

McCREDIE PARK



JULY 2012

PLAN OF MANAGEMENT



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Final

JULY 2012

Prepared for

HOLROYD CITY COUNCIL

by

Parkland Environmental Planners

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Acknowledgements

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1 INTRODUCTION

1.1 WHAT IS A PLAN OF MANAGEMENT?

This Plan of Management is a statutory document which provides the framework for managing McCredie Park. The plan identifies issues affecting public open space, and outlines how that open space is intended to be used, developed, maintained and managed in the future.

The NSW *Local Government Act 1993* requires Councils to prepare Plans of Management for their community land to ensure it is effectively planned and managed.

1.2 LAND TO WHICH THIS PLAN APPLIES

This Plan of Management applies to McCredie Park at Guildford.

McCredie Park ('the Park') incorporates all land covered by this Plan of Management, as shown in Figure 1.1.

1.3 BACKGROUND TO THIS PLAN OF MANAGEMENT

Holroyd City Council owns and manages McCredie Park.

A Plan of Management was first prepared for McCredie Park more than 10 years ago. Since that time improvements to the park, such as new perimeter fencing, and a pathway linking Fowler Road with the swimming centre, have been implemented.

In 2009 a Landscape Masterplan for the Park was prepared to guide the future development of facilities at the Park. This Plan of Management includes the features of that Masterplan.

This Plan of Management has been prepared to facilitate:

- ☐ implementation of the 2009 Masterplan.
- ☐ development by the Guildford Rugby League Football and Recreation Club (GRLFRC) to expand and improve its premises consistent with the Club's objectives and the objectives of this plan, within the existing area of the Park leased to the GRLFRC.

This Plan of Management will replace the current Plan of Management upon its adoption by Council.

Figure 1.1 McCredie Park



1.4 OBJECTIVES OF THIS PLAN OF MANAGEMENT

The primary objective of this Plan of Management is to provide the community, users of McCredie Park, and Holroyd City Council with an up-to-date and clear strategy for the future use, development and management of McCredie Park, taking into account legislative requirements, community expectations and needs, and the resources available to Holroyd City Council. The efficient and appropriate management of this land is essential if its value to the community is to be maintained and enhanced.

Consistent with Holroyd Council's broader goals and objectives, this Plan of Management aims to:

- ☐ identify and assess the Park's values and uses.
- ☐ define the Park's role within the Holroyd local government area and its regional context.
- ☐ identify and assess key issues affecting the Park.
- ☐ set a vision for the Park over the next 10 years.
- ☐ ensure management of community land is consistent with the community values.
- ☐ outline management objectives and principles to achieve the vision for the Park consistent with community values.
- ☐ establish management strategies and their relevant actions.
- ☐ facilitate the implementation of the Landscape Master Plan.

Implementation of and scheduling of actions in the Plan of Management is dependent on funding and the current and future resources of Council, club contributions, and/or other funding opportunities.

1.5 PROCESS OF PREPARING THIS PLAN OF MANAGEMENT

Holroyd Council actively seeks involvement of the community in the preparation of its Plans of Management to ensure the plans address community desires, values and needs as well as ensuring that the plans comply with the *Local Government Act 1993*. The main advantages of involving the community in the process are that it:

- ☐ identifies the values attached to McCredie Park.
- ☐ creates a sense of "ownership" of the land.
- ☐ taps into the large amount of local knowledge about the site.
- ☐ advises and keeps the community informed.
- ☐ provides a forum in which to collect and understand related community issues.

User groups and the community were consulted about their expectations about improvements to and development of the Park during preparation of the Masterplan for the Park in 2009. User groups and the community have also had opportunities to be involved in

the preparation of the Plan of Management, including attending a community forum and making a written submission on the draft Plan of Management.

The Draft Plan of Management was placed on public exhibition for 28 days plus a 14 day response period for a total of 42 days consistent with the requirements of the *Local Government Act 1993*. Written submissions were considered by Council and the final document amended where appropriate.

1.6 WHAT IS INCLUDED IN THIS PLAN OF MANAGEMENT?

This Plan of Management is divided into the following sections, as outlined in Table 1.1.

Table 1.1 Structure of this Plan of Management

Section	What does it include?
1 Introduction	Background to the Plan of Management
2 Description of McCredie Park	History, ownership and management, physical description, facilities, uses, maintenance, financial
3 Planning context	State government planning legislation, regional and local planning context
4 Basis for Management of McCredie Park	Values of the community and users, vision, roles, management principles and objectives
5 Implementation and review	Permitted future uses and developments, leases and licences, funding, reporting, review
6 Action Plan	Proposed improvements, Landscape Master Plan, strategies and actions to resolve issues consistent with values, performance targets and measures.

2 DESCRIPTION OF MCCREDIE PARK

2.1 LOCATION AND CONTEXT

Figure 2.1 shows the location and context of McCredie Park.

McCredie Park is approximately 8.2 hectares in size. It is bounded by Fowler Road, Guildford Road, Tamplin Road, and Dennistoun Avenue in Guildford.

The eastern boundary of the Park is defined by Tamplin Road. This area contains a medium density residential development across Tamplin Street to the east of Guildford Leagues Club, and the historic Linnwood Hall and Museum.

The Yennora Distribution Park is located at the southern end of the park on Dennistoun Road. The centre is a visually dominant element from the southern section of the Park due to its size and proximity to the Park.

The land adjoining the western boundary of the park generally consists of detached residential development.

Approximately half of the northern boundary of the Park is adjoined by a medium density residential development along Guildford and Fowler Roads to the north-west corner of the Park.

2.2 SIGNIFICANCE OF MCCREDIE PARK

McCredie Park is significant for a number of reasons, including that it:

- ☐ is one of three 'Class A' parks in the Holroyd local government area, with the others being Merrylands Park and Ringrose Park.
- ☐ it is used by the Guildford Rugby League Football and Recreation Club Ltd as a major regional football venue.
- ☐ is a venue for hockey and cricket, and for training. The swimming centre is used for competitions as well as informally by the local community.
- ☐ forms an important component of the recreational open space resources throughout Holroyd local government area.

2.3 HISTORICAL AND CULTURAL SIGNIFICANCE

From 1955 McCredie Park has been developed over many years by Holroyd City Council and the GRLFC. The Club has contributed a great deal to the Guildford community and the ongoing maintenance and development of McCredie Park.

The present GDRLFRC premises opened in McCredie Park in 1955. The desire for a permanent home for the Guildford Leagues Club resulted in the club applying for a licence which was granted in 1956. Since that time the club has undergone major building programs to improve and enlarge the club to its present size.

The Guildford Swimming Centre was constructed in 1969.

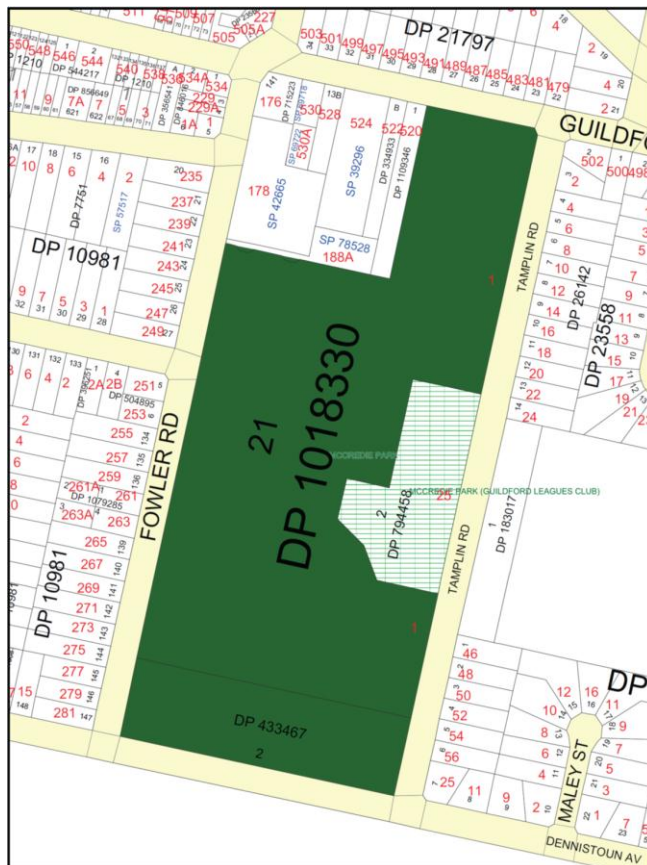
McCredie Park is an important part of the cultural resources of Holroyd, as it is used by several sporting and recreation groups for a wide range of activities.

