, re-seeding, soil replacement, rolling, renovation, insect control, weed eradication, irrigation and drainage.</li> <li>▪ General park maintenance areas surrounding Ringrose Oval including mowing, garbage removal, lighting, irrigation, pavements and buildings.</li> </ul> <p>Ringrose Park Local Committee maintenance of the Park includes:</p> <ul style="list-style-type: none"> <li>▪ Minor maintenance</li> <li>▪ Informing Council of any maintenance and repair requirements</li> </ul>
Assets:	Rugby League Field / Cricket Oval Netball courts (2 No.) Cricket nets (3 No.) Playgrounds (1 No.) Grandstands (6 No.) Bins: bin stands at various locations
Condition of Buildings:	Northern Amenities block: Poor condition Grandstand: Poor condition Southern Amenities block: Fair condition
Existing Uses:	Rugby League, Cricket, and Netball
Leases / licenses / bookings:	Wentworthville Leagues Club <ul style="list-style-type: none"> <li>▪ License for recurrent use of Ringrose Oval until 2016</li> <li>▪ Lease for carpark access over Council community land</li> </ul> <p>As part of the licence agreement the Club is responsible for maintenance and improvements in the northern section of Ringrose Park (Ringrose Oval)</p>
Caveats / easements:	Carpark access to Wentworthville Leagues Club from Smith Street

### 1.3 Objectives of this Plan of Management

Ringrose Park has been developed and managed for active recreation over many years by both Holroyd City Council and the Wentworthville Leagues Club. The park is used by a wide range of sporting groups due to the diversity of facilities available on the site.

This Plan of Management has been prepared to review and update the Plan of Management prepared for the park in 2008. Specifically this is to consider the redevelopment of the western side of Ringrose Oval, to replace existing dilapidated bleacher seating with a new grandstand and amenities to serve the oval.

In general terms the plan aims to integrate the varying vision and needs of sporting users, the wider community, and Council into the park's future management objectives.

As has been the long-standing role of the park, needs are expected to continue to focus primarily on sporting activities. However, the improvement of the parks capacity to cater for passive recreational park use by local residents and the families of sporting users has also been considered.

General objectives addressed in this plan include the programs and strategies that are expressed in documents including HCC's "Management Plan" and "State of the Environment Report", along with Holroyd City Council Policies, Codes and its Delegated Authority Manual. Direction was also obtained via discussion with Council staff and relevant user groups. In addition to addressing the core objectives for open space management of community lands categorised as "Park", Council's specific objectives of this POM are to:

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

### 1.4 Community Consultation

The draft Plan of Management process in 2008 incorporated two community forums in its development. These included an initial issues forum and a follow up actions and priorities forum.

For the 2012 review and update, the document will be placed on public display for 28 days plus a 14 day ongoing response period (42 days total) in accordance with the Local Government Act. The exhibition will allow interested parties an opportunity to comment on the Draft Plan. These comments will be considered by Council and the final document amended where appropriate.



## 2. CONTEXT

### 2.1 Regional Significance

Covering an area of approximately 4.3 ha, Ringrose Park is located at the intersection of the Great Western Highway and the Cumberland Highway, Wentworthville (Refer Figure 2.1). The Park forms an important component of the active recreational facilities managed by Holroyd City Council. Ringrose Park is used by several schools in the area for sport and recreation. Schools that use the facilities include:

- Wentworthville Public School
- Pendle Hill Public School
- Ringrose Public School
- Westmead Public School
- South Wentworthville Public School
- Girraween Public School
- Our Lady of Mt. Carmel School

One afternoon a week schools are able to use the Park for organised sporting activities. Ringrose Park is also used for competition sport such as school cricket and football. This use is regionally significant as teams regularly travel to the Park from areas outside the Holroyd Local Government Area. Demand for the parks recreational use is discussed in more detail in Section 2.6 of the Plan.

### 2.2 Cultural and Historical Significance

Originally called Wentworthville Park, Ringrose Park and its related facilities have historically been an important focus for the Wentworthville community. It has been the home of the Wentworthville Leagues Club since their first licence in 1963 and the local popularity of the Club is evident in their ongoing attendance levels. The Leagues Club premises, which are located on private land immediately west of the Park, are an important venue for social functions and entertainment. Activities occurring under the Leagues Club auspices on the park site, as well as through other organisations include:

- Rugby League
- Cricket
- Netball
- Ju-Jitsu
- Weekly School Sports
- Charity Groups

Historically, the former Alderman Ringrose and Mayor MJ (Monty) Bennett were prominent figures in Local Government in the Holroyd area. Ringrose Park was first dedicated as a public park in 1916 when it was transferred from the estate of William Charles Wentworth to Council for this purpose.

### 2.3 Other Relevant Studies / Documents

#### *Plans of Management*

A Plan of Management for the site was prepared in 1996 by EDAW (Aust.) Pty Ltd. This Plan was prepared prior to the formulation of community land categorisation requirements in the Local Government (Community Lands Amendment) Act 1998. In 2008 this plan was subject to a detailed review and was updated to meet the revised Local Government Act requirements and to address current community issues and values.

## 2.4 Physical Site Factors

### 2.4.1. Management Zones

Ringrose Park can be divided into three broad zones based on land use and licence boundaries. These include:

- A. Northern zone incorporating Ringrose Oval, adjoining grandstands, the amenities building, carparking areas and grassed perimeter.
- B. South-west zone incorporating Monty Bennett Oval, the utility shed and embankment alongside the Great Western Highway.
- C. South-east zone includes the netball courts, carpark area, playground, toilet block, cricket nets and embankment alongside the Great Western Highway.



*L to R: Ringrose Oval and the Wentworthville Leagues Club, Monty Bennett Oval amenities building, netball court and playground looking towards the south eastern carpark entrance*

The Ringrose Oval boundary is a secure fenced boundary enabling the “game day” securing of the playing and viewing areas.

### 2.4.2. Climate

The climate of the area is typical of Sydney’s western suburbs. The months of highest rainfall generally occur from January to June and the area can expect an average of 970mm of rain a year. Temperature ranges in the Holroyd area vary between 4 to 34 degrees Celsius.

### 2.4.3. Vegetation

No significant remnant natural vegetation occurs within Ringrose Park. The vegetation that does occur consists primarily of planted native and exotic trees on the perimeter of the playing fields, as well as some planting beds containing ornamental shrubs and ground covers. The distribution of vegetation is illustrated on Figure 2.1.

The most common tree species planted on the site is *Lophostemon confertus* (Brushbox). Other tree species include *Eucalyptus saligna* (Sydney Blue Gum), *E. moluccana* (Grey Box), *E. maculata* (Spotted Gum), *E. eugenioides* (Thin-leaved Stringy bark), *E. cinerea* (Argyle Apple) and *Melaleuca decora* (Paperbark), together with a number of young *Casuarina* sp., and *Jacaranda mimosifolia* (Jacaranda).

### 2.4.4. Wildlife

Due to the absence of any significant indigenous vegetation impacts from adjoining road corridors and intensity of recreational uses, there is no significant wildlife habitat within Ringrose Park. The site is surrounded by urban development and physical linkages with other open space areas are limited. Potential exists for the development of an open space corridor along the Coopers Creek (channel) passing through the park. Other open space areas along this channel include Wentworthville Memorial Park to the north and Carolyn Street Park to the south. The corridor is dissected, however, by a number of major roads including the Great Western Highway and Western Railway. Within Ringrose Park and along the creek corridor, existing trees and particularly natives, can be regarded as providing some habitat to ‘urban generalist’ bird species and invertebrates that have adapted to an urban environment.

# SITE LAYOUT AND ADJOINING USES

Figure 2.1



**Legend**

- Residential Landuse
- Industrial / Commercial Landuse
- Existing Structures
- Existing Vegetation
- Playground
- Extent of League Club Licence
- Carpark
- League Club access over community lands
- Other uses

## RINGROSE PARK



#### **2.4.5. Landform and Drainage**

The Ringrose Park site was originally dissected by a natural creek line running through its centre. Consequently in the parks historical development, a significant degree of drainage infrastructure has been required to channel stormwater drainage and ensure surface and sub-surface water drains effectively from the oval and other parts of the Park.

The creek, known as Coopers Creek, is now a concrete-lined drainage channel running along the western side of the Park. It carries stormwater through the site from areas up stream of the Park. Water passing through the channel eventually drains into Toongabbie Creek to the north and then east into the Parramatta River. As this open channel has been designed to carry flood flows, it is rarely filled.

Consequently, the vertical concrete sides of the channel and bare earth banks above are visually prominent from the pedestrian bridge connecting Ringrose Oval to the Wentworthville Leagues Club and from adjoining areas within the Park. Both ovals on the site drain into this channel through smaller stormwater drains.

The creek banks above the channel are extremely steep and have proven problematic for the establishment of effective vegetation cover to stabilise erosion and reduce visual impact. Services and drainage facilities have been illustrated in Figure 2.2.

