

COUNCIL AGENDA ADDENDUM

ORDINARY COUNCIL MEETING

29 May 2024

ADDENDUM ITEMS

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To: The Mayor and Councillors
Cc: Executive Management Team
From: William Attard, Manager Development Assessment
Date: 24 May 2024
Subject: PLAN 02 - Quarterly Report – Clause 4.6 Variations to Development
Standards – Incorrect Attachment Published
Reference: 114980.2024

For the information of the Mayor and Councillors.

A Quarterly Report on the Clause 4.6 Variations to Development Standards approved for the period of January to March 2024 is being presented to Council at the 29 May 2024 Council Meeting (PLAN 02). The report recommends that Council receives and notes the report.

Following review of the published Council Agenda, the incorrect Clause 4.6 Variation Register attachment has been found to have been published. Please find attached the correct Clause 4.6 Variation Register.

Apologies for any confusion caused.

If you have any further enquiries in relation to the above, please do not hesitate to contact me.



William Attard
Manager Development Assessment

Attachments

1. Clause 4.6 Variation Register

PLAN 02**Quarterly Report - Clause 4.6 Variations to Development Standards**

Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	114980.2024
Report By	William Attard - Manager Development Assessment
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

The Department of Planning and Environment (DPE) Planning Circular PS 20-002 requires a quarterly report be tabled at a Council meeting for information only, which outlines Development Applications that have been determined by the Sydney Western City Planning, the Liverpool Local Planning Panel, or by planning officers under delegated authority; where there was a variation to a Development Standard pursuant to Clause 4.6 of the respective Environmental Planning Instrument.

Council also simultaneously publishes the variations to Council's website.

There were five (5) development applications approved in the last reporting quarter with a Clause 4.6 variation

RECOMMENDATION

That Council receives and notes this report.

REPORT

Clause 4.6 of the Standard Instrument permits a consent authority to consider Development Applications that do not comply with specified Development Standards contained within the Liverpool Local Environmental Plan 2008 (LEP) or other Environmental Planning Instruments, such as State Environmental Planning Policies. This is a common rule that applies to all Councils across NSW.

Generally, a Development Standard is a requirement of an Environmental Planning Instrument that has a numerical value. Common development standards include Height of Building,

Minimum Lot Size and Floor Space Ratio. Development Control Plan numerical values are not development standards.

Clause 4.6 is common to all standard instrument LEPs across all NSW Councils. The objectives of the Clause are:

- To provide an appropriate degree of flexibility in applying certain Development Standards to development, and
- To achieve better outcomes for and from development by allowing flexibility in particular circumstances.

Planning Circular PS20-002 specifies how Councils throughout NSW can use and interpret the Clause. The Circular also contains information about reporting requirements. For example, Council is required to report its (or the Local or Regional Panel's) use of Clause 4.6 on Council's website on a quarterly basis.

To ensure transparency and integrity in the planning framework, and consistency with Planning Circular PS 20-002, quarterly reporting to a Council meeting is also required.

The Clause 4.6 Variation Register for the quarter between January to March 2024 is provided within **Attachment 1** for the information of the Council and community.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	This report fulfils Council's obligation with Planning Circular PS 20-002.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Clause 4.6 Variation Register

ITEM 1 – DA-639/2021 - Lot 231 Changsha Road, Edmondson Park

DA Number:	DA-639/2021
Property Address:	Lot 231 Changsha Road, Edmondson Park Lots 231 DP 1287558
Development Category:	Residential
Description:	The construction of two x 4-storey residential flat buildings comprising 39 residential apartments, with one level of basement car parking, and associated landscaping and site works.
Environmental Planning Instrument:	Liverpool LEP 2008
Zoning of Land:	R1 – General Residential and SP2 – Infrastructure (Local Road)
Development Standard Varied:	Clause 4.3 – Height of Buildings
Justification of Variation:	<p>The variation to the maximum Height of Buildings development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impacts. The height variation does not negatively impact on the local area in terms of additional overshadowing or detrimental impact to the design of the building. Further, the additional height is not contributing to any detrimental increases in bulk and scale over the site including compliance with the floor space ratio provisions for the development. Additionally, the height exceedance allows for an added amenity for the residents of the building by having a better communal open space area on the rooftop and sufficient floor to floor heights.</p> <p>The objectives of Clause 4.3 as well as the R1 General Residential zone are upheld as a result of the development.</p> <p>The maximum height of buildings is 15m. The maximum height approved as part of this DA is 16.83m to the lift overrun. This equates to a variation of 1.83m / 12.2% to the development standard.</p>
Extent of Variation:	1.83m / 12.2%
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	20 February 2024

ITEM 2 – DA-120/2023 – 7-9 Sutton Road, Ashcroft

DA Number:	DA-120/2023
Property Address:	7-9 Sutton Road, Ashcroft Lots 176 & 177 DP 216017
Development Category:	Residential
Description:	Demolition of existing structures, partial tree removal and construction of a six-storey residential flat building comprising 21 units with two levels of basement carparking, associated landscaping and civil works. The application is identified as affordable housing under State Environmental Planning Policy (Housing) 2021.
Environmental Planning Instrument:	Liverpool LEP 2008
Zoning of Land:	R4 – High Density Residential
Development Standard Varied:	Clause 4.3 – Height of Buildings
Justification of Variation:	<p>The variation to the maximum Height of Buildings development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impact and it is argued the height variation provides improved amenity for future residents and does not negatively impact on the local area in terms of additional overshadowing or determinantal impact to the design of the building. Further, the additional height is not contributing to any detrimental increases in bulk and scale over the site including compliance with the floor space ratio provisions for the development. The increase in the height proposed ensures that better amenity can be provided to the future occupants of the buildings with sufficient floor to floor heights being maintained, which allows for the minimum floor to ceiling heights to be achieved as well as space for services between floors.</p> <p>The objectives of Clause 4.3 as well as the R4 High Density Residential zone are upheld as a result of the approved development. The development was not contrary to the public interest and was therefore supported in this instance.</p> <p>The maximum height of buildings is 18m. The maximum height approved as part of this DA is 19m to the lift overrun. This equates to a variation of 1m / 5.55% to the development standard.</p>
Extent of Variation:	1m / 5.55%
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	25 March 2024

ITEM 3 – DA-23/2023 – 2-3 Wilga Close, Casula

DA Number:	DA-23/2023
Property Address:	2-3 Wilga Close, Casula Lots 82 & 83 DP 244786
Development Category:	Residential
Description:	Alterations to the upper level of an approved residential flat building (DA-1305/2021) involving the construction of three additional units above the fourth storey to be provided as affordable rental housing under SEPP (Housing) 2021, minor façade changes, the addition of nine carparking spaces, rearrangement of the basement carpark and a modification to the approved communal open space.
Environmental Planning Instrument:	Liverpool LEP 2008
Zoning of Land:	R4 – High Density Residential
Development Standard Varied:	Clause 4.3 Height of Buildings
Justification of Variation:	<p>The variation to the maximum Height of Buildings development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impacts. The height variation does not negatively impact on the local area in terms of additional overshadowing or detrimental impact to the design of the building. Further, the additional height is not contributing to any detrimental increases in bulk and scale over the site including compliance with the floor space ratio provisions for the development. Additionally, the height exceedance allows for an added amenity for the residents of the building by having a better communal open space area on the rooftop and sufficient floor to floor heights.</p> <p>The objectives of Clause 4.3 as well as the R4 High Density Residential zone are upheld as a result of the approved development. The development was not contrary to the public interest and was therefore supported in this instance.</p> <p>The maximum height of buildings is 15m. The maximum height approved as part of this DA is 16.2m to the lift overrun. This equates to a variation of 1.2m / 8% to the development standard.</p>
Extent of Variation:	1.2m / 8% of the development standard
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	25 March 2024

ITEM 4 –DA-23/2023 – 2-3 Wilga Close, Casula

DA Number:	DA-23/2023
Property Address:	2-3 Wilga Close, Casula Lots 82 & 83 DP 244786
Development Category:	Residential
Description:	Alterations to the upper level of an approved residential flat building (DA-1305/2021) involving the construction of three additional units above the fourth storey to be provided as affordable rental housing under SEPP (Housing) 2021, minor façade changes, the addition of nine carparking spaces, rearrangement of the basement carpark and a modification to the approved communal open space
Environmental Planning Instrument:	Liverpool LEP 2008
Zoning of Land:	R4 – High Density Residential
Development Standard Varied:	Clause 7.14 Minimum Building Street Frontage
Justification of Variation:	<p>The variation to the Minimum Building Street Frontage development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impacts. The variation was the same that was granted to the previous DA on the site which was for principally the same development (a 16-unit residential flat building). The additional three dwellings approved by this development are unlikely to further impact the variation that was accepted in the previous consent. Additionally, the revised scheme provided surplus off-street parking, which will reduce the impact of the shortfall in building street frontage by requiring less on-street parking.</p> <p>The objectives of Clause 7.14 as well as the R4 High Density Residential zone are upheld as a result of the approved development.</p> <p>The minimum building street frontage is 24m. The street frontage approved as part of this DA is 21.865m. This equates to a variation of 2.135m / 8.9% to the development standard.</p>
Extent of Variation:	2.135m / 8.9% of the development standard
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	25 March 2024

ITEM 5 – DA-48/2022 – 75 Thirteenth Avenue, Austral

DA Number:	DA-48/2022
Property Address:	75 Thirteenth Avenue, Austral
Development Category:	Subdivision
Description:	<p>Demolition of existing structures, remediation works, subdivision of one (1) existing lot into twenty (20) residential lots and one (1) residue lot, road construction and associated civil works and landscaping over three stages.</p> <p>The application is identified as Integrated Development pursuant to Section 4.46 of the Rural Fires Act 1997 requiring General Terms of Approval from the NSW Rural Fire Service.</p>
Environmental Planning Instrument:	State Environmental Planning Policy (Precincts – Western Parkland City) 2021
Zoning of Land:	R3 Medium Density Residential
Development Standard Varied:	4.1B Residential Density
Justification of Variation:	<p>The proposed variation to the minimum Residential Density development standard was considered acceptable in this instance as strict compliance was unlikely to reduce any impacts.</p> <p>The site is located on land with two residential densities. Whilst the minimum residential density is not achieved in the R3 zone, it was considered acceptable for Lot 14 to remain as a residue lot until such time as the adjoining sites are developed to prevent land fragmentation. This will enable a coherent subdivision pattern that is consistent with the precinct vision for the locality.</p> <p>Approved Lot 14 is to be developed with the adjoining land and will ensure that future residential development is able to accommodate a dwelling house consistent with the Part 4 of the DCP 2021, which was considered compatible with the character of the precinct.</p> <p>The minimum residential density is 25 dw/ha. The residential density approved as part of this DA is 9.4 dw/ha. This equates to a variation of 15.6dw/ha / 62.4% to the development standard.</p>
Extent of Variation:	15.6dw/ha / 62.4%
Concurring Authority:	Local Planning Panel under assumed concurrence
Date Determined:	25 March 2024

CFD 02

**Public Hearing Report - Plan of Management
Hammondville Park**

Strategic Direction	Healthy, Inclusive, Engaging Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities
File Ref	159228.2024
Report By	Mark Taylor - Social Infrastructure Planner
Approved By	Shayne Mallard - Director City Futures

EXECUTIVE SUMMARY

In August 2023 Council resolved to place the Draft Hammondville Park Plan of Management (PoM) on public exhibition.

The Draft Plan of Management was placed on public exhibition from 28 November 2023 to 16 January 2024.

Under Section 40A of the Local Government Act 1993, Council was required to hold a public hearing due to the proposed re-categorisation and use of the Community land in the Plan of Management. Ten people attended the public hearing regarding the proposed re-categorisation of parts of Hammondville Park.

Feedback on the proposed recategorisation of parts of Hammondville Park was received via community members who attended the public hearing, and the twenty-four written submissions received.

The public hearing report is presented in full to Council for its information, along with the final PoM for endorsement. It is recommended Re-categorise parts of Hammondville Park according to the proposed categorisation map which was publicly exhibited.

RECOMMENDATION

That Council:

1. Notes the Hammondville Park Public Hearing Report;
2. Supports the exhibited Categorisation including General Community Use for the proposed areas reflecting the Hammondville Park Masterplan layout; and
3. Endorses the Hammondville Park Plan of Management for the purpose of adoption and implementation, in accordance with the provisions of Section 38 of the *Local Government Act 1993 (LG Act)*

REPORT

Background

All Community land managed by Council and used by the community, must have a Plan of Management (PoM), as required under the Local Government Act 1993 (LG Act).

The draft PoM for Hammondville Park reflects the proposed re-categorisation of community land due to the completed Hammondville Park Leisure Precinct Masterplan. Council is also planning for a new aquatic centre and leisure precinct to be developed on site. Upon adoption, this PoM will supersede the 2003 Hammondville Park PoM.

Hammondville Park is primarily an area of active open space comprising several sporting facilities, including a rugby league field, 4 soccer fields, 5 netball courts, 2 cricket fields, and senior and junior baseball diamonds. Associated car parking areas and amenities such as toilets, change rooms, clubhouses, and a grandstand support sporting activity.

Hammondville Park also has an informal parkland area for passive recreation, with a new children's playground and outdoor fitness equipment hub, and associated seating and shelter. Informal walking paths along the edge of the sporting fields above Harris Creek and along the northern boundary, and internal vehicle accessways allow circulation around and within the park. Riparian vegetation lines Harris Creek on the eastern and north-eastern boundaries of the reserve.

Public Hearing

Under Section 40A of the Local Government Act 1993, Council was required to hold a public hearing due to the proposed re-categorisation and use of the Community land in the Plan of Management.

A public hearing is required under Section 40A of the Local Government Act 1993 if:

- ☐ a Plan of Management proposes to categorise (that is, the Plan has not been previously prepared and adopted by Council or has not categorised Community land) the public land covered by the Plan of Management.
- ☐ a Plan of Management proposes to re-categorise (changing the adopted category) the public land covered by the Plan of Management.

Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the Local Government Act 1993 and cannot be sold.

Land Categorisation

The Hammondville Park Plan of Management outlines the categorisation, purpose and intended use of the land. The Hammondville Park precinct identifies different Council land categories to support the intended use. The LG Act specifies that all community land is required to be categorised according to the future use and management of the land.

Under the LG Act community land is categorised as either:

- ☐ Natural Area – subcategorised as Bushland, Wetland, Watercourse, Foreshore, Escarpment
- ☐ Park
- ☐ Sportsground
- ☐ Area of Cultural Significance
- ☐ General Community Use

The guidelines for categorising community land are in Clauses 102 to 111 of the **Local Government (General) Regulation 2021**. Each site must be managed and maintained according to the reserve's purpose and captured in the PoM. The categorisation of Hammondville Park adopted in 2003 does not match the current Hammondville Park Leisure Precinct Masterplan. Council proposes to recategorise parts of the community land in Hammondville Park as Sportsground, Park, General Community Use, Natural Area-Bushland and Natural Area-Wetland as shown in Figure 1 below which is consistent with the guidelines and core objectives for each category, and with the Draft Masterplan for the Hammondville Park Leisure Precinct.

The proposed changes to the categorisation of Hammondville Park are to:

- ☐ add the General Community Use category to apply to the proposed grandstand, aquatic fitness and community hub, and the boundary between the park and the Moorebank Sports Club.
- ☐ change the boundary of the Park category to reflect the recent children's play space and outdoor gym, the informal grassed spaces between the sporting facilities and on the boundary of the park, and the proposed path on the eastern side of the cricket/rugby league fields.
- ☐ remove the operational land from the categorisation map.



Figure 1 Proposed re-categorisation of Hammondville Park

Public exhibition and hearing

As per the *Local Government Act 1993* requirements, the following forms of engagement were conducted to inform the community of the changes in categorisation, the draft Plan of Management and public hearing:

- Draft Plan of Management placed on public exhibition on Council's public exhibition web page from the 28 November 2023 to the 16 January 2024.
- Draft Plan of Management webpage created for Hammondville Park on Council's Liverpool Listens website on the 28 November 2023, with a project overview, information regarding the re-categorisation of land and public hearings.
- Online survey on Council's public exhibition and Liverpool Listens web page active from 28 November 2023 to the 16 of January 2024.
- Two social media posts on Council's Instagram page on the 27 November 2023 and the 5 December 2023.
- Two social media posts on Council's Facebook page on the 27 November 2023 and the 5 December 2023.
- Council also notified park users and the community about the public hearing by posting and distributing flyers at Mayors Forum in Wattle Grove on 27 November 2023, Moorebank Sports Club (Sporties), Holsworthy Early Childcare Centre and Moorebank Library and Community Centre.
- Public hearing held on 11 of December 2023.

The public hearing was conducted by an independent Chairperson regarding the proposed re-categorisation of part of the community land owned by Council. The Chairperson presented the proposed re-categorisation of the community land in Hammondville Park as Sportsground, Park and General Community Use, Natural Area- Watercourse and Natural Area-Wetland for review and feedback.

The Public Hearing Report, provided by the Chairperson was placed on Council's website on within four business days of receipt, as per the LG Act.

Clause 114 of the **Local Government (General) Regulation 2021** states that if Council receives any submission objecting to the proposed categorisation of land, and the Council adopts the categorisation without amending the categorisation that gave rise to the objection, the resolution by which Council adopts the categorisation must state the Council's reasons for categorising the relevant land in the manner that gave rise to the objection. In this case, three submissions that did not agree with the proposed recategorisation were received by Council.

If Council wishes to proceed with the proposed recategorisation as publicly exhibited, it must state its reasons for doing so in its resolution to adopt the proposed recategorisation of Hammondville Park. The table below includes the 3 objection submissions, Officer comments and any recommended changes are included.

Submission Reasons	Council Comment	Recommended changes exhibited to Categorisation
<p>1. Funding issues</p> <p>Please tell us Why?</p> <p>Council is pulling the wool over the eyes of the ratepayers by not telling us up front ...going to sell other community assets to fund the vision!!</p>	<p>The categorisation process has no relevance to funding of improvements The works proposed in the Masterplan and Plan of Management are subject to the availability of funding in Councils Capital Works program and funding arrangements.</p>	<p>No change to the Categorisation is required based on funding.</p>
<p>2. Too expensive and existing infrastructure already in place.</p> <p>Please tell us Why?</p> <p>Keep it as is. Too many infrastructure changes already and keep it all natural.</p>	<p>The categorisation process has no relevance to funding of improvements.</p> <p>The works proposed in the Masterplan and Plan of Management are subject to the availability of funding in Councils Capital Works program and funding arrangements.</p> <p>Existing natural areas and waterways are categorised to be retained.</p>	<p>No change to the Categorisation is required based on the cost.</p> <p>Natural areas and waterways are already categorised.</p>

<p>3.A child care centre next to a licenced club, and on the wrong side of a motor road is not appropriate</p> <p>Please tell us Why?</p> <p>General Community use altos seriously degrade the cricket and footy field.</p>	<p>The childcare is included in the masterplan as part of the integrated Community hub.</p> <p>The General Community Use category best fits the proposed areas identified for the public recreation and the physical, cultural, social, and intellectual welfare or development of individual members of the public.</p> <p>The cricket and football fields are categorised as Sportfield, the masterplan includes improvements to the fields and facilities.</p>	<p>No change to the categories is recommended. The proposed categories are consistent with the approved masterplan and best reflect the existing and proposed community use.</p>
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The Chairperson's recommendations to Liverpool City Council are that Council:

1. Note the submissions made at the public hearing as set out in Section 5 of the public hearing report.
2. Re-categorise parts of Hammondville Park according to the proposed categorisation map which was publicly exhibited.

Next steps

- ☐ Re-categorisation of the Community land in Hammondville Park will be established through the adoption of Hammondville Park Plan of Management (PoM).
- ☐ Implementation of the Plan of Management by Council, including leasing and licensing agreements and ensuring that activities taking place in the park are consistent with the Plan of Management.

FINANCIAL IMPLICATIONS

There are no direct financial implications for Council in adopting the draft Plan of Management for Hammondville Park. All improvements are included for consideration in the Delivery and Operational Plan and Capital Works budgets.

CONSIDERATIONS

Economic	Funds are required for development of new or (to be) updated of Plans of Management to ensure Council is compliant to LG Act and Crown Land Management Act.
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Environment	<p>Manage the environmental health of waterways.</p> <p>Protect, enhance and maintain areas of endangered ecological communities and high-quality bushland as part of an attractive mix of land uses.</p>
Social	<p>Preserve and maintain heritage, both landscape and cultural as urban development takes place.</p> <p>Support community organisations, groups and volunteers to deliver coordinated services to the community.</p>
Civic Leadership	<p>Provide information about Council's services, roles and decision-making processes.</p> <p>Deliver services that are customer focused.</p> <p>Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.</p>
Legislative	<p><i>Local Government Act 1993</i></p> <p>Division 2 – Use and Management of Community Land</p> <p>Section 36 – Preparation of draft Plans of Management for Community Land</p> <p>Section 38 – Public notice of draft Plans of Management</p> <p>Section 40 – Adoption of Plans of Management</p> <p>Section 44 – Use of Community Land pending adoption of Plan of Management</p> <p><i>Local Government (General) Regulations 2021</i></p>
Risk	<p>Immediate risks are deemed to be low in relation to Hammondville Park, but the updated Plan of Management is required to support current future uses and user groups and renewal of lease and licence agreements.</p>

ATTACHMENTS

1. Hammondville Park - Public Hearing Report
2. Hammondville Park Plan of Management

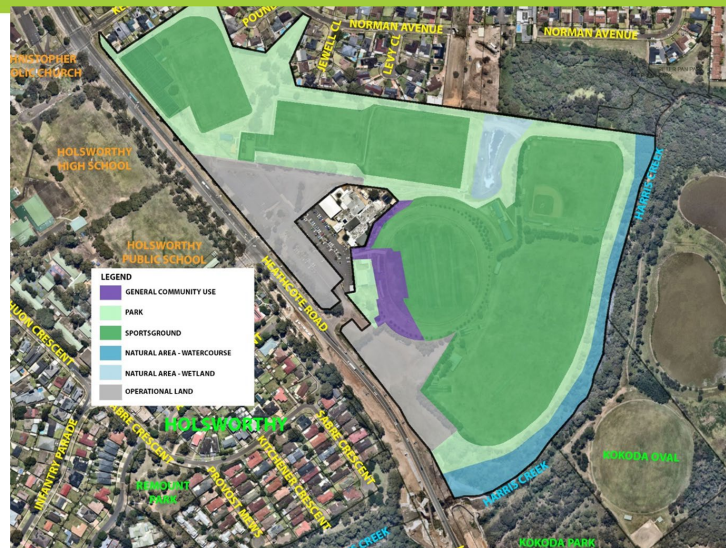


PROPOSED RECATEGORISATION OF PARTS OF HAMMONDVILLE PARK

PUBLIC HEARING AND SUBMISSIONS REPORT

FINAL

26 FEBRUARY 2024



LIVERPOOL CITY COUNCIL

PROPOSED RECATEGORISATION OF PARTS OF HAMMONDVILLE PARK

PUBLIC HEARING AND SUBMISSIONS REPORT

FINAL

26 FEBRUARY 2024

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1 INTRODUCTION

1.1 Purpose of this report

The purpose of this report is to convey to Liverpool City Council ('Council') the submissions made in relation to a public hearing held on Monday 11 December 2023 regarding the proposed recategorisation of parts of Hammondville Park.

This report has been prepared under Section 40A of the *Local Government Act 1993*.

1.2 Land covered by this report

The extent of Hammondville Park in Moorebank is shown in Figure 1.

Figure 1 Hammondville Park



1.3 Background to the public hearing

Hammondville Park comprises community land owned by Liverpool City Council. Community land is required to be categorised under the *Local Government Act 1993*.

Liverpool City Council proposes to recategorise parts of Hammondville Park as Sports-ground, Park, General Community Use, Natural Area-Watercourse and Natural Area-Wetland which is consistent with the planned upgrades and improvements to Hammondville Park, the guidelines for categorisation of community land in the *Local Government (General) Regulation 2021*, and the core objectives for each category in the Local Government Act.

Community land is also required to be subject to a Plan of Management prepared under the Local Government Act. A Draft Plan of Management has been prepared for Hammondville Park which was on public exhibition for comment until Tuesday 16 January 2024.

A public hearing is required under Section 40A of the *Local Government Act 1993* ('the Act') to receive submissions about proposed categorisation of community land. Under the Act the public hearing must be chaired by an independent facilitator.

1.4 This report

The remainder of this report presents the relevant requirements of the *Local Government Act 1993* regarding Plans of Management and categorisation of community land, and submissions regarding the proposed recategorisation of parts of Hammondville Park.

The submissions comprise verbal submissions made at the public hearing held on Monday 11 December 2023 and online submissions received by Council between Tuesday 28 November 2023 and Tuesday 16 January 2024.

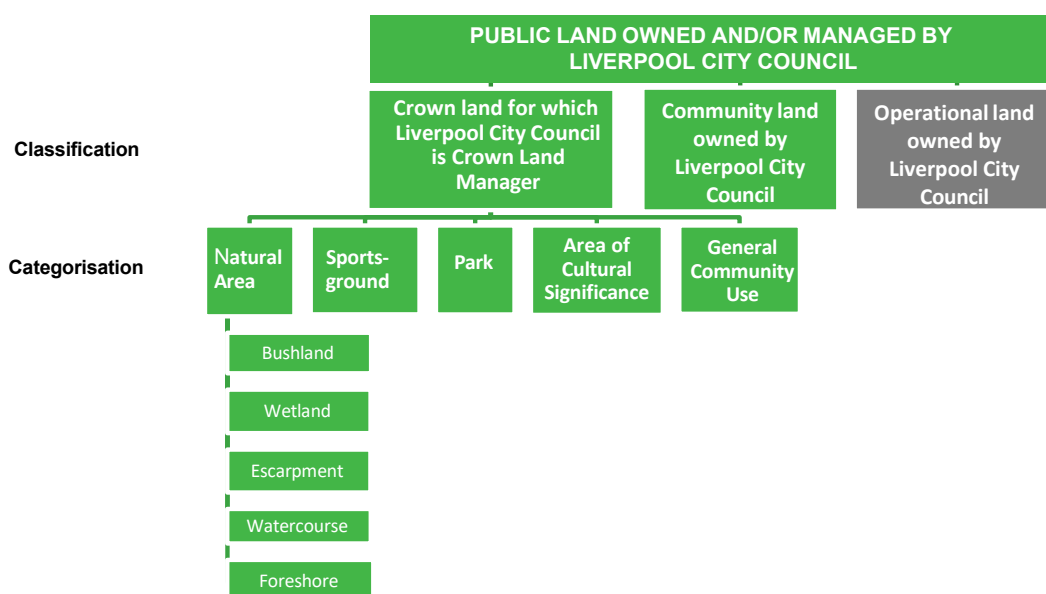
2 PLANNING CONTEXT

2.1 What is community land?

The *Local Government Act 1993* sets out a range of requirements for the management of public land that Liverpool City Council is legally bound to adhere to.

Section 26 of the *Local Government Act 1993* requires that all public land owned by Council must be classified as "community" or "operational" land. Hammondville Park comprises community land owned by Liverpool City Council.

Figure 2 Classification and categorisation of community land



Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent, it cannot be sold, and its use is restricted to the above purposes.

Conversely, operational land is land that can be used for any purposes deemed fit by Council, may be used for commercial purposes, be leased for a longer period of time, and can be sold.