2.4 OWNERSHIP AND MANAGEMENT

2.4.1 Ownership

McCredie Park is owned by Holroyd City Council. Three land parcels comprise the Park as shown in Figure 2.2.

Figure 2.2 Land parcels comprising McCredie Park



2.4.2 Management

Introduction

Holroyd City Council has principal responsibility for management of McCredie Park. Council is assisted in managing the Park by the McCredie Park Local Committee, Guildford Rugby Football and Recreation Club, and the community. Specific responsibilities of these groups in managing the Park are outlined in Table 2.1 below.

Table 2.1 Management responsibilities regarding McCredie Park

Organisation	Responsibilities
Holroyd City Council	<p>Liaise with the McCredie Park Local Committee, the GRLFRC and the general community as necessary.</p> <p>Liaise with service and other authorities which have responsibilities relevant to development and management of McCredie Park.</p> <p>Maintain the swimming centre and other sections of the Park not maintained by the GRLFRC and MPC.</p> <p>Assess applications for development of facilities.</p>
McCredie Park Local Committee	<p>MPC is responsible for the day-to-day management of the Park, consistent with the Park Committee Section 355 Constitution.</p> <p>The MPC includes representatives from relevant sporting user groups including the GRLFRC, interested community members, and Holroyd City Council Councillors.</p> <p>Seek opinions, expectations and needs of the community in relation to the Park.</p> <p>Represent the views of all user groups to Council, and take into account the views and requirements of the wider community.</p> <p>Advise Council on management decisions in relation to McCredie Park.</p> <p>Liaise with Council, the GRLFRC, and the general community as necessary.</p> <p>Propose improvements to facilities, including contributions towards improvements.</p> <p>Report to Council on proposals to develop the Park.</p> <p>Co-ordinate uses of the Park by user groups, including organising bookings and fee collection.</p> <p>Determine fees for use of the Park in accordance with Council policy.</p> <p>Report vandalism and misuse of the Park to Council and propose actions to prevent these activities.</p>
Guildford Rugby League Football and Recreation Club Ltd	<p>Guildford Rugby League Football and Recreation Club Ltd leases a portion of McCredie Park (all of Lot 2 DP 794458). The existing term of the lease expires on 15 May 2014. At the request of the GRLFRC, Council has granted a new lease for a further 21 years commencing on 16 May 2014. The conditions of the current lease state that GRLFRC is responsible for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> all assets within the leased area, including buildings and improvements. <input type="checkbox"/> assets which it has built outside the leased area including storage/machinery shed, a storage shed, scoreboard, floodlights, and an irrigation system. <input type="checkbox"/> maintenance of the assets nominated under its lease obligations. <input type="checkbox"/> operation of facilities within the Park as specified under its lease obligations. <input type="checkbox"/> proposing improvements to facilities, including contributions towards improvements. <input type="checkbox"/> liaising with Council, the McCredie Park Committee and the general community as necessary.
The community	<p>Report maintenance requirements and vandalism to MPC, Council or other relevant bodies.</p>

Organisation	Responsibilities
	Present requests and proposals to Council and the McCredie Park Committee for development or upgrading of facilities in the Park.

Management zones

Management zones applying to McCredie Park are shown in Figure 2.3.

Figure 2.3 Management zones in McCredie Park



The area occupied by the playing fields in McCredie Park is not specifically leased, however the current lease states:

“The Council shall grant to the Club such use of the football playing area, adjoining the land referred to in the schedule herein, during the football season for the currency of this Deed on such terms as may be agreed between the parties from time to time.”

This Plan of Management allows for the lease of Lot 2 DP 794458 and any additional area for recreational and sporting purposes in accordance with the core objectives for the Sportsground category.

2.5 PHYSICAL DESCRIPTION OF MCCREDIE PARK

2.5.1 Landforms

The site generally slopes from north to south. The original site has been subject to cut and fill to achieve the required grades for the playing fields. As a consequence the site features a number of linear embankments surrounding the fields. These are used as vantage points for spectators watching sporting events.

Soils in the Park have moderate salinity potential.

2.5.2 Hydrology and drainage

McCredie Park is generally well drained and is not subject to the 100-year flood event.

Stormwater from McCredie Park is collected in a series of pits and discharged through pipes into the primary stormwater system, which is then discharged to Prospect Creek.

Water pools in various locations in the Park after heavy rain.

2.5.3 Vegetation

No remnant indigenous vegetation remains in McCredie Park. The park vegetation consists of native tree and shrub planting located primarily on the boundary of the park, on the perimeter of the sporting fields, and within Guildford Swimming Centre.

The northern playing field is surrounded by a sparse planting of mainly native trees including *Eucalyptus moluccana* (Grey Box), *E. saligna* (Sydney Blue Gum), *Grevillea robusta* (Silky Oak), *Lophostemon confertus* (Brush Box), and species of *Casuarina*. Exotic species have also been planted, including *Jacaranda mimosifolia* (Jacaranda) and some Pines. A large shrub bed comprising *Acacia* and *Grevillea* species has been established along the southern fence line of the northern playing field.



Jacaranda east of the southern playing field



Eucalypts west of the southern playing field

More extensive plantings have been carried out around the southern sportsground. These plantings include a variety of mature Eucalypts as well as *Lophostemon confertus* and some recent supplementary tree planting along the western and southern perimeter. Planting has also been carried out in the car park and the northern Zone E passive recreation area adjacent to the playground.

Lawn areas surround the Guildford Swimming Centre facilities. A combination of native trees has been planted within the lawn areas, including Eucalypts, *Melaleuca quinquinervia* (Broad-leaved Paperbark), and *Casuarina* species.

Whilst the majority of shrubs and trees are in good condition, some of the smaller more recent shade plantings on the embankments are struggling to survive. One reason for this is the general lack of adequate topsoil on the embankments due to cut and fill operations. Additional resources should be put into ensuring that trees planted on the embankments around the fields grow vigorously and to maturity. Particular care should be taken with selection of the trees, preparation of the planting hole, use of tree guards, and ongoing maintenance including fertilising, watering and shaping.

2.5.4 Fauna

No significant wildlife habitat occurs within McCredie Park due to the absence of naturally-occurring vegetation. The extensive planting in the grounds of nearby Linnwood Hall Estate provides a valuable habitat area which could be linked to McCredie Park through additional tree planting. Remnant vegetation in the adjacent Yennora Distribution Park also provides a valuable habitat resource.

The trees and shrubs in the Park provide a food source and shelter for species (predominantly birds) which are commonly associated with urban environments.

2.5.5 Visual

Views of surrounding areas from within the Park vary depending on the viewer's location and orientation. The northern end of the Park has a higher elevation, and is therefore more

visible from surrounding locations. This portion of the Park also affords a broader view of the surrounding area.

Views from within the Park looking south are dominated by the Yennora Distribution Park in the mid distance. Dennistoun Avenue is also visible. Looking south from the northern portions of the Park also affords a view of the football field and associated facilities in the foreground, with Dennistoun Avenue obscured along the southern boundary of the Park.

Views to the west from within the Park include Fowler Road and the low density residential development beyond. From within the GRLFRC premises the football field is also visible allowing patrons to view games on the field. Views to the west from the swimming centre are partially obscured by fencing and vegetation.

Views to the north from the southern football field and the GRLFRC are partially obscured by the landform. However, the tops of houses in the residential development beyond are visible. From the playground, residential development to the west is highly visible while some privacy is retained for residents to the north of the park by a high wooden fence and scattered vegetation.

Views to the north from the swimming centre include Guildford Road and the residential development beyond.

Views looking east are largely obscured by the GRLFRC premises, the swimming centre and the bowling greens. From areas east of these facilities Tamplin Road, Linnwood Hall Estate and the surrounding residential development are visible. Areas west of these points do not provide a clear view out of the Park.

2.5.6 Access and circulation

Pedestrian and bicycle

Pedestrian and bicycle access to McCredie Park is available through vehicle access points, and via pedestrian-only access points from Fowler, Tamplin and Guildford Roads.

Internal pedestrian circulation is generally around the perimeter of the sporting fields. A path along the northern boundary of the Park is used by residents living west of the Park to access the children's playground and the swimming centre.

Vehicle

Public and maintenance vehicles may access the Park via two entrances from Tamplin Road - at the GRLFRC carpark, and the swimming centre carpark. Service and emergency vehicle access is via Fowler Road through a usually locked gate on the western side of the football field.