#### **2.4.6. Buildings and Structures**

The location of buildings on the site is indicated on Figure 2.1. They include an amenities block incorporating changing facilities, kiosk and toilets at the northern end of Ringrose Oval (known as the "Complex"), a commentary box at the north western corner and a series of moveable grandstands along the western side of Ringrose Oval. In the southern portion of the Park there is a utility shed along the western side of Monty Bennett Oval together with an amenities block, two cricket practice nets, and a playground in the south east corner of the Park.

The 2008 Plan of Management identified that the western grandstands at Ringrose Oval were in poor condition and that an updated seating provision should be considered. In July 2011, the Wentworthville Leagues Club proposed to Council a staged redevelopment of the western side of Ringrose Oval and its licenced area to provide a covered stand, additional seating stands, new change rooms and related amenities (refer to 3.8.3 for further information).

#### **2.4.7. Services**

The location of existing major services is illustrated on Figure 2.2 and further detailed below. Water and electricity are available to the buildings at the northern end of the Park, along with the amenities block to Monty Bennett Oval.

Ringrose Oval has an automatic sprinkler system installed to irrigate the turf playing surface. This system is monitored and maintained by the Wentworthville Leagues Club. Monty Bennett Oval has a quick coupling valve irrigation system, which is operated and maintained by Council.

The amenities building at the northern end of Ringrose Oval has both water and electrical services.

Ringrose Oval and Monty Bennett Oval are both floodlit by a series of pole-mounted floodlights. The 2012 proposals for upgrading of facilities to the western side of Ringrose Oval propose to upgrade the lighting as part of the second stage of the works.

The amenities block in the south east zone of the Park has both water and electricity whilst the netball courts are provided with lighting through a series of pole mounted floodlights.

## 2.5 Visual Character

Ringrose Park is at a lower elevation than adjoining areas immediately to the south. It is therefore highly visible from adjoining land but less visible from locations further away from the site (See Figure 2.3). Motorists driving along the Great Western Highway have a relatively unrestricted view of the site and the residential area beyond.

From the Wentworthville Leagues Club, clear sight lines are maintained to allow games on Ringrose Oval to be viewed from the Leagues Club premises. The eastern wall of the drainage channel features prominently in this view. The proposed grandstand development by the Leagues Club will act to provide a "middle ground" to views west from the park and should improve this outlook.

From the Cumberland Highway, views into the site are screened by tree and shrub plantings along the eastern edge of the Park. The Wentworthville Leagues Club premises are visually prominent from this point and almost entirely blocks views of the residential area further to the west.

Vegetation at the northern end of the Park screens views both in to and out of the adjacent residential area. The open drainage channel that runs along the western side of the site is not visible from any point outside Ringrose Park with the exception of the Wentworthville Leagues Club. From all other points, the drainage channel appears as a dirt slope with scattered vegetation along its perimeter.



*L TO R: Vegetation adjacent to Cumberland Highway, Planting next to the Great Western Highway, Vegetation on the border of Coopers Creek drainage channel*

From within Ringrose Park, traffic on the Great Western Highway is highly noticeable whilst views of the Cumberland Highway are screened by tree and shrub planting integrated with earth mounding. The residential area beyond the Cumberland Highway and the area at the northern end of Ringrose Oval are effectively screened by vegetation.

The south eastern corner of the park is of poor visual character and is generally not inviting to use. The playground facility is surrounded by asphalt which could be improved by shade tree planting and perimeter planting.

## 2.6 Current Recreational Usage

### 2.6.1 Introduction

As the facilities of Ringrose Park are designed to provide for a diverse range of activities, they involve a large number of user groups. Between these groups differences in priorities for the enhancement and management of the Park can be expected. Ultimately park management must aim to address community needs within the physical and visual constraints of the site. This assumes that a park setting aims to provide a certain level of visual and spatial amenity – not just 'facilities at any cost', which can be an outcome when community pressures for usage rights are many.

# SERVICES AND DRAINAGE

Figure 2.2



## RINGROSE PARK

0 5 25 50m



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### **2.6.2. User Demand**

As noted previously, Ringrose Oval and Monty Bennett Oval are primarily used for sporting purposes involving organised sport rather than passive recreation activities. The playground on the Monty Bennett Oval side of the park is used by children in an unstructured manner and consideration for a more sympathetic amenity could be further investigated.

Ringrose Oval is used primarily by the Wentworthville Leagues Club football teams in winter and various other groups. Monty Bennett Oval is used for junior rugby league games in winter, and cricket over summer

The facilities at Ringrose Park and Monty Bennett Oval are used by a variety of sporting, hobby, school and charity groups for training and competition. These groups include:

- Wentworthville Leagues Cricket Teams
- Wentworthville Leagues Netball

Other groups which use either Monty Bennett Oval and / or Ringrose Oval on both a regular and or casual basis include:

- Wentworthville Leagues
- Jujitsu Club
- Various charity groups
- Wentworthville Public School
- Pendle Hill Public School
- Ringrose Public School
- Westmead Public School
- South Wentworthville Public School
- Girraween Public School
- Our Lady of Mt. Carmel School

Of the school groups using the Park, approximately 70% use Ringrose Oval whilst approximately 30% use Monty Bennett Oval.

The park provides no BBQ facilities and has a limited shade amenity available to complement its active use. As a consequence, the park is used very little for passive recreation. The potential passive recreational role of the park for the local community is a value of the park which should be further investigated in the parks future improvements. The next closest open space for local residents that is not isolated by adjoining highways is one kilometre away to the northwest. As such, the local community is poorly served for 'local open space' that fulfils a passive recreational function for families.

Several commercial activities take place in the Park including the operation of the kiosk and professional football on the main oval.

The Ringrose Park Local Committee is responsible for administration of all organised user groups. The Committee seeks to minimise conflicts between user groups and provides use time for each group. The role of the Ringrose Park Local Committee is discussed further in Section 4.2.

# LANDSCAPE AND VISUAL CHARACTER

Figure 2.3



## RINGROSE PARK





## **2.7 Planning Considerations**

### **2.7.1. Adjoining Land Use**

Residential development is the primary adjoining land use to the north of the Park, (along Smith Street), to the southwest and along the eastern edge of the Cumberland Highway. Residents in these areas have complained of noise impacts from both from the Wentworthville Leagues Club and from sporting events. Complaints are less frequently received from residents living along the eastern side of the park as they are subject to a high level of traffic noise from the Cumberland Highway. In addition, these homes have been largely screened by vegetation which provides visual separation from the Highway. Likewise, vegetation has been established along the eastern side of Ringrose Park to reduce the visual prominence of the Highway.

As a result residents living along the eastern side of the Cumberland Highway are not significantly affected by recreational activities taking place within the Park.

There are relatively few complaints about the condition of the Park from residents in this area. This would be explained by either a low level of passive recreational use or general satisfaction with its facilities.

The Cumberland Highway that adjoins the eastern side of the park is a six lane highway. It carries high traffic flow particularly during peak hour traffic, producing noise and fumes that are intrusive on the park's amenity.

The Great Western Highway adjoins the southern boundary of the Park. This six-lane highway carries high traffic volumes, especially during peak hours. There is patchy vegetation along this boundary with the highway elevated above the park and consequently the Highway is intrusive both visually and in terms of noise.

Immediately to the west of the Park is the Wentworthville Leagues Club building, car parking and lawn bowls facilities. As noted previously, the building is visually prominent when viewed from Ringrose Park as well as surrounding areas. The Club is the primary user group of the park especially Ringrose Oval. Adjacent land uses are indicated on Figure 2.1.

### **2.7.2. Zoning and Planning Controls**

Holroyd City Council's objectives for the area in which Ringrose Park is located are to:

- Identify land which is currently used or is intended to be used for the purposes of open space or public recreation
- Effectively manage open space to best serve the present and future needs
- Incorporate the 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 and children's playgrounds
- Drill grounds
- Forestry
- Public baths
- Public reserves
- Racecourses

- Recreation areas and facilities
- Showgrounds, sportsgrounds and tourist facilities
- Utility installations
- Uses or buildings associated with those purposes which are under the care, control and management of the Council

Purposes other than those listed are prohibited in areas zoned as "Public Recreation".

### ***2.7.3. Access and Circulation***

Access and circulation relating to Ringrose Park is shown on Figure 2.4. Vehicular access to the Ringrose Oval side of the park is from the Cumberland Highway via an entrance gate in the northeast corner of the park.

The speed limit along this section of the highway is 70km an hour. Consequently access to Ringrose Oval from the Highway creates a potential traffic hazard. It is difficult to see the right angle turn into the carpark from the highway. This is exacerbated by the relatively narrow width of the 5.9m kerb crossing and the fact that it narrows at the property line to 3.6m to accommodate the vehicular gates. As a result, drivers are forced to brake heavily in order to safely turn into the Park.

