



**CUMBERLAND
CITY COUNCIL**

Granville Park
Draft Plan of Management
November 2022

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Prepared for
Cumberland City Council



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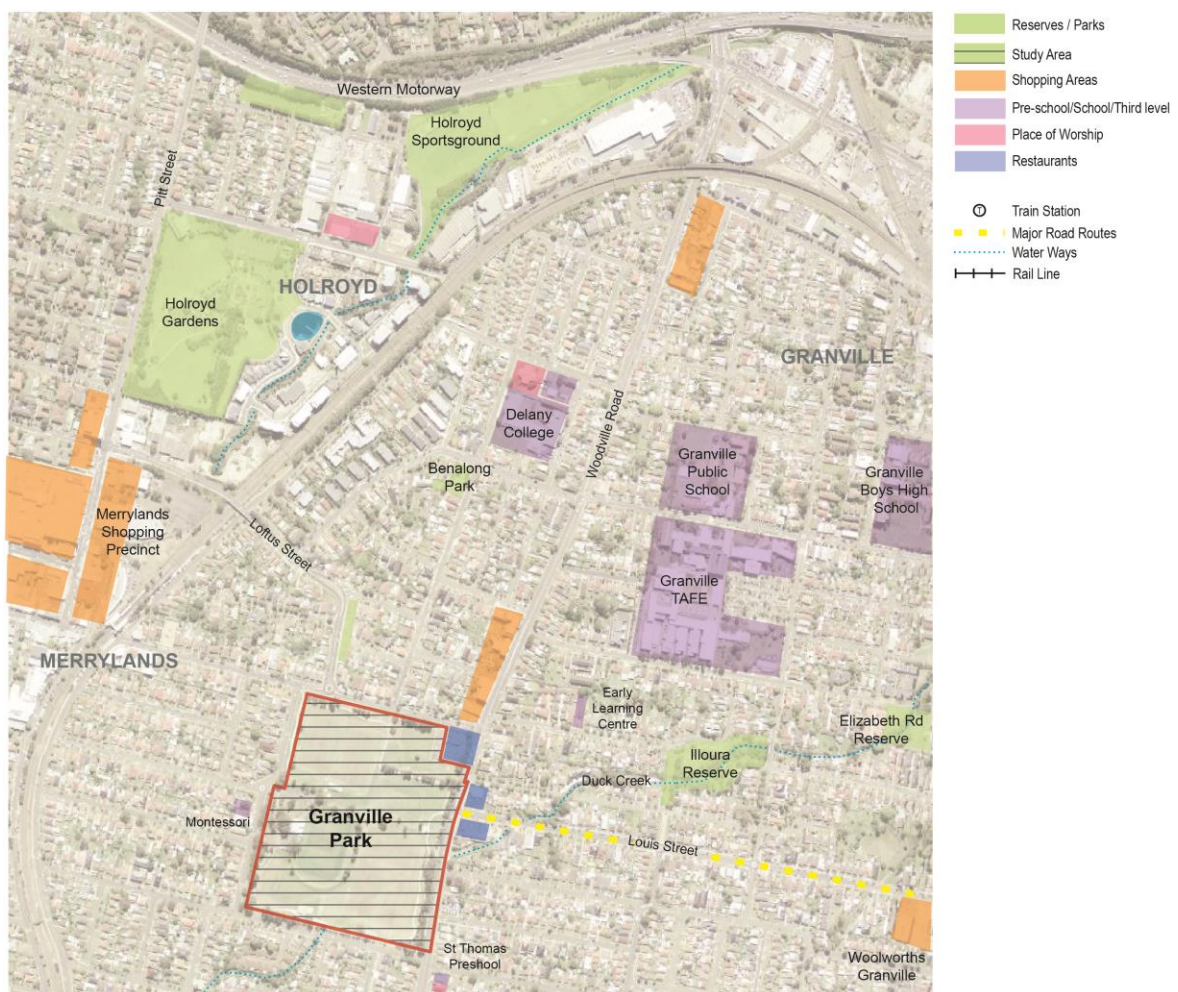
1.0 INTRODUCTION

1.1 Granville Park Plan of Management

Granville Park in the suburb of Merrylands, is a large park of over 13 hectares within the Cumberland City Council Local Government Area (LGA). **Figure 1.1** shows the study area in relation to the surrounding locality.

Granville Park was identified as a priority for preparation of a Plan of Management in order to resolve a number of land use issues, high usage rates and deteriorating facilities. Council resolved to prepare a Plan of Management in 2019, commissioning Sturt Noble Associates Landscape Architects to prepare this Plan of Management.

Figure 1.1 Site Context Map



1.2 What is a Plan of Management?

A Plan of Management is a long-term land management document describing the characteristics of the land, requirements for its management, and permissible uses, both now and into the future.

Under the Local Government Act 1993 and Crown Land Management Act 2016 Cumberland City Council is required to prepare Plans of Management for community land and Crown land under its management.

1.2.1 Crown Land Management Act

Under the Crown Land Management Act 2016 a council manager of dedicated or reserved Crown land must manage the land as if it were community land under the Local Government Act 1993. Granville Park includes areas of Crown land.

These areas managed as 'community land' are required to have Plans of Management prepared and adopted in accordance with the provisions of the Local Government Act 1993.

1.2.2 Local Government Act

The Local Government Act 1993 requires Plans of Management to be prepared, in consultation with the community for all public land classified as community land.

This Plan of Management for Granville Park has been prepared in accordance with the Local Government Act 1993 which provides a legal framework to guide Councils in their role and responsibility in the management, improvement and development of land classified as community land. Table 1.1 lists criteria as set down in the Local Government Act 1993.

Table 1.1: Local Government Act 1993 requirements and inclusions

<i>Local Government Act 1993 minimum requirements</i>	<i>Section where this Plan of Management addresses these requirements</i>
Categorise the land	3.6 Land Categorisation Park, Sportsground and General Community Use, refer Figure 3.1
Objectives and performance targets for the land	5.3 Action Plan
Means by which Council will achieve the objectives and performance targets	5.3 Action Plan
Manner in which Council will assess its performance	5.3 Action Plan
Public exhibition of Draft Plan of Management	1.6 Process of preparing this Plan of Management, 3.5.2 Public Notice
Description of the existing condition of the land and any buildings or improvements on the land	2.5 Current facilities, conditions and use 8.2 Appendix Facilities Condition
Description of the existing use of the land and any buildings or improvements on the land	2.5 Current facilities, conditions and use
Permissible uses	4.7 Permitted uses and developments
Permissible further development	4.7 Permitted uses and developments
Scale and intensity of use and development	Figure 5.1 Masterplan

1.3 Land to which this Plan of Management applies

This Plan of Management applies to Granville Park in Merrylands. Granville Park includes areas of both Council owned land and Crown Land under the control and management of Council. **Figure 1.2** shows the study area.

Figure 1.2 Land to which Plan applies



1.4 Why prepare a Plan of Management for Granville Park?

This Plan of Management was prepared because Cumberland City Council:

- are required to comply with the Local Government Act 1993 and Crown Lands Management Act 2016 regarding preparation of Plans of Management for Community Land,
- require a framework to guide day-to-day and long-term decision-making regarding the use and management of the park, and
- wish to accommodate and integrate the needs of Council (as landowners / managers), residents (as neighbours and park users), and current and future users of the park.

1.5 Objectives of the Plan of Management

The primary objective of the Plan of Management is to guide the future management and development of Granville Park within the legislative requirements of the Local Government Act 1993 and the Crown Land Management Act 2016. The Plan of Management will consider community expectations and the resources available to Council.

Granville Park is proposed by Council to become a venue that can host district and regional events as well as support the needs of the wider community to access recreational and fitness facilities to improve their health and well-being.

The Plan of Management will:

- meet legislative requirements for the preparation of Plans of Management for Community and Crown Land,
- manage, develop, protect, restore, enhance and conserve the environmental values of the park, to ensure it is sustainable for future generations whilst being visually attractive, and operates with minimum impact on adjoining land holders,
- provide strategies for the long-term management of the park,
- reflect community values and expectations for future use of the park,
- develop detailed management actions consistent with community values and expectations, and
- provide a Landscape Master Plan that illustrates the proposed changes and improvements to the park.

1.6 Process of preparing this Plan of Management

The process of preparing this Plan of Management, included consultation with Council staff and stakeholder groups, a review of existing park conditions, literature research and the review of existing information and community values.

The general process for the preparation and implementation of this Plan of Management is as follows:

- Inception meeting
- Review of existing information
- Site investigation
- Stakeholder engagement
- Preparation of draft plan of management and masterplan
- Draft Plan of Management to Council for review
- Review by the Minister for Planning Industry and Environment
- Public exhibition in accordance with the Local Government Act 1993
- Adoption by Council
- Implementation

1.7 Review

The Plan of Management will be reviewed on an ongoing basis to recognise and reflect current and changing values and needs of the local community and Council and to ensure that completed actions are recognised. The Action Plan tables should be reviewed and revised within the framework of Council's budget, Capital Works Program, annual report, changing priorities, and availability of funding.

2.0 DESCRIPTION OF GRANVILLE PARK

2.1.1 Context and location

Granville Park is located approximately 24 kilometres west of the Sydney CBD in the suburb of Merrylands in the Cumberland City Council LGA. The park is south east of Merrylands CBD and approximately 350 metres from the Merrylands train station. (**Figure 1.1**).

The park is surrounded primarily by single dwellings on the northern, western and southern sides. Single dwellings and commercial development including fast food restaurants are situated to the east, predominantly across busy Woodville Road.

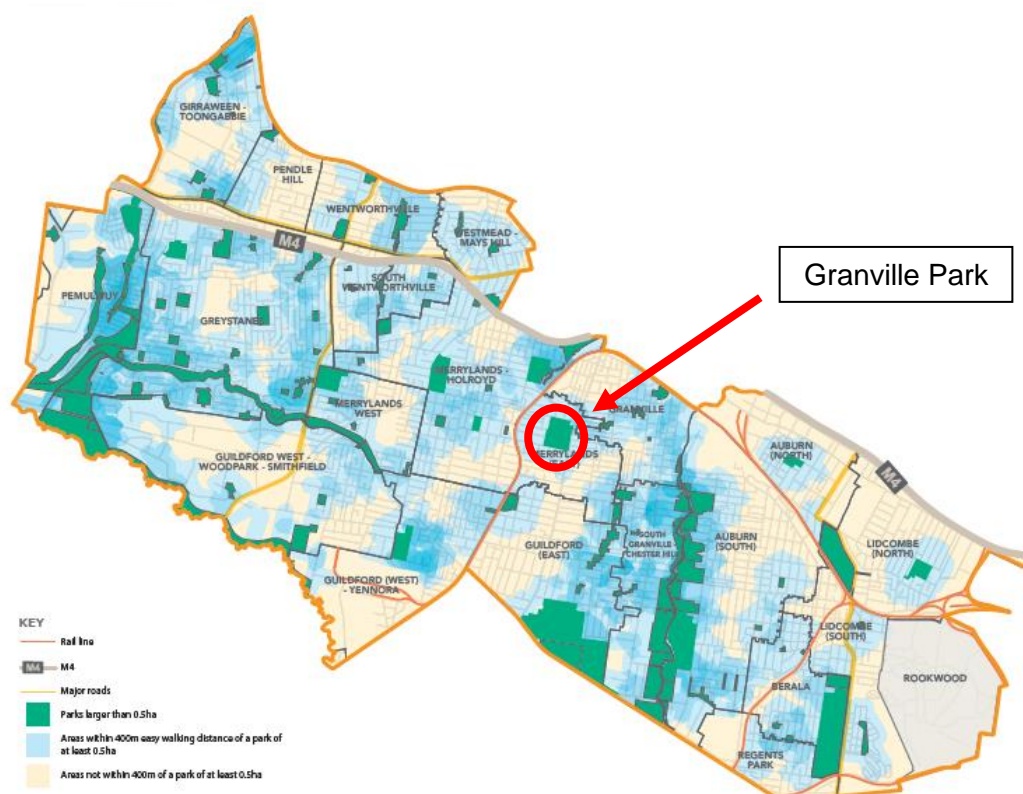
2.1.2 Open space in Cumberland LGA

As described in the Cumberland Open Space and Recreation Strategy, Cumberland has over 400 parks, totalling over 550ha of open space. However, this open space is not distributed evenly. **Figure 2.1** shows the location of open spaces in Merrylands in relation to Granville Park.

Across the LGA, there is currently 26.6m² of open space per person, in comparison the Central City District has 44.7m² of open space per person. Merrylands currently has close to the average with 26.4m² per person, with population growth this is predicted to reduce to 12.1m² per person by 2036.

The report indicates that all residents should have access to Regional Open Space within 5km, District Open Space within 2km and that all dwellings should be within 400m of quality open space.