Vehicle parking in the GRLFRC carpark is adequate for current levels of demand. This carpark also provides for parking for people with disabilities, bus parking, and a taxi drop-off and pick-up point.

Internal circulation for maintenance vehicles is possible from the GRLFRC carpark along a track in front of the GRLFRC premises to the maintenance building. A maintenance road links the football field and the cricket/hockey fields.

Access for people with disabilities

Access for people with disabilities is provided at all vehicle access points and some pedestrian entry points. Universal access is available to the rugby league club building. A lift facilitates access to the indoor swimming pool.

Public transport

Hopkinsons bus routes 804, 820 and 821 link McCredie Park with Guildford and Parramatta railway stations, and with Smithfield.

Guildford railway station is one kilometre to the east of the Park.

Fencing

Tubular steel and chainmesh fencing defines the boundary of the Park and provides security for sporting facilities.

A security fence prevents public access to the swimming centre except via the entry turnstiles.

2.6 USE AND CONDITION OF PARK STRUCTURES

McCredie Park is used for recreational purposes by a diverse range of user groups including both organised sports and passive recreation users. The location of sporting and other structures in McCredie Park are shown in Figure 2.4.

Figure 2.4 Location of key built structures in McCredie Park



Figure 2.5 Key built structures in McCredie Park

Guildford Swimming Centre



Guildford Swimming Centre entrance



Children's playground

Guildford Rugby League and Recreation Club Ltd



Guildford Rugby League and Recreation Club and carpark

Playing fields



Southern playing field and goalposts



Northern playing field - turf cricket wicket

Zone E



Children's playground

The use and condition of key structures in McCredie Park are set out below.

Table 2.2 Use and condition of structures in McCredie Park

Facility	Description	Uses	Condition
Guildford Swimming Centre	Heated indoor pool (25m 6 lane) and seating Change rooms, kiosk, storage Office, staff room Outdoor program pool 15m x 10m Circular outdoor wading pool with shade canopy	Indoor and outdoor water-based recreation activities including swimming, learn to swim, squads, school carnivals, water polo, aqua-fitness. Daily use by McCredie Park Swimming Club, Aussie Swimming Club, casual recreational users. Use by schools for swimming carnivals	Poor
	Skate bowl	Skateboarding	Poor
	Children's playground	Children's play equipment	Good
	Carpark	Vehicle parking by swimming centre patrons.	Good
Bowling greens	Two bowling greens – one is functional, the other is not used.	Functional bowling green is used daily by the GRLFRC lawn bowling team.	Good
		Not used	Poor
Guildford Rugby League Football and Recreation Club Ltd premises and surrounding facilities	Club premises include a coffee shop, Bon Appetit restaurant, function rooms, gaming facilities	Daily use by members, guests and visitors for social gatherings, entertainment, informal recreation. Functions such as wedding receptions, private parties, entertainment, seminars, meetings, promotions, bus trips, special events, bingo, raffles. Intracclubs include baseball, men's and ladies bowls, junior and senior cricket, darts, fishing, golf, netball, snooker, hockey, junior rugby league.	Good

Facility	Description	Uses	Condition
GRLFRC (cont.)	Car park for 280 cars	Daily use by club patrons and park users.	Good
Sporting fields	Football field and associated open space (southern section of park) Goalposts Seating Dug outs Scoreboard Video tower Floodlights	Used by organised sporting groups and schools for rugby league in winter. Seasonal/weekly use by GRLFRC rugby league team, Guildford Leagues Club Junior Rugby League Club, Guildford Leagues Club Senior Rugby League and Parramatta District Rugby League for fixtures and training. Occasional use by passive recreation users.	Good
	Frank Baldwin Pavilion	Amenities / kiosk building used by sporting groups	Fair
	3 cricket nets	Cricket practice	Fair
	Electric barbecues	Occasional use for social gatherings	Fair
	Hockey and cricket field (western section of the park) Maintenance shed Flood lighting	Used by schools and organised sporting groups for cricket in summer and hockey in winter, and for baseball and touch football training. Seasonal/weekly use for fixtures and training by Guildford Leagues Junior Cricket Club, Guildford Leagues Senior Cricket Club, Parramatta representative cricket, Guildford Leagues Club hockey, Guildford Leagues Club Women's Touch Football, Guildford Leagues Club Junior Baseball, Guildford Leagues Club Senior Baseball.	Good
Park operations	Equipment shed	Equipment storage	Fair
	Maintenance buildings	Equipment storage	Fair
	Water tank	Water harvesting and storage	Good
Children's playground	Play equipment Seating	Children's play, informal recreation	Good

2.7 UTILITY SERVICES

All buildings in the Park are connected to water and electricity. The scoreboard at the football field and the barbecues are also connected to electricity.

The football field and the hockey/cricket fields are adequately lit by free-standing pole-mounted flood lights for training.

The GRLFRC premises and amenity buildings are connected to the sewer.

2.8 MAINTENANCE

Current maintenance activities and responsibilities in McCredie Park are:

Holroyd City Council

- ☐ maintenance in the swimming centre and open space areas in Zones A and E.
- ☐ annual inspections of play equipment in both playgrounds (Zones A and E), and repairs undertaken as required.
- ☐ maintenance of perimeter fencing in the swimming centre (Zone A) and playground (Zone E) areas.
- ☐ repairs to the amenities / kiosk building in Zone C.
- ☐ maintenance of the swimming centre carpark in Zone A.
- ☐ all general repairs to the swimming centre building in Zone A.

GRLFRC

- ☐ maintenance of all assets in its leased area, including the GRLFRC premises and other assets.
- ☐ maintenance of the club's assets outside the leased area (storage/machinery shed, storage shed, scoreboard, cricket nets, barbecue area, video tower, goal posts, dugouts, seating, floodlights, irrigation system, water tank.
- ☐ maintenance of both playing fields and the surrounding grassed areas.
- ☐ turf wicket maintenance.
- ☐ line marking of the football field and the cricket/hockey fields .
- ☐ maintenance of both bowling greens.
- ☐ establishment and maintenance of perimeter planting.
- ☐ routine maintenance (cleaning etc.) of amenities buildings.
- ☐ maintenance of perimeter fences, street frontages associated with sporting field areas.

2.9 FUNDING

Holroyd City Council spends allocated funds on its management and maintenance responsibilities for McCredie Park.

The majority of maintenance and general improvement work is funded from rate revenue. Funding for the Park is also generated through fees collected by the local committee, and income generated from the swimming centre. The local committee is responsible for collecting fees from the various user groups. Minimum fees and charges for sportsgrounds are set in Council's annual budget in line with the Community Strategic Plan.

As lessee of a substantial portion of the park, the GRLFRC has been a major source for funding of capital works as well as recurrent maintenance costs associated with McCredie Park. Income derived from the annual lease fee is also redirected into general park maintenance and improvements.

3 PLANNING CONTEXT

3.1 INTRODUCTION

This section describes the legislative and policy framework applying to McCredie Park. Full versions of the legislation referred to below are found on-line at www.legislation.nsw.gov.au and www.austlii.edu.au. Holroyd City Council's website is www.holroyd.nsw.gov.au.

3.2 PLANNING CONTEXT OF McCREDIE PARK

The state-wide, metropolitan Sydney, regional and local planning context which influences the use, development and management of McCredie Park is listed below.

3.2.1 State

Legislation

- ☐ Local Government Act 1993 (refer to Section 3.3.1).
- ☐ Environmental Planning and Assessment Act 1979
- ☐ Companion Animals Act 1998
- ☐ Disability Discrimination Act 1992
- ☐ Protection of the Environment Operations Act 1997
- ☐ Liquor Act 2007
- ☐ Waste Avoidance and Resource Recovery Act 2003.

Strategic planning

- ☐ NSW State Plan
- ☐ Game Plan 2012
- ☐ Healthy Urban Design
- ☐ Active Living
- ☐ Healthy Parks Healthy People.

Standards

- ☐ Building Code of Australia.
- ☐ Australian Standards for design for access and mobility.
- ☐ Australian Standards for playground design and maintenance.
- ☐ Workplace Health and Safety.

3.2.2 Metropolitan / Regional

- ☐ Metropolitan Plan for Sydney 2036
- ☐ West Central Draft Subregional Strategy
- ☐ Western Sydney Regional Recreation Demand and Opportunities.