Added to this is the driver's inability to see pedestrians or other vehicles in the Park until they are well into the turn. Upon leaving the site drivers must turn left and use Smith Street or another similar side street to turn left, proceed to Jones Street, then to the traffic lights at the Great Western Highway and Cumberland Highway, to proceed south. Therefore improvements to the entrance / exit to separate the ingress and egress of vehicles and pedestrian flows as well as possible realignment of the entrance gate is required.

Alternatively, access can be gained through a triangular carpark on the NE corner of the park. Park users can walk across the pedestrian bridge over the drainage channel to its facilities. Emergency vehicles gain access to Ringrose Oval from the Cumberland Highway in the northeast carpark area where there is a bay set aside specifically for emergency vehicles.

Vehicular access to the Monty Bennett Oval side of the park is from the Cumberland Highway via an entry in the southeast corner of the park. Emergency vehicle access to the park is also available at this point and a space is dedicated for emergency and maintenance use only.

The southern vehicle entrance at Monty Bennett Oval is more easily accessed than the entrance to Ringrose Oval as the traffic once stopped at the Great Western Highway is generally travelling at a slower speed. North bound traffic, however, that passes through the lights can also be travelling at high speed. As such, the intersection comes up on drivers trying to enter the park quickly, especially those visiting for the first time.

Vehicles entering the Monty Bennett Oval carparking area are often in conflict with those leaving the Park as the entrance to the carpark is only wide enough for one vehicle (See Figure 2.4).

Pedestrian access into the park can be gained through any of the vehicle entry points in addition to pedestrian access gates on Smith Street and from the Wentworthville Leagues Club carpark. Within the park, pedestrian circulation generally moves around the perimeter of the two ovals and the netball courts with a pedestrian bridge over the drainage channel connecting the Leagues Club to Ringrose Oval (refer Figure 2.4).

Public pedestrian access to the Ringrose Oval side of the park is restricted during sporting events. The management issues associated with this are discussed in Section 3.3.

Access and circulation for disabled persons within the Park is limited to paved areas around the carparks. Amenity blocks on both ovals allow assisted disabled access, however the toilet facilities are not designed specifically for disabled use. Likewise, while parking at the Park is considered to be adequate there is only one parking bay set aside for disabled drivers.

## 2.8 Statutory Requirements

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

The Local Government Act provides the legislative framework for a council's day-to-day operation. The Act emphasises a council's responsibility to actively manage land and to involve the community in developing a strategy for its management. Of particular relevance is the requirement for all council property classified as Community lands to be categorised in accordance with the guidelines for the categorisation listed in the Local Government (General) Regulation [cl.6B-6JA]. For lands categorised as Natural Area, specific planning and management strategies are to be provided. Strategies must reinforce and reflect the core objectives for community land listed in the Local Government Act (s. 36E-N).

### 2.8.2. Categorisation

The table below outlines the applicable community land category of sportsground for Ringrose Park and identifies the Guidelines for categorisation as listed in the Local Government (General) Regulation 1999 and core objectives for management of community land as listed in the local Government Act (Community Land Amendment 1998).

Category	Guidelines for Categorisation	Core Objectives for Community Land Categories
Sportsground	<ul style="list-style-type: none"> <li>▪ The Land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.</li> </ul>	<ul style="list-style-type: none"> <li>(a) Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games;</li> <li>(b) Ensure that such activities are managed having regard to any adverse impact on nearby residences. (Clause 36F)</li> </ul>

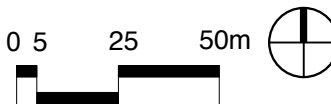
# ACCESS AND CIRCULATION

Figure 2.4



## RINGROSE PARK

0 5 25 50m



Environmental Partnership (NSW)

**2.8.3. How this Plan addresses the requirements of the Local Government Act**

Core Objective	Performance Criteria	Means	Assessment
Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games	The parks potential to cater for organised sporting use is optimised	(a) Maintain active recreation usage of the park where compatible with its physical carrying capacity and is generally compatible with other park values	Existing organised sporting needs addressed Physical and usage conflicts minimised
	The park integrates a passive recreational role for the local community	(b) Enhance extent and quality of non playing field areas for passive recreational use	Local resident use of park for passive recreation enhanced
Ensure that such activities are managed having regard to any adverse impact on nearby residences	Impacts arising from recreational use of park are minimised and effectively mitigated where unavoidable	(c) Reinforce buffer tree planting to northern boundary when possible	Enhanced buffer
		(d) Liaison with sporting groups to maximise public transport and / or bus access to park on event days	Impacts of event day parking minimised

## 2.9 Management

Maintenance and management of Ringrose Park is the responsibility of Holroyd City Council, the Ringrose Park Local Committee and the Wentworthville Leagues Club. The division of maintenance responsibility is as follows:

Ringrose Oval and the surrounding structures on the northern end of the Park are entirely maintained by the Wentworthville Leagues Club in accordance with the requirements of licence agreements with Holroyd City Council

Monty Bennett Oval, cricket practice nets, netball courts and the remainder of the area are maintained by Holroyd City Council.

## 2.10 Maintenance

The maintenance responsibilities of various organisations involved in Ringrose Park are summarised by the following dot points.

Holroyd City Council's maintenance of the Monty Bennett Oval section of the park includes:

- Grass cutting during growing season every 3-4 weeks in non field areas and once a week on playing fields.
- General maintenance and repair is carried out as required
- Maintenance of the cricket wicket on Monty Bennett Oval including watering, rolling and re-sprigging
- Maintenance of the playground including inspection and repairs. New equipment is provided as funding becomes available.
- Liaison with the Local Committee on improvements

Wentworthville Leagues Club maintenance of the Ringrose Oval section of the park includes:

- General turf management which includes mowing, fertilising, re-turfing, re-seeding, soil replacement, rolling, renovation, insect control, weed eradication, irrigation and drainage.
- General park maintenance of areas surrounding Ringrose Oval including mowing, garbage removal, lighting, irrigation, pavements and buildings.

Ringrose Park Local Committee maintenance of the Park includes:

- Minor maintenance
- Informing Council of any maintenance and repair requirements

### **2.11 Current Licencing Agreements**

Ringrose Oval was first licenced in 1963 to the Wentworthville Leagues Club which has held the licence since this time. The area licenced by the Club is shown on Figure 2.1. The licencing agreement was renewed in 1996 and will in turn expire in 2016. The terms of the current licence gives the Leagues Club access to Ringrose Oval for football throughout the year.

The current licence stipulates that the Wentworthville Leagues Club is required to pay for all improvements, maintenance and repairs to Ringrose Oval and the surrounding area

### **2.12 Staffing**

Council staff maintain Monty Bennett Oval. Maintenance of Ringrose Oval is the responsibility of the Leagues Club and is carried out by their greenkeeping staff.

### **2.13 Community Involvement**

Council's aim is that the Ringrose Park Local Committee represent the views of all user groups by including representatives from a variety of Park users who are expected 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 ground improvements. The structure and responsibilities of Local Committees are detailed in Council's Policies, Codes and Delegated Authority Manual.

There are many community groups involved with Ringrose Park including sporting groups, schools, charity groups, and various recreation clubs. As noted previously use of the Park by these groups is organised and overseen by the Ringrose Park Local Committee which is made up of representatives from the following groups and organisations:

- Wentworthville Leagues Club, including the Football, Cricket and Netball teams as well as the Ju-Jitsu Club
- Councillors
- Community

### **2.14 Funding**

As noted previously, maintenance of the Monty Bennett Oval side of the park is funded by Holroyd City Council.

Maintenance of the Ringrose Oval side of the park is funded entirely by the Wentworthville Leagues Club under the requirements of the clubs licence agreement.

In addition to recurrent maintenance costs, the Wentworthville Leagues Club has previously financed the initial installation of floodlighting to both ovals, the construction of the commentary box, and netball courts.

The Club was also responsible for the construction of the building containing toilets, kiosk, and change rooms at the northern end of Ringrose Oval, which were constructed in 1974/75.

The kiosk is operated by members of the Football Club. Any profits made by the kiosk are used for the club's activities.

The Ringrose Park Local Committee is responsible for collecting fees from the various user groups for Monty Bennett Oval. Details regarding standard fees and charges for sporting grounds are outlined in Council's annual budget, in line with Council's Corporate Management Plan.



*L to R: View across bridge towards Ringrose Oval from the carpark in the northwest corner, "the complex" facilities building at the northern end of Ringrose Oval, the Wentworthville Leagues Club from Ringrose Oval*

### 3. MANAGEMENT STRATEGIES

#### 3.1 Introduction

The primary objective of this Plan of Management (POM) is to provide a framework for the future management of Ringrose Park. Management of the Park must be in line with Council's vision for the Holroyd Council area and the objectives for the land zone in which the park is located. This POM provides a basis for the ongoing care and development of Ringrose Park in response to demand and the availability of funding. Funding will be a major factor determining the timing of implementation of actions identified in the POM.