Figure 2.1 Open space in Cumberland LGA



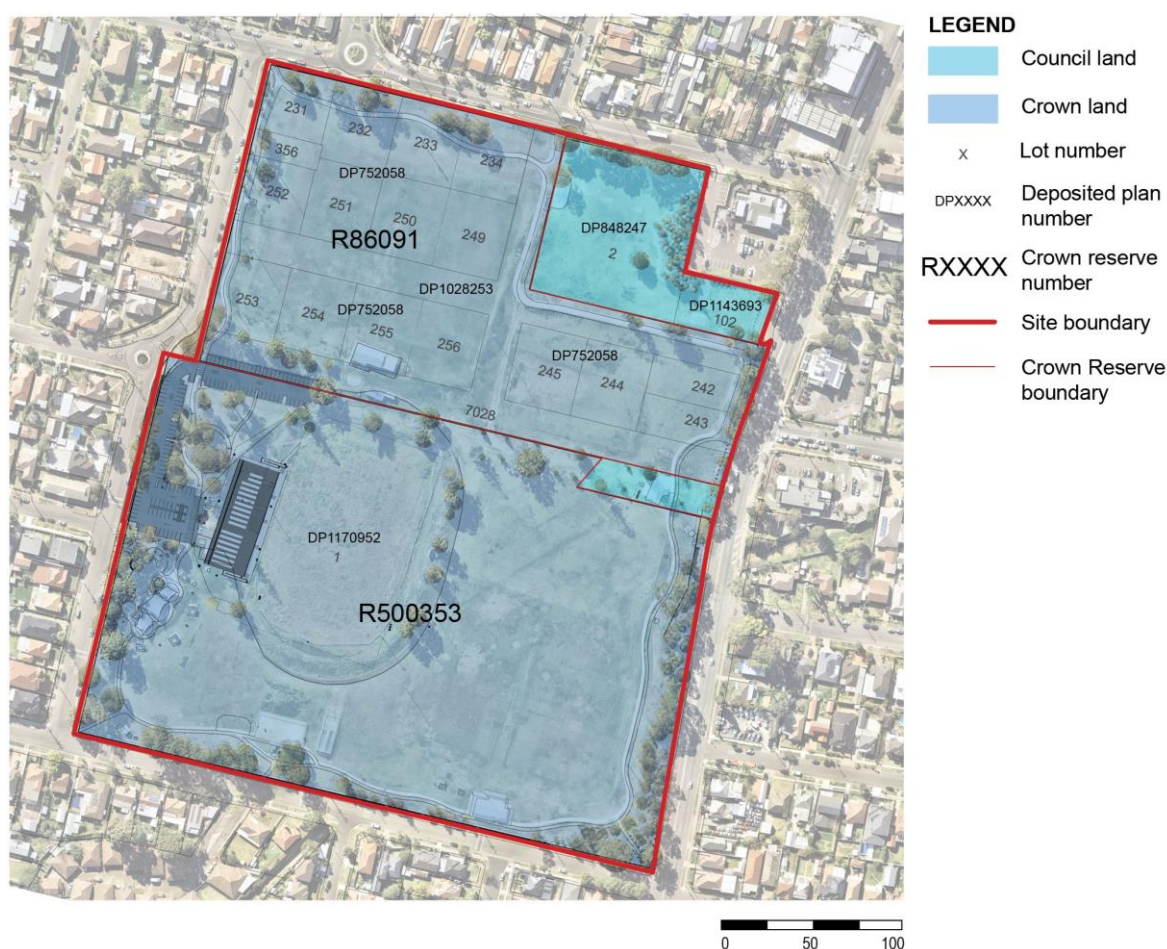
2.1.3 Granville Park

Granville Park is located in the centre of the Cumberland LGA, it sits on 13.2 hectares of land. Considered a regional park for active recreation by Cumberland City Council, the park is one of only 7 regional sportsground facilities from over 46 facilities in the Cumberland LGA. **Figure 2.3** and **Section 2.5** indicate the existing features of Granville Park.

2.2 Legal Description

Figure 2.2 shows the park and the land parcels indicating the areas of Crown and Council owned land. Property and title information applying to Granville Park is outlined below in **Table 2.1**.

Figure 2.2 Lot Description



2.2.1 Ownership

The park includes area of both Council owned and Crown land under the control and management of Cumberland City Council. **Table 2.1** and **Figure 2.2** describe the land and ownership.

2.2.2 Public purpose

For areas of Crown land, the Plan of Management must ensure that the purpose of the reserve is identified and used as a basis for planning and management. Uses and activities in the park must be ancillary and supportive of the purpose and should guarantee the public right of access.

The Crown land within Granville Park was originally set aside for use as a Public Park and Public Recreation, refer **Table 2.1** and **Figure 2.2**.

Table 2.1: Legal description

Land Parcel	Address	Owner	Crown Res No.	Purpose (Crown Land)	Category (Local Government Act 1993)
Lot 1 DP 1170952	188 Woodville Rd	Crown Land	500353	Public Park	Sportsground / Park / General Community Use Refer Figure 3.1
Lot 7028 DP1028253	2 Montrose Ave	Crown Land	86091	Public Recreation	Sportsground / Park Refer Figure 3.1
Lots 231-234 DP 752058	2 Montrose Ave	Crown Land	86091	Public Recreation	Sportsground / Park Refer Figure 3.1
Lots 242-245 DP 752058	2 Montrose Ave	Crown Land	86091	Public Recreation	Sportsground / Park Refer Figure 3.1
Lots 249- 256 DP 752058	2 Montrose Ave	Crown Land	86091	Public Recreation	Sportsground / Park Refer Figure 3.1
Lot 356 DP752058	2 Montrose Ave	Crown Land	86091	Public Recreation	Sportsground / Park Refer Figure 3.1
Lot 2 DP848247	2 Merrylands Rd	Cumberland City Council	N/A	N/A	Sportsground / Park Refer Figure 3.1
Lot 102 DP1143639	160 Woodville Rd	Cumberland City Council	N/A	N/A	Park Refer Figure 3.1
Glebe Street Road Reserve	Woodville Road / Glebe Street	Cumberland City Council	N/A	N/A	Park Refer Figure 3.1

2.3 Cultural History

2.3.1 Indigenous context

The Cumberland LGA is on the land of the Darug people, including the Cannemegal or Weymaly, Bidjigal, Burramattagal, Wangal and Wategoro clans.

As described by the Granville Historical Society, the originally forested area now known as Granville was occupied by the Wategora Tribe, (Woods People) the language spoken was Darug.

Shortly after Governor Phillips landing in 1788 the early settlers travelled inland by boat from Sydney Cove in search of better farming land for the new settlement. They landed at the head of the river in the area now known as Clyde.

NPWS Register of Aboriginal Sites

The NPWS Aboriginal Heritage Information Management System (AHIMS) shows that “no Aboriginal objects and Aboriginal places are recorded in or near” Granville Park.

2.3.2 Establishment of Granville Park

Early land grants

The land Granville Park now occupies was formerly part of the Church and School Lands until it was sold by NSW Colonial Government in two lots in 1871 and 1872. Initially intended to become a water reserve for local residence the land was set aside in 1886 as a public park under the Park Act of 1884 with the newly formed Granville Council as trustee.

Development of the Park

Granville Park was officially opened in 1887 by Granville Councils first Mayor John Nobbs.

The Council developed the park over the next few years with the addition of fencing, drainage, seating, an entrance gate and planting. Duck Creek ran through the southeast corner of the park.



From Patten Ave 1929



Stormwater Canal Construction 1932



Duck Creek Flooding 1930

An oval was created for use by the rugby and cricket teams with the adjoining sporting pavilion added in 1898. The use of the park changed through the years from rugby union and lacrosse fixtures beginning in the late 1880's to soccer, a cycling club and baseball which popularised in the 1930's.

Granville Park has long been a location for social events, becoming a venue for political rallies and a site for speaker's corner during the depression years. A playground was added in 1937 and more recently it has been a location for the circus.



Sheep Grazing on Granville Park 1935



Granville Oval 1939

World War I

In 1915, after the declaration of WWI the Federal Government acquired a large area of vacant land on the north east corner of Granville Park -where McDonalds sits today. A military or drill hall was erected here to provide training facilities for army recruits. The remainder of the park was offered by Granville Council, also in 1915, as a military training ground for the defence department.

World War II

From 1943-45, during World War II, the park was used as an American naval base named US Naval Base Hospital No. 10. Wooden halls were erected providing a hospital for the wounded. The Australian Army took over the site in 1945 at the end of the war.



Naval base construction 1942



Entrance to the naval base 1944



Naval base 1944



Naval base from Merrylands Road 1944



Aerial of Naval base from 1943

George Cartwright, VC,ED, (1894 – 1978) was a British-born Australian recipient of the Victoria Cross, the highest award for gallantry in the face of the enemy that can be awarded to British and Commonwealth forces. He was one of 64 Australians to receive the award for their actions during the First World War.

Private Cartwright trained soldiers during WWII, when Granville Park was used as a US Naval Hospital. He created a trench and it was known as the “Cartwright Trench”, he provided shooting training there. An aerial image from 1943 shows the place where this trench was located, near the corner of Merrylands Road and Woodville Road, where McDonalds Restaurant is now located.



Granville Park during WWII, 1943

A Memorial dedication was celebrated on Saturday 9th September 2000. This plaque as firstly located on a basalt rock at the corner of Claremont Street and Montrose Avenue, facing the Park, now located at Memorial Drive at the Granville Memorial Park.

Post War

After the war, the hospital buildings in the northern section of the park were converted into temporary housing for the NSW Housing Commission for those returning from the war, migrants from Europe and for homeless Sydney families.

Granville Council was amalgamated with Parramatta Council in 1949 but it wasn't until 1953 when State Government considered returning the remaining land to the Council. At this time, 11 acres of the park were still being used by the housing commission.



View to pavilion 1930-1950's



Housing commission 1945

The park was part of the City of Parramatta until the NSW Government led amalgamations in 2016 when Cumberland Council inherited the park.

To present day

Granville Park was developed in accordance with the former Parramatta Council Community Land Plan of Management, with improvements including:

- Perimeter cycle, walking and jogging path
- Outdoor fitness station
- Playground
- Water play splash park – officially opened in April 2014
- Skate park
- Sports fields and amenities
- Landscaping, tree planting

Part of Cumberland City Council since 2016, the Park is currently undergoing a major renovation with the redevelopment of the main oval, stadium and pavilion.

2.4 Physical description

2.4.1 Climate impacts

The “Benchmarking Heat Across Cumberland Council” study notes “Cumberland Council in the central region of the Greater Sydney Basin already experiences extreme summer temperatures and heatwave conditions on an annual basis. Merrylands is identified as one of a cluster of the hottest locations in the Cumberland LGA, with climate predictions pointing toward further increasing summer heat.

Temperatures recorded at nearby Memorial Ave during the study show one of the hottest mean maximums for the LGA at 25.9, while at Parramatta, the closest weather station a mean maximum of 23.1 and minimum 10.9 is indicated. Rainfall yearly mean is 914mm.

2.4.2 Landform

The underlying geology of the park is from the Wianamatta group of Ashfield Shale, surrounded by Bringelly shale and Minchinbury sandstone. The park is situated on sloping land with the high point running along the northern perimeter, grading down towards the southern boundary. Duck Creek previously ran through the south eastern corner of the park and now runs through a culvert, diagonally below fields 3 and 5.

2.4.3 Access, circulation and parking

The park is close to the major traffic and public transport bus routes on Woodville Road, with the M4 Motorway 1.4 kilometres to the north. Merrylands Railway Station is less than 350 metres west of the park, with Granville station 2 kilometres to the north east. Parking is available on surrounding streets other than Woodville Road and in the carpark adjacent to the oval.

As the park is open in character there is no clear or formal entry. Access is from each corner and intermittently along all boundaries. These entries connect to the loop path around the perimeter of the park.

Gated vehicle access is also provided at the northern boundary along Merrylands Road.

2.4.4 Services

The park is serviced by a range of utilities with electrical, sewer, stormwater and water connections servicing the park facilities.

Playing fields are flood lit at night during training sessions. There is a single light at the basketball court and street lights along the perimeter.

2.4.5 Vegetation

A number of large Eucalyptus specimens located within the circular path adjacent to the Stadium site are endemic species or advanced age and could potentially be remnants of the original vegetation.

Native trees have been planted around the perimeter of the park. Species include a range of Eucalyptus species including Tallowood (*Eucalyptus microcorys*); Ironbark (*Eucalyptus crebra*) and Spotted Gum (*Corymbia maculata*). Other natives include Swamp paperbark (*Melaleuca quinquenervia*), Brushbox (*Lophostemon confertus*) and Water Gum (*Tristaniopsis laurina*).

Plantings of exotic species include mature specimens of Norfolk Island Pine (*Araucaria heterophylla*); Hoop Pines (*Araucaria cunninghamii*); and Coral Trees (*Erythrina x indica*) which have recently been severely lopped.

New plantings have been carried out with construction of the water play area including Jacaranda (*Jacaranda mimosifolia*) and Bangalow Palms (*Archontophoenix cunninghamiana*) and Cabbage Palm (*Livistona australis*).

The most recent plantings included as part of the new stadium works include Chinese Pistacia (*Pistacia chinensis*), Cast Iron plant (*Aspidistra elatior*), Shell Ginger (*Alpinia zerumbet*), Palm Lily (*Cordyline fruticosa* 'Rubra'), Bush Lily (*Clivia miniata*), Philodendron Congo (*Philodendron tatei* ssp *melanochlorum* Congo) and Viburnum Dense Fence (*Viburnum odoratissimum* 'Dense Fence').

2.4.6 Park character

The park has an open character with large grassed sports fields along the northern and eastern boundaries surrounded by a perimeter pathway and copses of both newly planted and large mature trees which provide an important visual resource for the park.

The northern section is elevated allowing a clear view to the southern area of the park. To the north-east a fast food restaurant and carpark are enclosed by an open fence and dense tree and hedge planting providing a visual screen.

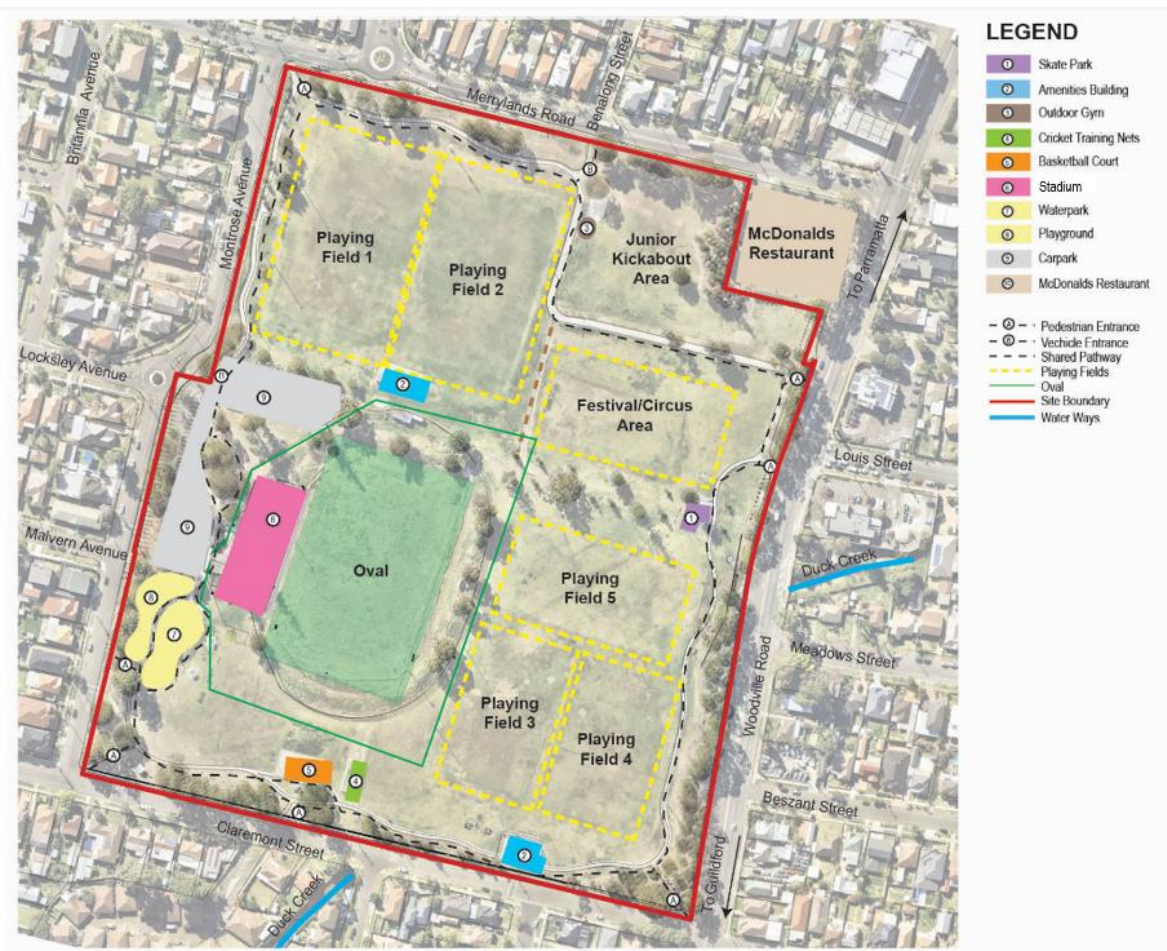
Tree planting along the north eastern section allows views to Woodville Road. The planting becomes denser towards the south-end and the mature trees provide a strong parkland character mitigating the view out of the park to the road.