3.2.3 Local

Corporate / strategic plans

- ☐ Living Holroyd Community Strategic Plan.
- ☐ City of Holroyd Local Environmental Plan.
- ☐ Holroyd Landscape Master Plan.
- ☐ Holroyd Section 94 Contributions Plan for Open Space and Recreation.
- ☐ McCredie Park Landscape Masterplan.

3.3 LEGISLATION APPLYING TO MCCREDIE PARK

3.3.1 Local Government Act

Statutory requirements

The *Local Government Act 1993* sets out the legislative framework for a Council's operation. The Act emphasises a Council's responsibility to actively manage land and to involve the community in developing strategies for its management. These strategies must reinforce and reflect the core objectives for community land in the *Local Government Act 1993*.

Classification of McCredie Park

McCredie Park is owned by Holroyd City Council and is classified as community land under the *Local Government Act 1993*. Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Categorisation

Background

Community land must be categorised in accordance with the *Local Government Act 1993* as either Park, Sportsground, Area of Cultural Significance, Natural Area, or General Community Use. A category assigned to community land, using the guidelines for categorisation in the *Local Government (General) Regulation 2005*, reflects Council's intentions for future management and use of the land.

Categorisation of McCredie Park

McCredie Park is categorised as Sportsground because it has a predominantly formal active recreational function. The guidelines for and core objectives of the Sportsground category are in Table 3.1.

Table 3.1 Guidelines for categorisation of community land in McCredie Park

Category	Guidelines ⁽¹⁾	Core objectives ⁽²⁾
Sportsground	Land should be categorised as 'Sportsground' if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<input type="checkbox"/> encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games, and <input type="checkbox"/> ensure that such activities are managed having regard to any adverse impact on nearby residences.

(1) *Local Government (General Regulation) 2005*

(2) *Local Government Act 1993*

The *Local Government Act 1993* establishes core objectives for all categories of community land. Council must manage the community land, and ensure the community land is used, according to these core objectives. Any additional management objectives for the land must comply with the core objectives established within the Act. These objectives for McCredie Park are defined and addressed in Section 4 of this Plan.

Leases, licences and other estates

Council may grant a lease, licence or other estate on community land, but only in accordance with the *Local Government Act 1993*. Council may grant any other estate on community land to the extent permitted by the *Local Government Act 1993*.

Granting of leases, licences and other estates at McCredie Park is detailed within Section 5.

3.3.2 Environmental Planning and Assessment Act 1979

Introduction

The *Environmental Planning and Assessment Act 1979* (EPA Act) establishes the statutory planning framework for environmental and land use planning in NSW through State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs).

The EPA Act also sets out processes for approving development applications for structures and works on public and private land as set out in the Holroyd LEP.

For development proposals requiring development consent, the requirements of Part 4 of the EPA Act apply. Designated developments which require an Environmental Impact Statement are listed or designated in a schedule to the EPA Regulation 1994.

3.4 LOCAL PLANNING CONTEXT

3.4.1 Corporate plans

Living Holroyd Community Strategic Plan

The Living Holroyd Community Strategic Plan 2011 outlines 20 City Targets for achievement by 2031.

The Living Holroyd Community Strategic Plan is supported by the 2011-2015 Delivery Program and annual Operational Plan, and the 2011-2021 Resourcing Strategy.

3.4.2 Strategic plans for service areas

City of Holroyd Local Environmental Plan

Developments and uses in the Park must be in line with the objectives of the open space land use zoning as defined in the Holroyd local Environmental Plan. These objectives are to:

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

Holroyd City Open Space and Recreation Strategy

The Holroyd City Open space and Recreation Strategy (2006) recognises that McCredie Park, being the venue for major sporting and recreation facilities, is important in catering for the sporting and recreation needs of the Holroyd community.

3.4.3 Specific area / need planning

Holroyd Landscape Master Plan

The Holroyd Landscape Master Plan sets out a Landscape Code with guidelines for landscaping and embellishment of open space in Holroyd.

The plan shows that McCredie Park is zoned as a public open space adjoined by residential development, and that Linnwood Hall Estate to the east of the park is a prominent local feature.

Holroyd Section 94 Contributions Plan for Open Space and Recreation Facilities

According to the requirements of the *Environmental Planning and Assessment Act 1979*, the Holroyd Section 94 Contributions Plan for Open Space and Recreation Facilities 1998 requires contributions from developers towards open space and recreation facilities as a consequence of development in the Holroyd local government area. These contributions are implemented through Council's Capital Works program.

4 MANAGEMENT OF McCREDIE PARK

4.1 INTRODUCTION

The legislative and State, regional and local planning context applying to McCredie Park was outlined in Section 3. This section defines the specific roles and objectives for McCredie Park, based on community values and needs, and the management directions of Holroyd City Council.

The needs and requirements of Holroyd City Council (as land owner and manager), Guildford Rugby League and Recreation Club (as lease holder), other sporting user groups, surrounding residents (as neighbours and users), current and future visitors (as users), and other stakeholders, are reflected in the management of McCredie Park.

4.2 COMMUNITY VALUES OF McCREDIE PARK

The community values of McCredie Park obtained from community consultation, and their significance, are:

Table 4.1 Significance of values of McCredie Park

Values	Level of Significance				
	Local	District	Regional	State	National
Sport and recreation					
Visual amenity / environment					
Access					
Health and safety					

4.3 OBJECTIVES FOR MANAGEMENT OF McCREDIE PARK

The overall management objective for McCredie Park is to guide the future management of McCredie Park within the legislative requirements of the *Local Government Act 1993*, taking into account community expectations and the resources available to Holroyd City Council.

Related management objectives for McCredie Park are to:

- ☐ ensure that McCredie Park is conserved for recreation purposes with an emphasis on sporting activities.
- ☐ ensure the Park is available and accessible to all sectors of the community.
- ☐ achieve a consistent and responsible approach to the management and maintenance of the resources within the park.

- ☐ ensure the club continues to provide high quality services that are consistent with the objectives for management of Sportsground, and to achieve good management of all assets within the lease area.
- ☐ provide adequate, equitable 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 attractive, safe, and enjoyable for the public.

4.4 FUTURE ROLES OF MCCREDIE PARK

McCredie Park has a strong link with local, district and regional sporting activities, and provides open space area for both active and passive recreation for the local community. McCredie Park provides a vital recreation facility for the local community.

Following on from the values and vision defined above, the future roles of McCredie Park are defined below.

Table 4.2 Future roles of McCredie Park

Value	Roles of McCredie Park
Sport and recreation	Regional and local field sports venue. Court sports venue. Home of the Guildford Rugby League and Recreation Club. Multi-use sporting and recreation facility used by sports teams, school groups, community groups and residents. Community asset. Recreational, social and community hub. Neighbourhood park for Guildford. Venue for informal recreation opportunities for a range of ages and interests.
Visual amenity / environment	A green space in an urban context.
Access	Accessible open space and recreation settings for everyone in the community.
Health and safety	A model for a safe open space which facilitates and does not adversely affect the health and safety of its users.

4.5 MANAGEMENT PRINCIPLES AND OBJECTIVES

Following on from the values and desired roles of McCredie Park defined above, it is important to establish management principles and objectives against which decisions about uses and development of McCredie Park will also be made.

4.5.1 Core objectives

The core objectives for management of the Sportsground category of community land which applies to McCredie Park are to:

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

4.5.2 Objectives of Recreation zones

The objectives of the Recreation zones applying to McCredie Park are to:

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

4.5.3 Objectives by value

This section of the Plan provides the framework for protection and management of values identified earlier as being important to the community. The following objectives have been developed to protect and enhance those values. The objectives are the basis for the specific strategies and management actions in this Plan of Management.

