

Weston Park

Plan of Management



July 2010

Table of Contents

Quality Assurance	2
Introduction	3
Figure 1: Site Plan.....	4
Objectives	5
Background.....	6
The Physical Setting.....	7
Buildings and Facilities.....	7
Soccer field.....	7
Grandstand & Amenities.....	8
Surrounding Grounds.....	8
Training Fields	8
Car Parking.....	8
Cricket Nets	9
Other Buildings	9
Passive Area	10
Land Use and Activity.....	11
Maintenance of Facilities.....	12
Future Land Use.....	14
Management of the Land.....	14
Implementation Action Plan.....	15

Quality Assurance

ISSUE	DATE	DESCRIPTION	COUNCIL OFFICER
A	APRIL 2010	DRAFT	NE
B	APRIL 2010	EDIT	BC
C	APRIL 2010	SECOND EDIT	NB
D	MAY 2010	FINAL EDIT	NB
E	JULY 2010	ADOPTED	
F		REVIEWED	

Introduction

This plan of management has been prepared by Cessnock City Council for Weston Park in accordance with the Local Government Act, 1993.

This plan of management is an important document providing a clear framework for the future management of land in the care and control of Council. This plan will enable Cessnock City Council to produce a consistent and effective set of guidelines which will govern the management of its community land.

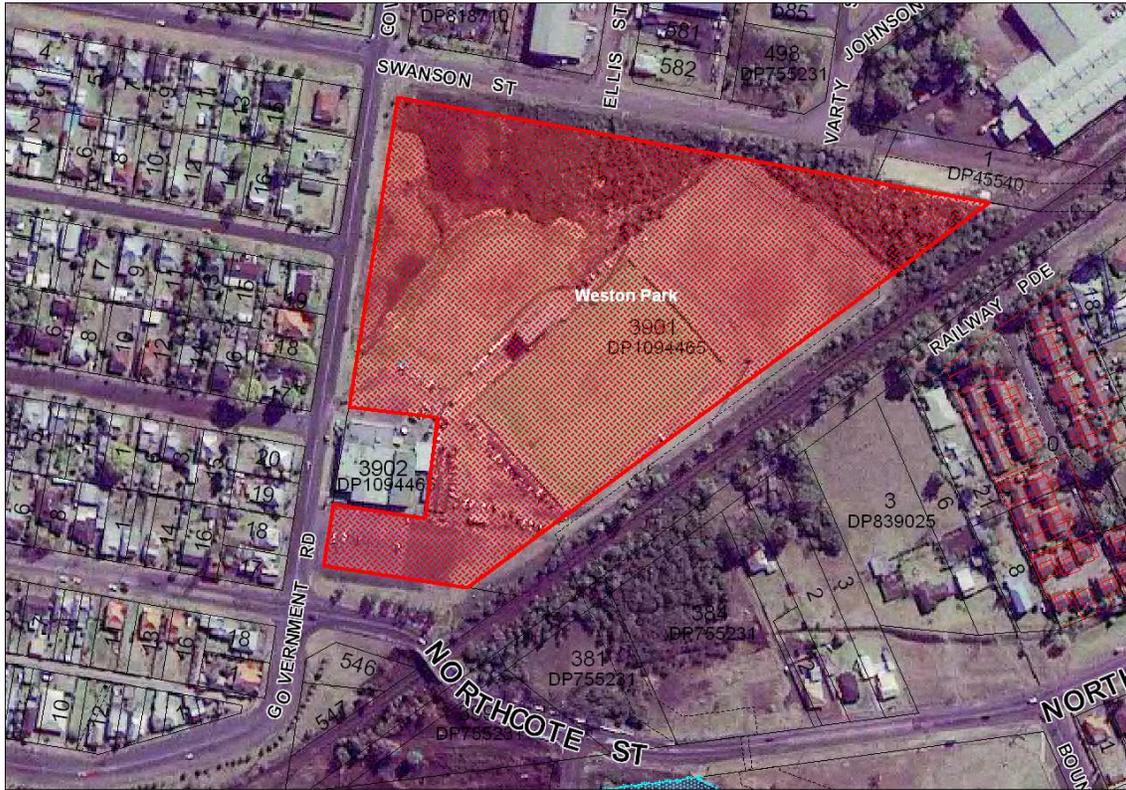
The Local Government Act, 1993 states that community land is land that is reserved for community use. The Act also states that Councils must categorise all community land according to its function. The majority of community land covered by this Plan is categorised as Sportsground in accordance with Section 36 (4) of the Act (refer to Figure 1). The core objectives of community land categorised as Sportsground are:

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

This Plan of Management will be reviewed quarterly and annually during the budget process to assess implementation and performance, and fully reviewed after five years to allow policy and planning issues to be updated.