An avenue of both mature and newly planted trees run through the centre of the park from east to west. This provides a visual delineation between the north and south sections of the park.

The main oval sits in the lower section within the south western corner. The boundary is mounded in areas and has some visually pleasing mature trees within the perimeter and around the car park.

The existing playground and water play benefits from the shade of mature trees and is located away from the busy road to the east. Low scale planting beds, stepping- stones, timber logs and a bridge create an interesting landscape and informal play opportunities.

Both amenities blocks are tired and uninviting in appearance detracting from the visual character of the park. The majority of the park furniture is dated and inconsistent in style.

Figure 2.3 Existing Site Features

2.5 Current facilities, conditions and use

Section 36(3A) of the Local Government Act 1993 requires that a Plan of Management that applies to just one area of community land must describe the condition and use of the land, and of any buildings or other improvements on the land, as at the date of adoption of the Plan of Management.

The park provides a mix of formal sporting fields and informal recreation activities (**Figure 2.3**) with a popular water play area, playground, practice cricket nets, a basketball court, skate park, shared pathways, a fitness station as well as passive recreation areas with seating, trees and planted areas.

A new pavilion and stadium along with the upgraded main oval was completed in October 2021. Along with the sporting facilities, the upgrade included new community facilities and function spaces, a grandstand with seating for 1500 people, change rooms, kiosk, referee and medical rooms, a gym, office and social function space. The field has been resurfaced with upgrades to lighting, fencing and irrigation. It is proposed that all home games for Rugby Union will be played here in addition to use for other sports.

The Park facilities include:

- Pavilion and main oval
- Five playing fields
- Two amenities blocks & canteens

- Two cricket pitches
- Cricket nets
- Basketball court
- Playground
- Water Splash Park
- Skate Park
- Circuit Path
- Fitness station
- Picnic facilities and seating
- Car park

2.5.1 Condition

A review of the current facilities and conditions within the park was carried out, with a visual survey undertaken of the assets within the park. The resulting report (**Appendix 8.2**) categorises and ranks these facilities.

Areas of the park appear overused with the sports fields showing wear. Stakeholder feedback also indicates the surface of some of the fields is poor. The amenities blocks are old and do not comply with current standards for access, the canteen adjacent to fields 1 and 2 is not operational. There is a wide variety of furniture styles, some older types in poor condition.

Council investigations have identified that sports fields at Granville Park are well below the required minimum standards for regional sports facilities. (Open Space and Recreation Strategy OSRS).

2.5.2 Maintenance

Maintenance of the park is carried out by Cumberland City Council's maintenance crews on a 2-3 week schedule throughout the year.

2.5.3 Current use of Granville Park

Granville Park is popular with locals and sporting groups for a variety of both active and passive recreation pursuits. Stakeholder surveys provided feedback from nine organisations, including sporting, school and community groups. With over 8000 participants the majority of these groups utilised the formal sporting facilities with the cricket nets, kickabout area, playground, water play and amenities also being used by these groups.

Formal sports are played all year, including rugby union, soccer, lacrosse, oz-tag and cricket. The main oval, is aimed to be home ground for Rugby Union play.

The sports fields (1 to 5) are booked throughout the year for training and competitions, Monday through Thursday evening and all-day Saturday and Sunday. Fields 1 and 2 are used predominantly for rugby union (winter and summer) and cricket (summer) with lacrosse and soccer also played in winter. Fields 3, 4 and 5 are used throughout the year for oztag and soccer, rugby union, touch football (winter), touch football and cricket (summer).

Council reports identify sports fields 1- 4 as reaching or being over capacity in summer and winter, sports field 5 is currently within capacity. The festival area is underutilised in both summer and winter (Open Space and Recreation Strategy).

Schools use the park for a variety of sports, including softball, walkathons and cross-country activities, gala days and social play. Other groups and the community use the park for community and cultural events, celebrations and picnics, sports and casual recreation, including fitness training, running and informal games of sports including basketball and touch football.

Consultation for the ParkScape report found the general community used the park for recreation and play, with children's play, training, sport, relaxing, socialising, watching sport, walking and exercising dogs being popular uses. Most visitors were local or attending sports, travelling an average of 10 minutes to get to the Park.

3.0 PLANNING CONTEXT

3.1 Introduction

This section describes the legislation and policies applying to Granville Park. As Granville Park includes areas of Crown land and Council owned land the requirements of the Crown Land Management Act and the Local Government Act apply.

Proposed facilities and improvements must be in line with the purposes for the reserve and relevant legislation including the Local Government Act 1993, the Crown Land Management Act 2016, the Aboriginal Land Rights Act 1983 and the Native Title Act 1993.

3.1.1 Legislation applying to Granville Park

The following documents have been referred to or guide this Plan of Management and Masterplan.

NSW legislation, regulations and policies

- Crown Land Management Act 2016
- Crown Land Management Regulation 2018
- Local Government Act 1993
- Local Government (General) Regulation 2021
- Environmental Planning and Assessment Act 1979
- Companion Animals Act 1998 and Regulation 2008
- Aboriginal Land Rights Act 1983
- Water Management Act 2000

Federal legislation

- Disability Discrimination Act 1992
- Native Title Act 1993

3.2 Crown Land Management Act 2016

The Crown Land Management Act 2016 governs the planning, management and use of Crown land, including its reservation or dedication, leasing and licensing. The Department of Industry and the Crown Land Manager are responsible for the management of Crown land, including Crown reserves.

Crown land is generally reserved for a public purpose and uses of the land must be compatible with or ancillary to that public purpose. The Crown land in Granville Park is reserved as 'public park' and for 'public recreation' and is managed by Cumberland City Council as Crown land manager.

Activities on the land need to reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation including assessment of the activity under the Native Title Act 1996 and registered claims under the Aboriginal Land Rights Act 1983.

3.2.1 Principles of Crown land management

Councils must manage Crown land in accordance with the objectives and principles of Crown land management outlined in the Crown Land Management Act. The objectives and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses.

- Environmental protection principles are to be observed in the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) will be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land are to be encouraged.
- Where appropriate, multiple uses of Crown land should be encouraged.
- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained.
- Crown land is to be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the state of NSW, consistent with the above principles.

3.2.2 Council managers

As set out in the Crown Land Management Act 2016 a council manager of dedicated or reserved Crown land, must manage the land as if it were community land under the Local Government Act 1993. A council manager has for that purpose all the functions that a local council has under the Local Government Act 1993 in relation to community land (including in relation to the leasing and licensing of community land).

3.2.3 Native Title assessment

The Crown Land Management Act 2016 provides a new regime for the management of Crown Land and Council is now responsible for compliance with Native Title legislation for the Crown Land that it manages.

Council is required to undertake steps to identify if the activity that they do on Crown Land will have an impact on Native Title, what provisions of the Native Title Act will validate the activity and what procedures should be taken in relation to a particular activity prior to its commencement. Council must receive written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land.

All construction and alterations must have Council's Native Title Manager's written advice in relation to Native Title and Aboriginal Land Claims and must be approved by Council in writing on every occasion.

3.2.4 Native Title manager

The Crown Land Management Act 2016 requires the engagement of a native title manager to obtain written advice that any dealings comply with any applicable provisions of the native title legislation. Advice of a native title manager is required to enable the granting of leases, licences, permits, easements or rights of way over the land, and to approve a Plan of Management for the land that authorises or permits any of these kinds of dealings (Part 8 Division 8.3 Section 8.7).

Council as Native Title Manager has provided a Statement.

3.2.5 Managing community land

The council manager must, as soon as practicable after it becomes the manager of the dedicated or reserved Crown land, assign the land to one or more categories of community land referred to in section 36 of the Local Government Act 1993 (3.23 (2) Crown Land Management Act 2016). The council manager must give written notice to the Minister of the categories to which it has assigned the land as soon as practicable after assigning them.

3.2.6 Plans of Management

Plans of management for the land are to be prepared and adopted in accordance with the provisions of the Local Government Act 1993.

3.2.7 Public hearing

A public hearing is no longer required for a change in categorisation of Crown Land via a Plan of Management (Section 70B Crown Land Management Regulation 2018). Minister's consent is required to adopt any PoM over Crown reserves, whether or not, an alteration to the category applies.

A Public Hearing is still required for the recategorisation of Council owned Community Land under Section 40A of the Local Government Act 1993.

3.3 Native Title Act 1993 (Federal)

Under the Native Title Act all activities on the land must address the issue of native title. Whilst a successful claim for native title will lead to official recognition of native title rights, native title rights are considered to pre-date such recognition. Native title can therefore be relevant to activities carried out on the land even if no native title claim has been made or registered.

The native title process must be considered for each activity on the land and a native title assessment must be undertaken. Almost all activities and public works carried out on the land will affect native title and require validation of the future act procedures in Division 3 of the Native Title Act by Council's Native Title Manager.

3.4 Aboriginal Land Rights Act 1983

In New South Wales, Aboriginal Land Rights sits alongside native title and allows Aboriginal Land Council's to claim 'claimable' Crown land. Generally, the Aboriginal Land Rights Act is directed at allowing Land Council's to claim Crown land that is unlawfully used or occupied. If a claim is successful, the freehold estate of the land is transferred to the Land Council.

Council should be mindful that any activity on Crown land is lawful in relation to the reserve purpose of the land, Council should ensure that Crown land under its control is at all times lawfully used and occupied.

When planning an activity of the land such as the issue of a lease or licence or any public works, Council should request a search to determine whether an Aboriginal Land Rights claim has been made in relation to the land. If a claim is registered the activity must be postponed until the claim is resolved.

3.5 Local Government Act 1993

Granville Park includes areas of both Crown and Council land, with the park to be managed as if it were all community land under the Local Government Act. This Plan of Management will be prepared for “community land” as set out in the Local Government Act.

3.5.1 Plans of Management

Section 36 of the Local Government Act requires Councils to prepare Plans of Management for all community land. Plan of Managements are required to identify:

- the category of the land,
- the objectives and performance targets of the plan with respect to the land,
- the means by which the Council proposes to achieve the plan’s objectives and performance targets,
- the manner in which the Council proposes to assess its performance with respect to the plan’s objectives and performance targets,

A Plan of Management that applies to just one area of community land must include a description of:

- the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the Plan of Management, and
- the use of the land and any such buildings or improvements as at that date, and must
- specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
- specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
- describe the scale and intensity of any such permitted use or development.

3.5.2 Public notice

Under section 38 of the Local Government Act a council must give public notice of a draft plan of management. The period of public exhibition of the draft plan must be not less than 28 days, with 42 days for submissions to be made.

3.6 Land categorisation

Under the LGA (1993) all community land must be categorised. The Local Government (General) Regulation 2021 details the guidelines for these categorisations, as follow:

- **Park** - non-sporting community land which is mainly to be used for passive or active recreational, social, educational and cultural pursuits
- **Sportsground** - community land which is predominantly to be used for active recreation involving organised sports or the playing of outdoor games
- **Natural Area** - bushland, wetland, escarpment, watercourse, foreshore, or another category
- **General Community Use** - land which may be made available for use by the public, and does not satisfy the guidelines for any of the other categories

- **Area of Cultural Significance** - an area of Aboriginal, aesthetic, archaeological, historical, technical, research, or social significance

For Crown Land, the assigned categories must be those that the council considers to most closely relate to the purposes for which the land is dedicated or reserved (Part 3 Division 3.4 Section 3.23(3), Crown Land Management Act 2016).

Granville Park was dedicated as a public park on 30 November 1886 (Dedication No. 500353), with the then Municipal Council of Granville appointed as Trustee on 7 January 1887. The purpose of the dedication was to be a public park for public recreation.

On 2 December 1966 Reserve No. 86091 was notified for the purpose of public recreation. The name Granville Park was assigned to the Reserve trust on 29 August 1997.

3.6.1 Multiple use reserves

The CLM Act encourages multiple uses for reserves, consistent with the reserve purpose. To enable effective management of the reserve under the Local Government Act, council may apply multiple categories to the reserve when these categories are most closely aligned to the reserve or dedication purpose. If council wishes to apply multiple categorisations to a reserve, it must give a detailed explanation that clearly identifies the areas for which each category will be assigned, with a map delineating the categories over the reserve, as per clause 113 of the Local Government (General) Regulation 2021. (NSW Government, Office of Local Government).

3.6.2 Core objectives and guidelines for categorisation of land

Guidelines – from the Local Government (General) Regulation 2021
Clause 103 – Sportsgrounds: Land used primarily for active recreation involving organised sports or playing outdoor games.
Clause 104 – Parks: Land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.
Clause 106 – General Community Use: Land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance.