Table 4.3 Management principles and objectives for McCredie Park

Value	Principles and objectives
Sport and recreation	<p>Conserve McCredie Park for recreation purposes with an emphasis on sporting activities.</p> <p>Provide sports facilities which are accessible to all members of the community and which are appropriate to these needs.</p> <p>Develop McCredie Park into a regional sporting facility which is strategically planned and managed and takes the needs of all the Park users and stakeholders into account.</p> <p>Develop McCredie Park into an area which is open, accessible, attractive and which caters for both active and passive recreation.</p> <p>Ensure the Club continues to provide high quality services that are consistent with the core objectives for management of Sportsground, and to achieve good management of all assets within the lease area and lease obligations.</p> <p>Increase the utility of public recreation resources.</p>
Visual amenity / environment	<p>Ensure a visually attractive environment.</p> <p>Manage, develop, protect, restore, enhance and conserve the environmental values of the Park to ensure it is sustainable for future generations.</p>
Access	<p>Ensure that McCredie Park is accessible to all members of the community.</p>

Value	Principles and objectives
Health and safety	Provide a safe and healthy environment that meets reasonable community expectations.
Management	<p>Achieve a consistent and responsible approach to the management and maintenance of the facilities in the Park.</p> <p>Manage, develop and conserve man-made and natural resources in the Park.</p> <p>Develop and implement collaborative and effective decision making and management processes which involve relevant stakeholders and the community, and ensure that relevant interests and needs are taken into account.</p> <p>Provide adequate, equitable and appropriate services for the community and ensure they are managed efficiently.</p> <p>Operate the Park in a manner that considers impacts on adjoining land users.</p> <p>Ongoing preventative and remedial maintenance of existing Council assets.</p>

5 IMPLEMENTATION AND REVIEW

5.1 INTRODUCTION

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

5.2 MANAGEMENT STRUCTURE

5.2.1 Responsibilities

The management and development of McCredie Park involves the co-operation of Holroyd City Council, the McCredie Park Local Committee, Guildford Rugby League Football and Recreation Club, and the community. The responsibilities of these groups were outlined in Section 2.4.2.

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 to manage the Park. The four groups listed above will continue to work together in relation to further development and ongoing maintenance and management of McCredie Park.

5.2.2 Staffing

The current level of Council and GRLFRC staffing at McCredie Park is adequate to maintain an acceptable quality of sporting and recreational experience. If new facilities are developed then additional staff may be required to provide an acceptable standard of maintenance.

5.3 PERMITTED FUTURE USES AND DEVELOPMENTS

5.3.1 Introduction

In accordance with the *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979*, Council must assess proposed developments on community land. A Plan of Management gives 'in principle' support for certain activities to proceed to the

development assessment stage. However, this Plan does not in itself imply or grant consent for these activities.

5.3.2 Extension to GRLFRC premises

The Guildford Rugby League Football and Recreation Club (GRLFRC) needs to expand and improve its premises in order to provide additional and improved services to its members and to optimise the viability of its operations.

The Plan of Management supports flexibility in the leasing of the club and its premises to accommodate expansion of its premises within the area leased to GRLFRC (Lot 2 DP 794458), consistent with the objectives of this plan and relevant statutory planning approvals from the Council as the consent authority.

5.3.3 New multi-purpose building

A Landscape Masterplan, adopted by Council in 2009, was prepared to guide the future development of facilities at McCredie Park.

This Plan of Management supports the proposed multi-purpose building shown on the McCredie Park Landscape Masterplan and its associated landscape improvements, consistent with the objectives of this Plan and relevant statutory planning approvals from the Council as the consent authority.

5.3.4 Legislative requirements

Introduction

Permissible uses and developments at McCredie Park must be in accordance with relevant legislation, particularly:

- ☐ zoning under the Holroyd Local Environmental Plan 2011.
- ☐ categorisation of community land under the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.
- ☐ uses for which leases, licences and other estates may be granted on community under the *Local Government Act 1979*.

Zoning

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

The Holroyd Local Environmental Plan sets out in general terms the land uses for the local government area.

This Plan of Management is an important supporting document for development and building applications for any proposed works.

Categorisation of community land

According to the *Local Government Act 1993*, uses and developments on land classified as community land must be consistent with the guidelines for each relevant category and the core objectives of the relevant category. The guidelines and core objectives for the Sportsground category which applies to McCredie Park were outlined in Section 3.

Uses for which leases, licences and other estates may be granted

Section 46 of the *Local Government Act 1993* sets out permissible uses of community land under lease, licence or another estate (refer to Appendix B). Such uses relate to consistency with the core objectives of the categorisation of community land, public recreation, relevant short-term casual purposes, filming, public utilities and public roads, family/community facilities (maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day-care centres), restaurants and refreshment kiosks.

5.3.5 Council policies

Council policies which influence permissible uses of McCredie Park include the Use of Public Open Space by Fitness Groups and Personal Trainers Policy 2009.

5.3.6 Prohibited activities

Prohibited activities in McCredie Park, which are communicated to Park users by signage, include:

- ☐ golf and archery practice.
- ☐ use of motorised vehicles, except in carparks and driveways
- ☐ using firearms
- ☐ flying model aeroplanes
- ☐ taking horses, greyhounds or unleashed dogs into the Park
- ☐ lighting of fires (except in constructed fireplaces or portable barbecues).

5.3.7 Scale and intensity of future uses and developments

The general scale and intensity of proposed buildings and other structures at McCredie Park is shown on the Master Plan for McCredie Park (Figures 6.1 and 6.2) and the concept plan for the multi-purpose building in the south-west corner of the Park (Figure 6.3). This Plan of Management expressly authorises development of new buildings and redevelopment of existing buildings consistent with the scale and intensity of structures as shown on the Master Plan and the concept plan.

It is expected that activities at McCredie Park which may attract high numbers of people are rugby league and other sporting matches, functions at the leagues club, and special events.

The GRLFRC club premises and amenities will continue to be used for the purposes as outlined in Section 2. The scale and intensity of use of the club premises will be determined

according to its safety regulations, feedback from its members, and any planning approvals from Council as the consent authority.

The scale and intensity of other structures in McCredie Park will be consistent with that shown on the Master Plan in Figures 6.1 and 6.2.

Consideration should be given to water sensitive urban design (WSUD) consistent with Council's LEP.

The intensity of use of sporting fields and the bowling green will depend on turf quality, weather conditions, and the nature of the particular activity as determined by the user groups.

The intensity of use of the swimming centre, particularly the swimming pools, would be determined by the centre manager and lifeguards consistent with safety regulations.

The intensity of use of informal recreation facilities and settings (such as playgrounds, picnic barbecue areas) would be determined by parkland users.

Intensity of use of the sportsgrounds and parkland must be monitored in terms of the carrying capacity of the land. Corrective action, such as fencing off worn grassed areas, may be implemented if the carrying capacity of the sportsgrounds or parkland is exceeded.

5.3.8 Planting

The planting strategy should use predominantly indigenous species, or trees that derive from the eastern seaboard that have a demonstrated amenity in the Holroyd local government area.

It is proposed that planting within the Park encompasses a predominant use of Cumberland Plain forest types including Shale Plains Woodland and Riverflat Forest in canopy tree planting.

To minimise the area of turf which 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 under trees should also be considered.

5.4 LEASES, LICENCES AND OTHER ESTATES

5.4.1 Introduction

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

5.4.2 What are leases and licences?

Leases, licences and other estates formalise the use of community land.

A lease will be typically required where exclusive use or control of all or part of community land is desirable for effective management. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities 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 uses can apply to the same area at the same time, provided there is no conflict of interest between the uses.

5.4.3 Existing lease

This Plan of Management authorises the ongoing use of the area leased by GRLFRC as defined by its lease. Any renegotiation of the lease term and/or conditions will be carried out in accordance with the requirements of the *Local Government Act 1993* and Council's planning instruments.

5.4.4 Authorisation of future leases, licences and other estates

Uses

General

Pursuant to the provisions of Section 46 of the *Local Government Act*, Council may lease or licence community land in a Plan of Management for purposes consistent with the categorisation and zoning of the land.

All proposed activities under lease, licence or other estate would be subject to Council's conditions, approval processes and booking fees as appropriate.

Tennis courts

The McCredie Park Committee has put forward a proposal to construct a tennis court complex on land in the south-west corner of the Park, associated with the proposed multi-purpose building. It is proposed that this facility would operate under the management of the MPC in a similar way to management of other public tennis courts in Holroyd. Hire fees would be used for maintenance and general improvements at the courts and elsewhere in the park as appropriate.

Short-term hire

All short-term hire will be in accordance with the *Local Government Act 1993* and the *Local Government (General) Regulation 2005*.

Hiring of facilities is subject to Council's standard conditions for hire, approval processes, and booking fees. Organisers of the activity are subject to conditions of hire. Fees for short term, temporary and casual bookings will be in accordance with Council's adopted fees and charges.

5.5 FUNDING

Implementation of this Plan of Management will be directly dependent on the availability of funding. 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.

Staging of works will need to occur to allow Council to meet the cost of improvements to McCredie Park, as well as other financial commitments throughout the local government area. Actions listed in the Action Plans have been prioritised, which will assist in preparing forward open space work programs and annual budgets. This Plan will therefore provide direction for future works in the Park.