Figure 1: Site Plan

WESTON PARK



Details of Property
Owners Information :

Cessnock City Council (O)
CI- Property Officer
PO Box 152
CESSNOCK NSW 2325

Property Information :

Address : 0 Government RD, WESTON
Authority ParcelID : 505658
Title : LOT: 3901 DP: 1094465
Area : 51100.5 sq m
Perimeter : 1134.4 m
Council Type : Community
Title Description : Council Owned Land
Property Description: Weston Park
Legal Docs: 2/473
Assessment No. : 137182

Postal Address :

Cessnock City Council (O)
CI- Property Officer
PO Box 152
CESSNOCK NSW 2325

Objectives

The key objectives which give direction to this plan are:

- To plan for the continual development and maintenance of recreational resources to a high standard within Weston Park for the convenience and well being of users;
- To plan for progressive improvement of the quality and appearance of the sportsground and associated facilities within Weston Park as funds become available;
- To encourage and support the hosting of local, regional, state and national sporting events at Weston Park;
- To facilitate the effective, equitable and efficient management of the land within Weston Park;
- To provide a broad spectrum of safe, high quality recreational opportunities at Weston Park;
- Distribute future recreational resources as community demand and financial viability dictates in regards to Weston Park;
- To maintain clear communication channels with stakeholders, the public and nearby residences;
- To make provision for the sale of undesirable open-space areas, leases, licences and agreements in respect of the utilisation of Council's recreational assets; and
- To make provision for licence agreements for periods up to 21 years in respect of the utilisation of Councils recreational assets.

Background

Weston Park was identified some time ago by Council as a site which contained potential. It was recognised that there were a number of opportunities available to improve and expand upon the existing facilities at Weston Park particularly on the northern and western sides of the facility. Weston Park is a district level sporting facility consisting of a competition size soccer field, one training field and a mod size field.

In order to visualise and demonstrate the further potential at Weston Park a Masterplan was prepared in conjunction with the key stakeholders, which outlines a number of works to be completed at the site subject to future funding availability. The Masterplan was adopted by Council in November 2008.

The Masterplan for allows for the relocation of the Weston Junior Soccer Club from Varty Park (Weston) to Weston Park. The Masterplan for the site contains the following key components:-

- The establishment of four additional sporting fields including two full size fields (90m x 60m) and two mod size fields (50m x 35m);
- Installation of automatic irrigation systems on each of the four fields;
- Installation of floodlighting poles and floodlights to Australian Standards;
- Upgrade to the existing grandstand/amenities block;
- Construction of an additional amenities block incorporating change rooms, kiosk, storage, first aid/referee's room and male, female and accessible toilets;
- Improvements to existing car parking areas and establishment of additional formalised car parking;
- Construction of retaining walls;
- Internal and boundary fencing; and
- General improvements to the layout of the site and aesthetic appearance.

The site also contains an Ecological Endangered Community (EEC) under the Threatened Species Conservation Act 1995 of Kurri Sand Swamp Woodland (KSSW). Prior to implementing projects identified in the Masterplan, the redevelopment of Weston Park will be subject to the assessment of a development application due to the presence of the EEC at the site; the proximity to state roads; and engineering requirements in relation to stormwater drainage.

The Physical Setting

Weston Park is situated in Weston and comprises of the following parcel of land - Lot 3901, DP1094465. Weston Park consists of 5.11 hectares of land which is owned by Cessnock City Council. The main vehicle and pedestrian access gate to Weston Park is via Government Road. There is also another gate at the southern end of the facility adjacent to the Weston Workers Co-operative Club car park.

Buildings and Facilities

Weston Park is a multi-use outdoor sporting facility that services the Weston and broader sporting communities. The site contains a number of facilities including competition soccer field, a training field, a mod size training field, grandstand with associated amenities, floodlighting, cricket practice nets, raised spectator seating, storage sheds, and informal car parking. Each of these facilities will be analysed individually to present a more detailed overview.