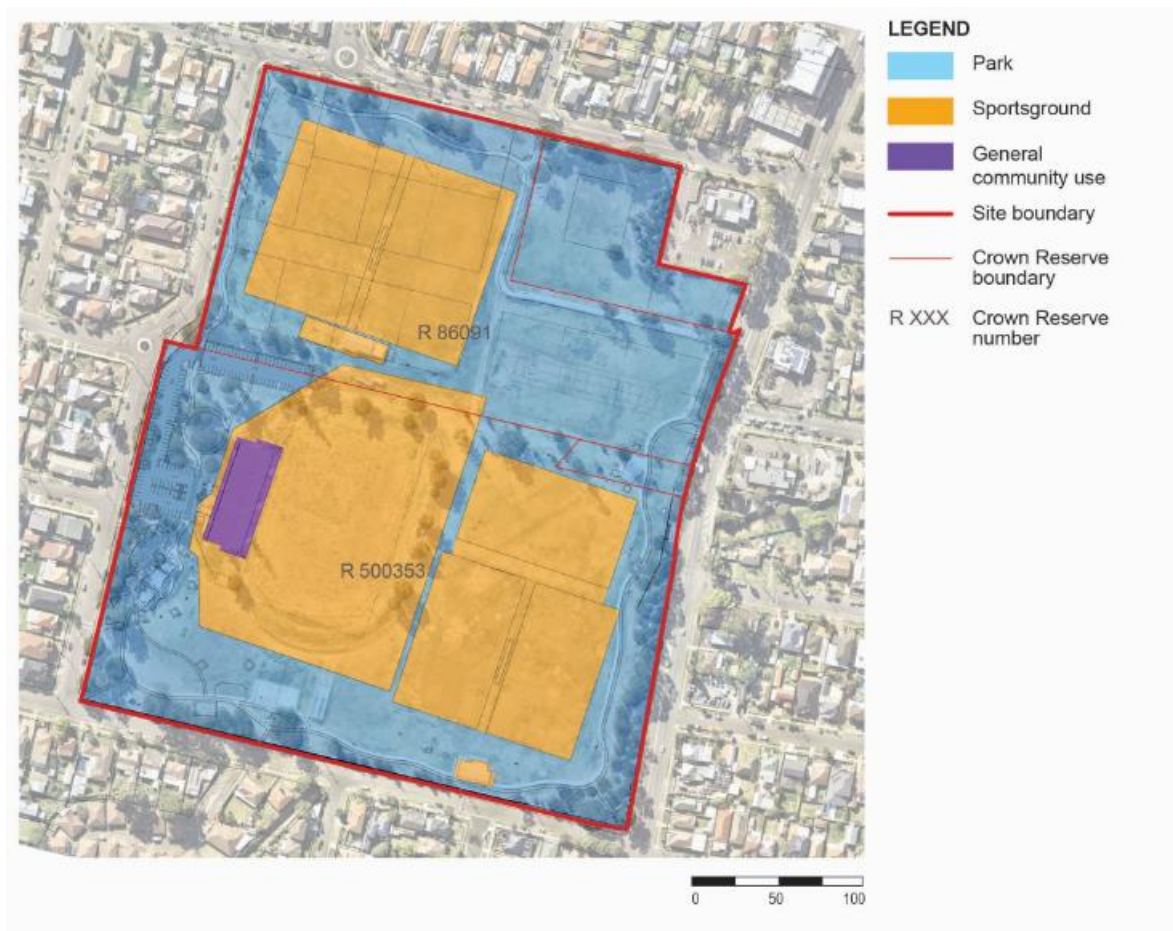
3.6.3 Categories

The categories which most closely relate to the dedication and use of Granville Park are, **Park, Sportsground and General Community Use**, in accordance with Division 1 of the Local Government (General) Regulation 2021 and the guidelines for Crown Land.

Figure 3.1 shows the proposed categorisation.

The council manager must obtain the written consent of the Minister to adopt a Plan of Management, whether or not, an alteration to the category applies.

Figure 3.1 Categories



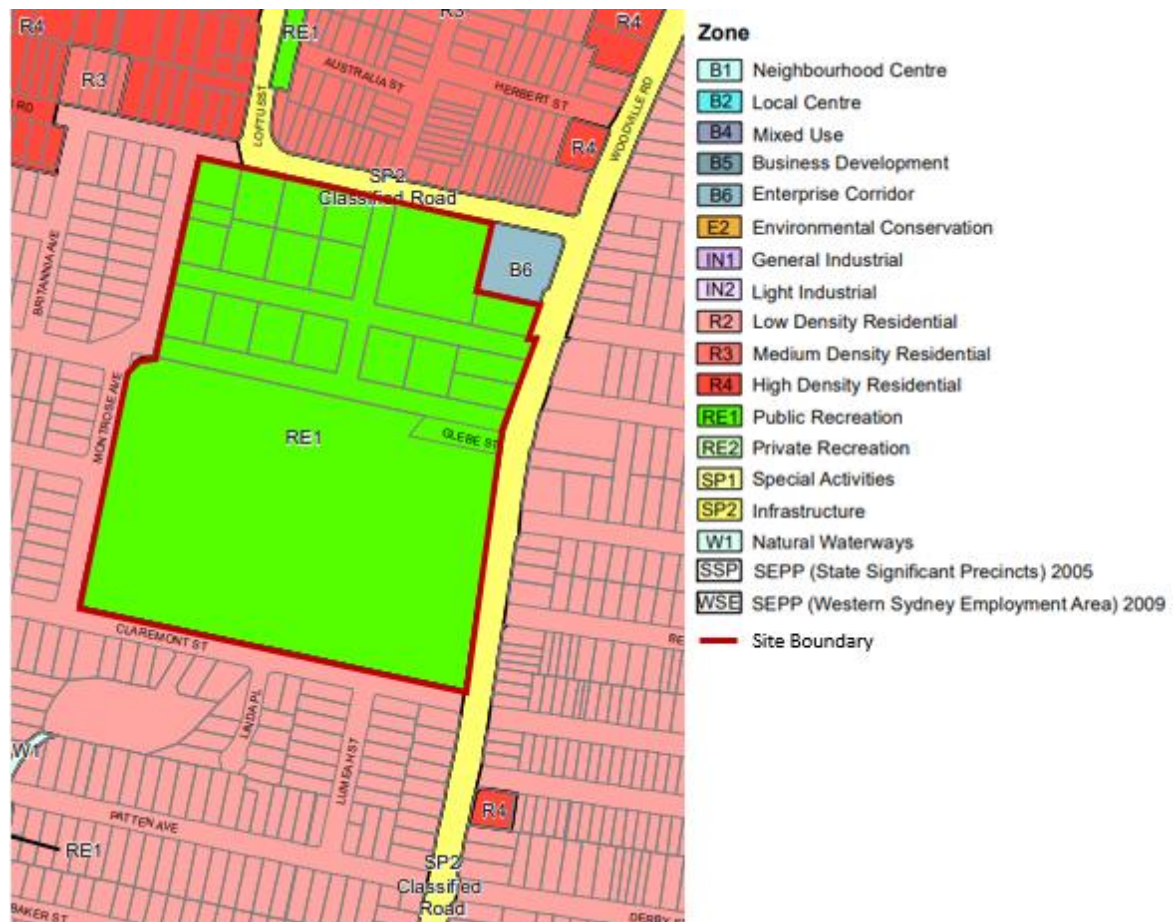
3.7 Council strategies, plans and policies

Council's strategies, policies and plans provide direction to the development of this Plan of Management.

3.7.1 Local Environment Plan

The park is zoned **RE1 Public Recreation** under the Cumberland Local Environmental Plan (2021). The Public Recreation Zone applies to public land used for recreational purposes. Land in this zone may also be used for community facilities.

Figure 3.2 Zoning Map



3.7.2 Community Strategic Plan

The Cumberland Community Strategic Plan 2017-27 sets out the community's vision for the future; the strategies in place to achieve it, and how progress towards or away from the vision will be measured.

It sets out four broad strategic goals, to ensure Council is:

- supporting community health, safety and wellbeing
- enhancing the natural and built environment
- delivering sustainable infrastructure and services
- providing local leadership

3.7.3 Cumberland 2030

The draft Local Strategic Planning Statement, Cumberland 2030, includes local priorities identified by the community, they include;

- Getting around - access and movement
- Place and spaces for everyone - housing and community
- Local jobs and businesses - economy, employment and centres
- The great outdoors - environment and open spaces

3.7.4 Open Space and Recreation Strategy 2019-2029

The Open Space and Recreation Strategy (OSRS) developed by Council includes guiding principles and strategic directions, with a “focus on achieving social inclusion, connectivity, health and well-being, increased sport and recreation participation and social and environmental sustainability within Cumberland.”

It aims to build on “Council’s existing open space assets, ensuring that they reflect community needs both now and into the future.”

3.7.5 Cumberland Cultural Plan 2019-2029

The Cultural Plan sets the long term vision for culture in Cumberland. The Plan identifies a suite of priorities and actions that aim to increase opportunities for creative and cultural expression, improve access to the arts and strengthen Cumberland’s unique identity. It notes Granville Park is one of eight main parks that support community and cultural events in Cumberland.

3.7.6 Sports Surfaces Action Plan

The Sports Surfaces Action Plan was undertaken to identify suitable opportunities to upgrade sports surfaces for the whole LGA. The intention of the plan is to identify and mediate opportunities to enhance provision of a range of field / playing surfaces to enable recreational activities meet demand in a resource sustainable manner. Identification of appropriate locations would be informed by case by case consideration and site suitability.

3.7.7 Cumberland Community Facilities Strategy 2019-2029

The Cumberland Community Facilities Strategy provides a direction for Council’s programming, management, planning and provision of community facilities into the future. A key focus in the development of this Strategy has been ensuring that community facilities in the Cumberland area meet the growing and changing interests, aspirations and needs of the Cumberland community.

The future community facilities and meeting rooms in the soon to be constructed pavilion and stadium at Granville Park will provide additional community spaces in line with the Strategy.

3.7.8 Cumberland Biodiversity Strategy 2019

This Biodiversity Strategy presents a strategic and coordinated approach that has been developed by Council in consultation with the community to attract and effectively manage resources for biodiversity protection and enhancement in the Cumberland LGA.

3.7.9 Urban Tree Strategy 2020

Trees help to create healthy cities by providing shade and habitat, cooling our surrounds, contributing to health and wellbeing and creating a sense of place and local identity. The Urban Tree Strategy helps Council manage its collective tree and canopy cover asset. The objective of the Strategy is to increase tree canopy cover and utilise our tree assets to attain maximum benefits that our trees provide to our community and environment. This Strategy aims to take a holistic approach to manage our tree assets as a whole.

3.7.10 Sustainability Action Plan 2020

Cumberland City’s Sustainability Action Plan aims to enhance the quality of life in Cumberland. The Action Plan outlines Council’s approach to promote, enhance and integrate sustainability into Council’s decision making process. It has been developed to balance short term priorities with longer term needs. This plan identifies actions that are

drawn from existing Council documents and reinforce the role of Council as a leader in sustainability through three main focus areas with key goals and actions:

- A clean and green city
- A resilient city
- A responsible city

3.7.11 Disability Inclusion Action Plan

Cumberland City Council's Disability Inclusion Action Plan offers a framework to guide Council in its responsibilities to ensure people with disability have full and equal access to the facilities, programs, services and information that Council provides. The Plan is based on four key focus areas, nominated by people with disability, as being of primary importance in creating an inclusive community:

- Developing positive community attitudes and behaviours
- Creating liveable communities
- Supporting access to employment
- Improving systems and processes

3.7.12 Reconciliation Action Plan (RAP)

A Reconciliation Action Plan (RAP) helps organisations to turn their good intentions into real actions. Council's Reconciliation Action Plan is a 2-year document which aims to:

- Guide Council on best practice for Aboriginal and Torres Strait Islander matters
- Outline Council's position regarding accessibility and opportunities for Aboriginal and Torres Strait Islander peoples
- Identify specific actions to improve access and equity for Aboriginal and Torres Strait Islander peoples to Council services and facilities
- Acknowledge and celebrate Aboriginal and Torres Strait Islander peoples' participation in and contribution to Cumberland

3.7.13 Cumberland Youth Strategy 2022-2026

1 in 5 people in the Cumberland Local Government Area are aged between 12 and 25 years old, with the number of young people predicted to reach 52,376 in 2036. To build a great community for young people, Council will focus on helping young people access and experience local opportunities to live, learn, work, stay healthy, be safe and feel included in their community.

Young people in Cumberland have identified the following four themes:

- Access and inclusion
- Connectedness and identity
- Wellbeing and resistance
- Pathways and independence

4.0 BASIS FOR MANAGEMENT

4.1 Vision

The Local Strategic Planning Statement, Our Cumberland 2030, provides a vision for Cumberland as a “diverse and inclusive community, offering easy access to jobs and services, with places and spaces close to home that take advantage of our natural, built and cultural heritage.”

Cumberland community’s vision for the future described in The Cumberland Community Strategic Plan 2017-27, is Welcome, Belong, Succeed.

The priorities of the community established through consultation include to:

- Create a sense of Community and Liveability with designated areas of use for sports, events, family and youth
- Ensure safe and accessible green space for all ages and abilities
- Provide a high quality & diverse range of recreation facilities and park infrastructure
- Improve opportunities for education and cultural heritage connection
- Provide clean and green community spaces with increased shade, shelter provision, lighting and supplementary planting and landscape works

4.2 Objectives for Granville Park

The objectives for this Plan of Management and Granville Park are outlined in the Acts which govern the management of the park, Council policy and the community’s vision and values as described in the Councils’ strategies and plans.

4.3 Core objectives and principles from the Crown Land Management Act

The core objectives of the Crown Land Management Act 2016 are described in section 1.3, they:

- Provide for the ownership, use and management of the Crown land of New South Wales,
- provide clarity concerning the law applicable to Crown land,
- require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land, and
- provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of New South Wales,
- facilitate the use of Crown land by the Aboriginal people of New South Wales because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land, and
- provide for the management of Crown land having regard to the principles of Crown land management.

Section 1.4 of the Crown Land Management Act 2016 outlines the principles of Crown land management, they state that:

- environmental protection principles be observed in relation to the management and administration of Crown land,
- the natural resources of Crown land be conserved wherever possible,
- public use and enjoyment of appropriate Crown land be encouraged,
- where appropriate, multiple use of Crown land be encouraged,
- where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

4.4 Core objectives from the Local Government Act 1993

The objectives for community land set out in the Local Government Act 1993 as applies to the park are those for the categories of sportsground, park and general community use.