2.2 What are the categories of community land?

The *Local Government Act 1993* requires that all land owned by the Council which is classified as community land be categorised.

As shown in Figure 2, community land may be categorised as one or more of the following under Section 36(4):

- ☐ Natural Area.
- ☐ Sportsground.
- ☐ Park.
- ☐ Area of Cultural Significance.
- ☐ General Community Use.

Land that is categorised as a Natural Area is to be further categorised as one or more of the following under Section 36(5) of the Act:

- ☐ Bushland.
- ☐ Wetland.
- ☐ Escarpment.
- ☐ Watercourse.
- ☐ Foreshore.
- ☐ A category prescribed by the regulations.

2.3 What are the guidelines for categorising community land?

Guidelines for categorising community land as a particular category are in Clauses 102 to 111 of the *Local Government (General) Regulation 2021*.

The Department of Local Government's revised *Practice Note on Public Land Management* (Department of Local Government, 2000) made general recommendations on the guidelines for categorising Community land. The *Practice Note* stated:

"Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision."

Also, Council may have a piece of Community land, parts of which may be best managed as different categories, for example a piece of land with remnant bushland in one part and children's play equipment in another. Council is able to categorise land as part 'Natural Area – Bushland' and part 'Park'. It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community."

2.4 Core objectives for managing community land

Each category and sub-category of community land has core objectives that apply to it under the *Local Government Act 1993*. The core objectives outline the approach to management of the land covered by the particular category. The core objectives for each category of community land are set out in Sections 36E to 36N of the *Local Government Act 1993*.

2.5 Guidelines and core objectives for proposed categories for Hammondville Park

The guidelines and core objectives for the proposed Sportsground, Park, General Community Use, Natural Area-Watercourse and Natural Area-Wetland categories to apply to Hammondville Park are in Table 1.

Table 1 Guidelines and core objectives for proposed categories of community land

Category	Guidelines ¹	Core objectives ²
Sportsground	If the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational pursuits in the community involving active recreation involving organised sports and informal sporting activities and games, and - ensure that such activities are managed having regard to any adverse impact on nearby residences.
Park	Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	<ul style="list-style-type: none"> - encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and - provide for passive recreational activities or pastimes and for the casual playing of games, and - improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.
General Community Use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	<ul style="list-style-type: none"> - promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to: <ul style="list-style-type: none"> - public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public. - purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).
Natural Area	If the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under Section 36(5) of the Act.	<ul style="list-style-type: none"> - conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area. - maintain the land, or that feature or habitat, in its natural state and setting. - provide for the restoration and regeneration of the land. - provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion. - assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the <i>Threatened Species Conservation Act 1995</i> or the <i>Fisheries Management Act 1994</i>.

Category	Guidelines ¹	Core objectives ²
Under Section 36(5) of the Act, Natural Areas are required to be further categorised as Bushland, Wetland, Escarpment, Watercourse or Foreshore based on the dominant character of the Natural Area.		
Natural Area– Watercourse	Land that is categorised as a natural area should be further categorised as a watercourse under section 36(5) of the Act if the land includes— (a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and (b) associated riparian land or vegetation.	<ul style="list-style-type: none"> - manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows - manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability - restore degraded watercourses - promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.
Natural Area– Wetland	Land that is categorised as a Natural Area should be further categorised as wetland under Section 36(5) of the Act if the land includes marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.	<ul style="list-style-type: none"> - protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and - restore and regenerate degraded wetlands, and - facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.
1	<i>Local Government (General) Regulation 2021</i>	
2	<i>Local Government Act 1993</i>	

2.6 Plans of Management for community land

Council must prepare a Plan of Management for community land (Section 36(1)).

Community land is required to be used and managed according to a Plan of Management applying to the land (Section 35).

Among the requirements of the *Local Government Act 1993* for the contents of a Plan of Management for community land are:

- ☐ categorisation of the land
- ☐ core objectives for management of the land.

2.7 Public hearings

2.7.1 Why hold a public hearing?

A public hearing is required under Section 40A of the *Local Government Act 1993* if:

- ☐ a Plan of Management proposes to categorise (that is, the Plan has not been previously prepared and adopted by Council, or has not categorised Community land) the public land covered by the Plan of Management.
- ☐ a Plan of Management proposes to re-categorise (changing the adopted category) the public land covered by the Plan of Management.

Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the *Local Government Act 1993* and cannot be sold.

2.7.2 Who conducts a public hearing?

An independent chairperson conducts the public hearing, and provides a report to Council with recommendations on the proposed recategorisation of community land.

Under Section 47G of the *Local Government Act 1993*, the person presiding at a public hearing must not be:

- a) A Councillor or employee of the Council holding the public hearing.
- b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

2.7.3 What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing.

This Public Hearing Report will be presented to Council for its information when it considers adopting the proposed recategorisation of parts of Hammondville Park and the draft Plan of Management for Hammondville Park.

Pending the outcome of the public hearing and if Council adopts the proposed recategorisation of parts of Hammondville Park, Council will update associated maps, plans, documents and records to reflect the change in categorisation. Notification of the Council resolution for the land recategorisation and Plan of Management will be provided to the community and stakeholders.

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3 PROPOSED RECATEGORISATION OF PARTS OF HAMMONDVILLE PARK

3.1 Features of Hammondville Park

The site features of Hammondville Park are shown in Figure 1.

3.2 Land ownership

Liverpool City Council owns in fee simple and manages the four parcels of land included in the Hammondville Park Plan of Management: Lot 10 DP 1162812, Lot 10 DP 875113, Lot 11 DP 233921 and Lot 2 DP 549370 (refer to Figure 3).

Figure 3 Ownership of land in Hammondville Park



Part of the Council-owned land in Hammondville Park is classified as operational land under the *Local Government Act 1993*, and so is not required to be categorised. Figure 4 shows the operational land in Hammondville Park.

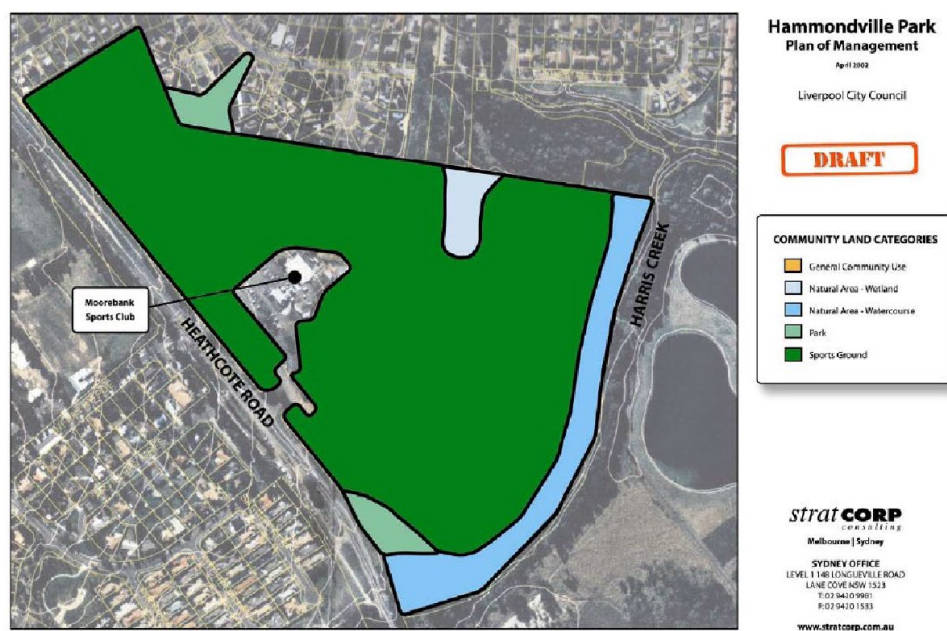
Figure 4 Operational land in Hammondville Park



3.3 Current and proposed categorisation of Hammondville Park

Hammondville Park was categorised in the adopted Plan of Management for Hammondville Park (Stratcorp, May 2003), as shown in Figure 5. Although the categorisation map is marked 'Draft' the map is included in the adopted Plan of Management.

Figure 5 Categories of community land in Hammondville Park Plan of Management 2003



The proposed facilities and changes to Hammondville Park are shown on the Draft Hammondville Park Leisure Precinct Masterplan in Figure 6.

Figure 6 Draft Hammondville Park Leisure Precinct Masterplan



The categorisation of Hammondville Park adopted in 2003 does not match the Draft Hammondville Park Leisure Precinct Masterplan. Council proposes to recategorise parts of the community land in Hammondville Park as Sportsground, Park, General Community Use, Natural Area-Bushland and Natural Area-Wetland as shown in Figure 7 below which is consistent with the guidelines and core objectives for each category, and with the Draft Masterplan for the Hammondville Park Leisure Precinct.

The proposed changes to the categorisation of Hammondville Park are to:

- add the General Community Use category to apply to the proposed grandstand, aquatic fitness and community hub, and the boundary between the park and the Moorebank Sports Club.

- change the boundary of the Park category to reflect the recent children's play space and outdoor gym, the informal grassed spaces between the sporting facilities and on the boundary of the park, and the proposed path on the eastern side of the cricket/rugby league fields.
- remove the operational land from the categorisation map.

Figure 7 Proposed recategorisation of Hammondville Park



Source: Hammondville Park Draft Plan of Management

The features of Hammondville Park in each proposed category are shown in Figure 8 below.

Figure 8 Features of Hammondville Park by category



Sportsground category (cont.)



Park category

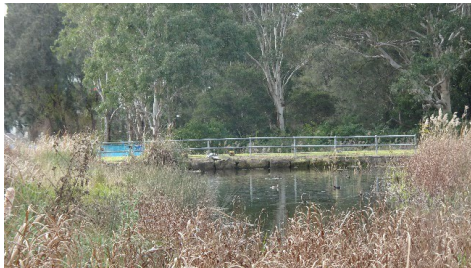
Play space, fitness facilities, seating, grassed areas



General Community Use category

Proposed Aquatic and Leisure facility



Natural Area-Watercourse category**Riparian vegetation and watercourse of
Harris Creek****Natural Area-Wetland category****Wetland**

4 THE PUBLIC HEARING

4.1 Advertising and notification

4.1.1 Public notification and exhibition requirements

Section 38 of the *Local Government Act 1993* states that Councils must give “public notice” of a draft Plan of Management, and the length of time that it must be on public exhibition and for submissions to be made. The public notice contents are set out in Section 705 of the Act.

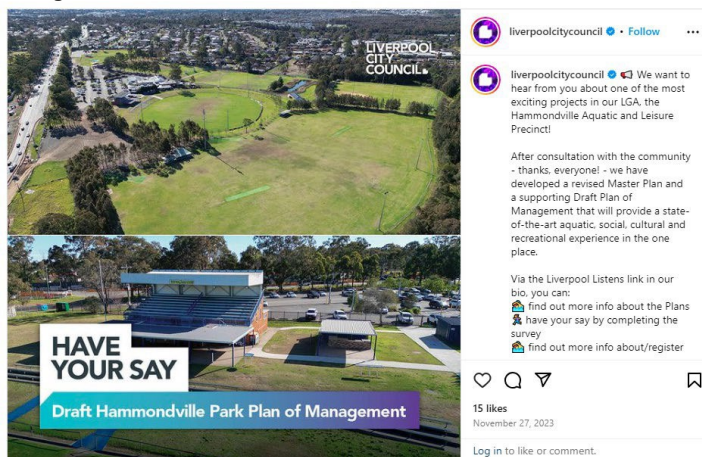
4.1.2 Online notification

Social media

Facebook and Instagram posts on 27 November 2023 and 5 December 2023 are in Figure 9.

Figure 9 Social media posts

Instagram 27 November 2023



Facebook 27 November 2023



Facebook 5 December 2023

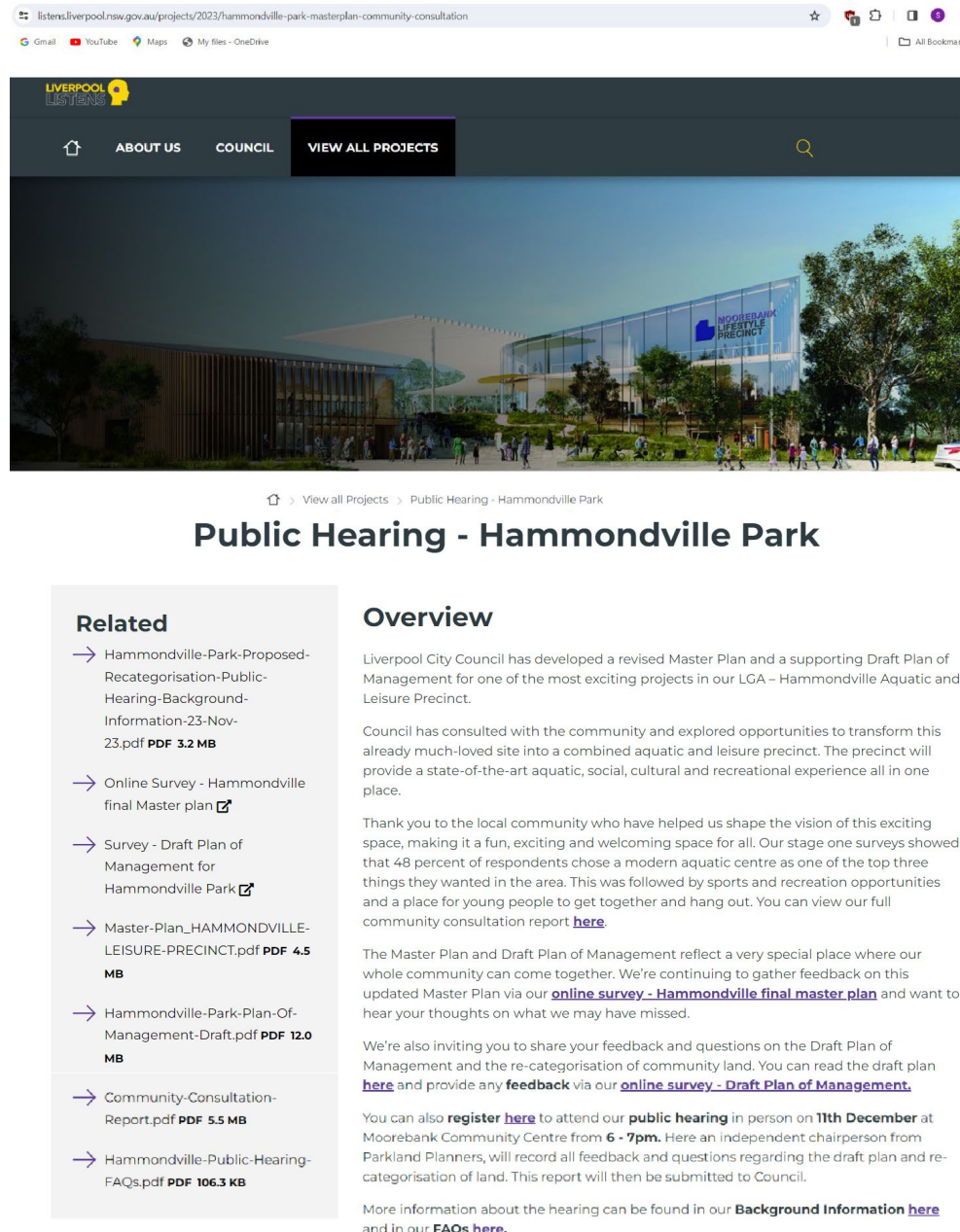


Liverpool Listens

Council notified the community of the public hearing on its 'Liverpool Listens' webpage <https://listens.liverpool.nsw.gov.au/projects/2023/hammondville-park-masterplan-community-consultation> from Tuesday 28 November 2023 until Tuesday 16 January 2024.

The webpage on 'Liverpool Listens' is shown in Figure 10. A background information document explaining the proposed recategorisations, the public hearing, and an online submission form, were also provided on the web page.

Figure 10 Public hearing information on Council's website





Where is the project taking place?

Hammondville Leisure Precinct is a regional park with a large community sporting club presence located on Heathcote Road, Hammondville. The current precinct is home to a number of sporting clubs, who we consulted with to ensure we can best respond to their needs. The above image provides an overview of where this exciting place will sit in relation to some of our most important local spaces, places and infrastructure.



What is proposed?

At a high level, the revised masterplan proposes:

- The construction of a new aquatic and leisure centre
- Council services that may include Library, Childcare and Community facilities in an integrated Community Hub model;
- Installation of synthetic/hybrid soccer fields;
- Upgrades to existing sports club facilities
- Greater pedestrian connections to and around Hammondville Oval, including upgrades to the creek.

As a centrepiece to the plan, the Aquatic and Leisure Centre is proposed to integrate seamlessly with the surrounding sporting facilities and maximise connections with the sporting recreation and open spaces.

The revised concept masterplan not only proposes a new leisure and community hub but aspires to improve the current facilities by:

- Providing access to and along Harris Creek for walking with country trails and cycling;
- Linking train station, pedestrian and cycling routes to allow for easier public access for local residents
- Provide access from the neighbouring retirement living areas into and within the site (including Sporties)
- Landscape regeneration and renewal of existing sporting ovals

How was the design developed?

The design was developed in close collaboration with the community, to ensure we created a plan that responds to our community today and well into the future. You can view our full Community Consultation Report in our documents above.

We are currently in the final stage of community consultation, which is an important opportunity for you to share with us what we may have missed in designing this precinct, and help define what the community may still need.

Have your say

During this final phase of consultation, we want to hear your feedback on anything we may have missed, to do this you can:

- Complete our online survey [here](#)
- Send us a Written submission: Share your vision for Hammondville Park and the new aquatic precinct through a written submission to: communityplanning@liverpool.nsw.gov.au or Locked Bag 7064, Liverpool BC NSW 1871, quoting File No 364640.2023 by **16th January 2024**.

At a later stage, we will present the final Masterplan and illustrate how your inputs have helped shape the final plan.

Public exhibition webpage

The notice in Figure 11 was posted on Council's Public Exhibition webpage from 28 November 2023 to Tuesday 16 January 2024.

Figure 11 Public exhibition webpage notice

Liverpool Municipality 150th Anniversary	+
Council Election	
Council Meetings	+
Jobs in Liverpool	
Rates	
Corporate Information	+
Internal Ombudsman - Complaints	
Liverpool News	+
Media	+
Council Committees	+
Fees, Forms, Policies and Enforcement	+
Get in Touch	—
Need assistance?	
Liverpool Listens	
District Forums	
Public Exhibitions and Notices	

Public Exhibition - Hammondville Park updated Master Plan and Draft Plan of Management with Proposed Re-categorisation of Community Land

Liverpool City Council is publicly exhibiting a Draft Plan of Management for Hammondville Park, which proposes the re-categorisation of community land. The objective of the plan is to outline the ongoing use, maintenance, management, and improvement of Phillips Park for approximately the next 10 years.

Council invites residents and interested members of the public to

- View the Draft proposed Plan of Management [here](#)
- Provide feedback on the proposed re-categorisation of community land by completing our [online survey](#).

Council has also approved the updated Hammondville Park Masterplan at its meeting on the 25th October 2023.

Council invites residents and interested members of the public to:

- View the updated Master Plan [here](#) and complete our [Online Survey - Hammondville final Master plan](#)
- Provide feedback by sending a written submission, quoting file no. 364562.2023, to Mark Taylor Acting Co-ordinator, Community Planning, Locked Bag 7064, Liverpool BC NSW 1871 or email CommunityPlanning@liverpool.nsw.gov.au

4.1.3 Other notification methods

In addition to the online methods shown above, Council also notified park users and the community about the public hearing by posting and distributing flyers at:

- ☐ Mayors Forum in Wattle Grove on 27 November 2023
- ☐ Moorebank Sports Club (Sporties)
- ☐ Holsworthy Early Childcare Centre
- ☐ Moorebank Library and Community Centre.

4.2 Public hearing arrangements

The public hearing was held on Monday 11 December 2023 at 7.00pm in the Moorebank Library, Moorebank Community Centre, corner Maddecks Avenue and Nuwarra Road in Moorebank.

No community members registered in advance to attend the public hearing.

4.3 Attendance at the public hearing

As required under Section 47G of the *Local Government Act 1993*, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing.

Council staff Mark Taylor (Acting Co-ordinator, Community Planning), Chris Corby (Co-ordinator Recreation and Community), Jill Summers (Project Officer), Iqra Hoda (Project Officer) and Nicole Moore (Booking and Activation Officer) provided information and answered questions on Council's behalf during the public hearing.

Ten community members attended the public hearing:

- ☐ 6 local residents
- ☐ 2 representatives of Holsworthy Aquatic Centre
- ☐ 1 representative of Moorebank Soccer Club
- ☐ 1 representative of Moorebank Sports Club.

4.4 The public hearing

Ms Hoy opened the public hearing at 6.05 pm.

Ms Hoy explained the purpose of the public hearing, the legislative basis for categorisation of community land, and the requirement for public hearings, based on the background information document provided online.

The question that the Chair asked people attending the hearing to address was:

Do you agree or not with the proposal to recategorise community land comprising Hammondville Park as Sportsground, Park, General Community Use, Natural Area-Watercourse and Natural Area-Wetland as shown in the Hammondville Park Draft Plan of Management and in Figure 7 of the background information document? Why or why not?

The community members asked questions and made comments about the proposed recategorisation of land, and matters relating to use and management of the park at the public hearing. The content of verbal submissions which are relevant to the proposed recategorisation are outlined in more detail in Section 5 of this report. Other comments and questions were noted but are outside the scope of this report.

With there being no further submissions or questions, Ms. Hoy closed the hearing at 7:20pm.

4.5 Submissions

Submissions about the proposed recategorisation of parts of Hammondville Park could be made:

- ☐ verbally at the public hearing on 11 December 2023
- ☐ via the online submission form on Council's 'Liverpool Listens' page <https://listens.liverpool.nsw.gov.au/projects/2023/hammondville-park-masterplan-community-consultation> by Tuesday 16 January 2024
- ☐ email to Council communityplanning@liverpool.nsw.gov.au by Tuesday 16 January 2024
- ☐ in writing to Council quoting file no. 364562.2023 to Mark Taylor, Acting Co-ordinator, Community Planning, Locked Bag 7064, Liverpool BC NSW 1871.

5 CONSIDERATION OF SUBMISSIONS

5.1 Introduction

Feedback on the proposed recategorisation of parts of Hammondville Park was received via the 10 community members who attended the public hearing, and the 24 written submissions received.

5.2 Submissions about the proposed recategorisation

Questions and comments about the proposed recategorisation are in Tables 2 and 3.

Table 2 Questions and comments about proposed recategorisation at the public hearing

Question/comment	Council response
Has land changed from community land to operational land?	No
What is changing regarding community land?	Nothing. Council is proposing to change the categorisation only. Council is proposing to recategorise Hammondville Park because the current categorisation is mainly Sportsground. The new playground would be better categorised as Park. The General Community Use category will apply to the aquatic centre and childcare.
Is the aquatic centre site on community land and operational land?	The aquatic centre will be on both community land and operational land. At its meeting on 27 February 2019, Council resolved to approve Amendment 54 and to forward the planning proposal to the Department of Planning, Industry and Environment (DPIE) for finalisation, subject to removal and replacement of the proposed B6 zone with RE2 zoned land. Since then significant time has elapsed due to delays in DPIE issuing a final decision. Amendment 54 rezones the carpark of Hammondville Park from RE1 Public Recreation to RE2 Private Recreation and amends development standards in the Liverpool Local Environmental Plan (LEP). It also reclassifies the land from community to operational. This will facilitate the future redevelopment of Hammondville Park and potential expansion of Moorebank Sports Club.

Question/comment	Council response
The proposed complex is great. When the swimming pool is built it will cost Council \$1 million to \$2 million in maintenance. If it is community land Council can't sell it. If it is operational land sell it to Sporties (Moorebank Sports Club) to run it if it is losing money.	The annual maintenance cost has been included in a long term financial forecast. the maintenance budget is based on the current operating costs for Whitlam Leisure centre and validated against industry benchmarks.
Support the proposed categorisation.	Noted
Is the area near the netball courts categorised as Park?	Yes. Car parking associated with park uses can take place in the Park category.
Agree with the Park category in front of the aquatic centre.	Noted
Will the building be boxed in if you want to expand the area of General Community Use?	The General Community Use area is the best fit now and in 10-20 years.
Why is the section of village green proposed as Park category?	We want to recategorise community access as Park category. This is why the 'village green' in front of the grandstand is proposed to be categorised as Park.

24 people responded to the question on Council's Liverpool Listens' website:

Do you agree with the way that Council is proposing to re-categorise the community land in Hammondville Park as Sportsground, Natural Area-Watercourse, Natural Area-Wetland, Park and General Community Use?

21 of the 24 people (87.5%) responded 'Yes' in agreement with the question. Reasons given by 11 of those people are in Table 3.

3 of the 24 people (12.5%) responded 'No' in agreement with the question. Reasons given by those people are in Table 3.

Table 3 Online submissions about proposed recategorisation

No. and % of submissions	Please tell us why	Council response
Yes, with no reason given 10/24 (42%)		-
Yes with reason(s) 11/24 (46%)	It makes sense and will allow for the proper use of the land.	Noted
	The project provides great new facilities and also the sale of the land to Sporties proves them the opportunity to expand and therefore provide additional financial support to the sporting codes	Noted
	Why not tell the community Council is selling land used for parking to Sporties to use as a commercial use. The land being sold for less than true value.	Further specific community consultation about the proposed sale will be undertaken

No. and % of submissions	Please tell us why	Council response
	It will encourage more use of the land with the cycle and walking track, and give people someone safe to go outdoors and exercise.	Noted
	We have many sporting fields but not many useable community hubs such as that proposed	Noted
	The necessity of having modern facilities in the area and bringing together current library and community facilities into one space.	Noted
	As a rate payer I feel someone has finally listened	Noted
	It is a big wasted space. However I don't want it to become totally dominated by Moorebank Sports club.	The proposed mix of community and mixed sporting facilities ensures that the site offers opportunity for all residents for recreation and gathering
	"General community use" is inclusive of us all	General Community Use is the broad category most appropriate for mixed use by the community
	It expands/upgrades and does not override the existing facilities	The concept is to support the precinct with modern facilities
	It makes sense	Noted
Yes total 21/24 (87.5%)		
No, with no reason given 0/24 (0%)		-
No, with reason(s) 3/24 (12.5%)	they (Ned) is pulling the wool over the eyes of the ratepayers by not telling us up front he's going to sell other community assets to fund HIS vision!!	Further specific community consultation about the potential land sale to deliver the master plan will be undertaken
	Keep it as is. Too many infrastructure changes already and keep it all natural.	The proposed master plan is the outcome of community engagement which seeks to balance environment, recreation and community outcomes
	General Community use altos [sic] seriously degrade the cricket and footy field	General Community Use is the best category for the multi-purpose infrastructure. The Sportsground category applies to the playing surfaces.
No total 3/24 (12.5%)		
Total 24 (100%)		

5.3 Comments outside the scope of the public hearing

Submissions made at the public hearing which are not related to the proposed recategorisation are set out in Table 4. It is recommended that Council consider these comments while finalising the Plan of Management for Hammondville Park.