#### 3.2 Management Philosophy

Council's management direction for Ringrose Park will remain in line with those adopted for areas zoned "Public Recreation" as outlined in Section 2.8, in addition to those listed in section 1.3 of this plan.

The plan addresses the management philosophy for the park, to provide an effective range of facilities for both long term and temporary uses and to facilitate enjoyable and memorable community passive recreational use in an attractive and sustainable landscape setting.

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

#### 3.3 Community Values Roles & Issues

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

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

These values were verified by community workshops held in November 2007 and April 2008 which included the parks primary stakeholders.

The following key issues to be addressed and their required actions were identified:

##### TRAFFIC (entry and parking)

- Vehicular entry to Monty Bennett and Ringrose Oval carparks off the Cumberland Highway are difficult to see and anticipate due to short approach distances. The following improvements could be considered:
  - Improved signage
  - The potential for a slip lane off the Highway (may be limited due to RMS).
  - The potential for the provision of an entry from Smith Street with the future demolition of the failing toilet block along the northern edge of the park.
  - The relocation of toilets and scoreboard and investigation of the long term possibility of linking the northern edge carparks.
- The north west (triangle) carpark off Smith Street is limited in capacity due to its shape and it does not link to the Leagues Club carpark and has poor sightlines / turning circles (vehicles have to back out onto Smith St when it is full)
  - There is potential to extend the carpark over the creek to increase capacity via a suspended / piered slab (to be reviewed in future masterplanning for the park taking into account level of improvement to the capacity provided and constraints to flooding etc) (note: Sydney Water liaison required)
- Conflict of vehicular traffic with playground in Monty Bennett Oval



- Improved signage for access off Smith Street is also desirable. It is suggested that a coordinated sequence of signage improvements direct user groups to the most applicable entry.

#### PLAYGROUND

- Perceived as hazardous being in close proximity to a park entry and carpark.
- Exposure within surrounding asphalt surfacing is without shade tree's and has little 'green relief'.
- Playground in poor position - Are there alternatives?

#### DRAINAGE CHANNEL

- Poor water quality
- Instability of embankments
- Lack of riparian vegetation
- Safety concerns adjoining park areas

#### IRRIGATION / WATER REUSE

- Potential for collection and storage from park oval and buildings (amenities etc) for irrigation re-use.

#### BUILDINGS

- Monty Bennett amenities in need of upgrade:
  - Canteen extension and a clubroom (an allowance is included in current Council S94 planning of works to park)
- Wally Webster building (Ringrose Oval) leaks – building also restricts potential for vehicular access from Smith Street

#### FENCING

- Upgraded fencing between ovals
- Fencing around the netball courts is required to secure this area
- Lack of fencing to the channel edge. Review key safety concerns and provide fencing integrated with other landscape items.

#### CRICKET

- Amenities block improvements as per earlier item

#### JUNIOR & DISTRICT RUGBY LEAGUE

- Lighting improvements for Ringrose Oval
- The current condition of Ringrose Oval western grandstands is poor
- Condition of Wally Webster building roof – major leak issues.
- Facilitation of pedestrian movement along western edge of parks would be desirable and add to park use.
- More shade trees would be desirable throughout the park

#### PARK GROUNDSKEEPING

- Subsoil drainage currently drains into the creek for Ringrose Oval – potential to integrate drainage into water management on park site. Irrigation water recycling has been installed for Monty Bennett Oval.
- Creek embankment eroded and stabilization planting required.
- Potential for water harvesting from drainage channel.

### **3.4 Provision of Facilities**

The facilities provided at Ringrose Park have been developed in accordance with Council's past planning strategies and objectives to suit the needs of a large range of user groups. A range of issues need to be considered and addressed within the ongoing management of the park including:

- Improvements or replacement of poor quality existing structures including northern amenities and grandstand at Ringrose Oval, along with southern amenities and canteen at Monty Bennett Oval.
- Potential to install recycling bins to separate garbage at its source.
- Provision of shade tree covering to the grassed seating mound adjoining the eastern edge of Ringrose Oval.

- Review of the park's south east corner where facilities are closely sited and lack amenity.

The grassed seating mound on the eastern side of Ringrose Oval was partially regraded to improve views of the Oval while reducing noise impact from the Cumberland Highway as part of a previous plan recommendations. The profiling has provided a relatively flat bank area with a steeper bank adjoining the oval fence. The concept of the 'hill' would be enhanced by reducing the grade of the existing embankment, extending the sloping area and possibly raising the overall height marginally. The 1996 plan noted a front grade of 1(v):6(h) and rear embankment (to Cumberland Highway) of 1:3 (fully vegetated). Further enhancement of the mound would be provided with shade tree planting.

Whilst disabled access is possible to amenity blocks in the Park, standard sized stalls for disabled persons with all necessary accessories have not yet been provided. Additional parking spaces reserved for disabled persons, disabled toilets and improved ramps should be incorporated into all future facility improvements.

Sporting use of Ringrose Park generates demand for drinking water. At present there is a lack of drinking fountains in the Park. It is recommended that a drinking fountain be provided at the amenities block near Monty Bennett Oval which is suitable for the filling of water bottles.

### **3.5 Access and Circulation**

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

Vehicle and pedestrian circulation is currently a source of conflict to all parking areas as there is a lack of clear definition between vehicle access and pedestrian circulation.

As discussed in Section 2.7.3, the vehicle entrance into Ringrose Oval represents a potential traffic hazard both to motorists on the Cumberland Highway and vehicles / pedestrians within the carpark area. This issue requires the input of traffic engineering expertise to develop an appropriate solution. The boundaries of the car parking area in the northeast corner of Ringrose Oval need to be clearly defined to minimise the conflict between vehicle and pedestrian circulation.

Definition of the edge of the carpark as a separate area to the spectator seating at the edge of the Ringrose Oval has been provided although the width of spectator seating areas in some cases is very narrow.

Disabled access to the park is largely restricted to sealed paths. Wheelchair users of the park can access Ringrose Oval from the carparking area or via the pedestrian access bridge from the Wentworthville Leagues Club. Access to Monty Bennett Oval is available for disabled persons via the Cumberland Highway entrance. One parking space is reserved for disabled drivers adjoining the Wally Webster amenities block however additional spaces could be considered.

Vehicle access into Monty Bennett Oval carpark also needs to be considered to reduce pedestrian and vehicle conflict. Potential conflict between vehicles and pedestrians in the south east corner of the Park could be further resolved by a review of park planning in the area and the potential relocation of facilities.

Access issues to Ringrose Oval have been raised from residents who have been denied access to the Park outside those periods when it is formally used for sporting events, (football and cricket) and training.

Some residents feel they should be entitled to unrestricted access to the Park outside of these times. It is recommended that this issue be considered by the Park Committee and an agreed position resolved. This should be supported in implementation by sporting users and information signage in the park.

Use of Ringrose Oval for organised sport or training, when not used by the Leagues Club, requires the Park Committee's approval.



*L to R: Formal concrete pathway at the northern end of Ringrose Oval, Worn grass access along the eastern side of the Oval, The existing playground*

### 3.6 Health & Safety Issues

There are three main health and safety issues identified at Ringrose Park. These are:

- The condition and location of children's playground
- The open drainage channel along the western side of the Park
- The generally poor condition of fencing around Ringrose Oval

#### *Playground*

The playground located near the netball courts needs to be assessed in terms of child safety. The playground currently consists of two swings and a slide, which is not enough to meet the demands for play equipment in the park and the condition of the playground has raised concerns from parents. Whilst it has been repaired regularly by Council's maintenance staff its upgrade and possible relocation need to be considered.

It would however be preferable that park planning in this area be reviewed to determine the potential of a reviewed location of the play space for improved safety of landscape amenity. Some opportunities to consider include:

- Possible review of carparking to run along the eastern edge of this space
- Possible redevelopment of playspace in NE corner of the netball court area – to be centrally located between park spaces

#### *Concrete Channel*

Sections of slope above the concrete channel are eroding in some areas and will require stabilisation to ensure that further erosion does not occur. This should include the use of plant material; extra soil, surface mulch and erosion control mesh to establish a vegetative cover. Bank stabilisation will reduce the amount of silt entering the channel and improve its visual amenity. The area inside the fenceline along the channel should be planted with shrubs, etc to screen views to the channel. For this purpose, smaller shrubs will need to be used along Ringrose Oval to maintain view lines from the Wentworthville Leagues Club to the Oval. Adjacent to Monty Bennett Oval, trees as well as shrubs should be planted on the embankment above the channel.

As part of a long-term total catchment management scheme, Council and Sydney Water should manage the channel in line with the policies of the Upper Parramatta River Catchment Trust.