Core objectives – from the <i>Local Government Act 1993</i>
Category Sportsground (Section 36F): <ul style="list-style-type: none"> • to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games to ensure that such activities are managed having regard to any adverse impact on nearby residences.
Category Park (Section 36G): <ul style="list-style-type: none"> • to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities. • to provide for passive recreational activities or pastimes and for the casual playing of games to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
Category General Community Use (Section 36I): <ul style="list-style-type: none"> • to promote, encourage and provide for the use of the land • to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: <ul style="list-style-type: none"> a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

4.4.1 Zoning objectives for open space

Granville Park is zoned RE1 under the Cumberland Local Environment Plan 2021 (LEP). The objectives of the zone applicable to Granville Park, are:

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

4.4.2 Open Space and Recreation Strategy

The Open Space and Recreation Strategy's (OSRS), prepared by Council, outlines four strategic directions for open space in the Cumberland City Council area.

Its recreation spectrum outlines the variety of activities, including passive and active recreation, personal fitness, organised and social sport and, representative sport to be provided for within Cumberland.

The four strategic directions outlined for open space are:

- Open space and recreation facilities that meet the needs of a growing population
- Increase the quality and capacity of existing open space and recreation facilities
- Supporting inclusion and increased participation by our diverse community
- Protecting our natural environment and increasing resilience

Recreation needs in the Merrylands area

The Open Space and Recreation Strategy shows that Merrylands area includes families with children, older people, people from diverse cultural backgrounds, people with disability and people living in high density. Although there are a number of large parks within the catchment, the Open Space and Recreation Strategy notes that overall there is a low provision of open spaces in Merrylands.

With significant population growth forecast there is a need to increase the availability of open spaces in this area, in addition to increasing the quality and useability of existing spaces, such as Granville Park. The strategy highlights a need for an increase in facilities for informal active recreation including outdoor fitness, outdoor courts, and a dog off-leash area. The open spaces should be universally designed to support easy access to and within the space for pram users, people and people with disability.

4.4.3 Cumberland Cultural Plan 2019-2029

The Cultural Plan sets a long term vision for culture in Cumberland with priorities for:

- Recognising Cumberland's Aboriginal cultural heritage
- Celebrating strength in diversity
- Improving cultural facilities, spaces and streets
- Enhancing place identity and activation
- Supporting cultural groups and individuals

4.4.4 Biodiversity Strategy 2019

The Biodiversity Strategy presents a strategic and coordinated approach that has been developed by Council in consultation with the community to attract and effectively manage resources for biodiversity protection and enhancement in the Cumberland LGA.

It sets the vision and identifies objectives and actions for future biodiversity management in three Key Focus Areas:

- Community awareness, engagement and action
- Habitat connectivity and condition
- Planning and innovation

4.4.5 Urban Tree Strategy

The Urban Tree Strategy currently in development will help Council manage its collective tree and canopy cover assets. The objective of the Strategy is to increase tree canopy cover and utilise tree assets to attain maximum benefits that trees provide to our community and environment. The Urban Tree Strategy aims to increase tree canopy in the LGA, create planted green corridors to connect green spaces and help to mitigate urban heat.

4.4.6 Council objectives for Granville Park

As outlined in the brief for the project, Council's aim is for Granville Park to become a venue that can host regional and district events as well as support the needs of wider community to access recreational and fitness facilities to improve their health and well-being.

4.5 Community values

Input from the community is an important part of providing recreation facilities for the Cumberland community. Extensive consultation undertaken by Council and its consultants has contributed to the strategies, objectives and community values guiding open space development in Cumberland and this Plan of Management.

4.5.1 Community values for Granville Park

Community values and issues regarding current and future management of Granville Park were identified through review of existing information, site investigation and assessment and were raised during consultation with the community, Council staff and stakeholders.

The community's view of the Park and its value to the wider community was further clarified from previous surveys undertaken by Council and its consultants, providing additional viewpoints for this Plan.

Stakeholder surveys conducted in November, 2019, provided feedback from nine organisations, including sporting, school and community groups. With over 8000 participants combined, the majority of these groups utilised the sporting fields, with comments on the condition of fields and amenities, security, lighting and the need for more fields the most frequent responses. **Appendix 8.1** provides a more detailed list of responses.

The community wide Parkscape report found residents appreciated Granville Park, its location, open spaces, the environment, quiet and the variety of activities including the playground.

4.6 Suggested future uses and improvements

The community, stakeholders and Council provided feedback on suggested improvements for the park. Cumberland wide studies, including the Open Space and Recreation Strategy prepared, outline additional improvements required to meet community needs.

4.6.1 The community and stakeholders

Feedback from the community included suggestions for improved and increased maintenance of existing facilities. The provision of new or upgraded facilities, including,

shade and shelter, tree planting, improved field surfaces, upgraded amenities, better lighting and irrigation and more seating were also suggested by stakeholder groups.

The community and Council proposed improved security cameras be installed on site to assist with asset management and maintenance, more frequent cleaning of amenities, fencing to some areas and a wider variety of play equipment. **Appendix 8.1** provides a more detailed list of suggested improvements and uses.

The NSW Fire & Rescue Firefighter Championship Association proposed that a firefighter championship competition facility be provided permanently at Granville Park, in the existing events area.

4.6.2 Open Space and Recreation Strategy 2019-2029

The Strategy highlights a need for an increase in facilities for informal active recreation within the Merrylands area. These include outdoor fitness equipment, outdoor courts, and a dog off-leash area, stating all facilities should be accessible.

4.6.3 Benchmarking Heat recommendations

The report, “Benchmarking Heat across Cumberland Council” recommends actions for increased tree planting and shade provision at Granville Park. It states “preventing any loss of green infrastructure in the western and central area around Merrylands . . . should become a priority for planners and developers. Better yet, increasing canopy cover in this part of the LGA should have top precedence to reduce high exposure to heat LGA.”

4.6.4 Sports Surfaces Action Plan

The Sports Surfaces Action Plan identifies opportunities for the whole LGA. It notes hybrid surface technology would be beneficial to cope with increased usage and the growing demand for sports fields in the region. The strategy will propose methods to increase utilisation intensity and multipurpose functionality of the fields at Granville Park where appropriate. Potential improvements include:

- Upgrades to ensure quality sports field surfaces
- Reinforced high wear goal areas
- New fitness station
- Multi-purpose sports courts

Stakeholder feedback generally supports upgrading some fields to increase quality and capacity. Feedback identified reservations about the suitability of full synthetic for cricket, with concerns of heat in mid-summer and increased injury potential for some sports. Perceived benefits of high quality natural or hybrid surfaces include increased use especially during wet weather and an improvement to existing poor grass surface.

4.6.5 Biodiversity Recommendations

Biodiversity supports ecosystem services that are essential for human survival. Ecosystem services include clean air and water, pollination and temperature control. Ongoing threats to biodiversity in the Cumberland LGA include climate change, vegetation clearing, introduction and spread of weed species, fauna hunting by pest animals, and diseases.

A key action from the Biodiversity Strategy is to identify and progress opportunities that improve biodiversity connectivity for priority areas. Available habitat can be increased by

protecting existing habitat, planting a variety of trees, installing nesting boxes and natural features as part of the landscape.

As outlined in the Urban Tree Strategy, the urban tree canopy plays an important role in our community and environment. The tree canopy is found along our streets, in our private gardens, in parks and open spaces. Trees help to create healthy cities by providing shade, habitat, cooling our surrounds, contributing to health and wellbeing and creating a sense of place and local identity. A healthy and well managed urban tree canopy forms an important part of our green infrastructure.

Opportunities to plant more trees in Granville Park will help provide habitat for native flora and fauna, improve soil health, help stormwater flows, encourage outdoor play and improve walkability and mitigate urban heat.

4.7 Permitted uses and developments

As set out in the Local Government Act 1993, Council must expressly authorise proposed activities and developments on community land. A Plan of Management gives ‘in principle’ support to proceed to development assessment but does not grant consent for these activities.

For Crown Land, activities on the land need to reflect the intent of the public purpose for the land and are assessed for compliance with relevant Local Government and Crown Land legislation including assessment of the activity under the Native Title Act 1996 and registered claims under the Aboriginal Land Rights Act 1983.

Not all potential uses and developments can be outlined in this Plan of Management, new or additional facilities not yet identified, may be proposed in response to community change, funding opportunities or management issues.

4.7.1 Permitted uses

Permitted uses and developments on the land covered by this Plan of Management include those with a purpose consistent with the category of community land (sportsground, park and community use), the land zoning (RE1) and the purpose of the Crown land dedication.

Uses and developments must be in keeping with the objectives for the land described in the relevant legislation outlined in section 4. The permitted developments and the scale and intensity of such development proposed for Granville Park are further described in the Masterplan and Action Tables, **Section 5**.

Table 4.1 Permitted Uses Guideline Table

Permitted Uses Guideline Table			
Uses	General Community Use	Park	Sportsground
Providing a location for, and supporting, the gathering of groups for a range of social, cultural or recreational purposes	✓	✓	✓
Providing multi-purpose buildings (e.g. community halls and centres) with specialised community uses	✓		
Casual, passive or informal recreation and relaxation	✓	✓	
Active and passive recreation including children's play and cycling		✓	✓
Active and passive recreational and sporting activities compatible with the nature of the particular land and any relevant facilities	✓	✓	✓
Organised and unstructured recreation activities			✓
Group recreational use, such as picnics and private celebrations	✓	✓	
Meetings (including for social, recreational, educational or cultural purposes)	✓		
Community events and gatherings	✓	✓	✓
Functions	✓		
Concerts, including all musical genres	✓		
Performances (including film and stage)	✓		
Exhibitions	✓	✓	
Fairs and parades	✓	✓	
Festivals and markets and similar events and gatherings		✓	✓
Workshops	✓		
Leisure or training classes	✓	✓	✓
Childcare (e.g. before and after school care, vacation care)	✓		
Designated group use (e.g. scout and girl guide use)	✓		
Educational centres, including libraries, information and resource centres	✓		
Entertainment facilities	✓		
Publicly accessible ancillary areas, such as toilets	✓	✓	✓
Eating and drinking in a relaxed setting		✓	
Filming and photographic projects	✓	✓	✓
Busking		✓	
Public address (speeches)	✓	✓	
Alcohol consumption – see relevant Terms and Conditions of Hire	✓		
Presence of companion animals	✓	✓	✓
Emergency purposes, including evacuation meeting points or training	✓	✓	✓
Community gardening	✓	✓	
Commercial uses associated with sports facilities			✓
Low intensity commercial activities (e.g. recreational equipment hire)		✓	
NB: Some of the uses listed above require a permit from the council.			

Local Environment Plan

Granville Park is zoned RE1 Public Recreation under the Cumberland LEP.

Under the Cumberland LEP 2021 permitted uses and developments for land zoned RE1 are:

Item 2 - Permitted without development consent

- Environmental protection works
- Flood mitigation works

Item 3 - Permitted with development consent

- Aquaculture

- Centre-based child care facilities
- Community facilities
- Depots
- Environmental facilities
- Function centres
- Information and education facilities
- Kiosks
- Markets
- Recreation areas
- Recreation facilities (indoor)
- Recreation facilities (major)
- Recreation facilities (outdoor)
- Respite day care centres
- Restaurants or cafes
- Roads
- Signage
- Take away food and drink premises
- Water recreation structures
- Water recycling facilities

4.7.2 Prohibited uses and developments

Uses and developments prohibited within Granville Park include all items not specified in, item 2 and 3 of the RE1 zoning in the Cumberland LEP and those set out in Council policy. Every person using the reserve must comply with all signs and directions given by a Council Officer in respect to the above activities and any other activity deemed unsuitable and any direction to leave the park.

The following development or activities (but not limited to) are not permitted:

- Consumption of alcohol (excludes Eric Tweedale Stadium Function Room – see current terms of hire)
- Unauthorised motor vehicles
- Motor bikes
- Horses
- Open fires
- Camping
- Motorised hobby articles (including but not limited to motor vehicles, boats, aeroplanes, drones and bikes)
- Dumping of rubbish
- Camping, squatting, pitching tents or hammocks etc.

4.8 Leases and licences

From 1 July 2018 under the Crown Land Management Act 2016, local councils manage appointed Crown reserves under the public land provisions of the Local Government Act 1993, including the granting of leases and licences (www.crownland.nsw.gov.au).

The Local Government Act, 1993 allows Council to grant leases, licences and other estates over all or part of community land. The terms of the authorisation for a lease, licence or other estate should include Native Title assessment and validation under the Native Title Act 1993.

Any leases must be prepared, exhibited and adopted in accordance with the provisions of the Local Government Act 1993 and the Crown Land Management Act 2016. Native Title Managers advice and a check for a claim.

4.8.1 What are leases, licences and other estates?

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 is a contract between a landowner and another entity, granting that entity a right to occupy an area for a specified period of time. Council will consider leasing areas of the land covered by this Plan of Management under the following circumstances:

- that there is a clear reason for granting a lease, and the lease is consistent with the intended use of the land,
- the occupant has made (or intends to make) a significant financial contribution to the asset, or
- there is a demonstrated link between the nature of the asset and the proposed tenant consistent with the objectives of the Plan of Management.

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

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

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 sportsground 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. A licence allows occupation and a clear and transparent way of identifying the permitted activity. The main difference between a lease and licence is that a licence does not permit the sole, or exclusive, use of the area.

Short Term Licences - may be granted to formally recognise and endorse shared uses. For example, an area may be licensed for use by a commercial photographer at a particular time, and family gatherings at other times. Short term licences and bookings may be used to allow Council to program different uses at different times, allowing the best overall use.

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".

Easements or other rights over land - for public utilities (electricity, telecommunications, water, drainage, sewerage, gas etc) may be granted in Granville Park following application and approval by Council. Where this occurs on Crown land, the requirements of the Crown Land Management Act 2016 will be complied with.

4.8.2 Crown Land Management Act

Council may issue secondary interests under section 2.19 of the Crown Land Management Act 2016 or short-term licences under section 2.20 of the Crown Land Management Act 2016. A tenure or short-term use agreement on Crown land may impact native title rights and interests. Any such tenure or use agreement issued on Crown land must be issued in accordance with the future act provisions of the Native Title Act 1993 and in accordance with Part 8 of the Crown Land Management Act 2016 unless native title is extinguished.