Table 4 Verbal submissions outside the scope of the public hearing

Question/comment	Council response
What is the area at the back of the junior fields? It has to be floodprone.	It is private land.
Is Kokoda Oval owned by Council?	Yes. Kokoda Oval is not part of the Hammondville Park Plan of Management. As per the Masterplan, Council is proposing to bring in aquatic, leisure, childcare and a library. It will be a place for the community to gather. The rugby league field will have a grandstand with function space, change facilities for females, and will cater for high-level games. The vision will be to move the site forward over the next 10-15 years. The Masterplan will be delivered over time. Council has made an ongoing commitment to the synthetic field. The Development Application (DA) will be submitted in mid 2024. The Masterplan proposes improving connections through the site and up to the upper fields. Site presentation will be improved with signage. Shade and shelter will be provided at the netball courts.
What is the area to the right of the rectangular rugby league field?	A junior rugby league field.
I'm assuming that what you are proposing fits on the site?	Yes. Council has done a full detailed survey of the whole site.
Will a water catchment be attached to the synthetic fields?	Catching and storing water will be part of the design and construction package.
60 mature, healthy gum trees grow there. How many will be taken out? The mature trees can't be replaced. Taking out large trees won't help temperatures. Temperatures in Hammondville are lower than in Liverpool because of the trees. Make an effort to keep the trees.	The master plan has provided the opportunity for additional trees and canopy planting to urban heat effect. During the Development Application assessment a detail arborist report will be required.
How will car parking be managed?	160-180 underground parking spaces will be provided for the aquatic and leisure centre. Council is trying to add tree canopy to the carpark. Council has undertaken a traffic study.
Will there be free parking?	Free parking should be provided.

Question/comment	Council response
Rugby league people park at Sporties. If parking spaces fill up then people will park at Sporties, but if that parking is full people will never come back because there is nowhere else to park. The parking capacity at Moorebank Sports Club is 600 spaces which are not paid or marked. Parking for rugby league and soccer is busy in August.	Council is taking a precinct approach to parking. Parking for major events will be managed. Pinch points and traffic have been modelled. If people can't park on site there is nowhere else to go to park. Most people will drive to the site.
Will the aquatic centre back on to the grandstand? Will the grandstand be shared by rugby league and the general public?	The concept design will allow for the gym and aquatic venue to operate independently although some shared resources can be expected, and a common entry point is likely. The Grandstand will be designed to ensure that contemporary participation is considered - to this point it is likely that four independent changerooms will be included in the footprint allowing for men's and women's participation. While Rugby League may act as the anchor tenant for the main oval, it will be equipped to allow for quick turnover to showcase major events and other sports if necessary.
A walking track around the edge and along the creek would be nice.	The Plan of Management proposes access to the Georges River to the north.
Will there be a connection to Kokoda Oval?	There is an informal connection now which is used by bike riders.
Water drains down to the creek. It is swampy near no. 2 field.	One main stormwater line drains from the wetland area that goes into Harris Creek and which is maintained by the Moorebank Sports Club. There are no plans for additional drainage.
Have studies been done about the size of the aquatic centre given the population?	Yes, we have looked at population and other factors when planning the aquatic centre. The aquatic centre won't be large in terms of floorspace. The main pool will be 25 metres with a separate learn to swim pool. A mix of facilities will be provided including a gym, hydrotherapy, and spaces to hire. The final floorspace and design is yet to be decided.
Public swimming vs squad training? Public swimming is not a priority at the Whitlam Centre. Squad training and swimming lessons take priority at the Whitlam Centre because they generate more money.	Noted
Will the Holsworthy Aquatic Centre be demolished when the new aquatic centre is built? What is the end of life of the Holsworthy Aquatic Centre? It seems to be in very good condition.	Holsworthy Aquatic Centre was built in circa 1970 and it has serviced the community well since that time. Council has undertaken an investigation on the value of redeveloping Holsworthy Pool rather than constructing a new venue. The evidence indicates: <ul style="list-style-type: none"> - there is significant demand for expanded facilities that cannot be accommodated within the limitations of the Holsworthy Pool site

Question/comment	Council response
	<ul style="list-style-type: none"> - the Holsworthy Pool is nearing the end of its functional life. There are many aspects of the plant, equipment and building fabric that will require replacement and upgrade within the next 5 years. The costs associated with refurbishment will likely present no financial advantage to the project costs. <p>Council will not consider closing the Holsworthy Aquatic Centre until the new facility at Hammondville is fully operational.</p>
The Intermodal could contribute a few million dollars for soccer fields. Money could be put in to the Hammondville Park Masterplan.	Noted
Will Council run the pool or contract out?	Council will contract out operation of the pool.
It should be named 'Hammondville Sports Complex' for simplicity.	Noted
Will the Masterplan go to Council in February?	Possibly. The timing depends on Council.
Is funding still needed?	Funding is still needed.
Want to see the Masterplan started. Carnes Hill started quickly with funding.	The Development Application is to be prepared. The Mayor, Directors and CEO need to approve. The project will be staged.
Part of Section 3.3.1 of the Draft PoM states: ... 'The southerly section of operational land is intended to be reclassified as community land to deliver the planned Aquatic and Leisure Centre Precinct and community facility. Council may opt to re-categorise or on-sell the northerly section of operational land.'	<p>The southern part of the project site is zoned as RE2 Private Recreation, with the remainder zoned as RE1 Public Recreation. The proposed Master Plan may necessitate the reclassification of some areas of the proposed site.</p> <p>The comment does not refer to the proposed recategorisation of the community land included in the Plan of Management.</p>

6 RECOMMENDATIONS

6.1 Consideration of submissions

The verbal and written submissions regarding the proposed recategorisation of parts of Hammondville Park were carefully considered and assessed.

There was demonstrated support for the proposed recategorisation for reasons including:

- ☐ It makes sense
- ☐ It will allow for the proper use of the land
- ☐ It is a big wasted space. However I don't want it to become totally dominated by Moorebank Sports Club
- ☐ The project provides great new facilities
- ☐ It expands/upgrades and does not override the existing facilities
- ☐ We have many sporting fields but not many useable community hubs such as that proposed
- ☐ It will encourage more use of the land with the cycle and walking track, and give people somewhere safe to go outdoors and exercise
- ☐ The necessity of having modern facilities in the area and bringing together current library and community facilities into one space
- ☐ "General community use" is inclusive of us all
- ☐ agree with the Park category in front of the aquatic centre
- ☐ As a rate payer I feel someone has finally listened.

However, three online survey respondents stated they did not agree with the proposed recategorisation. One online survey response expressed the desire to "keep it as is" because there are too many infrastructure changes and a desire to keep it all natural. Another online survey response said the General Community Use category would seriously degrade the cricket and football field. The objection relating to the sale of community assets to fund the proposed aquatic and leisure centre is not relevant to the proposed recategorisation.

Overall, the proposed recategorisation of the community land in Hammondville Park reflects the proposed improvements to the park shown on the Masterplan and the intended uses of the current and proposed facilities and spaces in the park.

6.2 Recommendations

Based on the representations to the public hearing on 11 December 2023 my recommendations to Liverpool City Council are that Council:

1. Note the verbal submissions made at the public hearing as set out in Section 5.
2. Recategorise parts of Hammondville Park according to the proposed categorisation map which was publicly exhibited, as shown in Figure 12 below.

Figure 12 Recommended recategorisation of Hammondville Park



6.3 Adoption of proposed recategorisation

This public hearing report will be presented to Council for its information as part of its approval of the proposed recategorisation, adoption of the Hammondville Park Plan of Management, and subsequent implementation of the Plan of Management.

Clause 114 of the *Local Government (General) Regulation 2021* states that if Council receives any submission objecting to the proposed categorisation of land, and the Council adopts the categorisation without amending the categorisation that gave rise to the objection, the resolution by which Council adopts the categorisation must state the Council's reasons for categorising the relevant land in the manner that gave rise to the objection. In this case, three submissions that did not agree with the proposed recategorisation were received by Council. Therefore if Council wishes to proceed with the proposed recategorisation as publicly exhibited it must state its reasons for doing so in its resolution to adopt the proposed recategorisation of Hammondville Park.

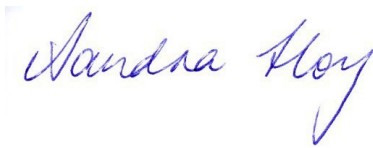
If Council adopts the proposed recategorisation of parts of Hammondville Park Council will update its Land Register and maps to reflect the changes in categorisation.

If Council decides to alter the proposed recategorisation of community land from that considered at the public hearing, Council must hold a further public hearing (Section 40A(3) of the *Local Government Act 1993*).

6.4 Reporting

Within four days of receiving this final report, Council is required under Section 47G(3) of the *Local Government Act 1993* to make a copy of this report available for inspection by the public at a location within the area of the Council. It is recommended that Council:

- ☐ send a copy of the public hearing report to the people who attended the public hearing
- ☐ keep a copy of the public hearing report for inspection at Council's Customer Service Centre and at Liverpool and Moorebank libraries
- ☐ post an electronic copy of the public hearing report on Council's website.



Sandy Hoy
Director
Parkland Planners

26 February 2024

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FINAL MAY 2024

PLAN OF MANAGEMENT

HAMMONDVILLE PARK





Document Status

Responsible Directorate	Community and Lifestyle
Contact Position	Co-ordinator Community Planning
Council Meeting Date	25.10.2023
Minute Number	
Trim Number	
Status	Final
Lifespan	5 - 10 years or until superseded
Scope	This Plan of Management refers to all Lots described in section 2.4.1

Version Control

Version	Adoption Date	Reason for Change
1	TBC	Compliance with <i>Local Government Act 1993</i>
2	TBC	Adoption by Council after public exhibition



ACKNOWLEDGEMENT OF COUNTRY

ACKNOWLEDGEMENT OF COUNTRY

Liverpool City Council acknowledges the traditional custodians of the land that now resides within Liverpool City Council's boundaries, the Cabrogal clan of the Darug Nation. We acknowledge that this land was also accessed by peoples of the Dharawal and Darug Nations.

ACCESS AND EQUITY STATEMENT

Liverpool City Council acknowledges and respects First Nations people as the original inhabitants of the land which now resides within the Liverpool Local Government Area, the people of the Dharug (Darug) and Tharawal (Dharawal) nations. Liverpool City Council also acknowledges and respects Liverpool's multicultural communities and their varied cultural backgrounds, languages, traditions, religions and spiritual practices.



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1 INTRODUCTION

1.1 What is a Plan of Management?

A Plan of Management provides the framework for managing public land. It sets out how public land is intended to be used, managed, maintained and enhanced in the future. A Landscape Masterplan can accompany a Plan of Management to show proposed spatial changes to that public land.

The NSW *Local Government Act 1993* requires a Plan of Management to be prepared for all public land that is owned by a Council and classified as community land under the Act.

1.2 Background to this Plan of Management

The adopted Plan of Management for Hammondville Park has been in place since May 2003. Since that time various upgrades of facilities at Hammondville Park have been carried out including:

- installation of a synthetic sports field in 2024
- resurfacing of the netball courts in 2022
- installation of a bore water tank in 2005 for irrigation of rugby and cricket fields
- installation of new synthetic cricket wickets
- upgrades to cricket practice nets
- upgrades to floodlighting for football fields, netball courts, baseball diamonds and rugby league field
- upgrades to cabling and tunnelling for floodlighting to rugby league fields
- upgrades to the baseball clubhouse
- installation of irrigation to baseball fields.

Council is planning for a new aquatic centre and leisure precinct to be developed on site. This Plan of Management has been prepared to facilitate and authorise the proposed Hammondville Park Leisure Precinct Masterplan.

Upon adoption, this Plan of Management will replace the 2003 Plan of Management for Hammondville Park.

1.3 Land to which this Plan of Management applies

This Plan of Management applies to Hammondville Park in Hammondville, as shown in Figure 1.

Hammondville Park is situated off Heathcote Road close to the borders of the suburbs of Hammondville, Holsworthy and Wattle Grove. Hammondville Park includes Lot 2 DP 747513, Lot 10 DP 875113, Lot 11 DP 233921 and Lot 2 DP 549370. The site covers 21.3 hectares.



Figure 1 Hammondville Park study area



Hammondville Park is primarily an area of active open space comprising several sporting facilities, including a rugby league field, 4 soccer fields, 5 netball courts, 2 cricket fields, and senior and junior baseball diamonds. Associated car parking areas and amenities such as toilets, change rooms, clubhouses and a grandstand support sporting activities.

Hammondville Park also has an informal parkland area for passive recreation, with a new children's playground and outdoor fitness equipment hub, and associated seating and shelter. Informal walking paths along the edge of the sporting fields above Harris Creek and along the northern boundary, and internal vehicle accessways allow circulation around and within the park.

Riparian vegetation lines Harris Creek on the eastern and north-eastern boundaries of the reserve.

The park almost fully encloses land owned by Moorebank Sports Club (Lot 1 DP 747513), which is not included in this Plan of Management.



1.4 Objectives of this Plan of Management

The objectives of this plan are to:

- provide a framework for the ongoing use, maintenance, management and improvement of Hammondville Park for the next 10 years
- comply with relevant legislation, particularly the *Local Government Act 1993*
- be consistent with Liverpool City Council's relevant strategies, plans and policies
- reflect the values and expectations of the community, user groups, local residents, and other users who will use and enjoy Hammondville Park
- protect, enhance and balance the open space, sporting, recreational, community and environmental values
- guide future uses and developments of Hammondville Park
- authorise leases, licences and other estates on the land
- categorise community land within Hammondville Park to reflect proposed uses and improvements
- include clear and achievable management strategies, actions and performance targets which reflects Council's corporate planning goals and plans
- identify priority actions for the allocation of resources to inform future capital works and maintenance programs consistent with identified community and user needs.



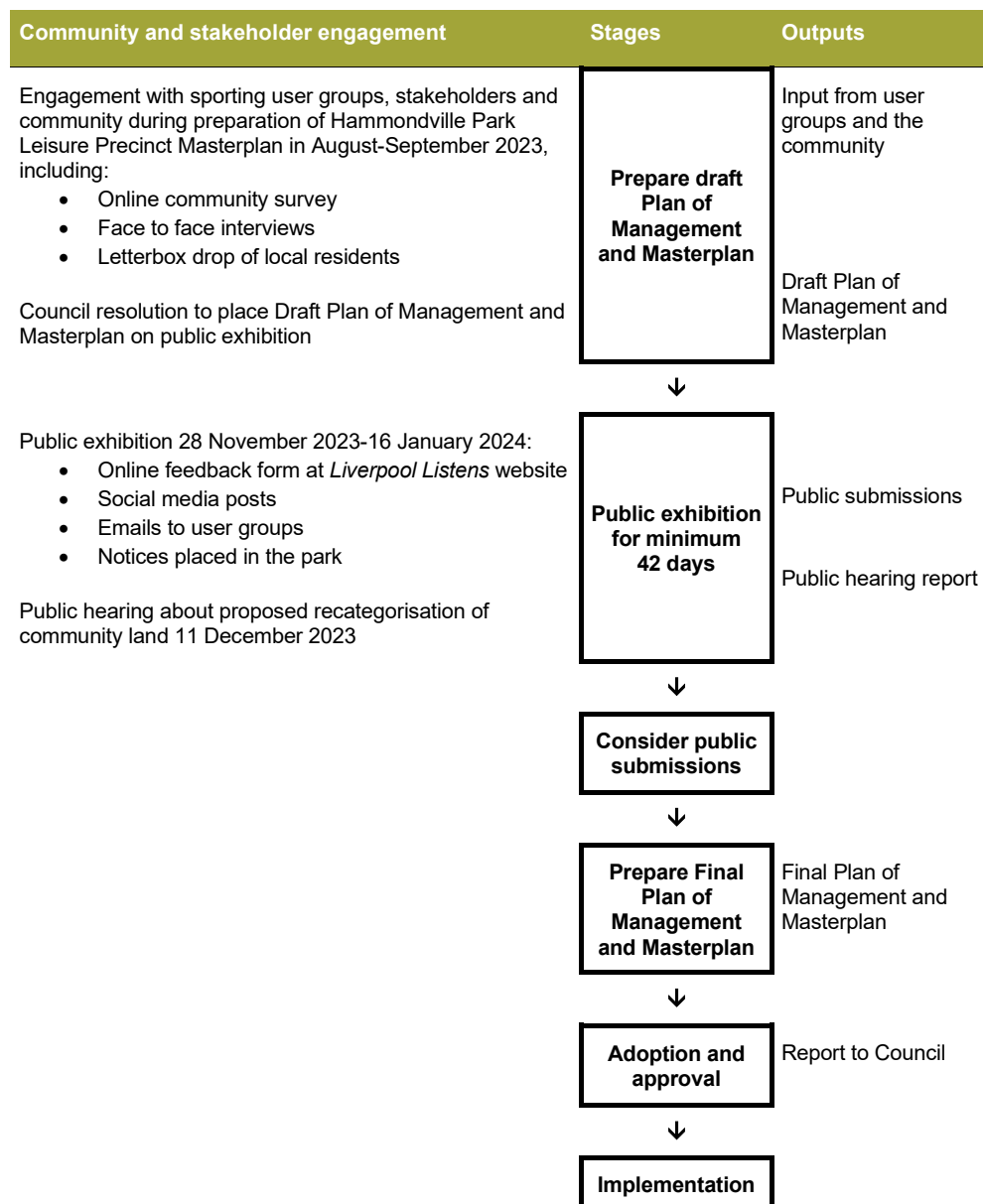
1.5 Process of preparing this Plan of Management

1.5.1 Introduction

The general process of preparing this Plan of Management is outlined below in Figure 2.



Figure 2 Process of preparing this Plan of Management



1.5.2 Community and stakeholder engagement

Relevant outcomes of the community and stakeholder engagement are in Section 4.3.

The Draft Plan of Management was exhibited for public comment in accordance with Section 38 of the *Local Government Act 1993*. Submissions were received, considered and appropriate amendments incorporated into the final Plan of Management.



Council also undertook community engagement in February-May 2024 regarding a proposal to sell part of the carpark in Hammondville Park, which is classified as operational land, to Moorebank Sports Club. Funds from the sale of the land would be reserved to deliver upgrades to Hammondville Park identified in the Hammondville Park Masterplan. Community response was generally positive, with 80% of the 358 respondents strongly agreeing or agreeing with the sale of the land.

1.6 Plan of Management requirements for community land

Requirements for a Plan of Management for community land are as provided by the *Local Government Act 1993*. These requirements, and where they can be found in this Plan, are listed in Table 1.

Table 1 Contents of a Plan of Management for community land

Requirement of the Local Government Act	How this plan satisfies the Act
A description of the condition of the land, and of any buildings or other improvements on the land as at the date of adoption of the Plan of Management	Section 2
A description of the use of the land and any such buildings or improvements as at the date of adoption of the Plan of Management.	Section 2
Categorisation of community land	Section 3
Core objectives for management of the land	Section 4
The purposes for which the land, and any such buildings or improvements, will be permitted to be used.	Section 5
The purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.	Section 5
A description of the scale and intensity of any permitted use or development.	Section 5
Authorisation of leases, licences or other estates over community land.	Section 5
Objectives and performance targets.	Section 6
Means by which the plan's objectives and performance targets will be achieved.	Section 6
Means for assessing achievement of objectives and performance targets.	Section 6



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FINAL MAY 2024

PLAN OF MANAGEMENT
HAMMONDVILLE PARK

LIVERPOOL
CITY
COUNCIL

2 DESCRIPTION OF HAMMONDVILLE PARK

2.1.1 Location and context

Figure 3 shows the location and spatial context of Hammondville Park.

Figure 3 Location of Hammondville Park



Hammondville Park is located at 212 Heathcote Road, in the suburb of Hammondville within the Liverpool local government area. The park is approximately 5 kilometres south-east of the Liverpool City Centre.



Hammondville Park is adjoined by residential development fronting Keato Avenue, Pound Close, Norman Avenue, Jewell Close and Levy Close in Hammondville to the north; and riparian bushland lining Harris Creek to the east and north-east. Across Heathcote Road to the south-west are St Christopher's Primary School, Holsworthy High School, Holsworthy Public School, and residential dwellings in Wattle Grove.

Hammondville Park almost encloses the Moorebank Sports Club, which is a registered club with facilities for members and visitors including an indoor dining room and bars, outdoor covered seating areas, children's play space, undercover staff carpark, and open sealed carpark including 'The Shack' coffee station.

The park is located in close proximity to other areas of open space, particularly Kokoda Oval and Kokoda Park east of Harris Creek, Lieutenant Cantello Reserve and dog park to the north-east, and the bushland of the Holsworthy Military Reserve.

2.2 History and cultural heritage

2.2.1 History of Hammondville Park

First Nations

The Cabrogal Clan of the Darug Nation are the traditional custodians of the land on which Hammondville is now situated. It is also acknowledged that this land was also accessed by peoples of the Dhurawal and Darug Nations.

An environmental impact statement conducted by the army in 1996 of the Holsworthy area found it to be extremely rich in Aboriginal archaeological sites listing 295, with potentially many more. These include pigment art, engravings, grinding grooves, water channels and occupation deposits in shelters.

Hammondville Park resides within the boundaries of the local Gandangara Aboriginal Land Council.

Post-European

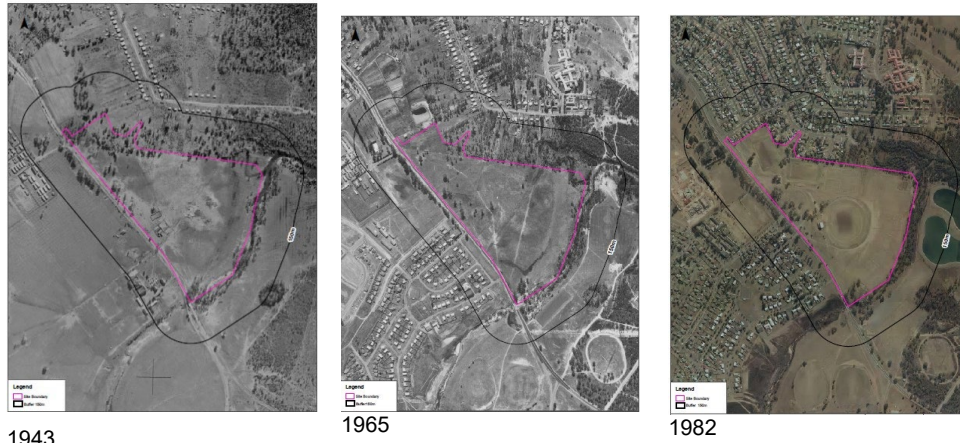
Historical events

Hammondville Park has undergone a variety of uses since European occupation of the area. It was originally part of land granted to W Baxter (600 acres) and Thomas Rowley (300 acres). General Kitchener visited the site in 1910 and recommended the establishment of a military reserve in the area. Hammondville Park was part of the 883 acres resumed by the Commonwealth Government on 5 October 1912 for military purposes. The Liverpool-Holsworthy Railway Line was constructed by prisoners of war and was completed in 1916, passing on the south-east side of Heathcote Road.

Changes within the park since 1943 are shown in Figure 4.



Figure 4 Changes in Hammondville Park 1943-1982



Source: EP Risk (2023)

2.2.2 Heritage significance

Aboriginal

An environmental impact statement conducted by the Australian Army in 1996 of the Holsworthy area found it to be extremely rich in Aboriginal archaeological sites listing 295, with potentially many more. These include pigment art, engravings, grinding grooves, water channels and occupation deposits in shelters.

There are no known remaining Aboriginal sites within the Hammondville Park area, however a site survey has not been undertaken.

Post-settlement

Hammondville Park does not have any formally recognised heritage significance.

The Holsworthy Pedestrian Bridge (former railway bridge) located outside the southern corner of the park over Harris Creek was constructed in 1917-28. The bridge is listed as a heritage item of local significance in the Liverpool Local Environmental Plan 2008. Although it is now located in the Roads and Maritime Services road corridor, the bridge is nominated for listing on the State Heritage Register.

2.3 Significance of Hammondville Park

Hammondville Park is a district park with a large community sporting club presence located on Heathcote Road, Hammondville. The precinct is home to several sporting clubs and caters for the sporting needs of the Moorebank, Hammondville, Chipping Norton, Pleasure Point and Sandy Point communities and further afield. As a major sports park it is a destination that offers a wide variety of opportunities to play and watch weekend sporting competitions.



Hammondville Park offers a diverse range of recreational opportunities in an attractive landscape setting. The park is interspersed with passive grassed areas for informal/formal games, a playground, and modern fitness equipment. It is visited by residents from a wide area, many of whom will drive or cycle to it. As a district park, visitors stay for several hours at the park and use it predominately on weekends.

The park is also connected to major road and public transport networks via Heathcote Road.

2.4 Land ownership and management

2.4.1 Land ownership

Liverpool City Council owns in fee simple and manages the four parcels of land included in this Plan of Management: Lot 10 DP 1162812, Lot 10 DP 875113, Lot 11 DP 233921 and Lot 2 DP 549370 (refer to Figure 5 and Table 2).

Figure 5 Ownership of land in Hammondville Park





Table 2 Ownership and management of Hammondville Park

Owner	Manager	Lot and DP no.	Area (m2)	Zoning	Categorisation	Features	Use agreements
Liverpool City Council	Liverpool City Council	Lot 10 DP 1162812	165,000m ²	RE1 Public Recreation, RE2 Private Recreation	Sportsground, Park, Natural Area-Watercourse, Natural Area-Wetland, General Community Use	Sportsground including rugby league oval and grandstand, baseball diamond, two cricket fields, wetland, passive open space, amenities buildings, carpark	Access agreement telecommunications tower Seasonal: Football, Baseball, Cricket and Rugby League Clubs
		Lot 10 DP 875113	32,010m ²	RE1 Public Recreation	Sportsground, Park	Netball courts, football field, playground, carpark, parkland and trees, clubhouse, community gathering spaces	Seasonal: Netball and Football Clubs
		Lot 11 DP 233921	16,200m ²	RE1 Public Recreation	Sportsground, Park	Netball courts, football field, parkland, trees	Seasonal: Netball and Football Clubs
		Lot 2 DP 549370	4,052m ²	RE1 Public Recreation	Park	Passive open space with trees	n/a
			217,262m ²				

Two parcels of land (DP 875113 and DP 747513) which form part of Hammondville Park have not been gazetted as 'Public Reserve.' Lot 1 DP 747513 is under the ownership of Moorebank Sports Club, while Lot 10 DP 875113 is owned by Liverpool City Council. There is no obligation to designate the latter as a public reserve since it falls under the classification of 'community land'. This classification subjects it to the same governing principles outlined in the Local Government Act, similar to those applicable to public reserves. It is important to recognise that numerous land parcels originally designated as public reserves were established as such through subdivision plans. Upon registration, these lands automatically vested in the ownership of the Council without the necessity of a formal contract and transfer process.



2.4.2 Management

Hammondville Park is managed by Liverpool City Council. The planning and development of Hammondville Park is led by the Community Planning team within the City Futures Directorate, with responsibilities for the park delivered across a number of teams in Council, including:

- Recreation and Community Facilities – sporting field and parks bookings, event support, co-ordination of repairs and maintenance
- City Works - maintenance, repairs, cleansing of the park
- Open Space Construction - capital works, major physical works
- City Futures – community planning, commercial property
- Operations – infrastructure capital works
- Communications - marketing, branding, website
- Planning and Compliance – strategic planning, development assessments, community standards
- Customer Business and Performance – customer service and requests
- Property Services – property leasing and licencing.