#### *Fencing*

Fencing in the Park generally requires attention as a number of sections are in need of repair, and some sections of the perimeter fence are not continuous. It is recommended that fencing is replaced with black PVC coated chain wire fencing to enhance visual amenity or potentially with steel palisade fencing to further improve park quality.

### 3.7 Landscape Improvements

#### **3.7.1. Introduction**

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

- Reduce the visual prominence of the irrigation water tank and adjoining garbage disposal area
- Improve visual amenity by buffering undesirable views
- Provide shade to protect spectators during sporting events

- Provide additional protection to adjoining uses from damage by various types of balls,(cricket/footballs)

#### *Visual Amenity*

The Plan of Management aims to promote the maintenance and improvement of visual amenity throughout the Park. The storage tank for irrigation water and the adjoining garbage collection area located in the northeast corner of Ringrose Oval, impact the visual character of the Park. These areas have been subject to partial improvement works, but fencing is highly utilitarian. The addition of appropriate landscaping is desirable. As noted earlier, the south eastern corner of the park is of a poor landscape and visual character due to the close proximity and poor arrangement of facilities. Potential to review arrangements of elements should integrate landscape plantings.

Screen planting is recommended to be further extended along the southern and eastern sides of the Park to buffer views and filter turbulence from the Cumberland and Great Western Highways. Buffer planting should also be carried out along the western side of the Park to mitigate views of the drainage channel fence line. Screen planting is also required around the irrigation water tank and adjoining garbage disposal area.

Shade planting is recommended around the perimeters of both ovals to 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 high temperatures and reduces exposure to harmful solar radiation. Broad canopy trees will provide the best shade for this purpose.

The location of trees will need to ensure that shade does not affect the growth of turf on the ovals or interfere with lighting. Possible problems associated with falling tree leaves also needs to be addressed in the selection and placement of tree planting. Trees planted for this purpose should be at least three metres in height and protected with tree guards.

Although Ringrose Park is not part of a significant open space corridor the Coopers Creek drainage channel passing through it is capable of carrying seeds, roots or stems of weed species to downstream areas where they may propagate. In order to prevent this spread of weeds, it is recommended that only indigenous species be planted along the western side of the park and locally endemic species should be planted where possible. Indigenous species also have the advantage of attracting native fauna, which will increase the wildlife amenity of the Park.

A comprehensive landscape master plan should be prepared for the Park to detail the exact locations and species used as well as the necessary planting specifications.

#### **3.7.2. Recommended Species**

The planting strategy should satisfy the functions listed above by using predominantly native species that are known to perform well in western Sydney and are able to provide shade for spectators and children using the playground.

Broadly it is proposed that planting within the park encompass a predominant use of Cumberland Plain forest types including Shale Plains Woodland and Riverflat Forest in canopy tree planting.

In order to minimise the area of turf that needs to be maintained it is recommended that exotic grasses are removed and surface mulch be used in areas where clumps of trees and shrub planting are to be carried out. Plantings of native grasses beneath trees should also be considered.

### **3.8 Planning Issues**

#### ***3.8.1. Introduction***

The Ringrose Park POM has been influenced by various planning issues, which relate not only to the Park itself but also the surrounding areas. These include:

- Licence agreements
- Adjoining land use
- Major road developments

The character of surrounding urban areas will continue to evolve over time. It is therefore important to ensure that these changes do not adversely affect the function and amenity of Ringrose Park. Whilst most of the planning issues identified in the following sections are under the direct control of Holroyd City Council, some involve other authorities and organisations, such as the Ringrose Park Local Committee and the RMS. Council will therefore need to maintain regular communication with those authorities to adequately address the various issues.

#### ***3.8.2. Privately Licenced Sites***

Ringrose Oval is currently licenced for use by the Wentworthville Leagues Club. The licence was renegotiated in 1996 and will operate until 2016.

#### ***3.8.3. Proposed Development to Western Side of Ringrose Oval by Wentworthville Leagues***

The Wentworthville Leagues Club have a licence over the northern portion of Ringrose Park for a period of 20 years. The current licence expires on 31 August 2016. As part of the licence conditions, the Club is responsible for the maintenance and improvements in the northern section of Ringrose Park. The southern portion of the reserve known as Monty Bennett Oval is outside of the licence area.

The Club proposes that the dilapidated seating stands to the western side of Ringrose Oval are replaced by a new stand and amenities development. The Club's proposal including staging is detailed in Figures 3.1 – 3.5.

As the playing field is used for Rugby League, sufficient space can be provided on the western side of the playing field to locate the proposed grandstand including seating, associated amenities, and other facilities.

Stage 1 of the development includes a grandstand with covered seating and uncovered tiered seating either side of the grandstand.

Stage 2 of the development includes the construction of change rooms, first aid, physiotherapy and administration rooms under the grandstand. Also included in two separate buildings are public toilets, football storage, greenkeepers storage area and a training room/gym. The Club may undertake the building components of the development at the same time. The proposal to upgrade the football field floodlighting would be undertaken as a Stage 3 by the Club.

#### ***3.8.4. Adjoining Land Use***

In accordance with existing legislative requirements, owners of land adjoining the Park will need to be consulted before any major park improvement works are undertaken. Council liaison with adjoining land users will address any management issues that impact the park quality and can be followed up.

# GRANDSTAND PROPOSAL - SITE PLANS

Figure 3.1



1 Location Plan  
 Scale: 1 : 1000 @ A3  
 Scale: 1 : 500 @ A1



Photograph of existing structures



Perspective location of proposed grand stand

Wenty Leagues Club

Design dwgs by Zinhar Architects for Wentworthville Leagues Club December 2011



RINGROSE PARK



Environmental Partnership (NSW)

# GRANDSTAND PROPOSAL - SITE PLANS

Figure 3.2



1 Site Plan  
 Scale: 1:200 @ A3  
 Scale: 1:400 @ A1

Design dwgs by Zinhar Architects for Wentworthville Leagues Club December 2011



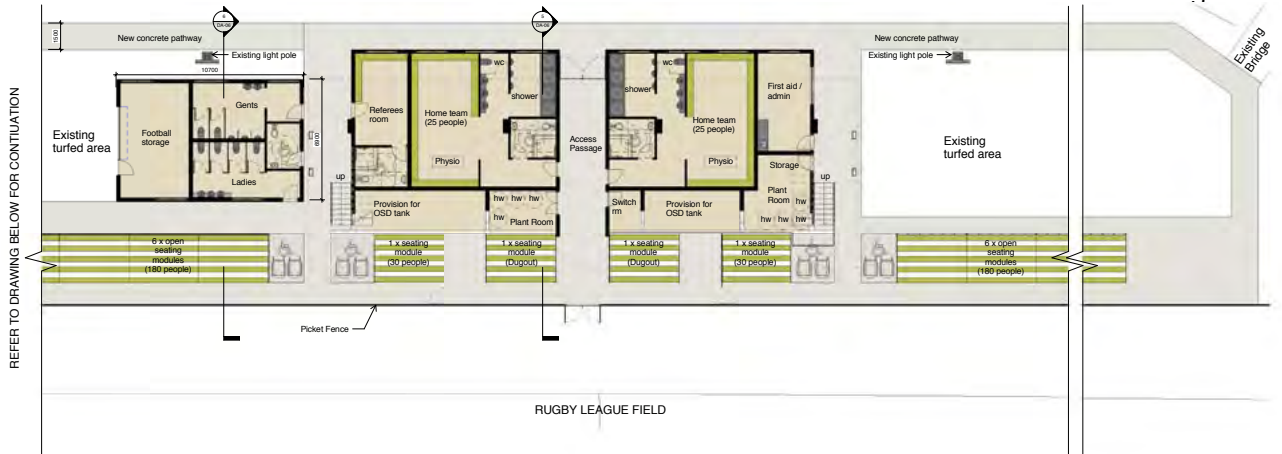
RINGROSE PARK



Environmental Partnership (NSW)