For Crown land which is not excluded land this will require written advice of one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

The granting of easements over Crown land will be subject to the provisions of the Native Title Act 1993 and Division 8.7 of the Crown Land Management Act 2016.

4.8.3 Existing leases, licences and other estates

There are currently no lease agreements for areas within Granville Park. Before the reconstruction of the pavilion and stadium commenced the main oval had been leased to the Parramatta Two Blues Rugby Union Club since 1989. This lease will not be renewed as an exclusive use lease under the same terms upon the completion of the new facility and will instead be licenced for specific hours of use only to allow for greater community use of the facility.

Hire of Council facilities and sportsgrounds is generally organised through Council's website and expressions of interest, with facilities and sports fields under annual licence agreements. The five sports fields are currently booked throughout the year by sporting and community groups. There are currently no regular bookings for the festival area or basketball court.

Council's park hire policy outlines conditions and requirements for those wishing to use the park. The hire is organised through written application on the Park Hire Application Form available from Council website.

An easement, 9.45 and 7.31 wide is located in the south east section of the park.

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

The terms of the authorisation for a lease, licence or other estate should include Native Title assessment and validation under the Native Title Act 1993. Any leases are to be

prepared, exhibited and adopted in accordance with the provisions of the Local Government Act 1993 and the Crown Land Management Act 2016 and Native Title Manager advice and a check for a claim.

Terms and conditions of a lease, licence or other estate should generally reflect the interests of Council and the public and ensure proper management and maintenance. Under these conditions, this Plan of Management expressly authorises the granting of short-term licences that fall within the following categories: markets; concerts; delivering a public address; commercial photographic sessions; picnics and private celebrations such as weddings and family gatherings; filming for cinema and television; and community, educational and/or sporting activities/uses for single one-off events.

In regard to such licences, Council must take into consideration the following matters in deciding to grant such a licence:

- Whether the use/activity is in the public interest.
- Whether the use/activity would not cause any significant detrimental impact on the park or on the local community.
- No permanent buildings or structures may be erected.

4.8.5 Use agreements

Council may resolve to enter into contracts and lease/licence agreements with relevant authorities, organisations, individuals or companies in relation to the provision of services or utilities in accordance with the objectives of this Plan and legislative requirements.

4.8.6 Authorisation of current use agreements

This Plan of Management authorises the current lease and licence agreements until the end of their current terms. Prior to the expiry date, each lease or licence agreement will be reviewed, and renewed if appropriate.

Leases, licences, other estates and easements for the use or occupation of land covered by this Plan may be granted for uses consistent with:

- Any valid purpose for which the land was being used at the date of adoption of this Plan.
- The circumstances permitted under Sections 46 and 47 of the Local Government Act 1993 or any Regulation.
- The guidelines and core objectives for the relevant category of Council managed land.
- Zoning under the Cumberland Local Environmental Plan 2021, and development consent if required.
- This Plan of Management.
- The circumstances permitted on Crown land, subject to the Native Title Act 1993, any secondary interest or short-term licence described in Division 2.5 of the Crown Land Management Act 2016 and the Crown Land Management Regulation 2018.

See Purposes for which Leases, Licences and other Estates may be authorised table in **Appendix 8.3**.

5.0 ACTION PLAN

5.1 Introduction

Based on the objectives and values outlined in the previous sections, the Action Plan and Masterplan define and describe the specific actions required for the future development and management of Granville Park.

5.1.1 Objectives and performance targets

Section 36 of the Local Government Act 1993 requires a Plan of Management to detail objectives and performance targets, the means by which Council will achieve these and how Council intends to assess their performance.

The objectives, performance targets described in the Action Plan have been developed in response to community and stakeholder input.

5.2 Landscape masterplan

The Landscape Masterplan illustrates the works and actions proposed to be implemented to achieve the objectives and desired outcomes for the Park, refer **Figure 5.1**.

5.3 Action tables

The Action Tables lists the actions required or ‘means to achieve’ the objectives and performance targets set out in the Plan of Management for Granville Park.

The management objectives, targets, actions and method of assessment are presented in the following Action Tables.

Objective:	Related to Council and community objectives for the park (Section 4).
Performance target:	Goal, objective or desired outcome for addressing issues, consistent with community value.
Means to achieve:	Specific task or action required to achieve the performance target, consistent with the strategy.
Assessment of performance:	How Council intends to measure its performance in implementing and achieving the action.

Figure 5.1 Landscape Masterplan



5.3.1 Environment Actions

Environment

Objective: Protect our natural environment and heritage and increase resilience by incorporating ecologically sustainable development principles

Performance Target	Means to Achieve	Assessment of Performance
Protect the natural environment and increase resilience	• Promote sustainable development and practices for all park works	• Sustainable development practices in place
	• Retain and protect existing trees and vegetation	• Existing trees and vegetation protected
	• Ensure trees are healthy and well maintained	• Trees monitored and maintained
	• Carry out remedial works to trees as identified by arborist.	• Remedial works undertaken
	• Plant more trees in line with biodiversity strategy and urban tree strategy	• Trees planted
Implement vision and objectives of the Biodiversity Strategy	• Increase community awareness, engagement and actions	• Community awareness program in place
	• Identify areas for vegetated links, additional tree and understorey planting	• Areas identified
	• Increase habitat connectivity and condition	• Additional habitat areas installed. Existing areas upgraded
	• Consider biodiversity and increased habitat in all future park works	• Biodiversity impact considered as part of any proposed works
	• Provide additional tree planting in line with biodiversity strategy	• Additional tree planting installed
Protect and enhance the natural environment for recreational purposes	• Retain and protect existing trees and vegetation	• Existing trees and vegetation protected
	• Plant trees to provide succession planting to the mature trees throughout the park	• Succession plan in place, trees planted
	• Develop a consistent and coherent planting scheme for the park	• Planting scheme developed

Environment

Objective: Protect our natural environment and heritage and increase resilience by incorporating ecologically sustainable development principles

Performance Target	Means to Achieve	Assessment of Performance
Improve the park to promote and facilitate its use	• Provide additional tree planting and planting areas for shade and amenities	• Additional trees planted
	• Ensure planting is appropriate to soil and other site conditions. Trees should be grown to NATSPEC standards	• Tree selection and specification appropriate for park conditions
Act to mitigate the findings of the Benchmarking Heat study (addressing Merrylands high mean temperature)	• Provide additional areas of tree planting to increase canopy cover	• Canopy area increased
	• Maintain tree cover and soft landscape areas to limit urban heat build up	• Trees and landscape areas retained
Investigate heat smart design and materials to be incorporate into playgrounds	• Utilise heat smart material and design to minimise risk of burn	• Heat smart design and material
Provide more shaded areas	• Additional tree planting	• Additional trees installed
	• Plant appropriate trees to provide shade to seating and passive recreation areas	• Tree selection appropriate for park conditions
Implement environmentally sustainable development and practices which reduce impacts on the environment	• Reduced electricity use through lighting selection and use of timers for lights	• Electricity use reduced
	• Investigate water harvesting options with access to Duck Creek in conjunction with key stakeholders	• Report prepared
	• Investigate stormwater harvesting from buildings and paths	• Stormwater harvesting being used
	• Investigate opportunities for incorporating WSUD in the Park	• WSUD options identified, report prepared
	• Establish sustainable waste management practices	• Recycling being carried out
	• Undertake regular maintenance inspections for leaks	• Maintenance inspection undertaken

Environment

Objective: Protect our natural environment and heritage and increase resilience by incorporating ecologically sustainable development principles

Performance Target	Means to Achieve	Assessment of Performance
Implement the recommendations of the Urban Tree Strategy	• Provide additional tree planting in line with the Strategy and the Masterplan	• Additional tree planting installed
	• Increase the tree canopy cover within the park as indicated on the Masterplan	• Additional tree planting installed
	• Protect existing tree assets to retain the benefits that trees provide to our community and environment	• Existing trees within the Park maintained and protected
	• Provide additional tree planting to help to mitigate urban heat.	• Additional tree planting installed
	• Create planted green corridors to connect green spaces	• Planting and trees installed per the Masterplan
Encourage sustainable waste management practices	• Promote and initiate recycling within the park for visitors and staff	• Recycling rates increased
	• Utilise green waste reuse / composting on park landscape	• Green waste reused on site
	• Investigate recycling bin options	• Recycling established at park. Bins installed
	• Recycle all green waste	• Green waste recycled
Promote and increase use of existing recycling services	• Install new recycling bins in the park	• Bins installed
Encourage people to access the park by bicycle or on foot.	• Install bicycle parking facilities at key points e.g. children's playground, tennis courts, playing fields etc.	• Bicycle parking facilities are installed
	• Provide accessible path links to the surrounding areas	• All path connections accessible

5.3.2 Culture and Community Actions

Culture and Community

Objective: Increase opportunities for creative and cultural expression, improve access to the arts and strengthen Cumberland's unique identity

Performance Target	Means to Achieve	Assessment of Performance
Encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities	• Provide and maintain park facilities as described in the Masterplan and Council policy	• Facilities provided as indicated on the Masterplan
	• Provide a range of activities and facilities in the park to cater for a variety of user groups	• Range of activities provided. Community comment positive
	• Promote the park and park events through Council's website and media	• Park facilities and events listed on website
Provide opportunities to celebrate and recognise Aboriginal and cultural heritage	• Investigate opportunities to celebrate and recognise Aboriginal and cultural heritage in the park	• Report prepared
	• Consult with the community	• Community input received
	• Develop detailed plans for heritage or interpretation	• Detailed plans prepared
Provide opportunities to celebrate and recognise the Parks history and development	• Develop detailed plans for heritage interpretation	• Detailed plans prepared
	• Provide interpretive signage	• Interpretive signs designed and installed
Support inclusion and increased participation by our diverse community	• Provide a range of activities and accessible facilities catering for a variety of user groups and individuals	• Accessible facilities included in park.
	• Develop spaces that recognise that open space may be used in different ways in a culturally diverse community	• Provide a variety of spaces for different uses and group sizes
	• Support park use by a variety of cultural groups and individuals	• Notification to and sponsorship of community groups via website and Council services
	• Promote the park and park events through Council's website and media	• Park facilities and events listed on website

Culture and Community

Objective: Increase opportunities for creative and cultural expression, improve access to the arts and strengthen Cumberland's unique identity

Performance Target	Means to Achieve	Assessment of Performance
Provide opportunities to celebrate and recognise the diverse community	• Consult with the community	• Community consulted
	• Promote the park and park events through Council's website and media	• Park facilities and events listed on website
	• Celebrate strength in diversity	• Carry out actions in the Cultural Plan, promote & support cultural events and park facilities on website
	• Improve cultural facilities and spaces	• Carry out actions in the Cultural Plan
Enhance place identity and activation	• Develop a place making strategy for the park	• Place making strategy in place
	• Develop detailed designs for park entries	• Entry points designed, constructed and landscaped
	• Provide attractive and welcoming entrances to the park	• Landscaping installed
	• Upgrade existing park entries with landscape treatments	• Landscaping upgrades designed and installed
	• Provide park entry signage	• Park entry signage designed and installed
Incorporate public art in the park	• Develop public art approach for the park	• Policy in place

5.3.3 Accessibility Actions

Accessibility

Objective: Supporting inclusion and increased participation by providing quality open space and recreation facilities that are safe, well-maintained, accessible, flexible and connected.

Performance Target	Means to Achieve	Assessment of Performance
Support inclusion and increased participation by our diverse community, ensuring recreation is accessible and affordable	<ul style="list-style-type: none"> Maintain Granville Park as a community space with facilities as shown on the Masterplan 	<ul style="list-style-type: none"> Park maintain with facilities as shown on the Masterplan
Provide open spaces that are universally designed to support easy access to and within the space for pram users, people and people with disability.	<ul style="list-style-type: none"> Ensure the requirements of the Disability Discrimination Act and Council policy are met 	<ul style="list-style-type: none"> The requirements of the Disability Discrimination Act and Council policy are met
	<ul style="list-style-type: none"> Ensure all facilities are designed to be accessible 	<ul style="list-style-type: none"> Accessible facilities
	<ul style="list-style-type: none"> Provide pram/ wheelchair ramps to kerbs at all entry points to the park 	<ul style="list-style-type: none"> Wheelchair/ pram ramps installed
Open space and recreation facilities need to be inclusive and accessible	<ul style="list-style-type: none"> Upgrade and maintain facilities to ensure park and its facilities are safe and accessible 	<ul style="list-style-type: none"> Accessible and safe facilities
Provide accessible parking and facilities for people with disabilities.	<ul style="list-style-type: none"> Provide accessible parking and connections 	<ul style="list-style-type: none"> Accessible parking and connections installed
	<ul style="list-style-type: none"> Provide a new accessible entrance to pavilion from Montrose Ave 	<ul style="list-style-type: none"> Entrance designed and installed
	<ul style="list-style-type: none"> Install equal access requirements for parks assets 	<ul style="list-style-type: none"> Equal access to facilities and areas provided
	<ul style="list-style-type: none"> Provide accessible site furniture and connection to pathways 	<ul style="list-style-type: none"> Accessible furniture and pathway connections installed
Consider safety and CPTED in the design of park facilities	<ul style="list-style-type: none"> Improve lighting in the park 	<ul style="list-style-type: none"> Lighting audit undertaken, lighting upgrades in place
	<ul style="list-style-type: none"> Investigate installation of CCTV in the park 	<ul style="list-style-type: none"> Report prepared. Security cameras installed where required
	<ul style="list-style-type: none"> Upgrade facilities and amenities to comply with CPTED principles 	<ul style="list-style-type: none"> Report prepared. Facilities upgraded where required
Improve park signage, provide wayfinding and informative signage	<ul style="list-style-type: none"> Develop and implement park signage manual / policy 	<ul style="list-style-type: none"> Signage manual / policy in place
	<ul style="list-style-type: none"> Signage is of consistent style and appearance 	<ul style="list-style-type: none"> Consistent signage in place

5.3.4 Recreation Actions

Recreation

Objective: Provide open space and recreation facilities that meet the needs of a diverse and growing community, improving community health and wellbeing