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

2.4.3 Key stakeholders at Hammondville Park

Stakeholders responsible for management of land, facilities and/or use at Hammondville Park are listed in Table 3.

Table 3 Stakeholders in Hammondville Park

Organisation	Interest/Responsibilities
Liverpool City Council	Landowner Management Asset management Community and stakeholder engagement Community safety Bookings Maintenance Funding
Sporting groups Moorebank Sports Club Local schools Liverpool Primary School Sports Association	Meet requirements of use agreements
Other lessees/licensees and users	Meet requirements of use agreements
Local residents	Neighbours Users
NSW Police	Crime prevention



2.5 Physical characteristics

2.5.1 Climate

Monthly long-term (1968-2023) climate data for Bankstown Airport AWS (located approximately 6 km to the north-east of Hammondville Park) is in Table 4.

Table 4 Average monthly climate data – Bankstown Airport AWS

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean maximum temperature (°C)	28.5	27.9	26.4	23.8	20.6	17.8	17.4	19.1	21.8	24.0	25.4	27.5	23.4
Mean minimum temperature (°C)	18.3	18.2	16.3	12.8	9.4	6.7	5.2	6.1	8.8	11.9	14.4	16.7	12.1
Mean rainfall (mm)	94.6	109.6	113.5	82.6	63.4	76.5	48.4	49.4	44.5	62.1	76.0	66.5	884.8

The warmest months are in summer December to February, and the coldest months are in winter June to August.

Mean rainfall is highest in February and March, while rainfall is lowest in July to September.

2.5.2 Geology and soils

Geology and soils

The Sydney 1:250,000 Geological Map indicates both recent and ancient alluvial soils intergraded with soils derived from Wianamatta Shales.

The western half of Hammondville Park comprises 9030bt Blacktown soils derived from Wianamatta Group—Ashfield Shale consisting of laminite and dark grey siltstone, Bringelly Shale which consists of shale with occasional calcareous claystone, laminite and infrequent coal, and Minchinbury Sandstone consisting of fine to medium-grained quartz lithic sandstone. Soils are shallow to moderately deep (>100 cm) hardsetting mottled texture contrast soils, red and Brown Podzolic Soils on crests grading to Yellow Podzolic Soils on lower slopes and in drainage lines.

The eastern half of the park comprises 9030ri Richmond soils derived from Quaternary alluvium consisting of sand, silt and gravels derived from sandstone and shale occurring on the Georges River up and down from Liverpool. Soils are poorly structured orange to red clay loams, clays and sands. Plastic clays underlie drainage lines. Clay soils are reactive and susceptible to shrinkage, cracking and swelling due to changes in moisture content.



Contamination

EP Risk (2020) undertook a preliminary site investigation and found that major excavation and/or bulk earthworks appear to have been conducted in the south-eastern portion of the park in about 1991, before being filled and developed into sporting fields in about 1994.

EP Risk (2022) also identified six Areas of Environmental Concerns as shown in Figure 6, and frequent finds of asbestos fragments in Hammondville Park.

Figure 6 Areas of Environmental Concerns in Hammondville Park

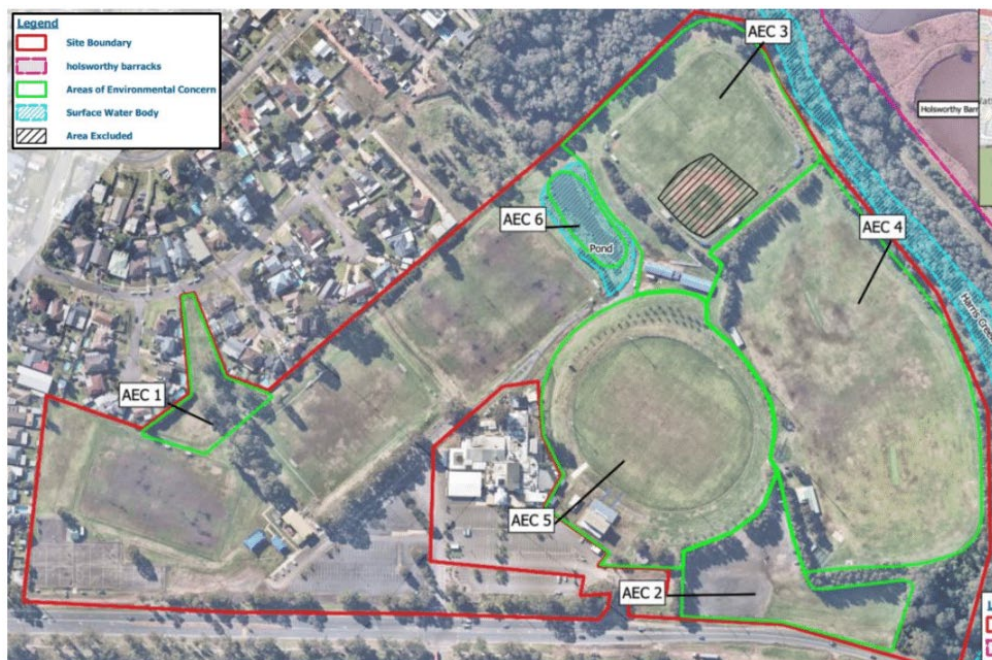


Figure 1a: Site map & sampling locations at Hammondville Park (Source: EP Risk 2022a)

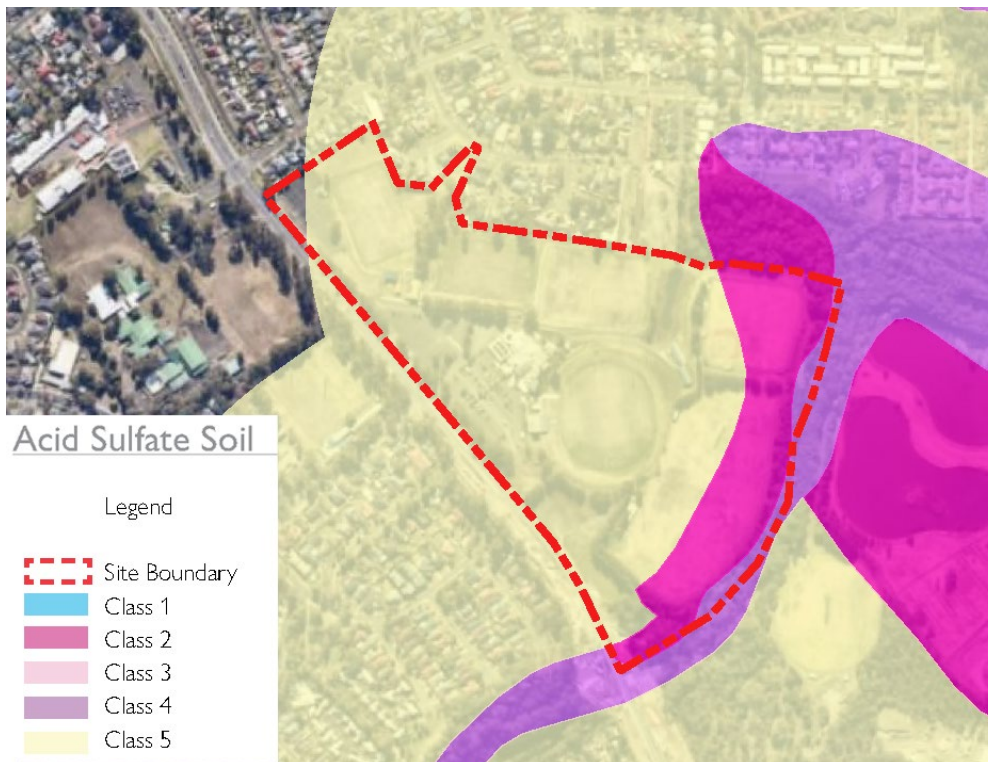
EP Risk Management Pty Ltd (2023) found the sites proposed for two synthetic sports fields have also been filled, but there is no evidence of contamination in those locations.

Acid sulfate soils

Class 2 acid sulfate soils (located below the natural ground surface) are associated with Harris Creek and the eastern half of the cricket fields and baseball diamond. The remainder of Hammondville Park is Class 5 where acid sulfate soils are not typically found.



Figure 7 Acid sulfate soils in Hammondville Park



2.5.3 Landform and topography

Hammondville Park is predominately landfill, with the majority of the sporting fields having been raised to level the site. As such, Hammondville Park is predominantly level, with a steep slope from the cricket and baseball fields down to Harris Creek, and mounding around some of the sporting fields altering the topography. The site slopes towards Harris Creek from Heathcote Road. A riparian area associated with Harris Creek appears along the eastern boundary of the site. The Detailed Site Investigation by EP Risk in 2022, observed the riparian area to be approximately 2 – 3 metres below the ground level of the site.

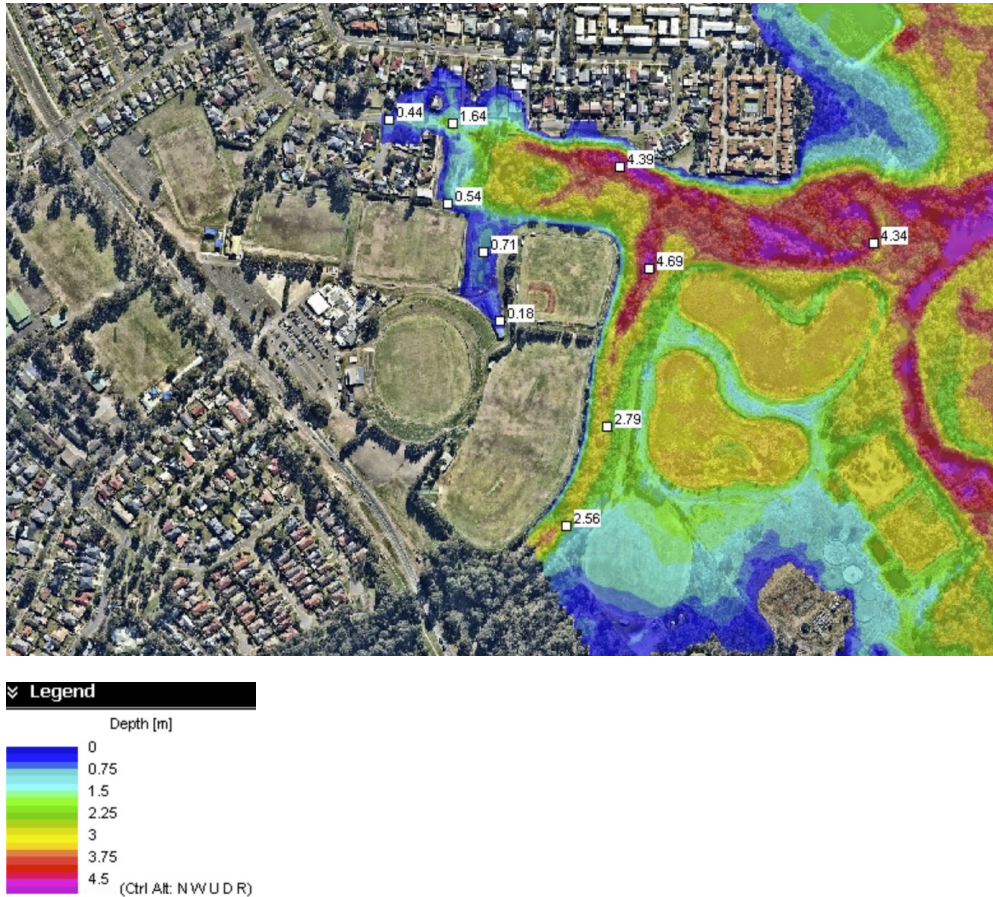
2.5.4 Hydrology and drainage

Harris Creek on the eastern boundary of Hammondville Park is a tributary of the Georges River.

Figure 8 shows that Hammondville Park is not affected by 100 year flood except for the existing wetland area. The 100 year flood level at this area is RL 5.25 m AHD. The location of proposed aquatic hub, existing building and future expansion area are above the 100 year flood extent.



Figure 8 Hammondville Park 100 year flood extent and depth



The Baseline Water Quality Study of Voyager Point (1996) found Harris Creek has medium compliance with the Australian Water Quality Guidelines for Fresh and Marine Waters (ANZECC, 1992). The catchments in the Holsworthy area, including Harris Creek, did not show significant levels of pollutants, with the exception of organic matter. This catchment, however, exports a significant sediment load that needs to be addressed.

The Mid Georges River Stormwater Management Plan 1999 recommended that as Harris Creek flows down the side of Hammondville Park it is important to continually monitor the water quality of the creek and any possible impacts that the use and development of Hammondville Park will have on this water quality.

2.5.5 Biodiversity

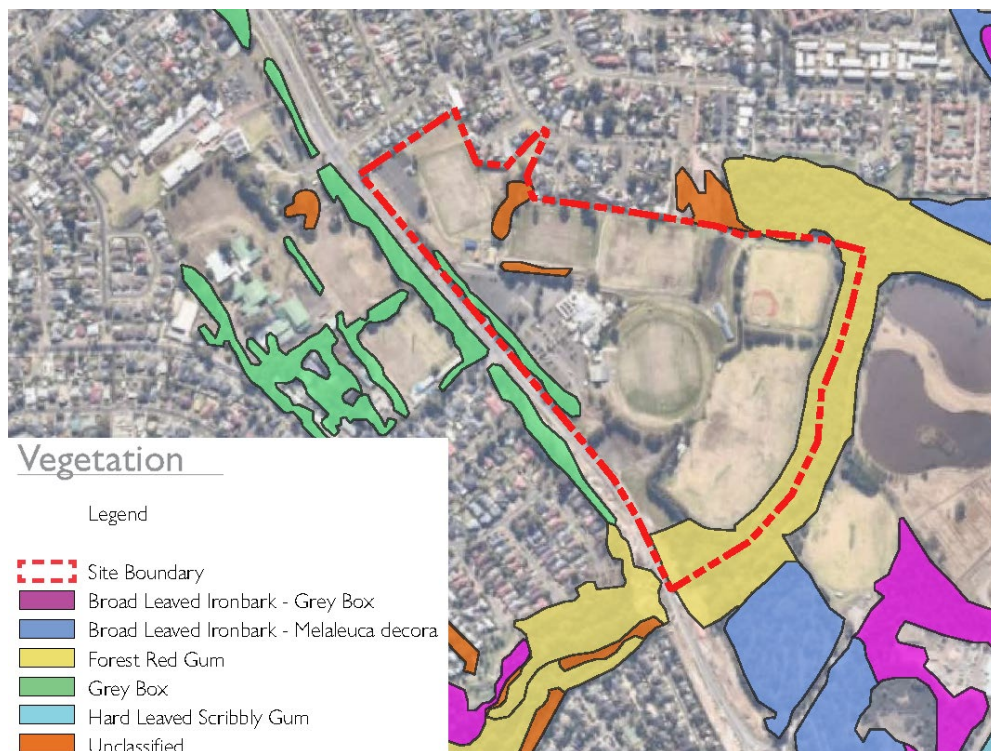
Flora

The Hammondville area is characterised by a diverse range of vegetation communities associated with very diverse soil landscapes.



Figure 9 identifies the terrestrial vegetation community associated with Harris Creek as River Flat Eucalyptus Forest (RFEF) on Coastal Floodplains of the NSW North Coast Sydney Basin and South-East Corner Bioregions, which is in good condition. The RFEF groupings incorporate the species shown on the legend in Figure 8. These species include *Casuarina glauca*, *Melaleuca decora* and *Eucalyptus tereticornis*. RFEF is listed as an endangered ecological community under the NSW *Biodiversity Conservation Act 2016*, and as a critically endangered ecological community under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Figure 9 Vegetation communities



Source: Clouston and Associates (2023)

The rows and groups of large native trees on the south-western boundary is a planted landscaped verge made up of *Eucalyptus* and other unknown species.

The "Unclassified" orange on the map is also a planted verge with *Eucalyptus* sp.

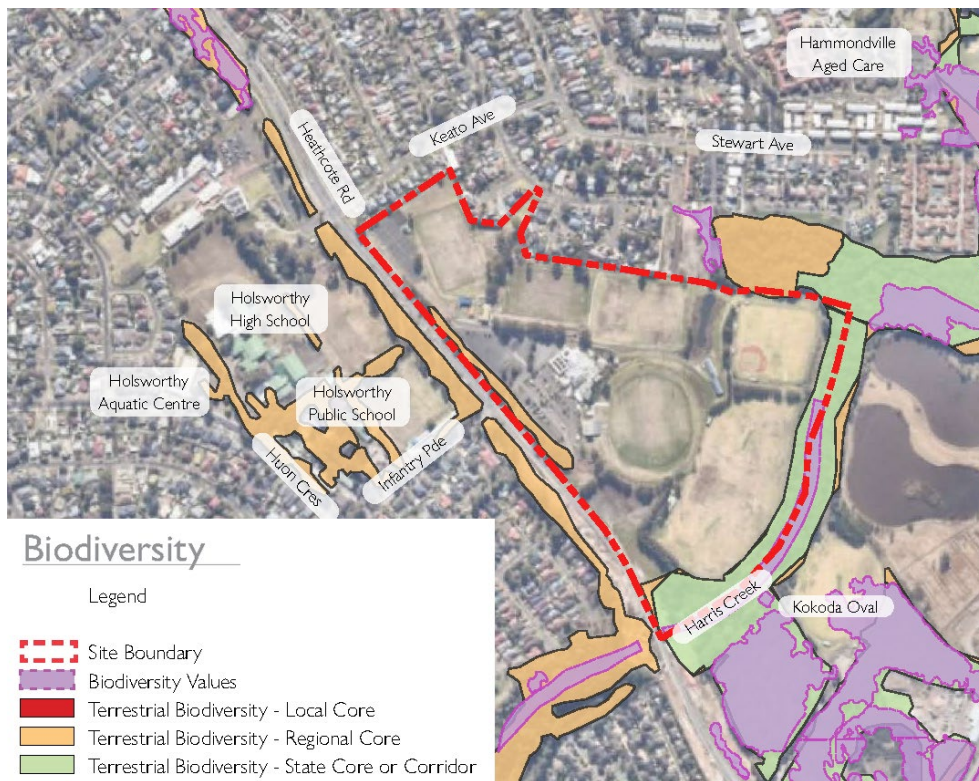
Other ecological communities within and adjacent to Hammondville Park include Castlereagh Ironbark Forest, freshwater wetlands, saltmarshes, Shale Gravel Transition Forest, Castle-reagh Scribbly Gum Woodland and Cumberland Plain Woodland.

The wetland canopy is dominated by *Eucalyptus punctata*, *Eucalyptus amplifolia* and *Eucalyptus tereticornis*. The middle layer is interspersed with *Melaleuca nodosa* and the ground layer contains thickets of *Typha orientalis*.



The Harris Creek riparian corridor has been identified as “state core or corridor” as shown in Figure 10. The other vegetation on site has been identified as “regional core”, meaning it forms part of a large area within the region that constitutes the backbone of a viable conservation network across the landscape.

Figure 10 Biodiversity of Hammondville Park

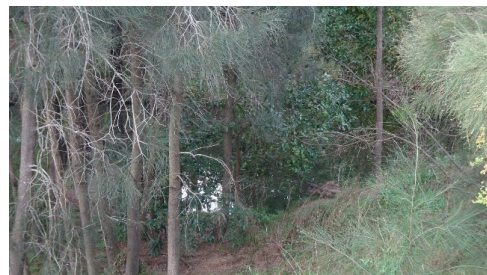


Several plant species listed under the *Biodiversity Conservation Act 2016* have been in the locality, including *Allocasuarina glauca* and *Persoonia nutans* (Nodding Geebung). Further site assessment will be required to provide detailed information and ground truthing with regard to species, species composition and the extent of threatened species and endangered ecological communities.

The riparian vegetation along Harris Creek is a Bushland Management Area.



Vegetation along Harris Creek



Casuarinas in Harris Creek riparian corridor



Row of trees between cricket fields and baseball diamonds



Wetland vegetation

Fauna

The vegetation along Harris Creek forms an important wildlife corridor that should be protected. Wildlife studies undertaken in nearby areas have identified a range of threatened fauna species, particularly microbats. The threatened Green and Golden Bell Frog and Koalas have also been recorded in the locality.

153 bird species have been observed since 1998 at the nearby Holsworthy Sewage Treatment Works – Harris Creek <https://ebird.org/hotspot/L3522230>

Harris Creek is classified as a Class 2 (moderate key fish habitat) watercourse as it has clearly defined banks with permanent connected waters.

The aquatic fauna is expected to be typical of urban estuarine environments in the Sydney region, with the benthic macro-invertebrate communities being dominated by molluscs, polychaetes and crustaceans.

2.5.6 Fire regime

The densely vegetated area of the Harris Creek corridor within Hammondville Park is rated by the NSW Rural Fire Service Guide for Bush Fire Prone Land Mapping as Vegetation Category 3, which is considered to be medium bush fire risk vegetation. A 30 metre Vegetation Buffer extends west across the sports fields as shown in Figure 11.

The netball courts and the north-western football oval in Hammondville Park are designated as a Neighbourhood Safer Place, a place of last resort during a bush fire emergency.



Figure 11 Bush Fire Prone Land in Hammondville Park



2.6 Visual assessment

The views across Hammondville Park are across the sporting fields, punctuated by rows of mature trees. The natural vegetation along Harris Creek is visible from the baseball and cricket fields.





2.7 Access and circulation

2.7.1 External access

Hammondville Park is easily accessible by foot, bicycle, private and authorised motor vehicles, and public bus and rail services. Refer to Figure 12 for access routes to and circulation within the park.

Pedestrian access is available from Heathcote Road and Norman Avenue. There is limited pedestrian access to the park across Harris Creek, with one informal creek crossing and path located near the south-east corner of the baseball diamonds. The main points of pedestrian access could be improved to make them more user-friendly.

The pedestrian shed analysis undertaken for the Masterplan shows that the site is within easy walking distance of much of the surrounding residential neighbourhoods, which generally sit higher than the site. The park level falls down to Harris Creek and the wetland at the northeast corner of the site.

Bike paths link Hammondville Park with nearby residential areas and schools. There are opportunities to improve the access to and from the site, particularly for pedestrians and cyclists.

Holsworthy railway station is approximately one kilometre walking distance to the Heathcote Road/Infantry Parade intersection.

Bus stops located on the Heathcote Road boundary of the park cater for users of bus routes 901 (Holsworthy Station to Liverpool Station via Wattle Grove), 902 (Holsworthy Station to Liverpool Station via Moorebank), and 902X (Holsworthy Station to Voyager Point and Sandy Point).

The majority of users travel to Hammondville Park from all over the Liverpool City district and beyond to play competitive sport, predominately using private vehicles. Vehicle entry and egress is available at the signalised intersection of Heathcote Road and Infantry Parade, and south of the main carpark. Sealed and gravel vehicle parking areas within the park and marked parking spaces on the land owned by Moorebank Sports Club cater for an estimated 561 vehicles (McLaren Traffic Engineering, 2023), with some use of other less formal areas along the Heathcote Road edge for car parking. The new aquatic facility and associated buildings will likely generate the need for additional vehicle access points along Heathcote Road, subject to a traffic study.



Bridge and informal access across Harris Creek



Figure 12 Access and circulation



2.7.2 Internal public access and circulation

Access for private, maintenance and emergency vehicles is available via the northern and southern ends of the main carpark. Entry points are where the carpark meets the cricket fields, the netball courts and also via the internal access road to the football and baseball fields. Emergency vehicle access to the main sports field is available in the south-west corner. Vehicle access points can be seen in Figure 12.

Public access is available to the parkland and unfenced sporting fields in Hammondville Park at all times.

Access to the fenced sporting fields is restricted to players, officials and spectators only during matches.

Public access is also restricted to grandstands, clubhouses and amenities buildings as they are locked when they are not booked by a sporting group.



During bad weather, Council will close all sports grounds for training and playing. Clubs will be liable for any damage caused to the playing surface of any field, if they choose to continue to play and train during ground closures and may forfeit hiring rights. Sporting group access and restrictions are captured in current hire agreements.

The Masterplan will outline delivery and design of traffic and active transport flow and parking for events requirements.

Current internal circulation issues include:

- access from vehicle parking areas to the sporting fields and netball courts is limited due to incomplete pedestrian pathways and gravel roads, and no or limited lighting
- excessive fencing is creating barriers to community use and wayfinding during non-sport times.
- locked gates prevent vehicle access to the car park, to the field, and to the creek.
- limited directional and facility identification signage throughout the park.



Internal gravel road

2.7.3 Universal access

Of the five amenities blocks in the park, only one is accessible for people with limited mobility. The newly constructed amenities block adjacent to Cricket Field 2 has an accessible toilet, but a sloping grass area must be crossed to access it.

Due to the lack of pathways throughout the park it is very difficult for people with limited mobility and prams to access many sections of the park. An accessible ramp connects the baseball diamonds with amenities. The Masterplan will provide an opportunity to address all-abilities access. Council will deliver an Access Action Plan that supports access for people with a disability.





2.8 Utilities

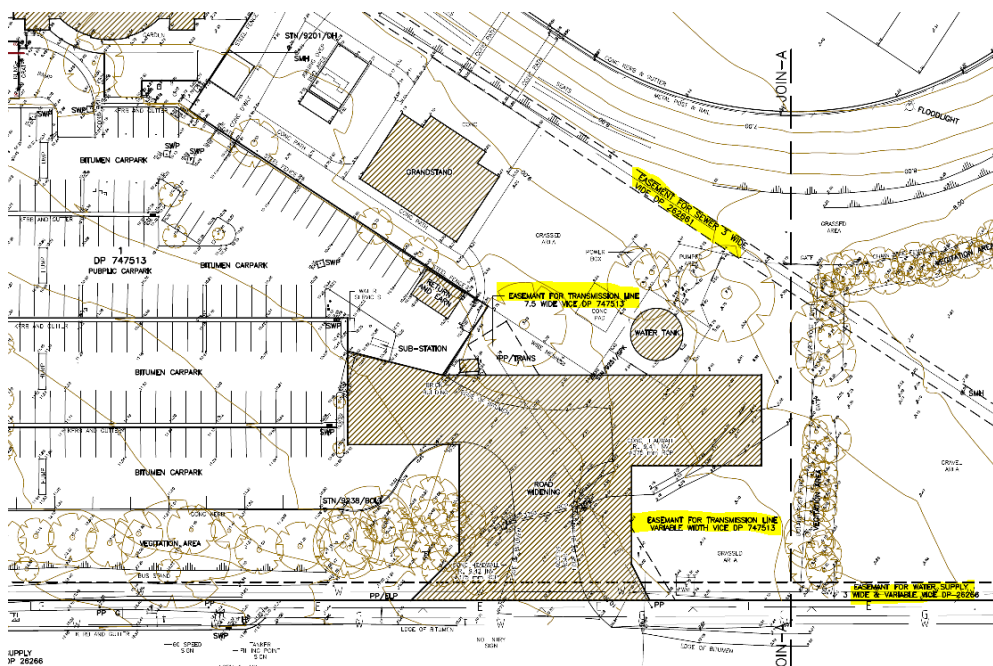
Connections to utility service infrastructure including electricity, water, sewer, gas and telecommunications are available in Hammondville Park.

Mains water is available in all buildings including, club houses and change rooms, across the site. An irrigation tank for the sporting fields is situated on the southern side of the rugby league field, adjacent to an on-site stormwater storage tank, as shown in Figure 13. The fenced concrete water tank for sports field irrigation is currently under repair and will be replaced with temporary water tanks.