There are a number of approaches that Council can take in funding the implementation of this Plan of Management including:

- ❑ Council sources. Council currently funds park management and maintenance costs through its annual budget allocation, and uses capital funds and Section 94 funding for capital and non-recurrent works. Council allocates funding on a priority basis, relative to the merits of each project. .
- ❑ contributions from key user groups. The GRLFRC has been a major source of funding for capital works as well as recurrent maintenance costs associated with McCredie Park. It is anticipated that the GRLFRC will continue to provide funding in accordance with the lease agreement for McCredie Park.
- ❑ lease / licence fees according to lease and licence agreements.
- ❑ park hire fees. The fees charged by the McCredie Park Committee for use of facilities and settings in the Park are guided by the minimum fees set by Council in their 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), and minor maintenance costs. Local committee annual budgets should include provision of funds for such improvements. A full schedule of fees charged by the local committee must be submitted to Council annually for confirmation. Details of the groups regularly using the park, the fee being charged, and the extent of use must also be included.
- ❑ developer contributions and planning agreements. Section 94 contributions provide a major source of potential funds for capital improvements within public 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 increase in population resulting from the new development. This source of funds directly depends on the rate of development and hence may fluctuate significantly.
- ❑ State and Federal government grants and contributions for sporting facilities and open space. Special projects may be partly funded through State government grant allocations, which may involve matching funding from Council and/or MPC and GRLFRC contributions. Applications for government grants would be submitted on behalf of Council, the MPC and the GRLFRC for specific projects.

A combination of these options may provide funding for proposed changes to McCredie Park.

5.6 IMPLEMENTATION OF THIS PLAN OF MANAGEMENT

Implementation of actions in this Plan of Management according to their assigned priorities will be monitored by Council. It should be recognised however that the commencement and completion of the management actions in this Plan of Management is dependent on available Council resources, funding, and Council's priorities in its yearly program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

Council will monitor its performance with respect to the plan's objectives and performance indicators in its review of the action plan.

5.7 REVIEW OF THIS PLAN OF MANAGEMENT

This Plan of Management is intended to be reviewed and updated over an eight-year period. It should be updated to reflect changing community and Council priorities and issues, to take into account changes in legislation or government directions, and to recognise completed actions. Review of this Plan of Management should also take into account the outcomes of periodic reviews of Council's strategic and operational plans.

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6 ACTION PLAN

6.1 LANDSCAPE MASTER PLAN

Figures 6.1 to 6.3 show proposed changes and improvements to McCredie Park to maximise use of the Park by a wide range of users. The key proposed changes are to:

- ☐ extend and landscape the carpark on the western side.
- ☐ remove existing barbecue, and provide new barbecue / picnic area near the multi-purpose building.
- ☐ construct three multi-purpose tennis / netball courts on the western side.
- ☐ install a children's playground near the multi-purpose building.
- ☐ remove existing cricket nets, and provide new cricket nets closer to the cricket field.
- ☐ demolish the Frank Baldwin Pavilion, and replace with carparking.
- ☐ upgrade seating around the rugby league field.
- ☐ remove the kiosk.
- ☐ upgrade the maintenance area by levelling, fencing, resurfacing and planting.
- ☐ provide a paved outdoor area adjoining the indoor pool doorway.
- ☐ extend the cricket amenities building to include a club room.
- ☐ construct a new multi-purpose building on the western side of the rugby league field. A concept plan for the proposed building is in Figure 6.3.

Figure 6.1 Landscape Masterplan for McCredie Park



Figure 6.2 Detail plan for western boundary of McCredie Park

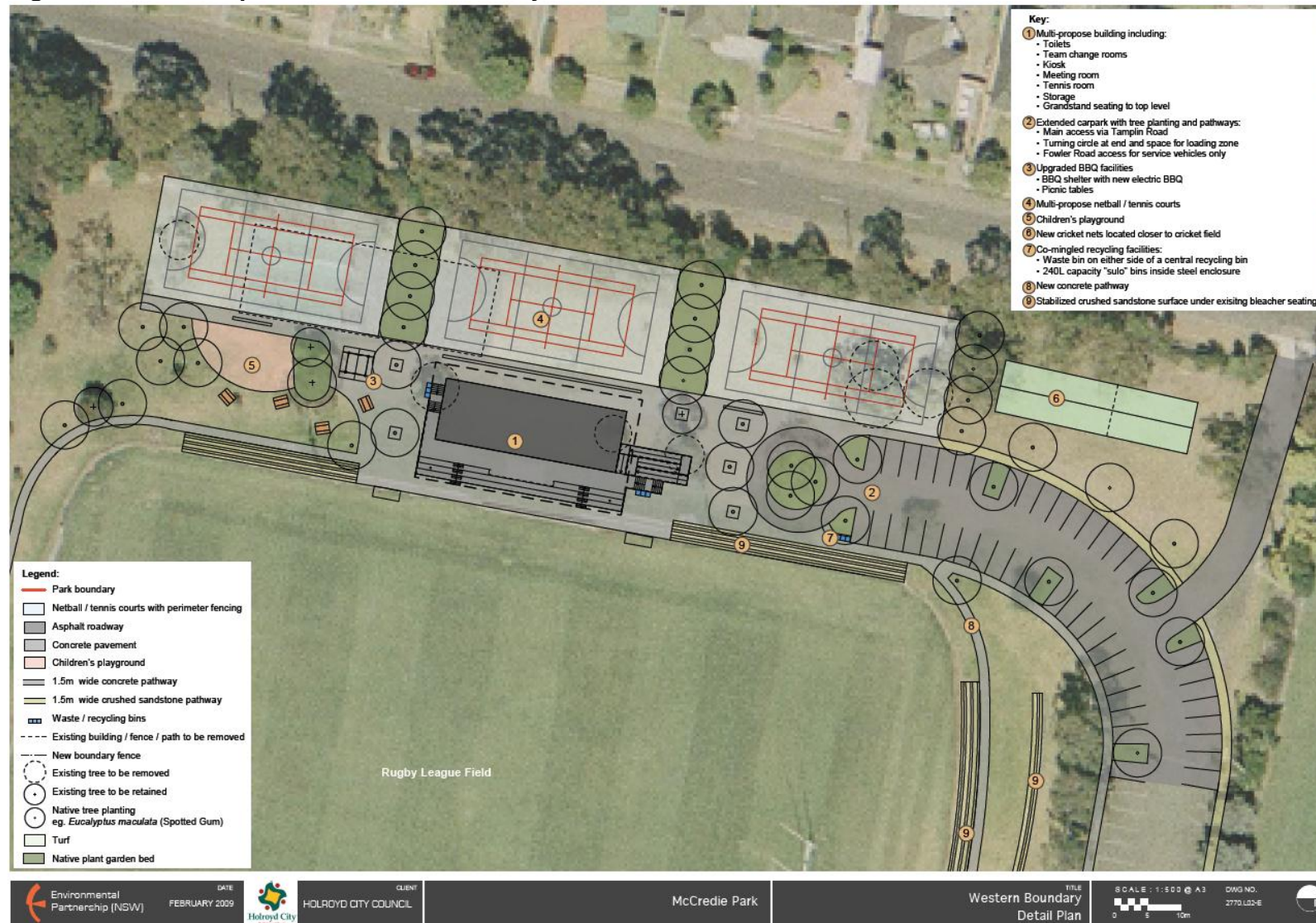
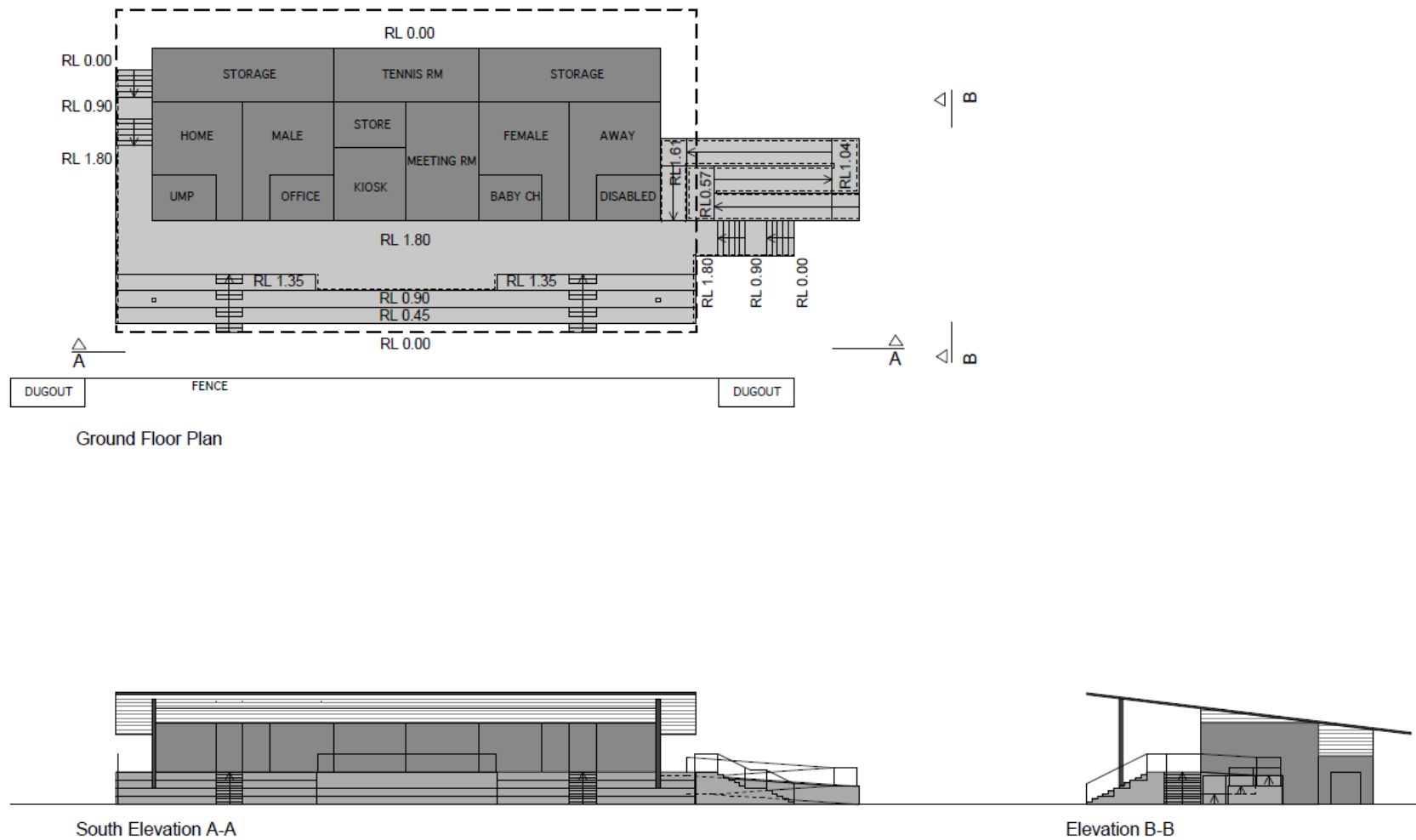