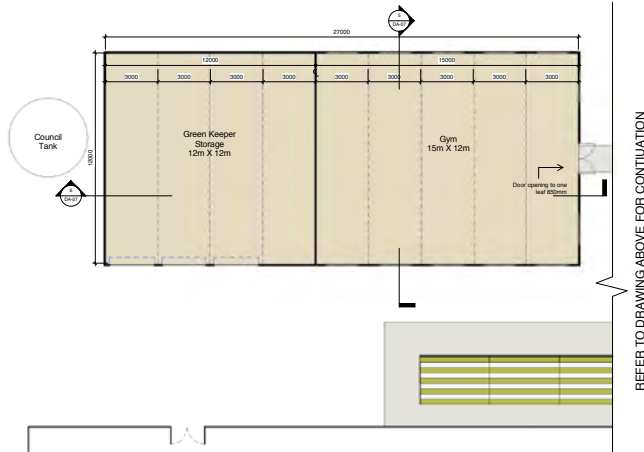
# GRANDSTAND PROPOSAL

Figure 3.3



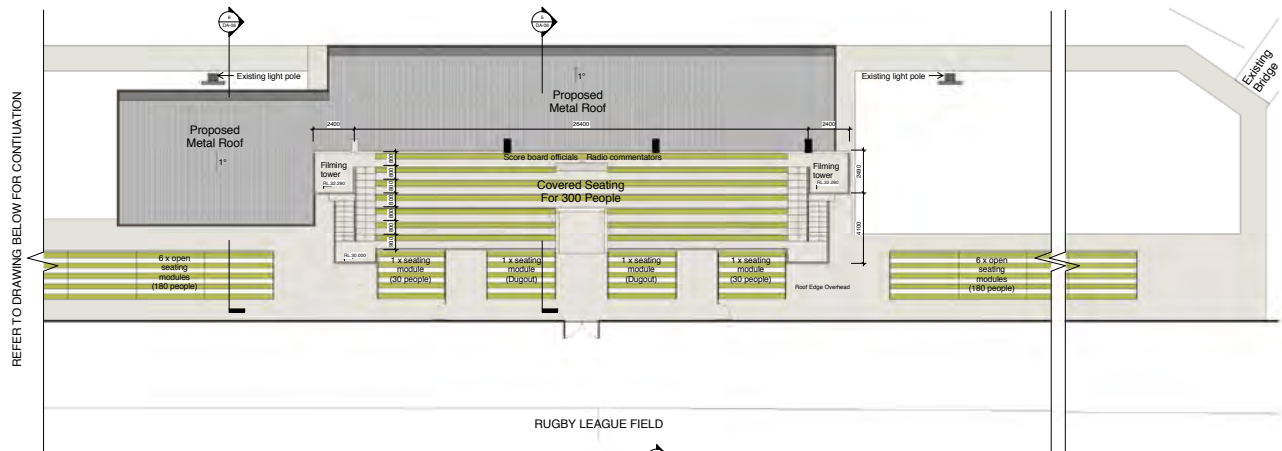
1 Facilities - Ground Floor Plan

Scale: 1:100 @ A3  
Scale: 1:100 @ A1



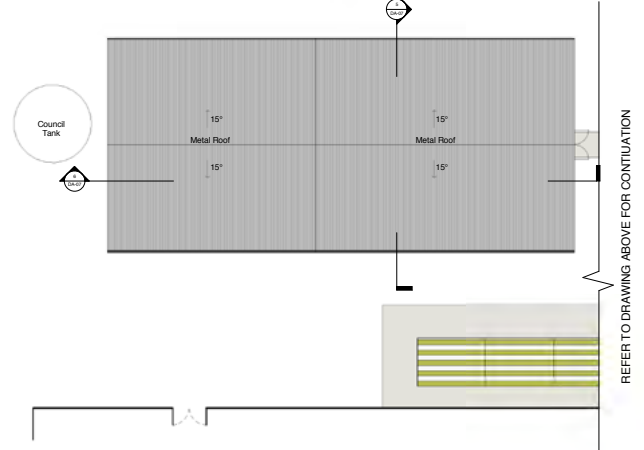
2 Gym & Green Keeper Storage - Ground

Scale: 1:100 @ A3  
Scale: 1:100 @ A1



1 Grand Stand Tiers Plan

Scale: 1:200 @ A3  
Scale: 1:100 @ A1



2 Gym & Green Keeper Storage - Roof Plan

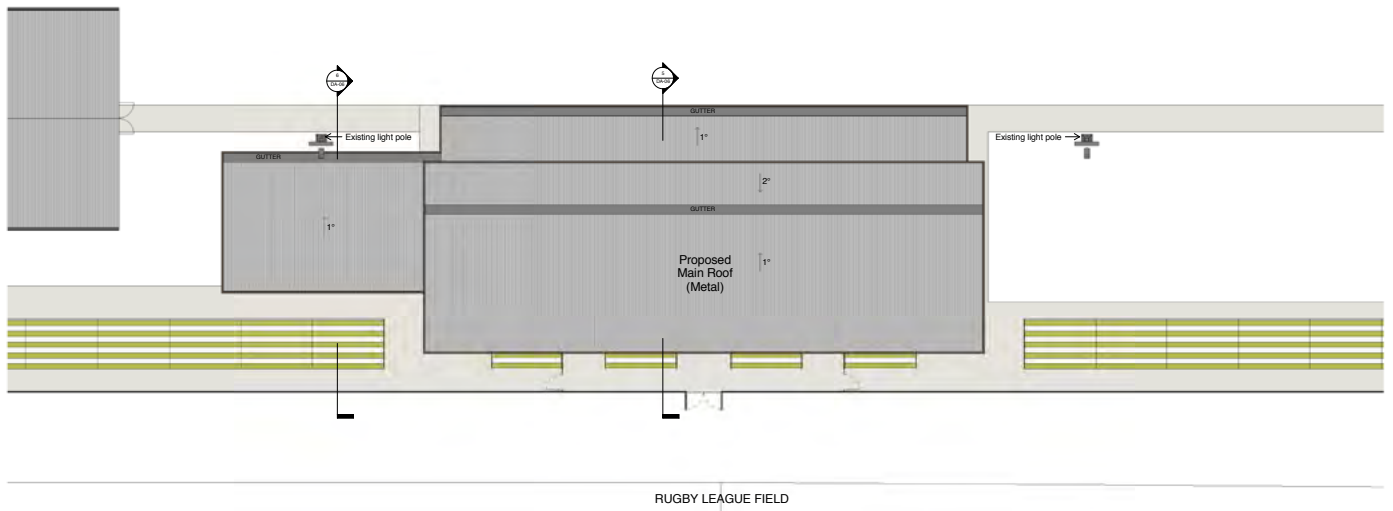
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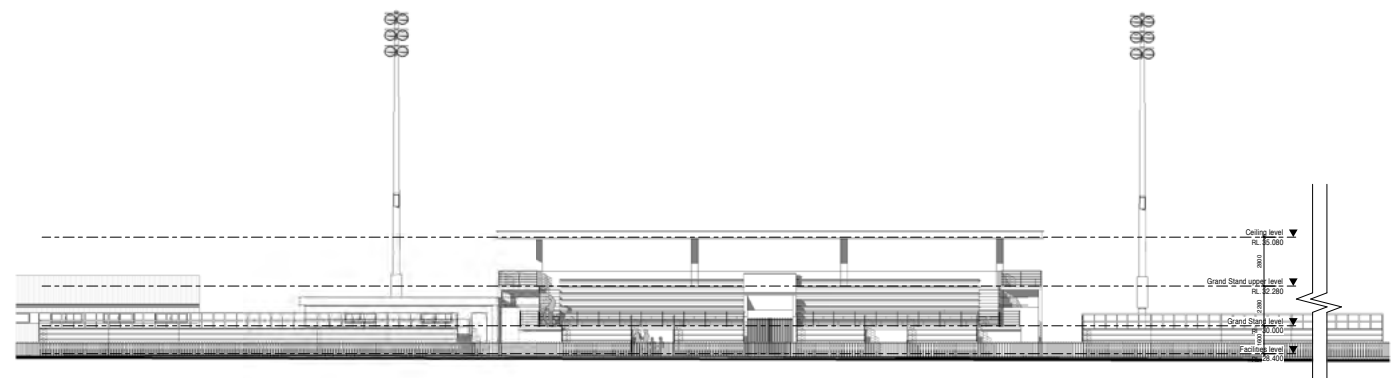


# GRANDSTAND PROPOSAL

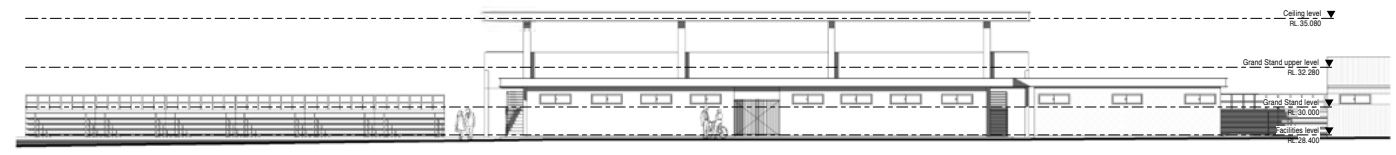
Figure 3.4



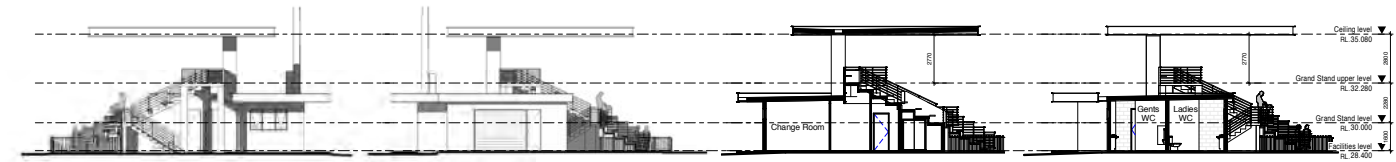
1 Roof Plan  
Scale: 1:200 @ A3  
Scale: 1:100 @ A1