A transmission easement consisting of two power poles bring electricity into the park. The wires are then transferred underground for use on site. An electrical substation is located to the east of the transmission easement. The site also has a sewer easement running through the middle and water supply easement along the front boundary on Heathcote Road.

Telecommunications infrastructure is situated adjacent to the cricket clubhouse. This includes a floodlighting tower with 5G receivers and two communications sheds.

Figure 13 Utility easements in Hammondville Park



2.9 Condition of the land, buildings and other improvements

The condition and uses of land and structures in Hammondville Park is outlined in Tables 5 to 8 below, which correspond with the item numbers shown in Figures 14 and 15.



2.9.1 Recreation facilities

Figure 14 Location of recreation facilities in Hammondville Park



Table 5 Condition and use of sports fields in Hammondville Park

Map code	Item	Description	Condition	Use	Image
F1	Football field 1	Surrounded by low fence. NW-SE orientation. Floodlights	2 - good	Football	







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Map code	Item	Description	Condition	Use	Image
F2	Football field 2 – synthetic surface	Surrounded by low fence and high safety fence. Bleacher seating. Electronic scoreboard. E-W orientation. Floodlights	1 - excellent	Football	
F3	Mixed football fields 3 and 4	MOD3 field and smaller field 4 Surrounded by low fence and high safety fence. N-S orientation. Floodlights	3 - fair	Junior football	
F4	Netball courts 1-5	Asphalt. Marked for netball. Goalposts. Lighting. Low fence and concrete retaining wall on road side	2 - good	Netball	
F5	Rugby league field 1	N-S orientation. Floodlighting. Surrounded by grass banks and metal post and rail fence	2 – good	Rugby league	
F6	Baseball diamond 1	Floodlights. Surrounded by high fence and wire fence	2 - good	Baseball, softball	
F7	Rugby and cricket field 1 and 2	N-S orientation. Floodlights. Surrounded by low fence.	2 - good	Rugby union, cricket	




Table 6 Condition and use of recreation facilities in Hammondville Park

Map code	Item	Description	Condition	Use	Image
W1	Brick wall	3 metres long, next to netball courts	3 - OK	Practice wall for informal ball sports	
B1	Brick building and storage container	Located next to netball courts. Canteen, toilets, club administration	2 - Good	Netball club amenities No public access	
B2	Moorebank Sports Soccer Club building	Two storey building with club meeting room, viewing area from second storey, canteen, toilets, change rooms, merchandise store, storage. Surrounded by wire fence. Located between football fields 1 and 2.	2-Good to 3-OK	Football club player, official, spectator use. No public access	
B3	Amenities building	Brick building. Surrounded by wire fence. Connected to baseball/softball diamonds by access boardwalk.	3 - OK	Baseball/softball club amenities No public access	
B3a	baseball practice facility	Mesh fenced structure with roof	3 - OK	Baseball/softball club	

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Map code	Item	Description	Condition	Use	Image
B4	Amenities building and extended shade structure	Brick building. Metal roof.	2 - Good	Cricket, rugby club amenities No public access	
G1	Grandstand 'Ron Holland Stand'	Brick grandstand facing the rugby league field, Clubroom, toilets, change rooms. Seating, shelter	3 - OK	Player, official, spectator seating and amenities No public access.	
CP	Cricket pitches 1 and 2	Synthetic cricket wickets approx. 27 metres long	1-Very good 4-Bad	Cricket	
P1	Baseball practice net	Fenced pitching/batting area	3 - OK	Baseball, softball practice	
P2	Cricket practice pitch 2	Inside cricket field fenced area. Synthetic pitches, mesh fencing.	2 - Good	Cricket practice	
P3	Cricket practice pitch 3	Inside cricket field fenced area. Synthetic pitches, mesh fencing.	2 - Good	Cricket practice	

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**LIVERPOOL
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Map code	Item	Description	Condition	Use	Image
S1	Seating at rugby league field	Seating rows between the rugby league field and grandstand	1 – Very good to 2 - Good	Spectator seating	
S2	Seating	Seats with slats and backs located at sporting fields	2 - Good	Spectating, resting	
BE	Benches	Seating	3 - OK	Watching sport, resting	
SH1	Shade structure	Metal, approx. 15 metres long, 2 benches, inside cricket fenced area	2 - good	Shelter	
SS1	Shade sail	Over outdoor fitness area	0 – new/nearly new	Shade	
SS2	Shade sail	Over children's playground	0 – new/nearly new	Shade	
DB	Baseball dugouts x 6	Seats surrounded by fencing along baseball field	3-OK to 4-Bad	Players seating	

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Map code	Item	Description	Condition	Use	Image
DS	Player bench x 6	Sheltered seating along football fields	2 - good	Players seating	
PB1	Picnic set x 19	<p>Metal table, seating on 3 sides</p> <p>Located along the north and east side of football field 2</p>	3 -OK	Seating, picnics	
PB1a	Seat and shelter	Located between Field 1, Field 2 and Norman Street open space	3 -OK	Seating	
PB2	Picnic set	<p>Picnic table with two benches</p> <p>Located along the east and south sides of the baseball diamond</p>	3 -OK	Seating, picnics	







2.9.2 Community and natural assets






Figure 15 Community and natural assets



Table 7 Condition and use of community and other facilities in Hammondville Park

Map code	Item	Description	Condition	Use	Image
C1	Children's playground	Climbing, swinging, rocking toys. Synthetic softfall	1 - Very good	Play	




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Map code	Item	Description	Condition	Use	Image
C2	Outdoor fitness equipment	Static and moveable fitness equipment	1 - Very good	Fitness activities	
C3	Awning over barbecue area 1	Surrounded by wire fence adjacent to the amenities building.	3 -OK	Club use for barbecues. Not open to the public	
C4	Awning over barbecue area 2	Surrounded by wire fencing next to the grandstand.	1 - Very good	Club use for barbecues. Not open to the public	
C5	Water tank	Concrete tank. Surrounded by wire fence.	5 – Very bad	Irrigation of sports fields	
C6	Return and Earn	Bottle and can recycling facility	n/a	Container recycling	Located on Moorebank Sports Club land
C7	The Shack	Mobile café	n/a	Coffee vending	Located on Moorebank Sports Club land
C8	Moorebank Sports Club		n/a	Registered club	Located on Moorebank Sports Club land
C9	Main carpark		n/a	Vehicle parking	
C10	Gravel carpark		n/a	Vehicle parking	




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Map code	Item	Description	Condition	Use	Image
C11	Gravel path	Link between main carpark and netball courts	4-Bad	Pedestrian access	
C12	Accessible ramp	Ramp with metal handrail, approx. 55 metres long	1 – Very good	Access between baseball diamonds and amenities	
C13	Bin surround x 4	Concrete hardstand	1 – Very good	Waste bin storage	
C14	Ramp	Located between grandstand and rugby league field	1-Very good	Pedestrian access	
C15	Recycling bin and clothing bin	Located near the grandstand	n/a	Recycling facility	Located on Moorebank Sports Club land
C16	Derelict structure	Brick. Located on creek bank next to cricket fields. Graffiti.	4-Bad	Unused	



Map code	Item	Description	Condition	Use	Image
C17	Electrical Box 1	In the main carpark, surrounded by bollards	n/a	n/a	Located on Moorebank Sports Club land
C18	Electrical Box 2	Behind the grandstand	n/a	n/a	Located on Moorebank Sports Club land

Table 8 Condition and use of natural assets in Hammondville Park

Map code	Item	Description	Condition	Use	Image
N1	Open space	Open space with grass and trees linking to Norman Avenue	n/a	Pedestrian access, informal recreation	
N2	Open space	Open space with gravel	4 - Bad	Vehicle parking	
N3	Tree grove 1	Mature tree canopy between football fields 1 and 2	n/a	Shade, buffer between football fields	
N4	Tree grove 2	Mature tree canopy along football field 2	n/a	Shade, buffer between sporting fields	
N5	Tree grove 3	Mature tree canopy along rugby league and cricket fields	n/a	Shade, buffer between football fields	

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Map code	Item	Description	Condition	Use	Image
N6	Wetland	Water body fringed by reeds Fenced on 3 sides	2- Good to 3-OK	Habitat, water management	
N7	Harris Creek and riparian corridor	Creek and riparian vegetation	2-Good to 3-OK	Wildlife corridor, Pedestrian access between Kokoda Park and Hammondville Park	
N8	Open space 1	Open grassed area between football field 1 and adjoining houses	n/a	Informal ball games	

2.10 Uses of Hammondville Park

2.10.1 Introduction

Users of Hammondville Oval participate in a variety of informal and organised active sporting, recreation and social/community activities offered by the diverse facilities and settings in the park.

The catchment of park users varies from local (parkland) to district (sporting and community facilities) depending on the use or activity.

The main user groups of Hammondville Park are players, officials and spectators of the various sporting clubs associated with Moorebank Sports Club:

- Moorebank Cricket Club
- Moorebank Rams Junior Rugby League Club
- Moorebank Sports Netball Club
- Moorebank Sports Soccer Club
- Moorebank Baseball-Softball Club / St George Baseball Association.

The sporting groups use the booked facilities within the booked times for annual registration days, open days, competitive games, training, and club social activities such as barbecues.



The sporting fields are also used for school sport, with a standing booking by the Liverpool Primary School Sports Association (PSSA) on Friday afternoons, and use by other schools throughout the school year.

Local residents use the playing fields informally for dog walking, walking, jogging, and casual games. The children's playground and fitness equipment are used by local residents, with peak usage by siblings and children of sporting competitors.

Currently Council doesn't host community or major events at Hammondville Park, but there is opportunity to do so in future.

2.10.2 Use agreements

Several use agreements apply to the use of land and facilities in Hammondville Park as set out below.

Moorebank Sports Club

Liverpool City Council licenses a small portion of land to the Moorebank Sports Club for the bank of the rugby league field to permit seating for spectators to view the football field, and for outdoor hospitality and dining. The licence is for a term of 10 years from 12 March 2014 to 28 February 2024.

Seasonal licence agreements

Seasonal licence agreements for the use of sporting facilities at Hammondville Park are in Table 9.

Table 9 Use agreements for sporting facilities at Hammondville Park

Licensee	Moorebank Rugby League Club	Moorebank Soccer Club	Moorebank Cricket Club	Moorebank Baseball Softball Club	Moorebank Sports Netball Club
Licensor	Liverpool City Council	Liverpool City Council	Liverpool City Council	Liverpool City Council	Liverpool City Council
Facility/ area	Sporting Fields -toilets, changing rooms and canteen	Sporting Fields -toilets, changing rooms and canteen	Sporting Fields -toilets, changing rooms and canteen	Sporting Fields -toilets, changing rooms and canteen	Netball Courts - toilets, changing rooms
Permitted use(s)	Carpark access, turning on/off flood lights, pre and post-match access for drinks, secure changing rooms	Carpark access, turning on/off flood lights, pre and post-match access for drinks, secure changing rooms	Carpark access, pre and post-match access for drinks, secure changing rooms	Carpark access, turning on/off flood lights, pre and post-match access for drinks, secure changing rooms	Carpark access, turning on/off flood lights, pre and post-match access for drinks, secure changing rooms
Season	Winter and Summer	Winter and Summer	Summer	Summer	Winter

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Licensee	Moorebank Rugby League Club	Moorebank Soccer Club	Moorebank Cricket Club	Moorebank Baseball Softball Club	Moorebank Sports Netball Club
Permitted times	Monday to Friday 4:00pm – 10:00pm, Weekends 7:00-10:30pm	Monday to Friday 4:00pm – 10:00pm, Weekends 7:00 -10:00pm	Monday to Friday 3:30pm - 7:00pm, Weekends 7:30am 7:00pm	Weekends 7:00am-7:30pm	Monday to Friday 4:00pm -9:30pm, Weekends 10:00am - 5:00pm
Term and expiry	Winter – March 1 to August 31 Summer – September 1 to February 28	Winter – March 1 to August 31 Summer – September 1 to February 28	Summer – September 1 to February 28	Summer – September 1 to February 28	Winter – March 1 to August 31
Licensee responsibilities	Leave fields, toilets free of rubbish, turn off lights, lock doors and gates	Leave fields, toilets free of rubbish, turn off lights, lock doors and gates	Leave fields, toilets free of rubbish, turn off lights, lock doors and gates	Leave fields, toilets free of rubbish, turn off lights, lock doors and gates	Leave courts, toilets free of rubbish, turn off lights, lock doors and gates

Access agreement

Liverpool City Council had entered into an Access Agreement with Vodafone Network Pty Ltd and Optus Mobile Pty Ltd to install telecommunications antennas on a light pole and install a new equipment shelter on land owned by Liverpool City Council (Lot 2 DP 747513, on the edge of the southern cricket field in Hammondville Park). The access agreement commenced on 7 March 2007 and expired on 6 March 2022. Council charges an access fee for Vodafone and Optus to access the site under Access Powers. The Agreement expired in March 2022 and Council is renegotiating a new Access Agreement.

Casual uses

Bookings can be taken by Council for casual use which could include ceremonies, community events/fun day, group picnics, sport, filming, and family parties. Conditions of use for casual and seasonal hirers are set by Council.

Fees and charges for use of Hammondville Oval are included in Council's Fees and Charges Schedule and are reviewed every year.

2.11 Maintenance

Liverpool City Council currently maintains Hammondville Park. Hammondville Park is maintained year-round by the City Works team with the support of other teams within Council. The City Works team complete a regular schedule of maintenance works. In addition, the Community and Recreation team report any ad hoc cleansing or maintenance issues to the City Works team and any infrastructure repair issues to the Operations Infrastructure Capital Works team.



The schedule of ongoing maintenance is outlined below:

- Inspecting the park for litter 4 days a week (Monday, Wednesday, Saturday, Sunday)
- Emptying waste bins 5 days a week (Monday, Wednesday, Friday, Saturday, Sunday)
- Mowing the sports fields once a week and the surrounds every three weeks
- Renovating of the sports fields (aeration, scarification, top-dressing) in spring-summer
- Applying herbicide as needed, with two broadleaf weed sprays per year
- Fertilising four times a year
- Clearing or blowing pathways weekly
- Maintaining gardens and trees as needed for regular servicing every three weeks
- Large scale under pruning and mulching once per year in winter
- Watering of the sports field three times per week in summer, and twice a week in spring and autumn
- Deep watering gardens once per week
- Inspecting play equipment weekly (Level 1 inspection), every four weeks (Level 2), and yearly (Level 3 external inspection)
- Spraying pests three times a year.

Other maintenance tasks include line marking in carparks, installation and repair of bollards, and lighting. All other non-scheduled park maintenance tasks are done as when required. Maintenance issues in the park include occasional graffiti on external signage and littering.

General cleaning of any public toilets is done weekly on Thursdays. Deep cleaning of toilets is done by request (six monthly).

Several sporting fields in Hammondville Park are in a relatively poor condition, with a low level of maintenance. The informal car parks are also in poor condition. Significant dumping in the park has occurred, resulting in a number of areas being gated and locked to restrict access. There has been considerable vandalism in the park, with graffiti on several buildings.

2.12 Revenue and costs

Revenue from use of Hammondville Park averaged \$17,000 per year for the 2021-22 and 2022-23 financial years. The revenue is derived from the Moorebank Sports Club licence, and hire fees from Moorebank Cricket Club, Moorebank Sports Netball Club, Moorebank Sports Soccer Club, Moorebank Baseball Softball Club and Moorebank Rugby Club.

Direct major ongoing costs associated with Hammondville Oval include:

- maintaining the playing surface for district sporting events
- electricity for operation of the floodlights
- water used for irrigation
- maintenance of the park
- playground inspections.

It is estimated that the ongoing operation and maintenance costs for Hammondville Oval significantly exceed income received from users.



3 PLANNING CONTEXT

3.1 Introduction

This section describes the wider legislative and policy framework applying to Hammondville Park.

Full versions of the legislation referred to below are found on-line at www.legislation.nsw.gov.au and www.austlii.edu.au. Liverpool City Council's website is www.liverpool.nsw.gov.au.

Table 10 outlines the national, state, regional and local planning context which influences the use, development and management of Hammondville Park.

Table 10 Planning context of Hammondville Park

	Land use planning and management	Open space / active and informal recreation	Community and culture	Environment
International		International Charter of Physical Education, Physical Activity and Sport United Nations Convention on the Rights of the Child	United Nations Convention on the Rights of Persons with Disabilities 2006	International climate change commitments
Common-wealth	Telecommunications Act 1997	Sport 2030 Australian Standards for Play Spaces Australian Human Rights Commission Advisory Note on streetscape, public outdoor areas, fixtures, fittings and furniture 2013	Disability Discrimination Act 1992 Australian National Disability Strategy 2021-2031 Work Health and Safety Act 2011 Australian Standards for access for people with disabilities, built facilities, and environmental management systems	Environment Protection and Biodiversity Conservation Act 1999 Biodiversity Conservation Strategy 2010-2030 Intergovernmental Agreement on the Environment 1997

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	Land use planning and management	Open space / active and informal recreation	Community and culture	Environment
NSW	Local Government Act 1993 Local Government (General) Regulation 2021 Environmental Planning and Assessment Act 1979 Roads Act 1993 Local Land Services Act 2013 SEPP (Transport and Infrastructure) 2021	NSW Public Open Space Strategy 2022 NSW Public Spaces Charter NSW Public Spaces Practitioner's Guide Great Public Spaces Guide Great Public Spaces Toolkit COVID Safe Public Space Guide NSW Smart Public Open Spaces Guide NSW Smart Places Playbook Greener Places 2017 Draft Greener Places Design Guide (Issue 04 2020): 1. Open space for recreation, 2. Urban tree canopy; 3. Bushland and Waterways Everyone Can Play Guideline for Inclusive Playspaces 2019 Companion Animals Act 1998 and Regulation 2008 NSW Premier's Priorities Better Placed Policy	National Parks and Wildlife Act 1974 Heritage Act 1977 Anti-Discrimination Act 1997 Disability Inclusion Act 2014 NSW Disability Inclusion Action Plan 2020-2025 NSW Ageing Strategy NSW Strategic Plan for Children and Young People 2022-2024	Biodiversity Conservation Act 2016 SEPP (Biodiversity and Conservation) 2021 - Vegetation in Non-Rural Areas Biosecurity Act 2015 Pesticides Act 1999 and Pesticides Regulation 2017 Water Management Act 2000 Resilience and Hazards SEPP 2021 – Coastal Management, Remediation of Land Protection of the Environment Operations Act 1997 Local Land Services Act 2013 Smoke-free Environment Act 2000 and Smoke-free Environment Regulation 2016 Soil Conservation Act 1938 National Parks and Wildlife Act 1974 Fire Brigades Act 1989 Rural Fires Act 1997 Contaminated Land Management Act 1994

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	Land use planning and management	Open space / active and informal recreation	Community and culture	Environment
		Her Sport Her Way: Women in Sports Future Sports Plans Delivering Sport and Active Recreation in NSW Civil Liability Act 2002		
Sydney	A Metropolis of Three Cities: Greater Sydney Region Plan 2017	50-Year Vision for Greater Sydney's Open Space and Parklands 2021 Greater Sydney Green Grid 2017 Greater Sydney Outdoors Survey 2021		Local Land Services Greater Sydney Local Strategic Plan 2021-2026 Local Land Services Greater Sydney Regional Strategic Pest Animal Plan 2018-2023 Local Lands Services Greater Sydney Regional Strategic Weed Management Plan 2017-2022 Sydney Metropolitan Catchment Action Plan 2013-2023 5MT for Greater Sydney
Regional/ District	Western Sydney District Plan Western Sydney City Deal	Sydney Green Grid – South West District Western City District Sport Facility Plan	South West Metropolitan Regional Emergency Management Plan 2017	
Liverpool LGA	Liverpool Local Strategic Planning Statement: Connected Liverpool 2040 Liverpool Community Strategic Plan 2022-2032 Liverpool Local Environmental Plan 2008	Parks and Open Space Asset Management Plan Recreation, Open Space and Sports Strategy 2018-2028 Bike Plan 2018-2023 Liverpool Aquatic Strategy 2022	Aboriginal Reconciliation Action Plan 2017-2020 Disability Inclusion Action Plan 2017-2021 Community Facilities Strategy 2017	Sustainable Resilient Liverpool Strategy 2020 Biodiversity Management Plan 2012 Climate Action Plan Policies: Asbestos

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Land use planning and management	Open space / active and informal recreation	Community and culture	Environment
Liverpool Contributions Plan-Established Areas 2018 Georges River Plan of Management Policies: Property Acquisition 2018 Signage on Council Owned Land	Policies: Hire of Playing Surfaces 2015 Mobile Food Vehicles	Liverpool City Activation Strategy 2018 Community Facilities Action Plan 2019 Cultural Strategy 2017-2021 Crime Prevention Plan 2019-21 Homelessness Strategy and Action Plan Policies: Draft Social Justice Cultural Policy Public Arts Public Safety CCTV Markets	Climate Change Tree Management 2016 Water Management Watercourse Policy
Hammondville Park Plan of Management			

Key legislation and planning requirements are set out in this section.

3.2 Commonwealth legislation

The *Telecommunications Act 1997* (Cth) provides for telecommunication facilities being permitted on community land without authorisation in a Plan of Management.

3.3 NSW government legislation and plans

The NSW legislation most affecting use and management of Hammondville Park is the *Local Government Act 1993*, and the *Environmental Planning and Assessment Act 1979*.

3.3.1 Local Government Act 1993

Classification

Hammondville Oval is owned by Liverpool City Council and is classified as community land under the *Local Government Act 1993*. Council owned land which is classified as 'community' land must be managed and kept for the purposes of the community. Community land must be managed according to the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*.



Community land:

- must have a Plan of Management prepared for it, which sets out guidelines for use and management of the land. Until a Plan of Management is adopted, the nature and use of the land must not change.
- must be kept for the use of the general community and must not be sold. Council has no power to sell, exchange or otherwise dispose of community land, except for the purpose of enabling that land to become, or be added to, a Crown Reserve or land reserved or dedicated under the *National Parks and Wildlife Act 1974*.
- cannot be leased or licensed for a period of more than 21 years, or for 30 years with consent from the Minister.

Two areas of Council-owned land classified as operational land under Amendment 54 of the Liverpool Local Environmental Plan 2008 are within the park boundary as shown in Figure 16. The southerly section of operational land is intended to be reclassified as community land to deliver the planned Aquatic and Leisure Centre Precinct and community facility. Council may opt to re-categorise or on-sell the northerly section of operational land.

Categorisation

Community land must be categorised in accordance with the *Local Government Act 1993*. A category assigned to community land, using the guidelines for categorisation in the *Local Government (General) Regulation 2021*, reflects Council's intentions for future management and use of the land.

Figure 16 shows the land classified as operational land, and the proposed categorisation of community land in Hammondville Park.



Figure 16 Categorisation of Hammondville Park



The guidelines for the Sportsground, Natural Area-Watercourse, Natural Area-Wetland, Park and General Community Use categories are set out below.

Table 11 Guidelines for categories of community land at Hammondville Park

Category	Guidelines ¹	Areas of Hammondville Park
Sportsground	Land that is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.	Sporting fields, courts and surrounds
Natural Area	Land should be categorised as a natural area under section 36(4) of the Act if the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment, watercourse or foreshore under section 36(5) of the Act.	Watercourse of Harris Creek, and riparian vegetation
Natural Area – Watercourse	Land that is categorised as a natural area should be further categorised as a watercourse under section 36(5) of the Act if the land includes— (a) any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has	Watercourse of Harris Creek, and riparian vegetation



Category	Guidelines ¹	Areas of Hammondville Park
	changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and (b) associated riparian land or vegetation.	
Natural Area - Wetland	Land that is categorised as a natural area should be further categorised as wetland under section 36(5) of the Act if the land includes marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.	Wetland
Park	Land that is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.	Play equipment, fitness equipment, grassed areas
General Community Use	Land that may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public.	Footprint of Aquatic and Leisure Centre

¹ Local Government (General) Regulation 2021

Refer to Section 4.5 for the core objectives for management of these categories.

Use agreements

The requirements of the *Local Government Act 1993* regarding leases, licences and other estates are in Section 6.

3.3.2 Environmental Planning and Assessment Act 1979

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

- State Environmental Planning Policies (SEPPs).
- Local Environmental Plans (LEPs). The Liverpool Local Environmental Plan 2008 applies to Hammondville Park.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The SEPP (Transport and Infrastructure) assists local Councils and communities by simplifying the process for providing essential infrastructure and enabling greater flexibility in the location, development and maintenance of infrastructure and service facilities. It includes specific planning provisions and development controls for a range of infrastructure works or facilities including parks and other public reserves, roads, emergency services, electricity delivery, and telecommunications networks. The clauses relevant to permissible works at Hammondville Park are in Section 5 of this plan.



State Environmental Planning Policy (Resilience and Hazards)

Chapter 2 (Coastal Management) of the Resilience and Hazards SEPP gives effect to the objectives of the *Coastal Management Act 2016* from a land use planning perspective, by specifying how development proposals are to be assessed if they fall within the coastal zone. It spatially defines four coastal management areas prescribed by the Act through detailed mapping and specifies assessment criteria applicable for each coastal management area for Councils and other consent authorities to apply when assessing development proposals within a respective zone/zones (as mapped).

Parts of Hammondville Park associated with Harris Creek are within the Coastal Environment Area and the Coastal Use Area as shown in Figures 17 and 18. Management objectives for the Coastal Environment Area are in Section 4 of this Plan of Management.