Performance Target	Means to Achieve	Assessment of Performance
Encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games	• Provide and maintain park facilities as described in the Masterplan and Council policy	• Facilities provided and being maintained
	• Develop detailed park plans including detailed plans for all park zones	• Detailed plans prepared, with positive community feedback received
	• Promote the park and park events through Council's website and media	• Recreation opportunities and park use increasing
Provide open space and recreation facilities that meet the needs of a growing population, the local community and of the wider public	• Provide spaces and activities for groups and individuals	• Variety of spaces provided as indicated on the Masterplan
	• Provide spaces and facilities for group, family and social opportunities	• Variety of spaces provided as indicated on the Masterplan
Establish a venue that can host regional and district events as well as support the needs of wider community	• Complete construction of the new stadium and pavilion development	• Stadium, pavilion and oval upgrade complete
Provide a range of recreation settings, activities and facilities to improve community health and well-being.	• Provide and maintain park facilities as described in the Masterplan	• Facilities provided and being maintained
Increase the quality and capacity of existing open space and recreation facilities	• Upgrade facilities and undertake maintenance	• Facilities upgraded as indicated on the Masterplan, maintenance schedule in place
Provide for passive recreational activities or pastimes and for the casual playing of games	• Maintain areas for casual games	• Open space for casual games provided as per the Masterplan
	• Provide informal kick-around area in addition to sports fields	• Informal kick-around area and goals installed as per the Masterplan
	• Retain existing open space and grassed areas including adjacent to the play zone	• Existing area retained as open space
Increase available facilities for informal active recreation including outdoor fitness, outdoor courts, and a dog off-leash area	• Provide additional outdoor fitness equipment	• Outdoor fitness equipment installed
	• Provide multi-use court area	• Multi-use court area provided
	• Investigate provision of off leash dog area	• Report prepared and considered

Recreation

Objective: Provide open space and recreation facilities that meet the needs of a diverse and growing community, improving community health and wellbeing

Performance Target	Means to Achieve	Assessment of Performance
Upgrades to the main oval and pavilion	<ul style="list-style-type: none"> Complete construction of the oval and pavilion redevelopment 	<ul style="list-style-type: none"> Redevelopment complete
Increase capacity and quality of sportsgrounds	<ul style="list-style-type: none"> Upgrade and maintain the existing sports fields 	<ul style="list-style-type: none"> Fields upgraded
	<ul style="list-style-type: none"> Complete new stadium and pavilion 	<ul style="list-style-type: none"> Stadium and pavilion completed
	<ul style="list-style-type: none"> Prioritise actions from the Sports Surfaces Action Plan 	<ul style="list-style-type: none"> Priority plan and funding in place
Prioritise recommendations of the synthetic sports surface strategy	<ul style="list-style-type: none"> Fields 3-5 – consider synthetic hybrid in high wear areas with consideration for multi-sport use 	<ul style="list-style-type: none"> Priority plan and funding in place
	<ul style="list-style-type: none"> Multi-use games zone in bottom south-west corner 	<ul style="list-style-type: none"> Priority plan and funding in place
	<ul style="list-style-type: none"> Fitness station design integrated in multi-use zone 	<ul style="list-style-type: none"> Priority plan and funding in place
	<ul style="list-style-type: none"> Reinforcing of goal areas for Fields 1 and 2 (Council shortlisted as priority) 	<ul style="list-style-type: none"> Priority plan and funding in place
	<ul style="list-style-type: none"> Formalise kick around area 	<ul style="list-style-type: none"> Synthetic designed and in place
Provide fitness facilities to improve community health and well-being.	<ul style="list-style-type: none"> Provide more fitness equipment 	<ul style="list-style-type: none"> Additional fitness equipment funded and selected
	<ul style="list-style-type: none"> Install new outdoor fitness equipment near the multi-use court 	<ul style="list-style-type: none"> Equipment installed
	<ul style="list-style-type: none"> Expand the existing fitness equipment area adjacent to field 2 	<ul style="list-style-type: none"> Area expanded and equipment installed
Provide multi-use games zone	<ul style="list-style-type: none"> Upgrade the existing basketball court area to provide a multi-use zone 	<ul style="list-style-type: none"> Multi-use zone complete

Recreation

Objective: Provide open space and recreation facilities that meet the needs of a diverse and growing community, improving community health and wellbeing

Performance Target	Means to Achieve	Assessment of Performance
Upgrade sports fields and facilities	• Carry out recommendations from the Sports Surfaces Action Plan	• Priority plan established, funding in place
	• Reinforcing of goal areas for Fields 1 and 2 (Council shortlisted as priority)	• Goal area reinforcement upgrade complete
	• Upgrade surfaces to field 3, 4 and 5	• Field 4 and 5 upgrade complete
	• Fields 3, 4 and 5 improved surface, topsoil to playing surface where required	• Field surface improved to standard
	• Upgrading to lights and add new light pole on field 5	• Existing lighting upgraded to fields, new pole to field 5 installed
	• Field 1 and 2 - Goal Posts, 1 set of new rugby posts are required	• New goal posts installed
	• Improve the grass on the cricket oval	• Grass area improved to suitable standard
Upgrade or replace existing amenities buildings	• Investigate options for upgrade or replacement to meet current standards and accessibility	• Amenities upgrade or replacement plan in place
	• Investigate upgrade options to include male and female friendly change rooms, amenities, canteen and clubhouse	• Amenities upgrade plan in place
	• Assess if the number of available toilets is sufficient	• Toilet number determined as required by Standard and Council policy
	• Upgrade to include canteen and storage facilities	• Canteen and storage facilities upgraded
	• Provide new publicly accessible amenities	• Amenities building complete

Recreation

Objective: Provide open space and recreation facilities that meet the needs of a diverse and growing community, improving community health and wellbeing

Performance Target	Means to Achieve	Assessment of Performance
Upgrade park lighting	• Upgrading to lights to sports fields	• Lighting upgraded
	• Add new light pole on field 5	• Light installed
	• Provide timing for lighting use	• Timing schedule determined, lighting on timers
	• Sports field lights are only operational for bookings	• Lights are off when not required
Investigate irrigation improvements to sports fields	• Investigate existing system to fields 1 and 2 and tank located below amenities at field 2	• Investigation undertaken. Report prepared
	• Investigate water harvesting options, including access to Duck Creek in conjunction with key stakeholders	• Investigation undertaken. Report prepared
	• Explore options for collection and re-use of stormwater for irrigation	• Investigation undertaken. Report prepared
	• Investigate options for irrigation to sports fields 3, 4 and 5	• Investigation undertaken. Report prepared
Provide park signage	• Develop and implement park signage manual / policy	• Signage manual / policy in place,
	• Provide signage of consistent style and appearance	• Consistent signage in place
Provide opportunities for exercising dogs on or off the leash	• Investigate creation of off leash area per Council strategy and policy	• Location determined, community feedback
	• Provide bins and bag dispensers	• Bins installed
	• Provide bubblers with dog water bowls	• Bubbler with tap and dog bowl installed

Recreation

Objective: Provide open space and recreation facilities that meet the needs of a diverse and growing community, improving community health and wellbeing

Performance Target	Means to Achieve	Assessment of Performance
Provide dog off-leash areas, consistent with the Companion Animals Act and Council strategy	• Investigate potential areas that may be suitable for the creation of an off-leash area	• Report prepared and considered
	• Provide signage to clearly indicate area and times of use	• Signs installed
	• Erect signs outlining dog owner's responsibilities	• Signs installed
Provide a safe play environment with play equipment suited to a range of ages and abilities	• Install play equipment suitable to all ages, including toddlers and older children	• Play equipment for all ages installed
	• Investigate options for fencing at the playground	• Fencing options investigated
	• Replace play equipment as required	• Play equipment replaced as required to maintain compliance with Australian Standards
	• Replace splash park facility with water play as part of playground upgrade.	• Removal of splash park • New water play in playground
	• Utilise heat smart designs and materials to minimise heat build up on equipment and surfaces	• Heat smart design and materials used

Recreation

Objective: Provide open space and recreation facilities that meet the needs of a diverse and growing community, improving community health and wellbeing

Performance Target	Means to Achieve	Assessment of Performance
Upgrade park fencing for safety and amenity	• Investigate fencing for safety and separation of activities	• Fencing options investigated
	• Consider rationalising the boundary fence to provide a single consistent style	• Fencing options investigated and costed
Park furniture is of consistent style and appearance	• Develop and implement a park furniture style manual	• Furniture manual developed with consistent furniture style adopted and used
Ensure sufficient and well-maintained park furniture is provided throughout the park	• Replace /repair damaged or outdated site furniture and seating	• Site furniture upgraded
	• Assess existing furniture quantity, quality and locations	• Site furniture assessment undertaken, recommendations in place
	• Install additional seating including accessible seating	• Additional seating installed. Accessible seating provided
	• Provide more bins	• Bins installed
	• Install more seats near the cricket oval	• Additional seating installed
	• Provide more shelters	• Additional shelters installed
Ensure drinking water is available for all park users	• Maintain existing bubblers	• Bubblers well maintained
	• Provide bubbler to activity zones	• Bubblers installed
	• Place bubblers / bottle refill taps near sports facilities	• Bubblers and taps are installed
	• Provide a bubbler / refill tap and dog bowl near the dog exercise area for dogs	• Bubbler with tap and dog bowl installed
Provide shaded and protected areas for park users	• Install additional shelters	• Shelters provided
	• Provide additional tree planting	• Trees installed

5.3.5 Management Actions

Management

Objective: Work collaboratively with the community to deliver and resource open space and recreation facilities in an equitable, efficient and innovative way.

Performance Target	Means to Achieve	Assessment of Performance
Prepare and regularly review Plan of Management and Masterplan	• Adopt PoM and Masterplan for the park	• Prepared and adopted
	• Review PoM every 5-10 years	• PoM monitored and reviewed, updated as required to meet community changes and expectations
Manage park facilities and events to ensure balanced and sustainable use	• Assess the capacity of the park to deliver local, district and regional events	• Assessment undertaken, management policy in place
Enable land to be used for public open space or recreational purposes.	• Adopt PoM and Masterplan for the park	• Prepared and adopted
Investigate inclusion of Glebe Street Road Reserve within the Park as community land	• Investigate closure of the road reserve and transfer of land to community land.	• Report prepared
Promote, encourage and provide facilities to meet the current and future needs of the local community and of the wider public:	• Promote the park and park events through Council's website and media	• Recreation opportunities and park use increasing
	• Adopt PoM and Masterplan for the park	• PoM and Masterplan adopted and being implemented
	• Improve the park as set out in the Masterplan	• Park improvements being implemented
Ensure park activities are managed having regard to any adverse impact on nearby residences	• Consider neighbouring residents and park users when approving new park activities	• Residents considered and consulted per Council policy
Increase the quality and capacity of existing open space and recreation facilities	• Provide additional facilities as required to meet increasing residential density	• Facilities upgraded and improved per Masterplan
Ensure the park is regularly maintained to an acceptable level.	• Current / proposed maintenance program	• Community/ staff feedback
	• Closely monitor the parks appearance and revise maintenance schedules as required	• Confirm maintenance schedule and funding meet community needs • No complaints from community
	• Implement a level of maintenance appropriate to the level of the provision of new plantings and facilities	• Confirm current maintenance schedule meets any increased demand from new facilities

Management

Objective: Work collaboratively with the community to deliver and resource open space and recreation facilities in an equitable, efficient and innovative way.

Performance Target	Means to Achieve	Assessment of Performance
Children's play equipment and softfall is well maintained and in good condition at all times.	• Maintain play equipment to Australian Safety Standards	• Play equipment meets Australian standards
	• Replace existing play equipment, soft fall and shade as required	• Equipment and softfall installed
	• Regular inspections and repair of faults	• Audits and quarterly inspections undertaken, no faulty play equipment, no incidents reported
Maintain existing park facilities	• Undertake regular maintenance per Council schedule, including mowing, cleaning, litter removal	• Maintenance carried out, no complaints regarding condition of facilities.
	• Carry out regular maintenance inspections	• Maintenance inspections scheduled and completed.
Maintain and upgrade existing sporting facilities	• Improve the turf to sports fields as required	• Turf upgraded to meet community and sports group needs
	• Maintain existing facilities	• Facilities being maintained
	• Carry out regular maintenance inspections	• Inspections carried out, no complaints regarding condition of facilities
Maintain the park in line with Council policies	• Graffiti / vandalism removed and repaired	• Little graffiti evident, vandalism damage repaired
	• Reduce anti-social behaviour	• Frequency of reports reduced
	• Alcohol policy in place and being enforced	• No reports/ community complaints
	• Update park signage, including (timed Alcohol Free Zone) signage to reflect current policies	• Signage updated
	• Not permitted uses / development	• Signage installed, no activities reported

6.0 IMPLEMENTATION AND REVIEW

6.1 Landscape Masterplan

The Landscape Masterplan (**Figure 5.1**) has been developed to illustrate the works and improvements to Granville Park that are required to address key management issues and objectives for the park.

It is intended that the Masterplan be interpreted with some degree of flexibility to accommodate changing needs and pressures on the park over time, Council's budgets, and site-specific issues that may arise through detailed design of individual components of the Masterplan. However, the overall intent of the Masterplan drawings and the principles and concepts described above should be adhered to.

Priorities for implementation of the Landscape Masterplan are set out in the Action Plan in **Section 5.0**.

6.2 Implementation

Once Cumberland City Council adopts this Plan of Management it is Council's responsibility to implement the Plan of Management. Council must only allow uses or developments that are in accordance with the principles and objectives of this Plan of Management.

All proposed development and building works consistent with the values, desired outcomes, strategies and actions in this Plan of Management (excluding activities associated with minor improvements, which are permitted without development consent under the LEP) would be subject to normal development and building applications.

This Plan of Management and Landscape Masterplan would form an important part of the required Development and Building Applications for the proposed works.

6.3 Funding

The implementation of this Plan of Management is achieved through Council's operational budgets, and capital works programs. Funding arrangements for Granville Park need to address recurrent costs of management and maintenance, together with capital costs for new facilities or upgrading works.

Council currently funds management and maintenance costs through its annual budget allocation and uses capital funds and Section 7.11 funding for capital and non-recurrent works. Major works such as the stadium reconstruction are funded through a mix of Council funds and grants such as from the Greater Sydney Sports Facility Fund.

6.4 Review

This Plan of Management should be reviewed and updated as necessary according to changing circumstances and to reflect changing community and Council priorities and issues.

7.0 BIBLIOGRAPHY

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8.0 APPENDICES

8.1 Appendix: Consultation Feedback Summary

8.1.1 Questions Asked

How much does your organisation use the park?