1 East Elevation  
Scale: 1:500 @ A3  
Scale: 1:100 @ A1



2 West Elevation  
Scale: 1:200 @ A3  
Scale: 1:100 @ A1



3 North Elevation  
Scale: 1:200 @ A3  
Scale: 1:100 @ A1

4 South Elevation  
Scale: 1:200 @ A3  
Scale: 1:100 @ A1

5 Section 1  
Scale: 1:200 @ A3  
Scale: 1:100 @ A1

6 Section 2  
Scale: 1:200 @ A3  
Scale: 1:100 @ A1

Design dwgs by Zinhar Architects for Wentworthville Leagues Club December 2011

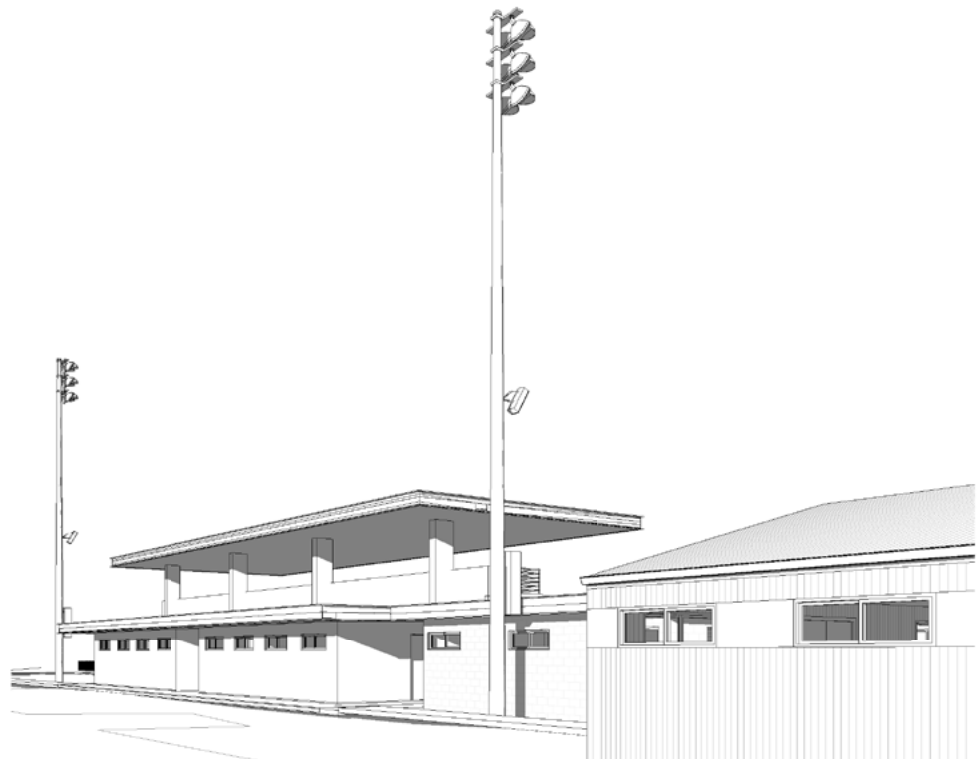
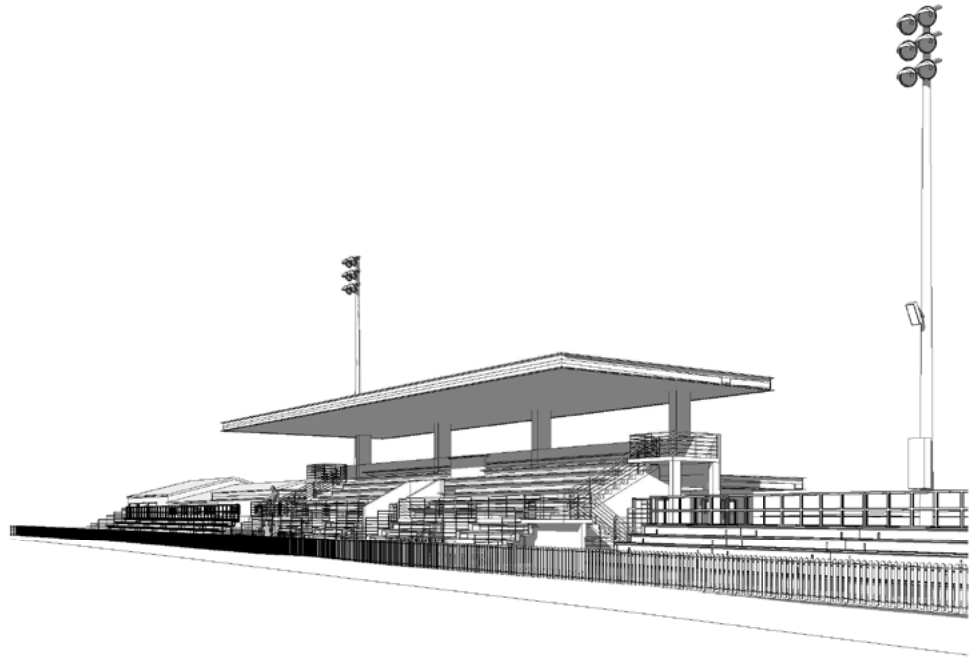


## RINGROSE PARK



# GRANDSTAND PROPOSAL - PERSPECTIVES

Figure 3.5



Design dwgs by Zinhar Architects for Wentworthville Leagues Club December 2011



## RINGROSE PARK



Environmental Partnership (NSW)

**3.8.5. Major Road Developments**

The RMS owns a road reserve, 15 to 20 metres wide along the eastern (residential) side of the Cumberland Highway. Whilst there are no immediate plans for expansion, the road reserve provides the RMS with the option to undertake works in the future. Should this occur, the park may be affected by an increase in traffic impacts. Visual quality would also be affected if extensive screen planting is not established and maintained along the eastern edge of the Park.

## 4. IMPLEMENTATION

### 4.1 Introduction

Whilst the existing management structure of Ringrose Park has been effective in the care and control of this important sporting resource, future management decisions will need to be addressed in the context of the Plan of Management. Implementation of the Ringrose Park POM 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.

### 4.2 Management Structure

As the management and development of Ringrose Park involves the cooperation of several major user groups, it is essential to have a clear definition of management responsibilities. These groups and their respective responsibilities are summarised below.

#### Holroyd City Council

- Core responsibility for the development and management of Ringrose Park.
- Budget allocation for development, and maintenance of Monty Bennett Oval.
- Allocation of resources (financial, human and physical) for the effective development of the Park.
- Assessment of applications for development of commercial recreation facilities
- Liaison with authorities that have responsibilities relevant to the development and management of Ringrose Park e.g.: RMS and Sydney Water.
- Maintenance of landscape works and recreation facilities in Monty Bennett Oval.

#### Wentworthville Leagues Club

- Allocation of resources for the development and maintenance of Ringrose Oval.
- Submit and annual works programme in accordance with the licence agreement.
- Reporting to Council on development and management of Ringrose Oval.
- Work in conjunction with the Ringrose Park Local Committee to ensure community expectations are met.
- Present requests and proposals for approval to Council for development of facilities in Ringrose Oval.
- Fund and implement improvements to Ringrose Oval.

#### The Community

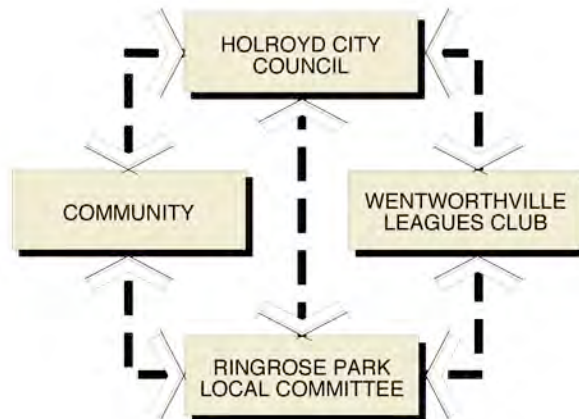
- Reporting maintenance requirements and vandalism to Holroyd City Council or the Ringrose Park Local Committee.
- Presentation of requests and proposals to Council and the Ringrose Park Local Committee for development or upgrading of facilities in Ringrose Park.

#### Ringrose Park Local Committee

- Seeking opinions, expectations and needs of the community in relation to Ringrose Park.
- Providing advice to Council on the requirements of the community as well as those of relevant authorities and organisations.
- Reporting to Council on development and management of Ringrose Park.
- Identifying sources of funding to supplement the annual budget allocation by Council.
- Monitoring and reporting on maintenance requirements.
- Coordinating uses of the Park by special user groups, including bookings, fee collection of Monty Bennett Oval and Ringrose Oval when it is not in use by the Leagues Club.