Figure 17 Coastal environment area – Hammondville Park

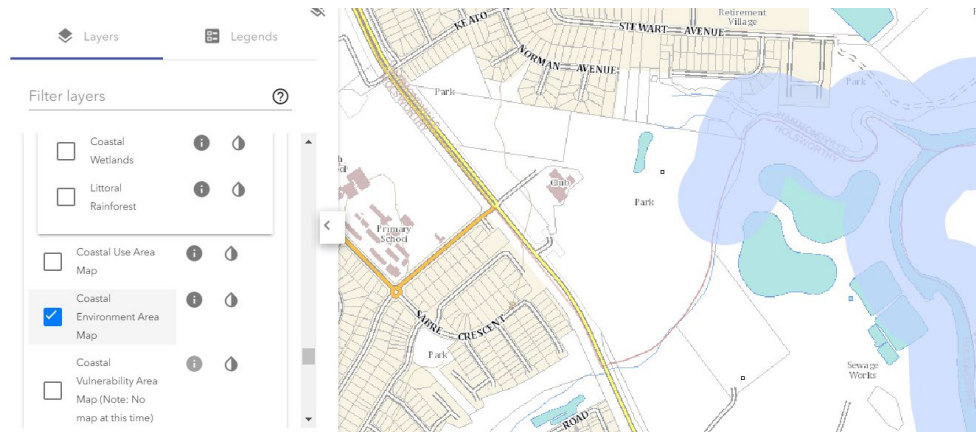
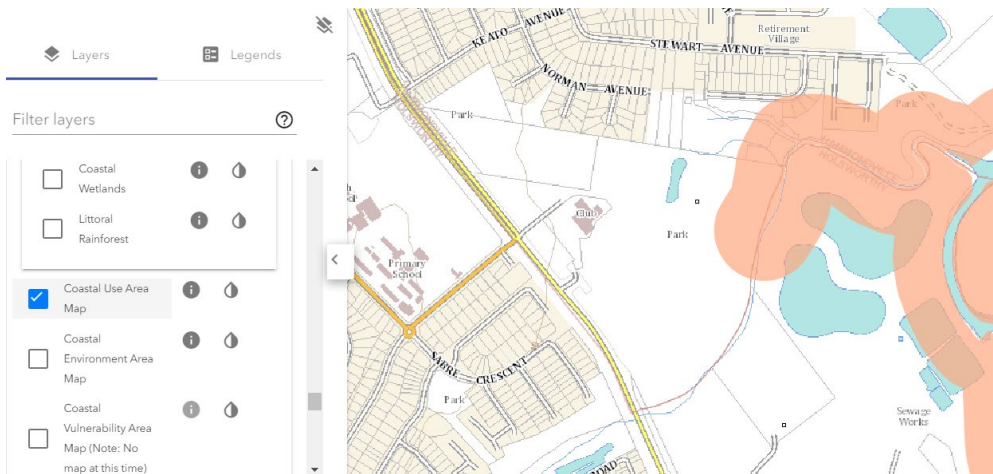


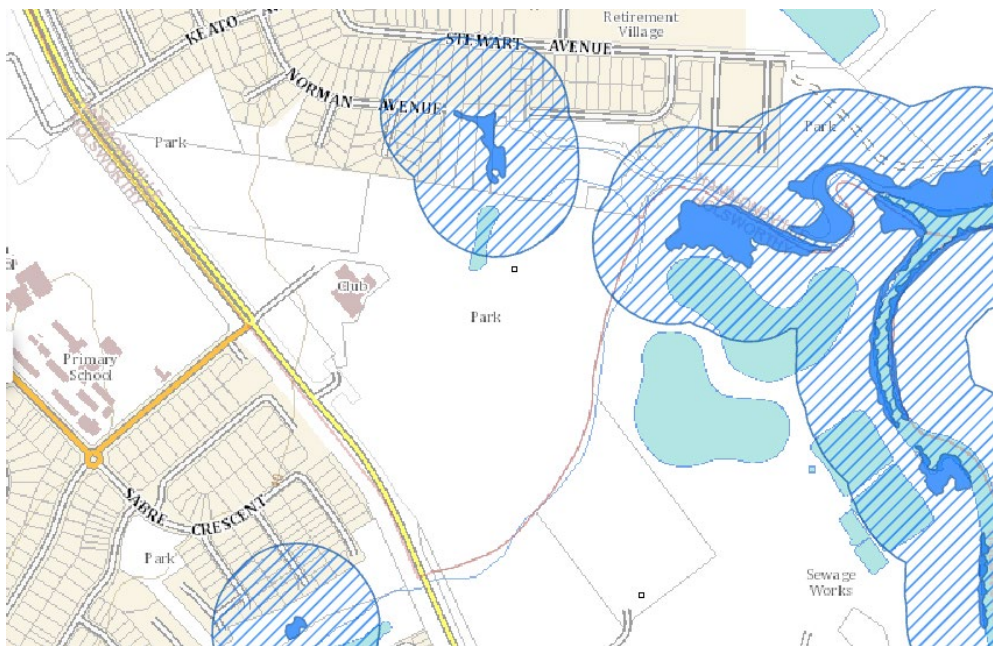
Figure 18 Coastal use area – Hammondville Park





The wetland in Hammondville Park and part of Harris Creek are buffers to coastal wetlands according to the SEPP (Resilience and Hazards).

Figure 19 Coastal wetlands map

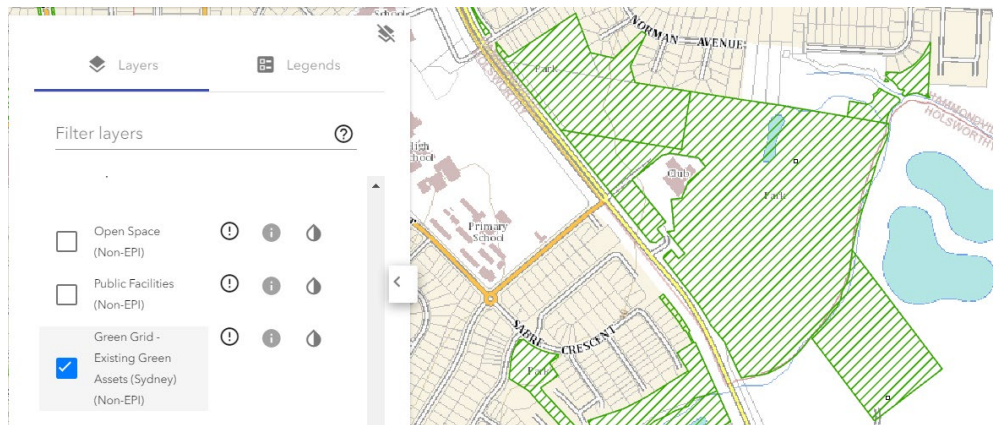


3.3.3 Sydney Green Grid

Hammondville Park is an important Green Grid – Existing Green Asset as shown in Figure 20.



Figure 20 Green Grid Existing Green Asset – Hammondville Park



The Green Grid – South West District Plan outlines priority projects in Liverpool LGA, including those along the Georges River.

3.4 Liverpool City Council plans

The local Liverpool City planning framework is governed by the Liverpool Local Strategic Planning Statement, Community Strategic Plan, Delivery Plan and Operational Plan, the Liverpool Local Environmental Plan 2008, and Development Control Plan.

3.4.1 Liverpool Local Environmental Plan 2008

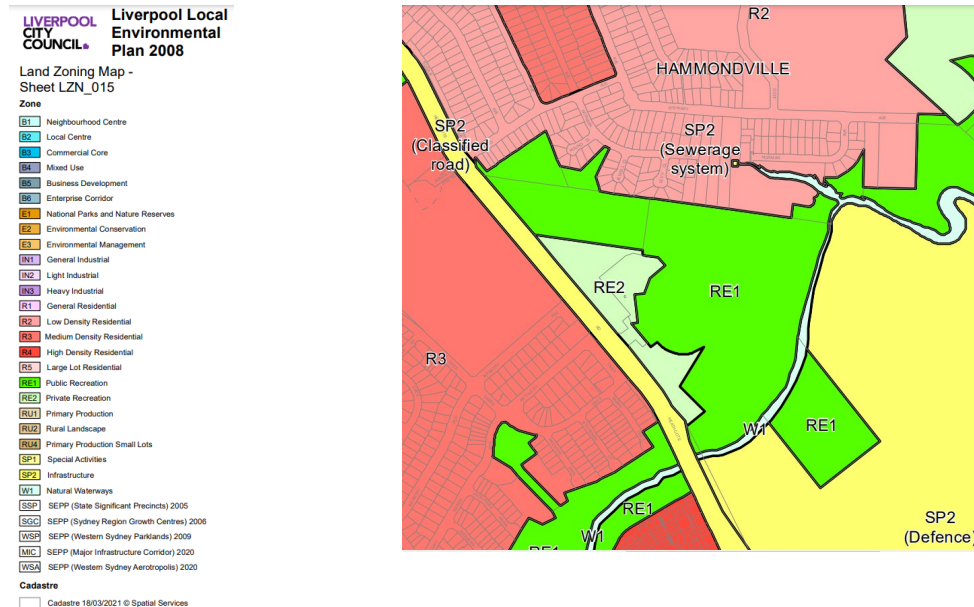
Zoning

Hammondville Park is zoned RE1 Public Recreation (community land) and RE2 Private Recreation (operational land) as shown in Figure 21.

The zone objectives are in Section 5.1 and permissible land uses are in Section 5.1.



Figure 21 Zoning of Hammondville Park



Environmental considerations

Environmentally significant and environmentally sensitive land in the Liverpool LEP 2008 corresponds with the riparian zone along Harris Creek (Figure 22).

Figure 22 Environmentally significant and environmentally sensitive land in Hammondville Park

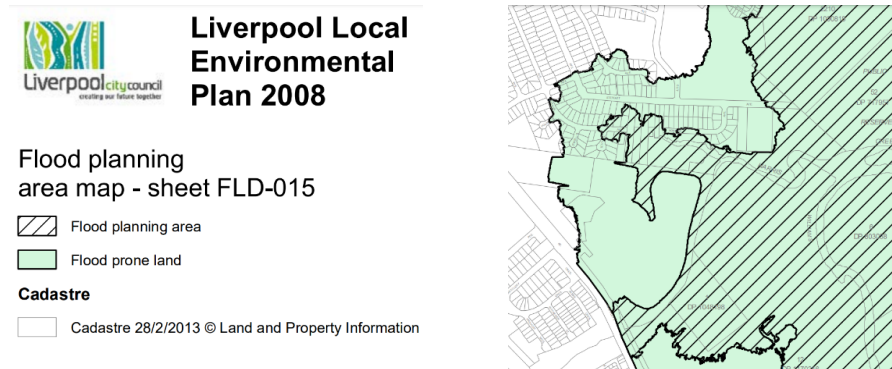


Flooding

Flood prone land in Hammondville Park extends from Harris Creek and the wetland to include the cricket and baseball fields, Hammondville Oval, eastern and central soccer fields, and part of the carpark as shown in Figure 23.



Figure 23 Flood planning area – Hammondville Park



3.4.2 Liverpool Development Control Plan 2008

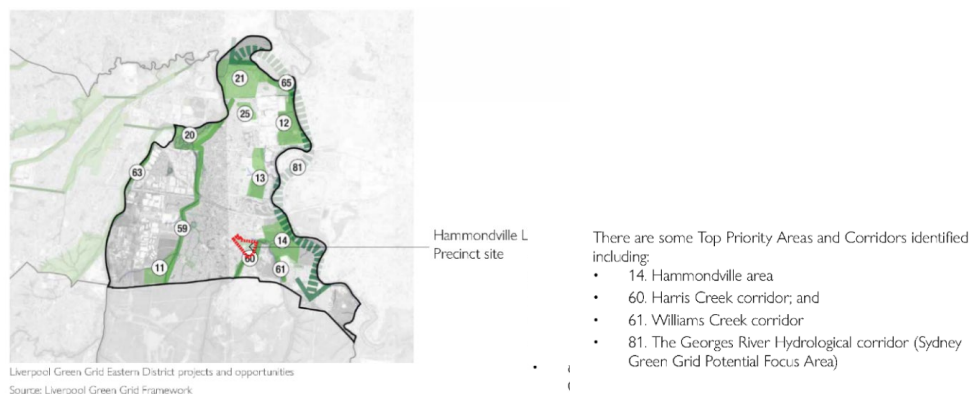
Part 1 of Liverpool Development Control Plan 2008: General controls for all development (1 February 2021) set out controls for the following on Council owned land:

- Used clothing charity bins
- Car parking and access
- Energy conservation
- Outdoor advertising and signage.

3.4.3 Liverpool Green Grid Framework

The Harris Creek corridor is identified in the Liverpool Green Grid Framework as a top priority area and corridor (Figure 24).

Figure 24 Liverpool Green Grid Eastern District projects and opportunities





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4 BASIS FOR MANAGEMENT OF HAMMONDVILLE PARK

4.1 Introduction

This section defines the specific roles and objectives for Hammondville Park based on community values and management directions of Liverpool City Council.

4.2 Community and stakeholder engagement

4.3.1 Introduction

A summary of feedback received from the community during preparation of this plan is provided below.

4.3.2 Process of community and stakeholder engagement

Community and stakeholder engagement for this Plan of Management was undertaken in two stages:

1. Community and stakeholder engagement for the Hammondville Park Draft Masterplan in August-September 2023
2. Public exhibition of the Draft Plan of Management and Masterplan from November 2023 to January 2024, at which time members of the community were invited to provide further comment and submissions.

4.3.3 Outcomes of community engagement

Community engagement activities were undertaken in August-September 2023 to provide guidance for the Hammondville Park Masterplan.

Engagement activities included an on-site drop-in event, online survey and interactive social pinpoint map, resulting in over 170 ideas and feedback from community members. More detail on the community engagement is in JOC Consulting (2023).

Liked aspects of Hammondville Park

The liked aspects of Hammondville Reserve by the community are the sporting facilities and the large open space.

Suggested changes and improvements

Community priorities

Community priorities for changes and improvements to Hammondville Park are listed in Figure 25.



Figure 25 Community priorities for changes and improvements to Hammondville Park

Visions for Hammondville Park	Community Priorities
 <p>An exciting community centre for learning and growing</p>	<ul style="list-style-type: none"> • Responding to the need for a new childcare centre • Providing opportunities for STEM education and learning • Delivering a much needed youth space • Responding to the needs of a new WFH workforce • Providing access to health information and education
 <p>A great aquatic centre for all ages</p>	<ul style="list-style-type: none"> • Creating an exciting, accessible space that caters to diverse needs. • Offering a learn to swim program • Providing a new 50m pool • Offering aqua therapy and exercise • Delivering a much needed water play opportunity • Creating a seamless indoor-outdoor experience
 <p>A special place to come together with family and friends</p>	<ul style="list-style-type: none"> • Delivering a unique play space, that enables parents to socialise alongside children's recreation • Create community ownership by partnering with local schools to offer unique educational opportunities • Activating open spaces whilst not in use for sporting events • Providing a heart for neighbouring villages to come together – "a village green"
 <p>A place to connect with and appreciate nature</p>	<ul style="list-style-type: none"> • A network of walking and cycling trails connecting into the parklands, and through the neighbouring bush reserves • Formalising existing desire paths through the precinct, and informal walking tracks through bushland • Creating access to nature for local residents by delivering ease of access across Heathcote Rd • Delivering a BMX pump track, in line with existing informal use of the site
 <p>A fantastic sports facility to cater to diverse needs</p>	<ul style="list-style-type: none"> • Enabling greater utilisation of fields through flood mitigation and installation of synthetic turf • Providing both male and female change facilities alongside sporting fields • Delivering appropriate parking to accommodate current and future capacity for simultaneous sporting events • Designing adequate shade solutions adjacent to all sporting facilities

Source: JOC Consulting (2023)



The community engagement highlighted concerns about Hammondville Park as follows:

- increasing traffic along Heathcote Road. The Masterplan needs to include safe and accessible pedestrian access across Heathcote Road.
- insufficient vehicle parking for current users.
- Flooding concerns, to be addressed by flood mitigation and formalisation of pathways and road throughout the precinct
- sufficient funds are required to provide recreation facilities to meet community needs.

Sporting group priorities

Sporting groups requested the following improvements in 2023:

- more sporting fields, diamonds and netball courts
- better drainage of fields and diamonds
- synthetic fields for soccer
- improved surface of baseball diamond
- larger and better equipped clubhouses for meetings, presentations, community use, officials and medical
- changing facilities for women and girls
- upgraded and accessible toilets
- improved vehicle parking
- better emergency vehicle access
- better player and spectator facilities – shade, seating, baseball dugouts
- improved floodlighting of fields, diamonds and courts
- better lighting of pathways and internal roads
- repairs to irrigation
- increased storage
- repairs to baseball fencing and netting.

Issues raised are addressed in the Action Plan tables in Section 6.

4.3 Values of Hammondville Park

The Liverpool and local communities and park users value various aspects of Hammondville Park for different reasons. By understanding the reasons why the community and users value Hammondville Park, the role that the community expects Hammondville Park to play in the future may be determined. The values outlined below reflect the outcomes from the community engagement process.

The community of Liverpool places a high value on sportsgrounds, community facilities and parks which are an integral part of the area in which they live.

Hammondville Reserve is valued for its contribution to the sporting, recreation and social life of the people of Liverpool. It is a regional facility, drawing users from beyond its immediate catchment, providing a range of sporting facilities to a variety of sporting codes.



The people of Liverpool also hold Hammondville Park in high regard for use for passive recreation and its environmental value. This Plan of Management aims to further enhance the casual use of this park, to protect the natural environment and to develop Hammondville Park as a valuable area of open space for use by the whole community.

4.4 Vision and management objectives for Hammondville Park

4.4.1 State government

Core objectives for categories of community land

Hammondville Park is categorised as Sportsground, Natural Area-Watercourse, Natural Area-Wetland, Park and General Community Use as shown in Figure 16.

Hammondville Park will be managed according to the core objectives under the *Local Government Act 1993* for each relevant category for community land as set out below.

Sportsground

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

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

Natural Area

The core objectives for management of community land categorised as a **natural area** are to:

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

Natural Area-Watercourse

The core objectives for management of community land categorised as a **watercourse** are to:

- manage watercourses so as to protect the biodiversity and ecological values of the instream environment, particularly in relation to water quality and water flows
- manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability



- restore degraded watercourses
- promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category.

Natural Area-Wetland

The core objectives for management of community land categorised as **wetland** are to:

- protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands
- restore and regenerate degraded wetlands
- facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetlands.

Park

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

- encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
- provide for passive recreational activities or pastimes and for the casual playing of games
- improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

General Community Use

The core objectives for community land categorised as **General Community Use** are to:

- promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public in relation to:
 - public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public.
 - purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).



4.4.2 Council objectives

Local Strategic Planning Statement

Table 12 Relevant objectives of the Liverpool Local Strategic Planning Statement

Theme	Planning Priority	Council will:
Liveability: Our Home	6: High-quality, plentiful and accessible community facilities, open space and infrastructure aligned with growth	Ensure community facilities, open space and recreation facilities meet the needs of a growing population across the entire LGA
		Increase public open space and work with key stakeholders to revitalise and develop parks and open space across the Liverpool LGA.
		Ensure place-based integrated services by co-locating social services within neighbourhoods
	9: Safe, healthy and inclusive places shaping the wellbeing of the Liverpool community	Encourage integrated planning with community facilities for all major new and redeveloped recreation precincts
Sustainability: Our Environment	14: Bushland and waterways are celebrated, connected, protected and enhanced	Protect and restore naturally occurring ecosystems and habitat based on best practice biodiversity conservation principles.
		Minimise threats to listed species, populations and communities
		Establish and enhance a Green and Blue Grid corridor network
		Substantially increase tree canopy cover
		Implement water-sensitive urban design
		Improve catchment management and ensure policies and planning instruments work to improve river and waterway health
	15: A green, sustainable, resilient and water-sensitive city	Ensure development is located appropriately and that natural hazards such as flood and bushfire are avoided or mitigated.
		Encourage sustainability, energy efficiency and renewable energy across the LGA.
		Encourage water-sensitive urban design on new development, including through encouraging permeability of the public and private domain.
		Support water efficiency and alternative sources of water for resilient whole-of-water-cycle management.
		Substantially increase overall tree canopy across the LGA, including the City Centre.
		Pursue opportunities with utilities to deliver integrated energy water and waste infrastructure where community benefits are delivered.
		Pursue waste outcomes that are safe, efficient, cost-effective, maximise recycling and that contribute to the built form and liveability of the community.



Community Strategic Plan 2022-2032

Vision: A Vibrant Global City of Lifestyle and Opportunity

Table 13 Relevant objectives of the Liverpool Community Strategic Plan 2022-2032

Strategic Objectives	10-year strategies
Healthy, Inclusive, Engaging	Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities
	Support an inclusive community by fostering access and equity for all
	Deliver great and exciting events and programs for our people and visitors
	Support active and healthy lifestyles by improving footpaths, cycleways and walkways and other infrastructure that promotes and supports active transport
Liveable, Sustainable, Resilient	Deliver a beautiful, clean and inviting city for the community to enjoy
	Manage waste effectively and maximise recycling opportunities
	Protect and enhance our natural environment and increase the city's resilience to the effects of natural hazards, shocks and stresses
	Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city

Land use zoning objectives

Liverpool City Council's objectives for the RE1 Public Recreation zone are to:

- enable land to be used for public open space or recreational purposes.
- provide a range of recreational settings and activities and compatible land uses
- protect and enhance the natural environment for recreational purposes
- provide sufficient and equitable distribution of public open space to meet the needs of residents
- ensure the suitable preservation and maintenance of environmentally significant or environmentally sensitive land.

Liverpool City Council's objectives for the RE2 Private Recreation zone are to:

- enable land to be used for private open space or recreational purposes.
- provide a range of recreational settings and activities and compatible land uses.
- protect and enhance the natural environment for recreational purposes.
- enable land uses that are compatible with, and complimentary to, recreational uses.

Liverpool City Council's objectives for the W1 Natural Waterways zone are to:

- protect the ecological and scenic values of natural waterways.
- prevent development that would have an adverse effect on the natural values of waterways in this zone.



- provide for sustainable fishing industries and recreational fishing.
- enable the recreational enjoyment or scientific study of the natural environment.
- allow development for water recreation purposes that does not have a significant adverse effect on the natural values of waterways in this zone.

Liverpool City Council Disability Inclusion Action Plan 2017-2021

Table 14 Relevant objectives of Liverpool Disability Inclusion Action Plan

Disability Inclusion Focus Area	Strategies	Actions
Creating Liveable Communities	2.1 Improve access and inclusion in parks, playgrounds and sporting facilities	Include disability access requirements in sport and recreation facilities renewal and upgrade program
	2.2 Support programs that increase social inclusion and community connection	Investigate options to encourage people with disability accessing cultural and leisure programs and events
	2.3 Contribute towards liveable and accessible public places	Undertake audits of Council facilities for accessibility as required
	2.4 Continuously upgrade and renew Council's assets to deliver above compliance accessibility	Incorporate specific considerations for needs of people with disability in Council's Facilities Strategy, including inclusive programming and accessibility requirements
	2.6 Improve accessible paths of travel to and parking at key destinations	Evaluate availability of accessible parking across the LGA, particularly parking close to services

Recreation, Open Space and Sports Strategy (2018)

Council's vision for the Liverpool LGA in the Recreation, Open Space and Sports Strategy (2018) is to **create best practice recreation, open space and sports facilities for the community that connect residents and foster a healthy community.**

Guiding principles for open space management and for sports and recreation facilities are:

- Planning for the future
- Creating a 'sense of place'
- Equity and access
- Multi-purpose
- Connections
- Promoting social capital
- Green infrastructure
- Safety and security
- Commercial development
- Building partnerships.



Community Facilities Strategy 2017

Council's vision underpinning this strategy is "To build a world-class 21st century network of multi-purpose community facilities that inspire and connect residents, and act as focal points for community life."

Guiding principles for community facilities in Liverpool City are:

- Planning for the future
- A co-ordinated network of facilities
- Equity and access
- Inclusive
- Multi-purpose and adaptive
- Promoting social capital
- Building a 'sense of place'
- Going green
- Safety and security.

Directions for community facilities in Liverpool City are:

1. Delivering a world-class network of facilities
2. Customer focused delivery
3. A new model of governance
4. Implementing best practice facility asset management.

4.4.3 Vision and objectives for Hammondville Park

The vision for Hammondville Park is consistent with the NSW government and Liverpool City Council's visions for open space and parkland.

Hammondville Park will be a regional multi-purpose sporting, aquatic and leisure precinct with high quality and accessible facilities and spaces that will cater for the sporting, recreational, social and educational needs of everyone in the community, set against the natural backdrop of the riparian corridor of Harris Creek.

4.4.4 Management principles and objectives for Hammondville Park

Following on from the values and vision, it is important to establish some management principles against which recommendations for uses and development of the park will also be made. As owner of land within the park, Liverpool City Council intends to manage Hammondville Park to:

- preserve the aspects of the park that are particularly valued.
- implement the Hammondville Park Masterplan with new and upgraded sporting, recreation and community facilities.
- limit additional developments that do not relate to the park's roles.
- ensure continued public access.
- continue to provide high quality and well-maintained facilities.

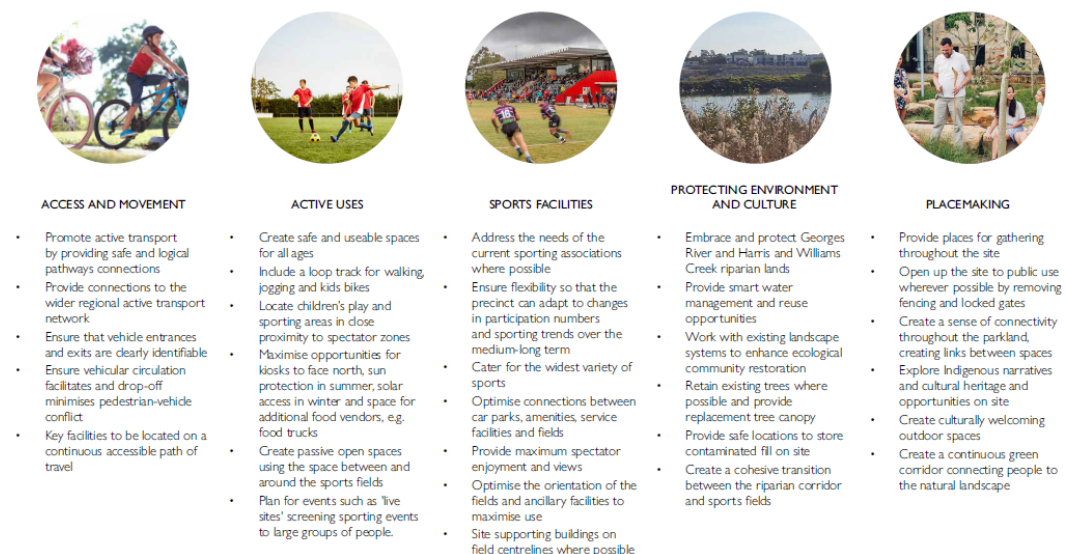


- maintain the current balance of sporting facilities to informal recreation areas.
- provide opportunities for informal recreation, community uses, cultural activities, and social interaction.
- allow limited approved public community and cultural events which are ancillary to and supportive of the public recreational use of the park, and that have acceptable impacts on public recreational, residential and open space amenity.
- minimise intensification of uses that have impacts on park users and the local community.
- ensure future uses are compatible with existing activities and the carrying capacity of facilities and settings.
- ensure safety of visitors to the park
- improve the scenic and environmental values of the area through a commitment to the rehabilitation and protection of the Harris Creek corridor and any future natural features of the site.

The park will continue to be permitted to be used primarily for sporting and informal recreation activities, community activities, and for social and cultural activities and events.

The principles of the Hammondville Park Masterplan are set out in Figure 26 below.

Figure 26 Project principles for the Hammondville Park Masterplan



Source: Clouston Associates (2023)



5 FUTURE USES AND DEVELOPMENTS

5.1 Permitted future uses and developments

5.1.1 Legislative requirements

Introduction

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

- *Local Government Act 1993*
- SEPP (Transport and Infrastructure) 2021
- Resilience and Hazards SEPP (Chapter 2: Coastal Management)
- Liverpool Local Environmental Plan 2008
- uses for which leases, licences and other estates may be granted on community and Crown land under the *Local Government Act 1993*
- Commonwealth legislation.
- any interests held on title.

Local Government Act 1993

According to the *Local Government Act 1993* and the Local Government (General) Regulation 2021, uses and developments on land classified as community land must be consistent with the guidelines for each relevant category and the core objectives of the relevant category. The guidelines and core objectives for the Sportsground, Natural Area-Watercourse, Natural Area-Wetland, Park and General Community Use categories which apply to Hammondville Park are outlined above.

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

Liverpool Local Environmental Plan 2008

The Liverpool Local Environmental Plan 2008 sets out in general terms what types of developments are permissible within the RE1 Public Recreation, RE2 Private Recreation and W1 Natural Waterways zones which apply to Hammondville Park.

All proposed uses, development and building works in this Plan of Management should be permissible under the applicable zoning in the Liverpool Local Environmental Plan 2008 and assessed if required through a Development and Building Application process consistent with the *Environmental Planning and Assessment Act 1979*.