Soccer field

The competition soccer field is located in front of the main grandstand & amenities. The field is well grassed and in good condition. The ground has 18 turf valves running around the inside of the perimeter fence which allows watering of playing surface using hoses and sprinklers. The field is floodlit by floodlighting on four metal poles located in each corner of the field.

Located on the western side of the competition field are two brick shelters containing timber bench seats. This area is utilised by participants during half time as a rest area and is also used by substitutes waiting to take the field. The field is surrounded by a chain wire mesh fence. The eastern side of the fence has metal sponsorship signage mounted upon it. Just outside of the fence on the eastern side is a metal scoreboard in line with the half way line.

Seating in the form of aluminium seats are situated on the western side of the perimeter fence for spectators. There is additional open tiered seating for approximated 200 people at the southern end of the field.

Grandstand & Amenities

A brick grandstand straddles the halfway line of the competition field. It has upstairs seating for 400 spectators with a small terraced concrete concourse area on ground level between the grandstand and competition field. This area is not currently provide disabled access ramps or lifts. Downstairs, the grandstand has changeroom facilities for home and away teams, each containing bathroom amenities consisting of showers, toilet, hand basin, bench seating and clothes hooks. The grandstand contains male and female toilets with hand basins, referee's room, first aid room and office space for the Football Club.

A kiosk is located at the front of the grandstand providing an open view of the competition field. The kiosk contains timber and stainless steel benches for food preparation and serving, deep fryer with a range hood, and kitchen amenities consisting of a double kitchen sink and zip boil unit. The grandstand also contains office facilities for the Weston Bears Football Club and a small storage room for storing training equipment.

Surrounding Grounds

Training Fields

At the northern end of the competition soccer field is a training field. It is floodlit for training purposes. The field is in fair condition with the surface being relatively flat and smooth.

Outside of the western boundary fencing behind the main grandstand is a mod size field used for training and warm up on match days. This field is relatively well grassed with the surface being relatively flat and smooth. This field is also floodlit for training purposes.

Car Parking

Weston Park has two entrance and exit gates for spectators, with 3 sides of the ground allowing cars to park around the perimeter of the competition field. There is additional informal car parking at the southern end of the Park inside the boundary fence and outside the main entry gate off Government Road. There is sixty (60) additional off street parks in the Weston District Workers Co-operative Club car park and on street parking along Government Road, First and Second Street.

Cricket Nets

There are two practice cricket nets located in the south western corner of Weston Park. The nets have concrete flooring with a synthetic grass cover and are enclosed by weld mesh and chain wire netting. The nets are utilised by local junior cricket teams during the summer season for training.

Other Buildings

Weston Park has two older timber buildings, which were used prior to the construction of the main grandstand in the early eighties (located at the Workers Club end). The building on the inside the western boundary fence was used as change rooms and canteen and is now used for storage and is utilised for larger events and the sale of beverages on match days. The other timber building along the southern boundary fence is used for equipment storage.

A brick ticket box located at the main entrance to Weston Park. Off the side of the ticket box is a steel awning which covers the width of the main entry gate.

There is another older timber building at the southern end of the facility which is used as storage space.

There are also three large water tanks on-site along the western boundary fence which are filled from mains water and are used to irrigate the playing fields. Water is pumped using a generator which is housed in a small brick structure adjacent to the water tanks.

Passive Area

During the preparation of the Masterplan it was confirmed that Weston Park contains remnant Kurri Sand Swamp Woodland (KSSW) as well as specimens of *Eucalyptus parramattensis*, which are listed under the Threatened Species Conservation Act 1995 as Endangered Ecological Communities (EEC).

Kurri Sand Swamp Woodland (*Eucalyptus parramattensis* subsp. *Decadens*) extends from the northern side of the training fields to the northern boundary of Weston Park along Swanson Street from Government Road across to the railway line.

It is important to note that prior to implementing the adopted Masterplan, the redevelopment of Weston Park will be subject to the assessment of a development application due to the presence of an endangered ecological community at the site.

Land Use and Activity

Weston Park is a district level recreation facility that presently caters for soccer and cricket (training only).