How many members/students use the park weekly?

Are there any barriers to your organisation using the park?

As your sport/organisation grows and/or expands, how does your organisation see sportsground use changing in future?

Cumberland Council is investigating synthetic sports fields. Would an upgrade of some areas or fields within Granville Park to synthetic surface be of benefit to your organisation?

What surface types would you suggest?

With the understanding that Granville Park needs to accommodate a wide range of users, do you have any suggestions for future improvements for Granville Park or its facilities?

8.1.2 Stakeholder Groups & Total Membership

Live Life Get Active	27
Western Sydney Two Blues	1500
West Sydney Oztag Assoc	2100
Fire and Rescue NSW	100
Guildford McCredie Uniting Soccer Club	350
Merrylands East Public School	120
Grasshopper Soccer Cumberland	22
Delany College	350
Parramatta District Cricket Association	3,600

8.1.3 Comments

Not enough lighting past 6pm during the winter season

User groups who do not have bookings

Anti-social behaviour (vandals | drugs | homeless People)

Poor condition of fields 3 & 4. Poor condition of amenities

Not enough cricket pitches

Poor security.

To be able to engage more members of the community to join our fitness classes in order to increase participation and help the community become healthier, fitter and happier.

More stringent booking requirements potentially more difficulty in securing space smaller windows of opportunity becoming limited

We have a cap of 25 teams pre championships

increased fields and number of days per week

Increase the usage hours

Sunday use increased (Saturday already at capacity).

8.1.4 Synthetic Turf

Yes: 6

No: 2

Comments

We use the ground for exercises, during summer these grounds are full of bindi weed or too wet in the winter.

Minimise cancellation of competition games and training due to wet weather

Possible Increase to injuries

FRNSW Sports council arranges games with other emergency services

Fields 3,4 & 5 would be ideal to upgrade to synthetic surfaces. The current grass is very poor and the surface unfit for winter and summer sport.

It will provide a softer fall for students

Hoping it is usable in all weather

Synthetic fields perform poorly for cricket and are unsuitable for mid summer use.

Suggested surfaces

Rubber surface

Grass | Synthetic | Hybrid

Normal grass

Grass

synthetic fields with a cricket wicket in the centre between the fields (as at West Epping Fields or ELS Hall at North Ryde)

Synthetic rubber

Grass

Turf/grass

8.1.5 Suggested Improvements

Shaded spaces (and with calisthenics equipment) for training during rainy days.

After development of main arena seek to improve outside grounds. The facility is significantly important greenspace for sporting groups and the community and can be | will be a major benchmark for all.

Upgrade to surface with irrigation system required + upgrade and increase in lighting

The current plan of management for the park is a vast improvement on what is currently in place. Possibly more shaded seating areas.

The surface of fields 3 & 4 needs repair (ideally with synthetic grass as the 2018 repair was ineffective). The amenities particularly at fields 1 & 2 is in poor condition.

Improve toilets and changeroom for students with lighting

Covered rest areas, ease of parking

More cricket fields, improved amenities. Lighting for cricket nets.

8.2 Appendix: Facilities Condition

8.2.1 Introduction

As required by the Local Government Act, a plan of management for an area of community land is required to include a description of the existing condition of the land and any buildings or improvements on the land.



8.2.2 Facilities









The Park facilities includes the following facilities as indicated on **Figure 2.3** of the Plan of Management.

- Pavilion and main oval
- Five playing fields
- Two amenities blocks & canteens
- Two cricket pitches
- Cricket nets
- Basketball court
- Playground
- Water Splash Park
- Skate Park
- Circuit Path
- Fitness station
- Picnic facilities and seating
- Car park

8.2.3 Condition Assessment

Excellent these assets are in 'as new' condition and require little maintenance or upgrade
 Good these assets are well maintained for their age but require on-going maintenance.
 Fair these assets are suitable for their current use but need repairs, renovations or upgrades.
 Poor these assets are in poor condition and require maintenance to make serviceable.

Image	Area Description	Facility	Condition
	Public Amenities	Brick and metal roof public amenities buildings adjacent to field 1& 2 (North) and 3&4 (South) with toilets, changing rooms and canteens. North amenities canteen – not in use.	Fair
	Skate Park	Skate park located on the eastern boundary.	Fair

	Playing fields	Five formal playing fields throughout the site. Some require irrigation, drainage resurfacing and returfing.	Fair
	Informal carpark	Informal carpark adjacent to the oval and play areas.	Fair
	Children's Play Area	A playground with rubber softfall, nature play area with planting, bridge and stepping-stones located on the south western corner of the site.	Good
	Water play area	A water play area with shade is located on the south western corner of the site.	Poor – not functional
	Fitness Station	Fitness station with rubber surface at the northern entrance.	Excellent
	Basketball Court	Basketball court along the southern boundary. Drainage is an issue as water is ponding on the concrete.	Good
	Cricket training	Two cricket training nets at the southern boundary.	Good
	Perimeter	Timber post fencing runs along the south, west and northern perimeter boundary Metal palisade fence runs around the perimeter of the oval. Sandstone blocks and wall to the eastern boundary.	Fair Good Good

	Pathways	Perimeter pathway with distance and centre line markings. Coloured concrete path runs around the play areas.	Good
	Maintenance access	Maintenance access gate at the northern boundary of the park.	Good
	Park Benches	Variety of park benches found throughout the site. Older benches require some painting and concrete pads to avoid wear underneath. Some newer additions with shades attached in the vicinity of the play area.	Fair Excellent
	Picnic Benches	Timber and metal picnic tables on the western and southern boundary. Some with shade and one with BBQ facilities attached. Some newer additions with shades attached in the vicinity of the play area.	Fair Excellent
	Bins	Temporary wheelie bins throughout the site. Permanent bins adjacent to the playground.	Fair Good
	Bubblers and taps	Taps are found throughout the site. Some require drainage to avoid ground saturation at base. Bubbler along south border.	Fair Excellent
	Signage	Signage found throughout the site	Good

8.3 Appendix: Purposes for which Leases, Licences and other Estates may be authorised table

Type of arrangement	Land category	Purposes for which Leases, Licences and other Estates may be authorised <i>Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this PoM and the capacity of the area to support the activity.</i>	
Lease	Park	Sympathetic and compatible uses and activities may include: <ul style="list-style-type: none"> Commercial activities which support use in the area and are of appropriate scale e.g: recreational equipment sale/hire restaurants or café/kiosk areas including seating and tables 	<ul style="list-style-type: none"> Management of court facilities Carparks Foodtrucks
	Sportsground	Sympathetic and compatible uses and activities may include: <ul style="list-style-type: none"> Commercial activities which support use in the area and are of appropriate scale e.g: recreational equipment sale/hire restaurants or café/kiosk areas including seating and tables Licenced community recreation club and associated facilities Management of courts Allied health professions or medical practitioners associated with the relevant facility (e.g. Nutrition, physiotherapy, exercise physiologist) 	<ul style="list-style-type: none"> Health, wellness and recreation professionals associated with the relevant facility (e.g. Personal Training, Exercise Instruction, Sport Coaching) Carparks Commercial activities which support use in the area and are of appropriate scale. FoodTrucks Management of gyms sporting uses developed/operated by a private operator
	General Community Use	Sympathetic and compatible uses and activities may include: <ul style="list-style-type: none"> Commercial activities which support use in the area and are of appropriate scale e.g: recreational equipment sale/hire restaurants or café/kiosk areas including seating and tables Allied health professions or medical practitioners associated with the relevant facility (e.g. Nutrition, physiotherapy, exercise physiologist) Health, wellness and recreation professions associated with the relevant facility (e.g. Personal Training, Exercise Instruction, Sport Coaching) Children's Services (e.g. child care or vacation care) educational purposes, including libraries, education classes, workshops, information and resource services. 	<ul style="list-style-type: none"> cultural purposes, including concerts, dramatic productions, and galleries recreational purposes, including fitness classes; dance classes, and games kiosk, café and refreshment purposes commercial retail uses associated with the facility (e.g. sale or hire of sports goods) Community based interest groups for a range of social, cultural, or recreational purposes including youth and aged, people with disabilities, Men's Sheds, YMCA, Scouts and Guides etc Carparks Management of courts Management of gyms
Licence	Park	Sympathetic and compatible uses and	<ul style="list-style-type: none"> Café/kiosk areas including

		activities may include: <ul style="list-style-type: none"> ▪ Clubhouses, including canteen operation (appropriate to scale of sports activities) ▪ Recreational purposes including sports tuition, fitness classes, dance classes, and games 	seating and tables; mobile cafés <ul style="list-style-type: none"> ▪ Management of courts ▪ Hire of sports and recreation equipment ▪ Community gardens ▪ Carparks
	Sportsground	Sympathetic and compatible uses and activities may include: <ul style="list-style-type: none"> ▪ Clubhouses, including canteen operation (appropriate to scale of sports activities) ▪ Management of courts ▪ Recreational purposes including sports tuition, fitness classes, dance classes, and games ▪ Allied health professions or medical practitioners associated with the relevant facility (e.g. Nutrition, physiotherapy, exercise physiologist) 	<ul style="list-style-type: none"> ▪ Health, wellness and recreation professions associated with the relevant facility (e.g. Personal Training, Exercise Instruction, Sport Coaching) ▪ Commercial activities which support use in the area and are of appropriate scale e.g: recreational equipment sale/hire ▪ mobile café, food truck ▪ Sport coaching ▪ Carparks
	General Community Use	Sympathetic and compatible uses and activities may include: <ul style="list-style-type: none"> ▪ Social purposes (including child care, vacation care) ▪ educational purposes, including libraries, education classes, workshops ▪ recreational purposes, including fitness classes; dance classes – café/kiosk areas ▪ Clubhouses, including canteen operation (appropriate to scale of sports activities) ▪ Education classes, workshops and similar ▪ Community based interest groups for a range of social, cultural, or recreational purposes including charities, youth and aged, Men's Sheds, YMCA, Scouts and Guides, etc ▪ Classes and workshops for activities such as yoga, dance, art and craft 	<ul style="list-style-type: none"> ▪ Allied health professions or medical practitioners associated with the relevant facility (e.g. Nutrition, physiotherapy, exercise physiologist) ▪ Health, wellness and recreation professions associated with the relevant facility (e.g. Personal Training, Exercise Instruction, Sport Coaching) ▪ Commercial activities which support use in the area and are of appropriate scale e.g: recreational equipment sale/hire ▪ mobile café, food truck ▪ Sport coaching and exercise instruction ▪ Community gardens ▪ Carparks ▪ Food Trucks
		<ul style="list-style-type: none"> ▪ Cultural purposes including concerts, performances, parades and shows. ▪ Community events and festivals; fairs, fetes, markets, auctions and other short-term fund-raising activities or initiatives ▪ Recreational purposes including fitness classes, dance classes, games, art and craft ▪ playing a musical instrument, or singing for fee or reward ▪ picnics and private celebrations 	<ul style="list-style-type: none"> ▪ public performances ▪ engaging in an appropriate trade or business ▪ Small scale commercial uses, e.g. mobile café, food truck, hire of sports and recreation equipment, exercise instruction

		<ul style="list-style-type: none"> such as weddings and family gatherings Broadcasting or filming, including for cinema/television conducting a commercial photography session 	
Short-term casual licence (Permits) <i>Note: Granted for duration which may be anything from a few hours to a few days.</i>	Park	<ul style="list-style-type: none"> Sporting fixtures and events sports and fitness training and classes broadcasting or filming of sporting fixtures Ancillary sporting uses such as rehearsal of opening/closing ceremonies, guest events, gala days, club meetings Cultural purposes including concerts, performances, parades and shows. Community events and festivals; fairs, fetes, markets, auctions and other short-term fund-raising activities or initiatives Recreational purposes including fitness classes, dance classes, games, art and craft 	<ul style="list-style-type: none"> Broadcasting or filming, including for cinema/television conducting a commercial photography session Uses reasonably associated with the promotion or enhancement of sporting groups, fixtures and events (e.g. “guest” events for juniors; gala days; club meetings) Small scale commercial uses, e.g. mobile café, food truck hire of sports and recreation equipment Sport coaching, exercise instruction
	Sportsground	<ul style="list-style-type: none"> Functions and events (including commemorative functions, book launches, film releases, balls, public speeches, meetings, seminars, educational programs, weddings, corporate functions) Cultural purposes including concerts, performances, parades and shows. Community events and festivals; fairs, fetes, markets, auctions and other short-term fund-raising activities or initiatives Events (including weddings, corporate functions, and community or family gatherings) 	<ul style="list-style-type: none"> Recreational purposes including fitness classes, dance classes, games, art and craft Broadcasting or filming, including for cinema/television Conducting a commercial photography session Activities appropriate to the space and to the benefit and enjoyment of the local community Small scale commercial uses, e.g. mobile café, food truck , hire of sports and recreation equipment Sport coaching, exercise instruction <p>As stipulated under Clause 116 of the Local Government (General) Regulation 2021 and only if the use or occupation does not involve the erection of any building or structure of a permanent nature.</p>
	General Community Use	<ul style="list-style-type: none"> public speeches, meetings, seminars and presentations, including educational programs functions (including commemorative functions, book launches, film releases, balls, and similar activities) displays, exhibitions, fairs, 	<ul style="list-style-type: none"> commercial photographic sessions filming sessions directing or procuring a theatrical, musical or other entertainment for the public for fee or reward corporate functions

		<ul style="list-style-type: none"> ▪ fashion parades and shows ▪ events (including weddings, corporate functions, and community or family gatherings) ▪ markets and/or temporary stalls including food ▪ concerts and other performances, including both live performances and film (cinema and TV) ▪ broadcasts associated with any event, concert, or public speech 	<ul style="list-style-type: none"> ▪ other special events/ promotions or advertising provided they are on a scale ▪ activities appropriate to the space and to the benefit and enjoyment of the local community ▪ construct a temporary enclosure ▪ playing of a lawful game or sport ▪ emergency purposes, including training
	All Categories	<ul style="list-style-type: none"> ▪ Biodiversity Stewardship Agreements or other offset projects ▪ Carbon farming/sequestration projects 	
Other estates	Where a lease arrangement has been entered into with Council for Community Land, sub-leasing of the land must be in accordance with the requirements of Section 47C of the LG Act and Section 119 of the Local Government General Regulation 2021 ie. the purpose for which the land was to be used under the lease.		



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