Works and activities permitted under the applicable zones are listed in Table 15.



Table 15 Permissible activities in the RE1, RE2 and W1 zones in Liverpool City

Permitted without consent	Permitted with consent		Prohibited
RE1 Public Recreation			
Environmental protection works Home occupations	Aquaculture Boat sheds Building identification signs Business identification signs Camping grounds Caravan parks Centre-based child care facilities Charter and tourism boating facilities Community facilities Entertainment facilities Environmental facilities Flood mitigation works	Information and education facilities Kiosks Marinas Mooring pens Places of public worship Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Respite day care centres Roads Water recreation structures	Any other development
RE2 Private Recreation			
Environmental protection works Home occupations	Animal boarding or training establishments Aquaculture Boat sheds Building identification signs Business identification signs Camping grounds Car parks Caravan parks Centre-based child care facilities Charter and tourism boating facilities Community facilities Entertainment facilities Environmental facilities Flood mitigation works Function centres Hotel or motel accommodation	Information and education facilities Kiosks Landscaping material supplies Marinas Mooring pens Places of public worship Plant nurseries Recreation areas Recreation facilities (indoor) Recreation facilities (major) Recreation facilities (outdoor) Registered clubs Respite day care centres Roads Stock and sale yards Veterinary hospitals Water recreation structures	Any other development
W1 Natural Waterways			
Environmental protection works	Aquaculture Boat sheds Building identification signs Business identification signs Environmental facilities	Marinas Mooring pens Moorings Recreation areas Roads Water recreation structures	Business premises Hotel or motel accommodation Industries Local distribution premises Multi dwelling housing

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Permitted without consent	Permitted with consent	Prohibited
	Flood mitigation works Information and education facilities	Recreation facilities (major) Residential flat buildings Restricted premises Retail premises Seniors housing Service stations Warehouse or distribution centres Any other development

Any Development Applications, proposed works and major management issues will be advertised to the community for information and to invite comment.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Division 12 of the *SEPP (Transport and Infrastructure) 2021* provides for development which is:

- for certain purposes by or on behalf of Council without consent on a public reserve under the control of or vested in Council (Clause 65 (3)).
- exempt from planning consent if it is carried out by or on behalf of a public authority on a public reserve (Clause 66).

Clause 66 of the SEPP allows for certain construction or maintenance works to be undertaken as “exempt development”, subject to certain conditions and compliance requirements set out in Clause 20 in parks and other public reserves. Such exempt development must involve “no greater disturbance of native vegetation than necessary” and “not result in an increase in stormwater run-off or erosion.”

Clause 65 of the SEPP also permits specified works to be undertaken on community land without consent “if the development is for the purposes of implementing a plan of management adopted for the land”.

Commonwealth legislation

Council recognises that under the *Telecommunications Act 1997* Hammondville Park is a desirable location for the location of a telecommunications installation. ‘Low impact’ telecommunications installations are permissible on community land without authorisation in a Plan of Management and without Council approval.

This Plan of Management authorises the granting of a lease, licence or Access Agreement for the erection and use of telecommunications towers, provided the proposal is put on public exhibition prior to a Council resolution permitting the use. A rental fee will be payable to Council.



5.1.2 Authorised uses and development at Hammondville Park

Introduction

Hammondville Park is intended to be used for outdoor and indoor sport and recreation, active recreation, informal recreation, community/social/cultural/educational activities, and other compatible activities. Developments and structures are limited to those which support the desired activities.

This Plan of Management expressly authorises development of new buildings and structures, and future redevelopment/refurbishment of buildings and structures, which support the desired uses of Hammondville Park for outdoor and indoor sporting, recreation and community/ social activities.

Permitted uses and developments must support and enhance the other values of Hammondville Park including access, open space, sport, recreation, and the natural environment.

Any use or development that would further encroach on the open space of Hammondville Park should be minimised, unless it can be shown that the proposed use or development:

- is a more efficient use of the space,
- has a community benefit, and
- is consistent with the objectives of this Plan of Management.

Authorised uses and developments

This Plan of Management authorises the following uses and developments at Hammondville Park, including but not limited to those listed in Table 17. Some of the activities and developments listed below may require development consent.

The facilities on community land may change over time, reflecting the needs of the community.

Table 16 Future uses of Hammondville Park

Purpose / Use	Sportsground category	Natural Area category	Park category	General Community Use category
Advertising - internally oriented				
Aquatic activities				
Art, including painting, sculpture				
Ceremonies				
Childcare				
Classes (sport, leisure, recreation, training)				
Commercial uses ancillary to sports facilities and usage				



Purpose / Use	Sportsground category	Natural Area category	Park category	General Community Use category
Community, special and cultural events, gatherings				
Concerts (music, outdoor theatre)				
Corporate days, promotions, displays				
Cycling – leisure, active transport/ transit				
Delivering a public address or speech				
Dog exercise off leash (prohibited on sportsfields, and within 10 metres of the playground and where food and beverages are consumed. On-leash only elsewhere)				
Earthworks				
Education				
Emergency purposes, including training				
Environmental management and monitoring				
Environmental protection works				
Event “live site”				
Filling, levelling or draining of land				
Filming and photography, subject to Council approval				
Flora, fauna and archaeological surveys				
Functions				
Habitat creation				
Helicopter take-off and landing (on sportsfields in medical emergencies only)				
Indoor and outdoor sporting and recreational activities compatible with the use of all facilities				
Informal ball games and recreation				
Interpretation (historical, environmental)				
Irrigation and drainage				
Landscaping, gardening				
Maintenance and emergency vehicle access				
Maintenance of sporting and recreation facilities				

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Purpose / Use	Sportsground category	Natural Area category	Park category	General Community Use category
Markets and fairs				
Meetings				
Organised and unstructured active and passive sporting and recreational activities and programs				
Outdoor cinema				
Performances including concerts, stage				
Personal and group fitness training, subject to Council approval				
Pest control (invertebrate and vertebrate)				
Picnics and barbecues				
Play activities (all ages, abilities)				
Product launches				
Revegetation, returfing				
Running / jogging				
Sports administration				
Sporting activities including training, competition, events, tuition				
Stormwater collection, treatment and/or retention				
Vehicle parking				
Walking				
Weed management				

Table 17 Permissible developments to facilitate permissible uses at Hammondville Park

Development to facilitate uses	Sportsground category	Natural Area category	Park category	General Community Use category
Access for people of all abilities				
Amenities				

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Development to facilitate uses	Sportsground category	Natural Area category	Park category	General Community Use category
Aquatic and fitness facilities – indoor and outdoor				
Barbecues				
Bicycle related storage facilities/racks				
Café / Kiosk				
Carparks				
Commercial development ancillary to and supporting existing uses				
Community facilities for social, cultural and recreation purposes				
Community garden				
Complying and exempt development				
Drainage works: complementary to the natural drainage patterns on the land, and to protect roads, services, or other facilities on the land				
Easements to private property: temporary or permanent access across Hammondville Park where appropriate and in compliance with the requirements of the <i>Local Government Act 1993</i> , <i>Local Government (General) Regulation 2021</i> and other relevant legislation and policy.				
Educational facilities				
Environmental facilities				
Environmental protection works				
Fencing				
Fitness/exercise equipment				
Flagpoles or smart poles				
Food and beverage outlet (mobile, temporary)				
Food preparation and related facilities				
Hardstand for event structures				

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Development to facilitate uses	Sportsground category	Natural Area category	Park category	General Community Use category
Irrigation and drainage structures and systems				
Landscaping (hard and soft), including landscape structures or features				
Lighting: for public safety, asset protection				
Park furniture				
Park maintenance staff amenities				
Pathways				
Picnic tables, shelters and barbecues				
Play equipment, softfall, shade structures				
Public utilities				
Scoreboard and scoring infrastructure				
Seating				
Shelters and shade structures				
Signage – locational, directional, interpretive, regulatory				
Sport ancillary purposes				
Sporting facilities for conducting organised sport				
Sports courts (indoor, outdoor)				
Sports lighting – field lighting to Australian standards for relevant sporting activities				
Stormwater storage tanks and pipes				
Take away food or drink premises				
Temporary advertising structures which relate to approved uses/activities, are internally directed and approved by Council				
Toilets				
Utility installations				



Development to facilitate uses	Sportsground category	Natural Area category	Park category	General Community Use category
Vehicle access, parking and loading/unloading areas (emergency and authorised vehicles only)				
Vehicle barriers				
Viewing area / platform				
Walking tracks/paths, raised paths/boardwalks, ramps, stairs, gates				
Waste management				
Water sensitive urban design structures such as rain gardens, swales				
Work sheds or storage required in connection with maintenance of Hammondville Park				

5.1.3 Restricted and prohibited activities

Activities that are prohibited or restricted at Hammondville Park include, but are not limited to:

- breaking or leaving any bottle, glass, syringe or other objects likely to endanger the safety of any person
- camping or staying overnight
- depositing rubbish
- discharging of rifles or firearms
- dogs off leash
- dogs within 10 metres of playgrounds and food preparation areas
- fireworks without approval
- flying of model aeroplanes or drones according to CASA guidelines
- any game or activity likely to damage property, injure, endanger or cause nuisance to any other person
- helicopter landings, except in emergencies
- horse riding
- interfering with or damaging any Council building, equipment, furniture, landscaping, tree, plant or flora
- leaving of dogs' faeces (removal and proper disposal is required)
- lighting of fires, except in Council constructed fireplaces or portable barbecues
- practising of golf or archery



- remote control vehicles including model aeroplanes and cars
- taking of unauthorised motor vehicles or motorised bikes, except in constructed carparks and driveways.

Activities at Hammondville Park must be consistent with the RE1 Public Recreation, RE2 Private Recreation and W1 Natural Waterways zoning as applicable.

Activities at Hammondville Park may be prevented or restricted by public health orders such as during a pandemic.

5.1.4 Guidelines for buildings and other structures

This Plan of Management expressly authorises development of new buildings and structures, and redevelopment/refurbishment of existing buildings and structures, which support the desired uses of Hammondville Park as shown on the Masterplan for Hammondville Park, and the categorisation.

The location, size and scale of future buildings and structures at Hammondville Park will be consistent with:

- community needs
- physical site constraints
- best practice design standards including Australian Standards, NSW Better Places guidelines, and for aquatic and leisure centres.

In accordance with Liverpool City Council's requirements for ensuring equality and accessibility for all, the park and its facilities will be accessible to all members of the community, regardless of age, sex, socio-economic status or mobility.

5.1.5 Scale and intensity of future uses and development

Introduction

In accordance with the *Local Government Act 1993* a Plan of Management for community land must set out the scale and intensity of proposed uses and developments.

The scale and intensity of future uses and development at Hammondville Oval is dependent on:

- the nature of the approved future uses and developments
- the Masterplan for Hammondville Park
- the carrying capacity of facilities and spaces at Hammondville Park
- impact on adjoining residents and land uses in terms of noise, lighting, traffic and vehicle parking
- consistency with the categorisation of community land
- approved Development Applications.

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



The benchmarks for the scale and intensity of future uses and developments permissible at Hammondville Park will be physical disturbance and damage to facilities and spaces. The physical impacts of activities and uses on facilities and spaces should be regularly monitored. Review of permissible activities and developments will occur if site monitoring shows any deterioration from the present condition of Hammondville Park resulting from those activities or developments.

Activities at Hammondville Park which may attract high numbers of people include sporting activities, aquatic activities on hot days, and community events. The intensity of use, multiple activities/uses, and real or perceived crowding/congestion or competition for space across open space at Hammondville Park will be managed so as not to unreasonably compromise the amenity of park users and the community.

Public health directives

At times, such as during the COVID-19 pandemic, Council is required to implement public health directives to ensure social distancing at public open spaces and facilities, which may involve temporarily preventing access to specific facilities.

Conversely, the response to a pandemic or similar situation would increase demand for walking, cycling and outdoor informal recreation opportunities. Hammondville Park is ideally placed to offer such local outdoor open space and exercise opportunities.

5.2 Use agreements

5.2.1 What are use agreements?

Under Section 46(1)(b) of the *Local Government Act 1993* a lease, licence, other estate or easement (also referred to as use agreements) may be granted over all or part of community land as a way of formalising the use of community land.

Leases and licences may be held by organisations such as sporting clubs and associations, community groups, schools, non-government organisations, charities, community welfare services, non-profit organisations and government authorities, or by private/commercial organisations or people providing facilities and/or services for public use.

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

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

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



The lease or licence must be for uses consistent with the reserve purpose(s), the assigned categorisation and zoning of the land, Council policies, be in the best interests of the community as a whole, and enable, wherever possible, shared and multiple use of community land.

Any lease or licence proposal will be individually assessed and considered, including the community benefit, compatibility with this Plan of Management, and the capacity of the community land and the local area to support the activity.

5.2.2 Authorisation of current use agreements

Several use agreements (leases, licences or other estates) currently apply to Hammondville Park as listed in Section 2.10. These agreements are authorised until the end of their current term before the exercising of any options.

A telecommunications Access Agreement has expired and is currently under renegotiation.

5.2.3 Leases and licences over community land

The *Local Government (General) Regulation 2021* sets out requirements for issuing of leases, licences and short term/casual permits on community land.

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

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

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

Any leases or licences for emergency services organisations and not-for-profit and community groups after 30 June 2021 must be authorised by an adopted Plan of Management, or Minister's consent must be sought to manage the land as is it were operational land under the *Local Government Act 1993*.

5.2.4 Express authorisation of future use agreements

Authorisation of future use agreements

Use agreements over community land are dealt with in Sections 46, 46A and 47 of the *Local Government Act 1993*, and Clauses 116 to 119 of the *Local Government (General) Regulation 2021*.



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

This Plan of Management expressly authorises the issue of leases, licences and other estates over the land covered by this Plan of Management, provided that:

- the purpose is consistent with the purpose for which it was dedicated or reserved, and any purposes which have been added to the reserve
- the purpose is consistent with the guidelines and core objectives for the category of the land
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the Local Government (General) Regulation 2021
- the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the Local Government (General) Regulation 2021
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

Depending on the nature of the proposed lease or licence, Council would develop specific objectives and requirements tailored to the proposed use. Terms and conditions of a lease, licence or other estate should reflect the interest of the Council, protect the public, and ensure proper management and maintenance.

Use agreements that are current, or foreseen in the Hammondville Park Masterplan, are expressly authorised as set out in Table 17.

Table 17 Express authorisation of use agreements

Facility	Purpose	Type of agreement	Maximum possible term
Hammondville Park	Public recreation	Management agreement	21 years (or 30 years with Ministers consent)
Part of seating area at Hammondville Oval	Moorebank Sports Club patrons to watch sport on Hammondville Oval	Licence	21 years (or 30 years with Ministers consent)
Hammondville Park	Telecommunications	Access Agreement, <i>Telecommunications Act 1997</i>	21 years
Hammondville Park sporting fields, baseball/softball diamonds, sports courts	Public recreation	Seasonal licence agreement	2 years
Hammondville Aquatic and Leisure Centre	Management and operation	Lease/licence	21 years (or 30 years with Ministers consent)
Early Learning Centre	Management and operation	Lease/licence	21 years (or 30 years with Ministers consent)



Facility	Purpose	Type of agreement	Maximum possible term
Outside School Hours Care (OSHC)	Management and operation	Lease/licence	21 years (or 30 years with Ministers consent)

This Plan of Management expressly authorises the issue of other leases, licences and other estates over the land in Hammondville Park categorised as Sportsground, Park and General Community Use as set out in Table 18 (below).

5.2.5 Leases and licences in natural areas

Leases and licences may be granted by Council in the Harris Creek riparian area categorised as Natural Area-Watercourse, and over the wetland categorised as Natural Area-Wetland under Section 47B of the *Local Government Act 1993*.

5.2.6 Licence agreements

Short term licences

Short term licences and bookings will be issued in accordance with the Local Government (General) Regulation 2021.

Events

Events and activities may be subject to compliance with Council policies, development applications, separate Council approval processes, and conditions or exemptions not covered by this plan.

School use of sportsgrounds

The granting of licences for school use of sportsgrounds is expressly authorised by this Plan where use complies with conditions set out in Section 4.45 of the Liverpool City Council Hire of Playing Surfaces Policy 2015.

The range of sports and activities permissible should include active sports but is not limited to:

- Seasonal formal and informal sports games
- Activities associated with health and fitness
- Educational activities
- Charity, fundraising and religious activities (activities permitted under the *Charitable Fundraising Act 1991*)
- Festivals, events and ceremonies.

Licenses for Casual Use of Sportsgrounds

The granting of licences for casual use of sportsgrounds is expressly authorised by this Plan where casual use complies with conditions set out in Section 4.45 of the Liverpool City Council Hire of Playing Surfaces Policy 2015.



Events and activities may be subject to compliance with Council policies, development applications, separate Council approval processes, conditions or exemptions not covered by this Plan.

Liquor Licences

Granting of liquor licenses are subject to separate approval processes and are not at the sole discretion of Council. This Plan of Management expressly authorises Council permission as the landowner for granting liquor licences on community land subject to other necessary approvals.

Applications for liquor licences will be considered on a case by case basis, and only when Council is satisfied that the licensee can meet the requirements of Liquor and Gaming NSW and the *Liquor Act 2007* for the responsible service of alcohol.

5.2.7 Other estates

Easements for utilities

This Plan of Management expressly authorises Council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the council or public utility provider on the community land in accordance with the *Local Government Act 1993*.

This Plan of Management authorises the construction of structures for the purposes of stormwater management, treatment and/or retention as prescribed in Section 28 of the Local Government (General) Regulation 2021. This Plan authorises the continued use of drains, channels and easements, and the creation of new drains, channels and easements.

This Plan of Management expressly authorises the granting of easements over community land at Hammondville Park for public utilities, providing pipes, conduits or other connections under the ground surface. This is limited to easements which connect premises adjoining community land to an existing water, sewer, drainage or electricity facility of Council or another public utility provider that is situated on the land. Such easements are authorised provided that:

- there is no feasible alternative to connecting to a facility on the community land
- there is no significant impact on the condition or use of the community land
- in all cases, the applicant is to be responsible for all costs incurred by Council in the creation of the easement
- The applicant provides a sum (to be determined by Council), which will provide for the maintenance of the community land on which the easement is located.

Granting of easements for public utilities and stormwater management at Hammondville Park is subject to conditions as required to ensure the protection of reserve assets, values and uses; and demonstration of a community and/or environmental benefit. Council will oppose the creation of any additional (foreign) services or utility installations, or easements, in or through Hammondville Park unless there is an advantage for Hammondville Park and its management, or an overriding community or environmental benefit.

Granting of easements above or on the surface of community land is not within the authority of this Plan of Management. These easements include, but are not limited to, piping to a



natural watercourse, piping from a facility on community land to a facility on private land, and private vehicular or pedestrian access.

This plan expressly authorises Council to enter into leases and licences or other forms of agreement with relevant authorities, organisations or individuals.

Telecommunications

Telecommunications infrastructure may be proposed under the *Telecommunications Act 1997* where the terms are consistent with Council's obligations under the Act. The granting of such a lease or licence is also subject to a rental fee being payable to Council to be used for the improvement of Hammondville Park. Proposals for such leases and licences will be put on public exhibition prior to Council approval.

5.2.8 Use agreements by tender

Section 46A of the *Local Government Act 1993* requires that Plans of Management must specify purposes for which a lease, licence or other estate may be granted only by tender. A lease or licence for a term exceeding five years may be granted only by tender unless it is granted to a non-profit organisation. However, Council may apply a tender process in respect to granting any particular lease, licence or estate.

Leases, licences and other estates for the following purposes will be granted only after a public competitive tender process in accordance with the *Local Government Act 1993*:

- advertising
- commercial activities
- operation of a café
- a lease or licence for a term exceeding five years, unless granted to a non-profit organisation
- other leases/licences Council may want to tender.

If Council proposes to grant a lease, licence or other estate over community land, it must follow notification procedures outlined in Section 47 of the *Local Government Act 1993*.

5.2.9 Sub-leases

Where a lease arrangement has been entered into with Council over community land, sub-leasing of the land must be in accordance with the requirements of Section 47C of the *Local Government Act 1993* i.e., the purpose for which the land was to be used under the lease.

Community land that is the subject of a lease cannot be sublet for a purpose other than:

- the purpose for which the land was to be used under the lease; or
- a purpose prescribed by the Regulations.

Under Clause 119 of the *Local Government (General) Regulation 2021*, community land leased by a sporting club may be sub-let for refreshment kiosks, dances and private parties.



5.2.10 Exclusive occupation and private purposes

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

The exclusive occupation or use of Hammondville Park is only permitted for the purposes of any lease to which Sections 47 and 47A of the *Local Government Act 1993* applies.

Despite granting formal access and use of community land, the areas subject to leases and licences do not permit exclusive use of the land to the hirer. The land remains community land - for the use, access and enjoyment of all members of the community.

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

5.2.11 Instances where use agreements are not required

Casual use

Casual uses of a public reserve for events of no more than three consecutive days will not be required to arrange a formal lease or licence with Council, provided that:

- the activity is permissible under the objectives identified for that land category
- no significant damage to the reserve is anticipated as a result of the proposed activity
- there is no anticipated disruption to adjacent properties as a result of the activity or event
- the use or occupation does not involve the erection of any permanent buildings or structures
- there is no interference with other users
- Council obtains proof of suitable insurances
- the organisers, in consultation with Council, make arrangements for the provision of extra toilets, waste collection, traffic management, security, and
- any other requirements deemed necessary by Council.

Temporary access

Access across community land shall be authorised by this Plan of Management provided that:

- the access is of a temporary nature
- Council holds a bond in respect of any potential damage
- Council is in receipt of proof of suitable insurances.



Table 18 Express authorisation of leases, licences and other estates at Hammondville Park

Type of tenure arrangement	Maximum term	Park category	Purpose for which tenure may be granted	General Community Use category
Lease	21 years, or 30 years with approval from the Minister	-	<p>Commercial activities associated with and ancillary to Hammondville Park and aligned with its values, function, scope and scale including management and maintenance of sporting and related infrastructure</p> <ul style="list-style-type: none"> - - - 	<ul style="list-style-type: none"> - management and operation of the Hammondville Aquatic and Leisure Centre - use of indoor facilities and spaces - commercial retail uses associated with the facility such as sale of merchandise and sale or hire of sports goods - café/kiosk for refreshment purposes, including outdoor seating and tables, with or without liquor licence - disability care and services - family and children's services - childcare, out of school hours care or vacation care - commercial activities associated with and ancillary to Hammondville Park and aligned with its values in function, scope and scale - educational purposes, including classes, workshops - community services delivery and provision - arts and cultural purposes, including concerts, dramatic productions - recreational, community and leisure purposes, including fitness classes, dance classes, games

<div> <div>FINAL MAY 2024</div> <div>PLAN OF MANAGEMENT HAMMONDVILLE PARK</div> </div> <div> <div>LIVERPOOL CITY COUNCIL</div> </div>		Purpose for which tenure may be granted		
Type of tenure arrangement	Maximum term	Park category	Sportsground category	General Community Use category
Licence		<ul style="list-style-type: none"> - mobile food/beverage vans - advertising aligned with Hammondville Park values and Council's policies - hire or sale of recreational equipment - sporting, community, recreational and related activities 	<ul style="list-style-type: none"> - use for training and competition matches - hire or sale of sporting equipment - mobile food/beverage vans - advertising aligned with park values and Council's policies - sporting activities fixtures and events including ticketed events - sporting, community, recreational and related activities - commercial activities associated with and ancillary to Hammondville Park and aligned with its values in function, scope and scale including management and maintenance of sporting and related infrastructure and the sporting fields, and health or sports medicine services (physiotherapy etc.) available to the public 	<ul style="list-style-type: none"> - sporting uses developed/operated by a private operator - management and operation of the Hammondville Aquatic and Leisure Centre - café/kiosk for refreshment purposes, including outdoor seating and tables, with or without liquor licence - indoor sports centre - childcare or vacation care - ancillary to participation in Centre activities - mobile food/beverage vans - advertising aligned with Hammondville Park's values and Council's policies - commercial activities associated with and ancillary to Hammondville Park and aligned with the values in function, scope and scale - educational purposes, including education classes, workshops - arts and cultural purposes, including concerts, dramatic productions - recreational, community and leisure purposes, including fitness classes - sporting, community, recreational and related activities

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Type of tenure arrangement	Maximum term	Park category	Sportsground category	General Community Use category
-	-	Entertainment	-	Engaging in an appropriate trade or business
-	-	Environmental protection, conservation or restoration of environmental studies	-	Entertainment
-	-	Equestrian events	-	Environmental protection, conservation or restoration of environmental studies
-	-	Exhibitions	-	Exhibitions
-	-	Filming (as defined by the <i>Local Government Act 1993</i> , including for cinema/ television including temporary erection or use of buildings or structures necessary to enable a filming project to be carried out	-	Filming (as defined by the <i>Local Government Act 1993</i> , including for cinema/ television including temporary erection or use of buildings or structures necessary to enable a filming project to be carried out
-	-	Functions – family, community, corporate	-	Functions – family, community, corporate (e.g., commemorative functions, book launches, film releases, similar activities)
-	-	Health and fitness activities	-	Health services
-	-	Helicopter take-off/ landing	-	Hiring of equipment
-	-	Hiring of equipment	-	Markets, fairs
-	-	Markets, fairs	-	Meetings
-	-	Meetings	-	Meetings
-	-	Military exercises	-	Military exercises
-	-	Mobile food/beverage vans	-	Performances, playing a musical instrument or singing for fee or reward
-	-	Outdoor cinema	-	Photography (still, commercial)
-	-	Performances, playing a musical instrument or singing for fee or reward	-	Political conferences, meetings and functions

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Type of tenure arrangement	Maximum term	Park category	Purpose for which tenure may be granted
		Sportsground category	General Community Use category
-	Photography (still, commercial)	-	Private celebrations (weddings and family gatherings)
-	Picnics	-	Promotion or enhancement of sporting groups, fixtures and events (e.g., 'guest' events for juniors, gala days, club meetings)
-	Private celebrations (weddings and family gatherings)	-	Promotion or enhancement of sporting groups, fixtures and events (for example 'guest' events for juniors, gala days, club meetings)
-	Sales	-	Religious services
-	Scientific studies, surveys	-	Sales
-	Shows	-	Scientific studies, surveys
-	Site investigations	-	Seminars and presentations, including educational programs
-	Sporting and organised recreational activities	-	Shows
-	Storage	-	Site investigations
		-	Sporting and organised recreational activities, including ticketed events
		-	Sports ancillary ceremonies (for example, rehearsals, opening and closing ceremonies, cheer squads, etc.)
		-	Storage
		-	Sports and fitness training and classes
		-	Storage

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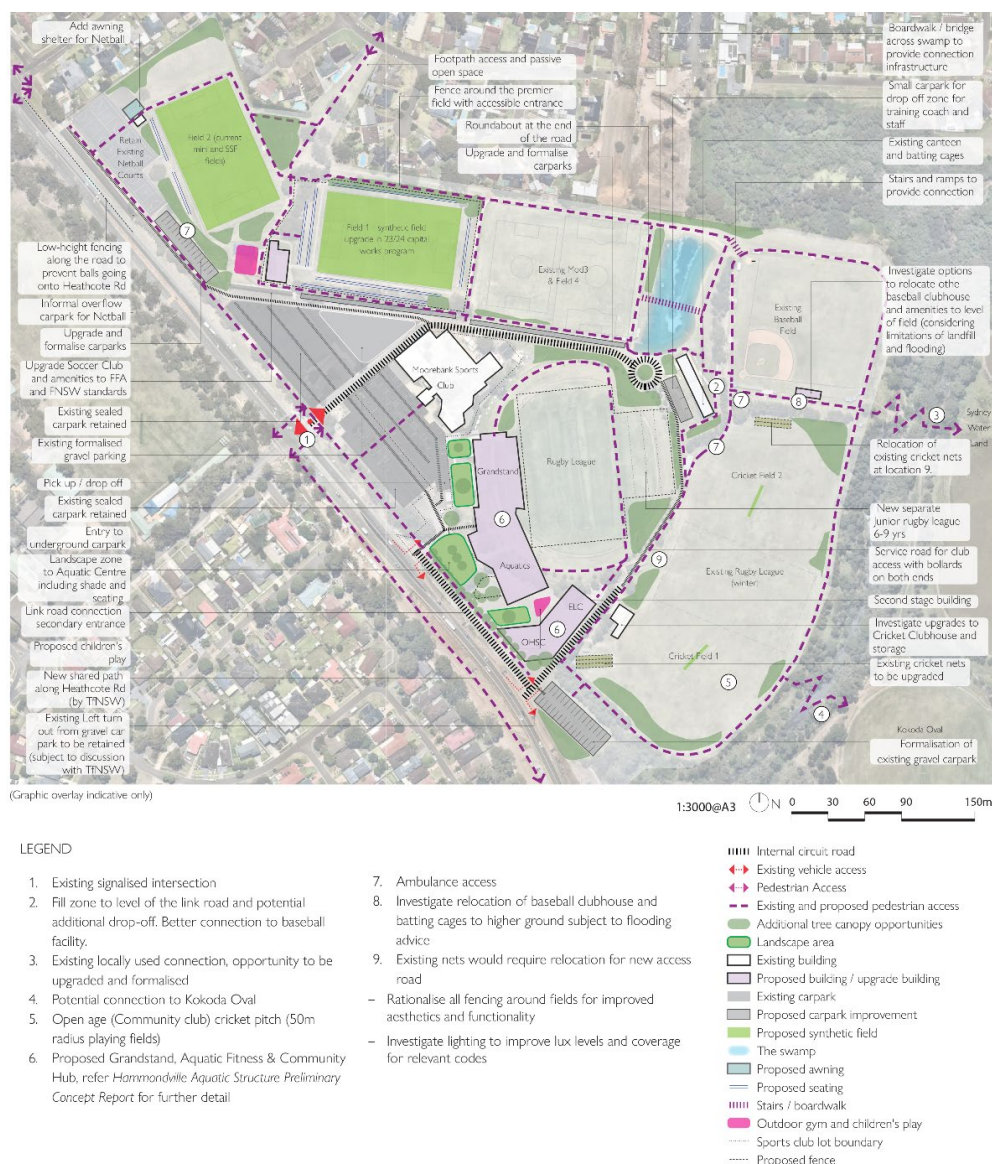
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6 ACTION PLAN

6.1 Landscape Masterplan

The Landscape Masterplan for Hammondville Park at May 2024 is in Figure 27.