The facility is currently held under a licence agreement between Cessnock City Council and Weston District Workers Co-operative Club Limited for a term of twenty one (21) years. The agreement was signed on 17 July 1997 and allows for the exclusive right to use and occupy the premises. The licence agreement will lapse on 17 July 2018.

The fields located within Weston Park are utilised by the Weston Bears Football Club and Weston Workers District Cricket Club (for training only). Activities these sporting groups undertake include general club competition and training.

All of the sporting facilities within Weston Park are available to be utilised by local primary and high schools for school sport and competitions subject to approval by the Club.

Maintenance of Facilities

As per the current licence agreement, at the time of the preparation of this plan of management the licensee (Weston Workers Co-operative Club Limited) is responsible for the maintenance of the premises at no cost to the Licensor. Maintenance responsibilities for the premises include:

Building Structure:

- Painted surfaces
- Gardens
- Roof gutters and drains, rainwater heads, downpipes
- Other drains for stormwater
- Roof sheeting
- Wall cladding
- Wall rendering and brickwork
- Awnings
- Exterior fire doors
- All entry doors including master keying
- All downstairs plate glass
- Roller doors
- Load bearing walls
- Floors and floor structure
- Roof and roof structure
- Ceiling support structure
- Stairs

Sporting Facilities:

- Mowing of sportsground and surrounds
- Fertilising
- Top-dressing
- Line-marking
- Watering of sportsground and surrounds
- Fences and barriers
- Seating
- Drainage of sportsground
- Floodlighting

This plan of management authorises the granting of easements where the Council decides it is necessary to do so.

In addition this plan of management authorises the granting of future leases and licences or delegation of management of the land for purposes consistent with the goals, issues and objectives included in the plan. Leases and licences may be for periods up to 21 years, subject to the requirements of the Local Government Act 1993.

Future Land Use

Future plans for the use of the facilities within Weston Park are varied. Future short term casual uses (subject to the licensee's approval) include:

- Food Vending;
- Busking and Entertainment;
- Sale of Alcohol;
- Community and Private events;
- Filming; and
- Use of buildings.

Fees may be charged for the use of Weston Park, which will be dependant on the type of use. These fees will be determined by Council in consultation with the licensee and comply with the terms of the current licence agreement.

Management of the Land

The objective and performance targets in the tables on the following pages provide the framework for the management of Weston Park. The objective and performance targets listed are consistent with anticipated availability of resources.

The priorities in this implementation action plan have been determined through community consultation and recreation planning data and are subject to the availability of resources.

This action plan will be reviewed annually and adjustments made in conjunction with the annual estimates process.

Implementation Action Plan

Management Issues	Objective and Performance Targets	Means of Achieving Objective and Performance Targets	Assessment of Performance in Relation to Objectives and Performance Targets
Recreation Resources	To continually enhance and develop the buildings located at the site with energy efficient and sustainable products as resources become available.	New amenities incorporating change rooms, referee's room, first aid room, kiosk, accessible male & female toilets & storage.	Council recommendations. Feedback received from the community and key user groups.
	To continually enhance and develop the facilities at the site with energy efficient and sustainable products as resources become available.	Additional formalised playing fields floodlit to Australian Standards.	Council recommendations. Feedback received from the community and key user groups.
		Automatic irrigation systems on each playing field	Council recommendations. Feedback received from the community and key user groups
		Buildings are enhanced and/or developed as required, based on their current condition.	Council recommendations. Feedback received from the community regarding buildings
		Facilities are improved as required, based on their current condition.	Council recommendations. Feedback received from the community regarding facilities.
Community Competitions and Events	Encourage, organise and administer sporting and community events.	Allocation of recreational resources for sporting and community events to occur on a regular basis.	Records of frequency & types of events to be kept, as well as attendance figures.
	Promote sporting and community events through respective local, state and regional areas.	Events are recognised in media releases, advertisements and other forms of promotional material.	Level of media coverage and general awareness of events.