Figure 6.3 Concept for multi-purpose building in McCredie Park



6.2 ACTION PLAN

6.2.1 Introduction

This section of the Plan of Management outlines the actions to implement the management direction and the Master Plan for McCredie Park. The actions are displayed below in table form, and have been structured using the values of the Park that the actions are attempting to enhance and protect. The table headings are explained as follows:

Item	A need or an issue to be addressed.	
Background	Explanation of the item including options to address the item.	
Action	Actual tasks that will be undertaken to address issues, and achieve performance targets, strategies and objectives.	
Priority	Assigned according to the specific action's relative importance or urgency:	
	High	Safety issues in which there is a high probability of serious injury occurring. Work needed to ensure the essential function of the park is not compromised. Work needed to eliminate or reduce severe environmental problems, such as erosion, water pollution, etc. in line with environmental legislation.
	Medium	Ongoing preventative and remedial maintenance of existing park assets. Work needed to ameliorate adverse environmental conditions, such as shade planting, noise intrusion, poor access and circulation. Works aimed at reducing overall maintenance costs.
	Low	Works aimed at improving the aesthetic quality of the park. Works aimed at enhancing habitat value.
Responsibility	Organisations responsible for implementing the action:	
	GRLFRC	Guildford Rugby League Football and Recreation Club Ltd
	HCC	Holroyd City Council
	MPC	McCredie Park Committee
Performance indicators	Such targets/strategies will be adopted in order to achieve both the core objectives for community land management and the McCredie Park-specific objectives.	
Method of measurement	Provides a system of checks and balances to assess the achievement of the action.	
Status	The status ratings are:	
	O	Ongoing. This denotes actions 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 commenced.
	C	Commenced. Proposed activities for which work has already begun.
	Cp	Complete. This refers to activities that have been completed (ie. their performance indicators have been fulfilled) since the last Plan of Management review.

6.2.2 Sport and recreation

Table 6.1 Actions to address sport and recreation issues

No.	Item	Background	Action	Priority	Responsibility	Performance indicator/ method of measurement	Status
1.1	Guildford Rugby League Football and Recreation Club extensions	Refer to Section 5.4.2 regarding expansion of the GRLFRC premises.	Assess the proposed extensions and renovations to the GRLFRC facilities through statutory planning processes.	High	HCC	Development assessment meets legislative requirements	O
			Extend and renovate the club to provide additional and improved services to members.	High	GRLFRC	Satisfaction of members	O
1.2	Multi-purpose building	Built structures associated with the rugby league field, such as the amenities and kiosk, are aging. A multi-purpose building has been proposed on the western side of the field (refer to Figure 5.3). The building would include toilets, team change rooms, kiosk, meeting room, tennis room, storage, and grandstand seating to the top level. The kiosk and the Frank Baldwin Pavilion will then become redundant.	Construct a multi-purpose building on the western side of the rugby league field.	High	HCC GRLFRC MPC	Positive feedback from sporting users.	P
			Remove the kiosk structure.	Medium	HCC GRLFRC MPC	Kiosk structure removed.	P
1.3	Cricket amenities building	The cricket amenities building requires additional internal space for club activities.	Extend the cricket amenities building to include a club room.	Medium	HCC MPC	Extensions complete. Positive feedback from sporting users.	P

No.	Item	Background	Action	Priority	Respons- ibility	Performance indicator/ method of measurement	Status
1.4	Need for improved playground facilities	User demand for children's playground equipment should be assessed to ensure any new facilities are developed in response to community needs. Consideration should be given to the provision of a play area at the rugby league field for use by children while their parents and siblings are playing or watching sport.	Install a children's playground on the western side of the rugby league field.	Medium	HCC MPC	Play facilities provided to current Australian standards.	P
1.5	Need for additional and upgraded seating around the football field	Due to a shortage of seating around the football field, spectators often sit on the fence to watch games, particularly at the southern end of the field. This has resulted in serious damage to the fence, reducing its effectiveness and aesthetic quality. Fencing around the perimeter of the football oval is a one metre high weld mesh fence, similar to that used along the southern and western perimeter fences. While it is not appropriate to raise the height of this fence it is recommended that more seating is provided at this end of the field and that the fence support posts be braced or strengthened. Seating in the park is in varying condition. Concern has been raised about the general condition of the tiered seating in the park, which is exhibiting signs of general wear and tear. It is important that this seating is maintained in excellent condition at all times. Consideration should be given to upgrading these structures to a higher standard. Any upgrade should include an all-weather covering for sun and rain protection. Regular inspections of all seating in the park is required to make sure it is structurally sound, and that repairs are undertaken as required.	Upgrade bleacher seats on the eastern side of the rugby league field.	High	GRLFRC MPC	Bleacher seats upgraded.	P
			Provide additional spectator seating around to the eastern side of the rugby league field.	Medium	HCC MPC	Increased number of seats around the rugby league field.	P
			Carry out regular inspections and maintenance of seating in the Park, particularly the tiered seating.	High	HCC GRLFRC MPC	Seating maintained in a safe condition.	O