Figure 27 Hammondville Park Masterplan





The Landscape Master Plan illustrates the works and actions in the following Action Plan that are proposed to be implemented to achieve the objectives and desired outcomes for Hammondville Park.

As there are numerous developments required to transform this predominantly sporting area into a high quality, accessible sporting arena and an area for passive use by the general community, a staged implementation is required.

The works proposed in the Masterplan are subject to the availability of funding.

Key actions and changes to the park include:

- Construction of the Hammondville Aquatic and Leisure Centre and grandstand
- Construction of a Community Hub incorporating an Early Learning Centre and Out of School Hours Care
- Two new synthetic football fields
- Improvements to external and internal access and circulation
- Improvements to sporting fields, diamonds and courts and associated amenities.

6.2 Action Plan

Actions to realise the vision and to resolve management issues at Hammondville Park (consistent with the community's values) are presented in the following tables. Table headings are:

Value	
Issue	Consideration or problem to be addressed.
Objective	Reflects the value of Hammondville Park, and provides direction for the action.
Action	Specific task or action required to address issues, consistent with the objective.
Priority	Importance or urgency of the action:
	High Short-term actions – safety issues, essential functions, eliminate and/or reduce severe issues, address an urgent community need
	Medium Mid-term actions:
	- ongoing preventative and remedial maintenance of existing assets
	- work needed to ameliorate adverse environmental conditions: (shade planting, pedestrian circulation and access)
	- work to protect and conserve remnant indigenous vegetation in the park
	- works aimed at reducing ongoing maintenance costs
	Low Long-term actions
	Ongoing A continuing responsibility
	Annual Action to be undertaken on a yearly basis
Responsibility	Section within Council, or other organisation responsible for implementing the action.



The Council section or external organisation listed first in the Action Plans has the primary responsibility for implementing the action

Sections within Council for implementing actions are:

- Asbestos and Remediation
- Asset Planning and Maintenance
- City Futures
- City Operations
- City Works
- Community Planning
- Customer Business and Performance
- Governance, Legal and Procurement
- Recreation and Community Outcomes
- Urban Design

Performance target	The desired outcome in implementing and achieving the action.
Means of assessment	How Council intends to measure its performance in implementing and achieving the action over time.



6.2.1 Recreation and sport actions

Table 19 Actions to address recreation and sport issues

Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Demand for sports facilities	Ensure that the sports facilities at Hammondville Park meet the demands of an increasing and changing population and are fit for purpose	Analyse Census, other demographic data and sport participation data to assess the implications of relevant population changes on the future demands for sports facilities	Medium, ongoing	Manager Recreation and Community Outcomes Key Venues Coordinator Customer Business and Performance	Recreation and Community Outcomes	Sporting facilities meet user needs and future community demand	Management reports User group feedback Booking data Occupancy rates Customer Business and Performance reporting mechanisms Revenue generation Budgets
Quality and presentation of hub spaces	Maintain a high level of presentation, function, service and facility management and maintenance	Clean sports grounds weekly	Ongoing	Manager City Operations	Operational	Industry Standard for Tier 1 Sports fields. Weekly sports ground cleaning schedules met	User group feedback Facility asset reports Booking data Revenue generation
	Maintain cleanliness and servicing of amenities	Service toilets and facilities once per week	Ongoing	Manager City Operations	Operational	Weekly facilities cleaning schedules met	User group feedback Facility asset reports

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Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Presentation and quality of turf playing field surface(s)	Improve and maintain presentation of the turf playing field surfaces	Increase maintenance frequency of turf sporting fields to ensure the cyclical standards are achieved: mowing playing surface weekly, mowing field surrounds 3 weekly, turf fertilisation quarterly, pest management quarterly, broadleaf weeding quarterly	Annual	City Operations	Operational	Industry Standard for Tier 1 Sports fields	User group feedback Sports field assessment reports Booking frequency
Presentation and quality of synthetic playing field surface/s	Maintain synthetic grass fibres and infill safe and even for play, and to withstand daily sports use	Maintain synthetic sportsgrounds: cleaning and maintenance weekly, normal fortnightly service up to 4-5 hours in one day, and twice yearly deep clean up to 6 hours in one day	Ongoing	City Operations	Operational	Industry Standard for Tier 1 Sports fields	User group feedback Sports field assessment reports Booking frequency
Presentation and quality of playground and play gym equipment	Improve and maintain playground and play gym equipment to AS 4685.0:2017	Maintain playground and gym equipment and surrounds to the required standard	High, ongoing	City Operations	Operational	L1- Weekly check L2 - Quarterly check L3- Annual check	User group feedback Level 1, 2, 3 playground inspections
Netball facilities	Improve netball facilities	Annual playground safety audit report completed by independent consultant. Consult with netball users to develop a brief for the upgrade of the netball clubhouse facilities and priorities including a weatherproof awning, and increased fencing height.	Annual	City Operations	Operational	Playground safety meets safety standards	Playground safety audit report Satisfaction with facilities by netball players Facility improvements funded and delivered

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Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
		Prepare designs for refurbishments and alterations/ additions to netball facilities					
Rugby League facilities	Improve rugby league facilities to meet National Rugby League (NRL) regional standards	Work with rugby league club to develop facilities from District to Regional NRL standards through field and facility improvements	Medium	Manager Recreation and Community Outcomes City Works	Capital works and Grants	Facilities meet NRL regional standards	Works designed, plan, funded and delivered in next 5 years
	Improve playing surface and layout of rugby league fields	Convert the rugby league playing surface and layout to a rectangular field with 1 senior and 1 dedicated junior field rather than an oval	High	Manager Recreation and Community Outcomes, City Works	Capital works and Grants	New layout designed, grants and funding sourced and completed	Playing surface rating
	Provide spectator and player amenities	Align an integrated grandstand with storage, 4 changing rooms and amenities, with a multi-level Community Hub including space for a gymnasium, library, function rooms. Layout to maximise game day facilities	High	Community Planning, Manager Recreation and Community Outcomes	Capital works and Grants	Building planning completed	Building planned and constructed
Cricket facilities	Improve cricket practice facilities	Work with cricket users to improve facilities including cricket nets and run ups, with new wire, rubber matting and improved safety fencing	High	Manager Recreation and Community Outcomes City Works	Capital works and Grants	Nets are improved to Cricket NSW standards.	Nets have been funded and upgraded.

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Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Football /Soccer	Improve cricket field quality	Improve drainage and irrigation of cricket fields	Annual	Manager Recreation and Community Outcomes	Operational	Increase in field playability and improved surface	Field condition audits
		Maintain cricket pitch run ups.	Ongoing	City Works		Reduction in injuries	Positive feedback from cricket players
	Improve cricket clubhouse and storage to meet user needs	Either upgrade the existing or replace the current club rooms if they can be integrated within the Stage 2 Early Learning Centre building	Low	Manager Recreation and Community Outcomes	Operational	Building planning completed	Building planned and constructed
		Develop a surfaces strategy including options for synthetic, hybrid and natural turf surfaces.	High	Community Planning, Manager Recreation and Community Outcomes	Operational	Strategy developed	Agreement between Council and user groups about football field surfaces
	Clubhouse and storage	Investigate designs and improvements to the existing clubhouse to provide more change rooms, storage and canteen facilities	Medium	Community Planning, Manager Recreation and Community Outcomes	Capital works and Grants	Building planning completed with costings for delivery /future grants	Building planned and constructed
		Improve entry and arrival to carparks	Improve presentation, visibility and accessibility of entry points including surfaces, fences and lighting designed for pedestrians	Medium	Manager Recreation and Community Outcomes	Capital works and Grants	Plans developed
				City Works		Improved traffic flow and ease of parking	Positive feedback from park users

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Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Baseball	Improve the baseball diamond, outfield and fencing	Investigate improvements to baseball diamonds and outfields including field topdressing, irrigation, drainage and fencing.	High	Operations	Operations	Field playability and surface is improved	Field condition audits
	Improve limited access by road to the baseball diamonds	Plan and design an improved internal road network	Medium	Traffic Planning	Operations	Access for club and people with accessibility issues	Road designed and constructed
	Improve club facilities including canteen, store rooms and toilets	Investigate and resolve flooding limitations and options for canteen, storage and batting cages to be relocated to the field level in a new building	Medium	Manager Recreation and Community Outcomes City Works	Operations	Off-field facilities are improved to current standards of design and access	Building condition audits before and after improvements
Floodlighting (entire venue)	Improve the adequacy and coverage of floodlights for all fields including cricket, baseball, rugby league, netball and football.	Conduct an updated floodlight lux assessment to assess the current level of lighting.	Medium	Manager Recreation and Community Outcomes City Works	Operations	Field playability and overall lux levels improved to meet standards of individual codes	Field lux audits
	Improve the coverage of lighting for entire site including passive open space.	Invest in new technology such as LED and swing poles as new poles are installed or old poles require replacement.					



6.2.2 Open space actions

Table 20 Actions to address open space issues

Issue	Strategies	Actions	Priority	Respons- ibility	Budget source	Performance target	Means of assessment
Precinct presentation / landscape	Improve and maintain the landscaping presentation Ensure a high standard of general park maintenance	Maintain precinct surrounds on a regular cycle including but not limited to mulching, weeding, mowing, fertilising, watering, plant replacement, vandalism/ damage/ graffiti repair, litter patrol and tree/plant pruning	High	City Operations Manager Recreation and Community Outcomes	Operational	3 weekly service schedules Litter patrol 4 days per week	User group feedback Parks audits and assessment reports
Litter / waste collection	Improve and maintain the amenity of the park by regular waste and recycling collection	Remove and collect waste from fixed and mobile litter bins	High	City Operations	Operational	Waste is removed in accordance with Council's Waste Policy Waste bin collection – 4 days per week	User group feedback Waste audits and assessment reports
	Increased awareness of litter by clubs and other users	Work with clubs regarding strategies and actions to limit littering by participants	High	User groups and clubs	Clubs	Agreed litter reduction strategies Reduction in litter around the park	User group feedback Waste audits and assessment reports



6.2.3 Environmental actions

Table 21 Actions to address environmental issues

Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Low risk soil contamination	Minimise the impacts of site contamination on park users	Prepare an Environmental Management Plan for Hammondville Park	High	Co-ordinator Asbestos and Remediation Operations	Operational	Environmental Management Plan quality control No contamination risk to park users	Environmental Management Plan process and pathways Annual testing, monitoring and reporting
		Carry out remediation and regular maintenance	Ongoing	City Environment			
Hydrology and flood management	Maintain the hydrological regime of Harris Creek	Monitor water quality in Harris Creek	High	Manager City Environment	Operational	Environmental Management Plan quality control	Flood assessment reporting, user feedback
Water Sensitive Urban Design (WSUD)	Use Water Sensitive Urban Design elements in the park	Incorporate Water Sensitive Urban Design (WSUD) treatments into the design of all new facilities and in the car parks	Medium	Flood/ Stormwater Engineers	Operational	Water systems are efficient. Water resources are sustainably used	WSUD integrated into future detailed design works
Irrigation	Ensure sporting fields are watered sufficiently	Install a new water tank for field irrigation	High	Manager Recreation and Community Outcomes	Operational	Asset management meets IIFMM 2020 standards, Industry Standard for Tier 1 Sports fields	User group feedback Facility asset reports Booking data Revenue generation

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Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Ecological sustainability	Maintain and improve ecological areas	<div>Assess species, species composition and the extent of threatened species and endangered ecological communities</div> <div>Plant more vegetation and create habitat</div>	Medium	Manager Environment	Operational	Environmental Management Plan quality control	Ecology reporting and assessment, user feedback
Landscape, amenity and ecology	Enhance tree cover to provide shade, provide a landscaped backdrop to venues, restore the local ecology and counter the urban heat island effect Enhance and restore the riparian ecology of Harris Creek through additional native planting	Introduce specific tree planting policies and programs into any new Park Management Plans	Medium	Urban Design Natural Areas Co-ordinator	Operations, City Environment	Minimum 30% increase in tree cover throughout the park by 2030 Increase in native flora and fauna in the park	Canopy mapping Flora and fauna surveys
Environmental management	Minimise the environmental impact of Hammondville Park and its use	Fit Hammondville Park with effective mechanisms such as sustainable materials	High	Key Venues Coordinator	Operational	Compliance with Building Management Systems	Asset Management Plans and reporting
Waste management	Minimise waste generated by use of the park Encourage sustainable waste disposal	Install waste disposal units that separate landfill and organic waste	High	Manager Waste	Operational	Waste disposal units installed Separation of landfill and organic waste	Analysis of waste disposal behaviour



6.2.4 Community/social actions

Table 22 Actions to address community/social issues

Issue	Strategies	Actions	Priority	Respons- ibility	Budget source	Performance target	Means of assessment
Aquatic Centre and Hub	Ensure the new Aquatic Centre and Hub meets the needs of the broader community	Deliver a Community and Wellness Centre that provides recreation and social programming opportunities for current unmet community need;	High	City Futures Operations	Capital Works and Operational	Staged delivery program	Lodgement of planning documents
	Increase social and recreation opportunities through an Integrated Hub	including seniors, childcare, early childhood learning, allied health and library services					
Social behaviour	Ensure a secure and safe facility for all of the community	Enter into a management agreement which includes performance measures for attendance, user satisfaction measures, diversity of age programming, and incorporates relevant Council policies and strategic objectives	High	Manager Recreation and Community Outcomes City Works	Capital Works and Grants, Recreation and Community Outcomes	New Aquatic Centre and Hub utilised to capacity by the broader community	Attendance numbers Contract management User agreements Bookings Budget income management reporting
	Ensure lighting and security access is maintained	Install and manage security cameras					
				Manager Recreation and Community Outcomes	Operational	Internal communications channels and reporting in place	Monitoring of user and community feedback Monthly reporting mechanism Audit Risk and Improvement team reports

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Issue	Strategies	Actions	Priority	Respons- ibility	Budget source	Performance target	Means of assessment
Consumption of alcohol	Ensure that facility managers and users conform to booking policy and liquor licence legislation when applying for approval to sell alcohol at a community facility	Ensure the function rooms operator applies for liquor licence	High	Manager Recreation and Community Outcomes Legal Counsel	Operational	Licence agreement	Correspondence
		Maintain licenced area and comply with conditions	High, ongoing	Manager Recreation and Community Outcomes Legal Counsel	Operational	Alcohol sale and consumption policy included in booking policy and in all future use agreements	Legal advice, compliance and standards reporting
		Ensure clubs comply with legislation and Responsible Service of Alcohol					



6.2.5 Access and connections actions

Table 23 Actions to address access and connection issues

Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Accessibility	Ensure that facilities at Hammondville Park meet the diverse and contemporary needs of the Liverpool community Provide accessible and inclusive places suitable for people with a disability and other marginalised populations Improve inclusiveness and accessibility to venues and facilities	Undertake bi-annual facility accessibility audits	High	Coordinator Asset Planning and Management Coordinator Recreation and Community Key Venues Coordinator	Operational	Bi-annual facility audits	Access Audit Report
				Coordinator Asset Planning and Management Coordinator Recreation and Community Key Venues Coordinator Clubs			
Traffic and active transport plan	Provide practical and accessible internal site vehicle traffic and active transport mechanisms	Deliver a traffic and active transport plan as part of the master plan	High	Coordinator Asset Planning and Management Coordinator Recreation and Community Key Venues Coordinator Community Development Clubs	Operational	Access Action Plans prepared and Access upgrades and embellishments undertaken as required	Access Action Plan Asset management reports
				Community Planning and Infrastructure Delivery			

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Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Emergency access	Maintain adequate emergency vehicle access throughout the site	Review emergency access points, improve signage, ensure clear access during sporting events.	Medium	Sporting Codes Manager Recreation and Community Outcomes	Operational	Asset audit and field hire terms and conditions	User group feedback Facility asset reports
		Maintain ambulance access	Ongoing	City Works			
Wayfinding and signage	Ensure effective awareness and wayfinding so park visitors can find their way to, within and from the park	Update venue signage to include community languages/dialects	High	Key Venues Co-ordinator	Sports and Recreation	All venue signs include translated community languages/dialects	Positive feedback from community language speakers
Pedestrian and cycle paths	Additional opportunities for new and upgraded pedestrian footpaths have been identified	Continue to maintain the cycleway adjoining Hammondville Park for the use and enjoyment of pedestrians and cyclists	Medium	Recreation and Community Outcomes	Operational	New cycleways added Existing cycleways maintained	Pedestrian and cycle paths
Vehicle parking	Parking capacity meets increasing demands Ensure safe access to carparks through planning and design	Engage consultants to prepare a parking needs study and designs for the informal spaces. If parking shortfalls are identified prepare designs for new formal and informal car parks and other strategies	High	Recreation and Community Outcomes	Operational	Parking needs formally established.	Additional car parking provided based on needs
		Provide additional parking spaces where required and as funding becomes available	Medium	Community Planning	Community Planning	Additional parking provided if required	Plan finalised and costed.

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Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment	
Traffic and parking during events	Minimise disruption to site users, local street parking and residents during peak sporting usage and events	Prepare a Traffic and Parking Plan for managing large community sporting days.	Medium	Recreation and Community Outcomes	Operational	Traffic and Parking Plan complete	Event and Traffic and Transport management reports	Community feedback



6.2.6 Management actions

Table 24 Actions to address management issues

Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Maintenance	Maintenance is a major part of Council's ongoing works, and many of the management strategies in this plan include maintenance requirements. Maintenance costs can be considerable.	Undertake routine and ongoing preventative and remedial maintenance and repairs of assets associated with Hammondville Park	Ongoing	Operations	Operational	Ensure safety of users and functionality of existing facilities and amenities Balance maintenance needs with maintenance costs.	Levels of service achieved
Use agreements	Encourage use agreements between Council and user groups to formalise use of Hammondville Park	Review terms and conditions of use agreements regularly	Medium, ongoing	Manager Recreation and Community Outcomes Governance, Legal and Procurement	Operational	Use agreements reviewed annually	Legal advice
		Implement formal and informal use agreements	High, ongoing	Manager Recreation and Community Outcomes Manager Community Recreation	Operational	Use agreements in place	Summary of use agreements

Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Park management	Build on the park's strengths as a sporting venue and as a community sporting precinct.	Develop management processes and outcomes for Hammondville Park as a regional community sporting precinct	High	Director Community and Lifestyles Manager Recreation and Community Outcomes	Operational	Management processes and outcomes for Hammondville Park agreed and documented	Management Plan for Hammondville Park
		Document roles and responsibilities for management of Hammondville Park, including clear lines of communication between internal stakeholder teams, performance measures and reporting mechanisms	High	Manager Recreation and Community Outcomes	Operational	Reporting mechanisms in place	Bookings data, analysis, user feedback, social outcome measurement, return on investment
Asset management	Manage the assets of Hammondville Park to international standards	Ensure assets are managed to International Infrastructure Financial Management Manual (IIFMM) 2020 standards	High, ongoing	City Operations	Operational	Asset management meets IIFMM 2020 standards	Monthly reporting mechanism
	Maximise the life of assets	Undertake periodical asset inspections and subsequent remediation and embellishment strategies	High, ongoing	Coordinator Asset Planning and Management	Operational	Asset inspections undertaken as requirement	Asset condition reports
		Prepare preventative maintenance plans for all fixed (mechanical, electrical and plant and equipment) and environmental assets	High, ongoing	Manager Facilities Maintenance	Operational	Preventative maintenance plans for fixed and environmental assets prepared	Monthly reporting mechanism

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Issue	Strategies	Actions	Priority	Responsibility	Budget source	Performance target	Means of assessment
Stakeholder engagement	Increase the engagement of internal and external stakeholders with Hammondville Park	<p>Manage Building Management Systems in accordance with facility use and demand</p> <p>Prepare a key internal and external stakeholder strategy that showcases the opportunities within the Hammondville Park precinct</p>	High, ongoing	Manager Facilities Maintenance	Operational	Compliance with Building Management Systems	Building Management Systems reports
Marketing and promotion	Maximise community awareness of community/ social, sport and recreation opportunities at Hammondville Park using digital and traditional platforms	Prepare an annual Marketing Plan for Hammondville Park, including online advertising, social postings, print collateral, internal newsletter, stakeholder e-newsletters, local media	High	<p>Manager Community Recreation, Property</p> <p>Manager Marketing and Communications</p> <p>Manager Recreation and Community Outcomes</p> <p>Customer Business and Performance, IT, Marketing, Community Development, Events</p>	Operational	<p>Stakeholder Strategy agreed and complete</p> <p>Marketing Plan complete</p> <p>Internal and external leadership support</p>	<p>Stakeholder Strategy</p> <p>Feedback from internal and external stakeholders</p>
Bookings system	Facilitate a user-friendly, efficient and effective online/mobile optimised bookings system for Hammondville Park facilities and spaces	Develop an online multi-lingual bookings system for all facilities and spaces in Hammondville Park	High	<p>Manager Recreation and Community Outcomes</p> <p>Customer Business and Performance, IT, Marketing</p> <p>Manager Community Recreation</p>	Operational	<p>Responsive IT and Customer Business and Performance</p>	Internal feedback, user group feedback

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Issue	Strategies	Actions	Priority	Responsibility	Budget source	Means of assessment
Health and safety	Ensure the health and safety of park users and Council staff	Ensure asset management is maintained via regular assessment and reporting	High	Manager Recreation and Community Outcomes	Operational	Facilities meet LCC Asset Management Policy 2022
		Ensure all safety signage is installed	Ongoing	Manager Recreation and Community Outcomes	Operational	Workplace Health and Safety audits
Safety and security	Minimise risks on site and provide access to emergency services at all times	Prepare an effective Emergency Management Plan that defines critical incident response and evacuation procedures, including bushfire and flood	High	Key Venues Coordinator	Operational	Emergency Management Plan prepared
		Install electronic signage solutions that support safety as well as promotional messaging.	Medium	Key Venues Coordinator	Operational	Positive feedback from Council staff and park users
						Electronic signage installed
						Positive feedback from park users



7 IMPLEMENTATION AND REVIEW

7.1 Management

Hammondville Park will continue to be managed by Liverpool City Council in terms of facility management, use, improvements and maintenance.

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

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

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

Development of new facilities will be carried out only by Council staff or contractors engaged by Council. Council may also engage contractors to assist with the maintenance of Hammondville Park.

Council's Community Planning team will be responsible for the implementation and evaluation of this Plan. Reports will be presented to the Strategic Project Control Group (PCG) on a monthly basis, and to the Strategic Projects Committee as required.

7.2 Maintenance

Council will be responsible for the maintenance of Hammondville Park to a standard that responds to the requirements outline in this Plan of Management. Council utilises Council staff, contractors and voluntary resources to assist in meeting the targets identified.

Council may choose to enter into an agreement with tenants, hirers or other user groups with regard to sharing or transferring the responsibility of maintaining spaces or elements within Hammondville Park in which those external parties benefit from.

7.3 Implementation

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

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



It should be recognised that commencement and completion of the actions in this Plan of Management depends on available Council resources, funding, and Council's priorities in its annual works program. The priority of each action should be reassessed annually to determine if the stated priority is still relevant.

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

7.4 Funding

Funding for proposed improvements to Hammondville Park are available from Council's operational budget, capital works program, grant, contributions and other income sources.

Council can take several other approaches in funding the implementation of this Plan of Management, including:

- Council sources, including capital funds, fees and charges for use
- Section 7.11 developer contributions, Voluntary Planning Agreements
- Partnerships with sporting and other user and community groups
- Applying for Commonwealth and state government grants, including sports and recreation, and environmental.

7.5 Reporting

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

- within Council's Integrated Planning and Reporting framework
- including achieved and proposed actions in its quarterly and annual reports
- when preparing capital works and maintenance budgets
- Issuing media releases and information on its website
- providing information flyers and newsletters to adjoining residents and other stakeholders.

7.6 Change and review of this Plan of Management

This Plan of Management will require regular review to align with community values and changing community needs, and to reflect changes in Council priorities. Council has determined that it will review the Plan of Management within 5 to 10 years of its adoption. However, the performance of this Plan of Management as set out in the Action Plan will be reviewed on an annual basis to ensure that Hammondville Park is being managed in accordance with the Plan of Management, is well maintained, and provides a safe environment for public enjoyment.

The community will have the opportunity to participate in reviews of this Plan of Management.



8 REFERENCES

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