Management Issues	Objective and Performance Targets	Means of Achieving Objective and Performance Targets	Assessment of Performance in Relation to Objectives and Performance Targets
Partnerships with Stakeholders	Facilitate regular contact with stakeholders, such as key users, i.e. soccer	Quarterly meetings are held with key stakeholders.	Minutes from meetings are recorded and acted on.
		Contact details are kept up to date and contact is made as needed.	Assessed through Councils internal Customer Request Management System.
	Where necessary, any queries, requests or complaints are passed on.	Queries, requests and complaints are recorded and referred to the relevant party in a timely manner.	Complaints and requests are recorded via Councils internal Customer Request Management System and acted on in a timely manner.
	Provide financial reports for activities occurring in regard to the land.	Reports are available and provided when requested, e.g. licence agreement requirements, grant applications.	Information provided within financial reports.
Providing Support and Advice to Community Groups	Identify and communicate funding opportunities available to the sporting clubs and community groups.	Organisations are notified of Dollar for Dollar grant opportunities as well as other funding initiatives operating within Council.	Number of grants applied for by community groups. Level of support from Council with preparation of grants. Number of successful applicants.
		Clubs are notified of all non-government and government department grants that are available	Number of grants applied for by community groups. Level of support from Council with preparation of grants.

Management Issues	Objective and Performance Targets	Means of Achieving Objective and Performance Targets	Assessment of Performance in Relation to Objectives and Performance Targets
Providing Support and Advice to Community Groups (Continued)	Provide professional advice with regard to development concepts /designs as well as environmental and management issues.	Council maintains contact with local sporting clubs. When requested, Council provides accurate and prompt advice. Where appropriate Council may instigate a project.	Minutes from meetings are distributed and acted on.
	Where possible, provide funding support for developments and improvements made to Weston Park.	Appropriate projects are added to the Capital Works Program, or alternate funding sources identified.	Amount of funding provided from Council or alternate source. Completion of projects in a timely manner.
Informal/Social Recreation	To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.	Weston Park provides areas where sporting activities and organised games can be conducted.	Number of activities and games conducted on an annual basis.
	To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities.	Allocation of Weston Park for this type of use. Weston Park provides areas where recreational, cultural, social and educational pastimes and activities can be held.	Number of patrons attending organised events, number of people utilising passive park areas. Diversity of events.
	Maximise availability for passive recreational use within Weston Park.	Promote use of Weston Park outside peak sporting use, and limit organised activities in passive recreation areas.	Ongoing promotion of area by Council. Data is made available on attendance figures.

Management Issues	Objective and Performance Targets	Means of Achieving Objective and Performance Targets	Assessment of Performance in Relation to Objectives and Performance Targets
Communication	Ensure that activities and events are managed having regard to any adverse impact on nearby residences.	Sporting Clubs, Community Clubs and Council develop and adopt consultation protocols.	Feedback is reviewed via Councils internal Customer Request Management System.
	Provide advance notice to nearby residents of any events/activities that may produce excessive noise or traffic congestion.	Nearby residents receive notice (verbal or written) of any such events/activities at least two days prior to the event taking place.	Feedback received from community regarding proposed events.
	Offer opportunities for residents to provide feedback in regard to the management of Weston Park.	Residents are provided with organisation and Council details.	Level of feedback received from community regarding management of Weston Park.
Licence Agreements	Ensure that all lease and licence agreements pertaining to Weston Park are current.	Renegotiate lease and licence agreements as they expire.	Lease and licence agreements are reviewed as required.
	Ensure all lease and licence agreements are consistent with the core objectives for management of community land categorised as Sportsground.	Relevant legislation regarding lease and licence agreements is readily available when negotiating new lease and licence agreements.	Plans of Management are reviewed as required.

Management Issues	Objective and Performance Targets	Means of Achieving Objective and Performance Targets	Assessment of Performance in Relation to Objectives and Performance Targets
Licence Agreements (Continued)	Provide facilities on the land to meet the current and future needs of the local community and of the wider public. In relation to purposes for which a lease, licence or other estate may be granted in respect of the land.	Negotiate and implement leases, licences and estates as required.	Leases, licences and estates are reviewed on an annual basis.
	To make provision for lease and licence agreements to extend to 21 years.	Licences are reviewed upon expiry and provision for 21 year licence is made by application to the Minister for Planning where appropriate.	Feedback received from Minister for Planning.
Future Needs	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.	Where possible, Implement the adopted Masterplan for Weston Park.	Council recommendations. Feedback received from the community and key user groups
		Weston Park is recognised in Councils Outdoor Recreation and Open Space Plan.	The plan is reviewed every five years.