No.	Item	Background	Action	Priority	Respons- ibility	Performance indicator/ method of measurement	Status
1.6	Maintenance of surfaces beneath perimeter bench seating areas	High use of the bench seating around the sporting fields has led to wearing of the grass beneath the seats, which is a less than desirable situation in terms of visual quality and ease of maintenance. To improve the general appearance of these seating areas and to assist with maintenance around the seats, it is recommended that hard paved areas of appropriate dimensions be provided wherever this type of seating is provided.	Place paving under existing bleacher seating around the rugby league field.	Medium	HCC MPC	Improved appearance, function and maintenance of seating areas.	P
1.7	Shortage of tennis facilities	A shortage of tennis facilities in the area has been identified by the McCredie Park Local Committee. The committee has requested Council assistance to develop tennis court facilities within the park. Demand for such facilities was assessed with reference to Council's open space strategy. Any new tennis facility should be designed in the context of the overall masterplan for the park.	Remove the cricket practice nets.	Medium	HCC MPC	Cricket practice nets removed.	P
			Construct three multi-purpose netball and tennis courts and associated seating on the western side of the rugby league field.	Medium	HCC MPC	Adequate court facilities provided. Positive feed-back from tennis and netball players.	P
1.8	Need for upgrading lighting of the football field	The current lighting level of the football field is approximately 60 lux, which is adequate for night training. However, the standard of lighting of the football field for match play is 100 lux.	Upgrade lighting of the football field to 100 lux.	Medium	HCC GRLFRC MPC	Lighting upgraded to 100 lux. Football matches played at night.	P
1.9	Cricket practice facilities	The existing cricket practice nets are located too far away from the cricket field to be practical for cricket practice.	Install new cricket nets closer to the cricket field.	High	HCC MPC	Increased use by cricket players.	P

No.	Item	Background	Action	Priority	Respons- ibility	Performance indicator/ method of measurement	Status
1.10	Need for additional informal recreation facilities	McCredie Park is primarily used for formal active recreation pursuits involving organised sporting events. In order to cater for a greater cross-section of the community it is recommended that the informal recreational facilities within the park be enhanced. This includes the provision of improved seating, picnic shelters and barbecue areas.	Remove the existing barbecues.	Medium	HCC MPC	Barbecues removed.	P
			Construct a new electric barbecue with 3 sheltered picnic tables next to the new multi-purpose building.	Medium	HCC MPC	Increased use of barbecue and picnic facilities.	P
1.11	Aquatic facilities	Council is currently reviewing the feasibility of its three aquatic centres. In the meantime Council intend to improve experiences for users of the swimming centre, including facilitating enjoyment of the outdoor area east of the indoor pool.	Refurbish the indoor pool.	Medium	HCC	Refurbishment complete.	O
			Construct paved 'break-out' spaces adjoin the doorway of the indoor pool.	Medium	HCC	Increased use of the area east of the indoor pool.	P
1.12	Low patronage of the skateboard bowl	Since its construction in 1993 the skateboard bowl within the Guildford Swimming Centre has been generally underused. Reasons for this include the high level of supervision at the centre, and the need to pay an admission fee to use the skate bowl. The skate bowl was designed to earlier standards for older children, and poses a safety risk for younger children who predominantly use the adjacent facilities in the swimming centre.	Remove the skate bowl.	High	HCC	Skate bowl removed.	P
			Investigate the feasibility of a regional skate facility in the region.	High	HCC	Feasibility of regional skate park determined.	P

6.2.3 Visual amenity / environment

Table 6.2 Actions to address visual amenity / environmental issues

No.	Item	Background	Action	Priority	Respons- ibility	Performance indicator/ method of measurement	Status
2.1	Erosion on areas with steep gradients and compacted soil	The embankments on the western and northern edges of the cricket/hockey fields require revegetation to reduce runoff and soil erosion. Successful revegetation of these slopes would also deter pedestrian traffic. Attempts to grow trees on these slopes have generally been unsuccessful so far. Adequate ground preparation, planting of appropriate species, and applying surface mulch are required for successful establishment of a vegetation cover. Planting areas should be selected with reference to the need for seating areas. Vegetation used for bank stabilisation could also serve a dual purpose by providing shade.	Vegetate the drainage swale along the bottom of the bank on the northern side of the cricket/hockey fields.	Medium	HCC MPC	Embankment revegetated	P
2.2	Unwanted views and better definition of park and field boundaries.	Additional screen planting is recommended along the southern and western boundaries of the park to block views of traffic on Fowler Road and Dennistoun Avenue and the surrounding residential development. Planting in these areas will also provide definition of the park boundaries, as well as provide shade. Screen fencing and planting is also required around the equipment storage sheds. This area contains maintenance equipment used by the GRLFRC and is generally a visually unattractive area of the park. Screen planting should be carried out in such a way that allows access for maintenance staff as well as improves the aesthetic quality of these areas.	Screen plant the southern and western park boundaries as a buffer to adjacent residents.	Low	HCC GRLFRC MPC	General appearance of park improved.	P
			Screen plant the equipment storage shed.	Low	HCC GRLFRC MPC	Improved appearance of equipment storage shed.	P

No.	Item	Background	Action	Priority	Respons- ibility	Performance indicator/ method of measurement	Status
2.3	Energy saving initiatives	The cost of energy to operate the Guildford Swimming Centre is increasing. Energy saving initiatives are proposed to be implemented at the swimming centre to reduce energy consumption and costs.	Subject to a feasibility study implement energy saving initiatives at Guildford Swim Centre.	Medium	HCC	Reduction in energy use by the swimming centre.	P

6.2.4 Access

Table 6.3 Actions to address access issues

No.	Item	Background	Action	Priority	Respons- ibility	Performance indicator/ method of measurement	Status
3.1	Southern vehicle access track	The maintenance track which provides access to the barbecue area and cricket practice nets in the south-west corner of the park requires sealing to prevent further erosion, and to better define the track edge. This area is an unattractive section of the park and a potential erosion problem. Construction of the new multi-purpose building will require better vehicle access and a loading/unloading zone for vehicles.	Extend the carpark south-west to the new multi-purpose building, with a turning circle at the end and space for a loading zone.	High	HCC	Sealed vehicle access to new multi-purpose building.	C
			Formalise sealed access for service and emergency vehicles from Fowler Road to the carpark according to the current plan.	Medium	HCC	Increased number of vehicle parking spaces in the park.	P
3.2	Car parking	Once the proposed multi-purpose building is constructed, the Frank Baldwin Pavilion will be redundant. It is proposed to demolish the Frank Baldwin Pavilion, and replace it with a 44-space landscaped carpark.	Demolish the Frank Baldwin Pavilion.	Medium	HCC	Pavilion demolished.	P
			Construct and landscape a 44-space carpark.	Medium	HCC	Increased number of vehicle parking spaces in the park.	P
3.3	Pathways	Pedestrian circulation through the park from park entry points to settings and facilities in the park is available via formed pathways and across grass and worn areas as indicated by desire lines. It is proposed to formalise key pedestrian routes to reduce wear and tear on grass, and to reduce soil erosion.	Provide a new concrete pathway on the northern side of the rugby league field.	Medium	HCC MPC	Pathways constructed. Positive feedback from Park users.	P
			Provide a new pathway between the cricket field and the pathway to the swimming centre.	Medium	HCC MPC		P

6.2.5 Health and safety

Table 6.4 Actions to address health and safety issues

No.	Issue	Background	Action	Priority	Respons- ibility	Performance indicator/ method of measurement	Status
4.1	Playground equipment maintenance and soft-fall surfacing	The playground equipment needs meet Australian standards and be regularly inspected for compliance and safety.	Carry out regular inspections of play equipment and soft-fall.	High	HCC	Equipment maintained in a safe condition. Inspection reports.	O
4.2	Need for public drinking fountains	As McCredie Park is primarily a sporting ground rather than a passive recreation area, there is a greater need to provide drinking water for players and spectators. There are no drinking fountains in the park. It is recommended that they be provided near the playground and the hockey/cricket field.	Provide drinking fountains near the sporting fields.	Low	HCC GRLFRC	Fountains provided in key locations.	P
4.3	Waste handling and recycling facilities	The waste bins in the park are of limited capacity which can become a problem during large sporting events. The bins do not allow for any at-source sorting of recyclable materials. Consideration should be given to providing improved rubbish handling facilities including larger bins, and bins for recyclable materials.	Install waste bins and bin enclosure facilities.	High	HCC GRLFRC	Reduced incidence of littering.	P
4.4	Maintenance area	The maintenance and parking area is untidy and visually unattractive.	Construct a retaining wall along the cricket field side to provide a flat and level area adjoining the building.	Medium	HCC	Retaining wall constructed. Reduction in soil erosion.	P
			Upgrade surfacing of the maintenance area.	Medium	HCC	Surface upgraded.	P

No.	Issue	Background	Action	Priority	Respons- ibility	Performance indicator/ method of measurement	Status
						Positive feedback from maintenance staff.	
			Install a boundary fence with a lockable gate.	Low	HCC	Boundary fence installed. No unauthorised use of this area.	P
			Plant native trees and low ground covers in the maintenance area.	Low	HCC	Native species planted.	P