- Reporting vandalism and misuse of the Park to Council and proposing actions to prevent these.

It is proposed that the four groups will work together in implementing the development and on going maintenance of Ringrose Park. The relationship between these groups is illustrated in the following diagram.



### 4.3 Funding

The timing for implementation of this Plan will be directly dependent on the availability of funding. Such funding is required to cover capital expenditure as well as recurrent costs for repairs and maintenance. In allocating funds to the Park, 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 contribution of developers involved in new development. 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 the recurrent cost of repairs and maintenance is generally provided through Council's annual budget. Consequently council needs to decide on the relative priority of individual public open space areas, including Ringrose Park, in allocating funds within its annual budget.

The fees charged by the Ringrose Park Local Committee for use of the Park facilities are guided by the minimum fees set by Council in the annual budget.

It should be noted that the Wentworthville Leagues Club has been a major source of funding for capital works as well as recurrent maintenance costs associated with Ringrose Oval. The extent of these works is discussed in section 2.14 of the POM. It is anticipated that the Leagues Club will continue to provide a similar level of funding in accordance with the licence agreement for Ringrose Oval.

#### 4.4 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 the implementation of the Plan of Management.

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 that the essential function of the Park is not compromised
- Work needed to eliminate / reduce severe environmental problems e.g.. 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 and 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 expectations. It is anticipated that the five yearly reviews will be used for this purpose.

#### **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 ratings are as follows:

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

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

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

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

#### **Index for Symbols**

HCC	Holroyd City Council
SW	Sydney Water
WLC	Wentworthville Leagues Club
RMS	Roads and Maritime Service

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

	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
<b>0.0</b>	<b>Planning &amp; Management</b>				
0.1	Prepare landscape masterplan incorporating investigation of improved planning opportunities in SE corner of park	H	HCC	Completion of masterplan and guidance provided as necessary for improvement works	P
0.2	Review existing amenities building for Monty Bennett Oval to provide an upgraded canteen and clubroom	H	HCC	Review complete	P
0.3	Traffic assessment of the Cumberland Highway entrances	H	HCC/RMS	Traffic assessment conducted	P
0.4	Integrated water demand / supply assessment for the site	H	HCC	Study complete	P
0.5	Review potential for: i. slip lane for safer entry to park from Cumberland Highway ii. Entry to park from Smith Street (relocation of toilet block to new scoreboard)	M	HCC/RMS	Review complete	P
0.6	Review potential for improved configuration of parking area off Smith Street – possible bridge over channel	M	HCC	Review complete	P
0.7	Investigate potential for re-use (eg irrigation) of water from existing Sydney Water tank	H	HCC Sydney Water	Review complete	P
<b>1.0</b>	<b>Landscape Works</b>				
1.1	Screen planting along the Great Western Highway	M	HCC	Highway adequately screened	Partially Cp
1.2	Screen planting along the south west corner of the park	H	HCC	Corner of park adequately screened	P

	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
1.3	Stabilisation of channel embankments	H	HCC	Embankment stabilised	P
1.4	Screen planting of channel	M	HCC/WLC	Channel adequately screened	P
1.5	Shade tree planting	M	HCC	Shade trees provided	P
1.6	Implement water reuse infrastructure – retention system etc.	M	HCC	Potable water use reduced	P
<b>2.0 Access &amp; Circulation</b>					
2.1	Install boom gate adjacent to playground to stop vehicular access at night to Monty Bennett Oval carpark.	M	HCC/WLC	Vehicular access controlled	P
2.2	Identification and implementation of vehicular access improvements	H	HCC/RMS	Works implemented	P
2.3	Provide complete loop path connection through park including southern edge of Ringrose Oval and pedestrian pathway and railing on western side of Monty Bennett Oval.	M	HCC	Path provided	P
2.4	Review parking layout in SE corner to reduce conflicts with pedestrians and options for park usage / amenity	H	HCC	Impact of parking minimised	P
2.5	Improvements to Smith Street parking area – or consider alternative use due to isolation to park (as per Q.1)	M	HCC	Improvements complete	P
2.6	Pedestrian footpath along Great Western Highway and Cumberland Highway nature strips	M	HCC	Completed footpath	P
<b>3.0 Site Facilities</b>					
3.1	Redevelopment of grass seating mound	M	HCC/WLC	Seating mound developed	P







	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
3.2	Possible shade tree planting to seating mound	M	HCC	Shade enhanced	P
3.3	Provision of disabled toilets, parking spaces (to supplement 1 existing) and improved ramps	H	HCC/WLC	Facilities provided	P
3.4	Upgrading / relocation of children's playground	H	HCC	Children's playground upgraded	P
3.5	Recycling facilities	H	HCC/WLC	Facilities provided	P
3.6	Screening water tank and garbage collection facilities	M	HCC/WLC	Facilities adequately screened	C
3.7	Upgrading / replacement of chainwire fencing within park	M	HCC/WLC	Fencing upgraded	P
3.8	Secure netball courts with perimeter fencing	H	HCC/RPC	Fencing installed	P
3.9	Review opportunities to enhance passive recreational amenity and resulting use in park	H	HCC	Passive use increased	P
3.10	Upgrade grandstand to Ringrose Oval and provide new amenities on the western side of the oval as outlined in section 3.8.3	H	WLC	Safe effective use facilitated -possible staged approach	P
3.11	Removable sight screens at Monty Bennett Oval	H	HCC	Improved cricket use	P
3.12	Review opportunity for potential water harvesting as part of grandstand development.	H	WLC	Integration of water harvesting system into grandstand construction	P
3.13	Extend and refurbish the amenities building for Monty Bennett Oval to include a clubroom and upgrade the	H	HCC	Improved use and security	P

	ACTIVITY	PRIORITY	RESPONSIBILITY	PERFORMANCE INDICATOR	STATUS
	canteen facilities, provide air conditioning and provide storage for sporting equipment.				
3.14	Upgrade of the Wally Webster building	M	HCC	Improved amenity	P
<b>4.0</b>	<b>Maintenance</b>				
4.1	Preventative maintenance	M	HCC	Park adequately maintained	O
4.2	Remedial maintenance	M	HCC	Park adequately maintained	O
4.3	Reduce maintenance costs	M	HCC	Maintenance costs reduced	O
<b>5.0</b>	<b>General Park Improvements</b>				
5.1	Leagues Club to review opportunities to collect and store roof water for irrigation reuse	H	WLC	Potable water use reduced	P



**Legend**

-  New Paths
-  Potential buffer / amenity planting
-  Scattered shade planting
-  Stabilisation of embankment

**2.1** Selected actions from Actions table

## RINGROSE PARK

0 5 25 50m



#### **4.5 Staffing**

The current level of staffing at Ringrose Park is adequate to maintain an acceptable quality of recreational opportunities. If, however, major new facilities are implemented then additional staff maybe required to provide an acceptable standard of maintenance.

Development of new facilities could also be carried out by contractors engaged by Council or by the Wentworthville Leagues Club subject to Council agreement.

#### **4.6 Commercial Development Opportunities**

Holroyd City Council has no current plans for development of commercial facilities within Ringrose Park. Such development would be constrained by the limited availability of parking in the Park and the difficult access from the Cumberland Highway. The Wentworthville Rugby Leagues Club is a major commercial activity that dominates the use of the Park, particularly on weekends. Holroyd Council is not currently considering any applications by private or community organisations to develop commercial facilities in the Park.

#### **4.7 Easements and Licenses**

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

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

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

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

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

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

Ringrose Oval was first licenced in 1963 to the Wentworthville Leagues Club which has held the licence since this time. The licencing agreement was renewed in 1996 and will in turn expire in 2016. The terms of the current licence gives the Leagues Club access to Ringrose Oval throughout the year.

When the Oval is not required by the Leagues Club, it is hired to various organisations and sporting groups through the Ringrose Park Local Committee. The current licence stipulates that the Leagues Club is required to pay for all maintenance and repairs to Ringrose Oval and the surrounding area. In addition the Club pays for the floodlighting cost on Monty Bennett Oval and the netball courts.

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

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

This Plan of Management confirms the ongoing licencing to the Wentworthville Leagues Club for their recurrent use of Ringrose Oval and carparking access which will be reviewed as a part of any agreement for a lease/licence entered into between the parties in accordance with a Council resolution at the expiry of the current licence period. Any new lease or licence for the ongoing use of the northern section of Ringrose Park would include conditions and be in accordance with the Local Government Act and Council planning instruments.

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

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

**4.8 Plan of Management**

As noted in Section 4.4, priority works will be considered by the licensee of Ringrose Oval and 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 is to be considered after a five year period as required. The review is to involve community consultation to ensure the POM accurately reflects community needs and expectations.