

*THE CITY OF*  
**BOTANY BAY**

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*MASCOT OVAL AND*  
*MASCOT PARK*

Plan of Management

August 1996

# **MASCOT OVAL AND MASCOT PARK PLAN OF MANAGEMENT**

**FOR THE CITY OF BOTANY BAY  
LOCAL GOVERNMENT AREA  
AUGUST 1996**

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*FOR THE COMMUNITY OF THE CITY OF BOTANY BAY*

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# 1.0 PLAN OF MANAGEMENT FOR MASCOT OVAL & MASCOT PARK

The Local Government Act 1993 provides councils with a specific approach to the classification and management of community land. Sections 35 and 36(1) of the Act require that all community land owned by councils be the subject of a plan of management. Community land is defined as land that should be kept for the use of the general community. Community land must not be sold and can be leased for no more than twenty-one years. In addition, it may only be leased or licensed for more than five years subject to public notification.

A large portion of Mascot Oval is Crown Land, and therefore subject to the Crown Lands Act 1989.

The plans of management in this volume have been prepared in accordance with the requirements of the LGA 1993 and Crown Lands Act 1989.

Botany has 64 parks, 11 of which are sports grounds. Mascot Oval is unique in that it is the only sports ground in combined ownership, that being both Crown land and Council owned community land for which a plan of management is required.

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## **HOW TO USE THIS VOLUME**

This plan of management provides a framework to guide the City of Botany Bay's decision making in relation to both Mascot Oval and the adjacent Mascot Park. The plan reflects the needs of Council (as managers of the parks), current and future visitors (as users of the parks) and local residents (as users and neighbours of the parks).

The volume is divided into two sections:

### **BASIS FOR MANAGEMENT**

This section reflects the long term policies of Council in relation to the parks and has a currency of 20-30 years.

### **MANAGEMENT STRATEGIES & PERFORMANCE CRITERIA**

This section contains the medium term strategies and performance criteria that Council will adopt to achieve its long term policies and meet user demands. These strategies have a currency of 5-10 years.

## **IMPLEMENTATION & PERFORMANCE PROGRAM**

Action plans and a monitoring program have been placed in a -separate Implementation and Performance Program Volume and contain the actions that Council will implement in managing the parks including priorities and capital requirements, as well as methods to monitor the success of these actions. It is envisaged that Council will update the volume annually as the actions and monitoring program have a currency of 5 years.

## **2.0 BASIS FOR MANAGEMENT**

Botany has 64 parks, including small areas created by street closures. Of these, 48 are small parks or playgrounds and 11 are outdoor sports facilities. The open space settings also include 4 formal gardens and one area of regional park land.

Most of the parks serve the immediate area of the local community. This oval and associated park serve large areas of the City of Botany Bay as well as communities outside the City of Botany Bay Local Government Area. Of the outdoor sporting facilities only Mascot Oval and Mascot Park have portions of land owned by Council, the remainder except for Botany Athletic Field are located on Crown Land.

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Much of this Plan of Management is based on existing Council policy including the City of Botany Bay Management Plan for 1995-96 and community feedback raising issues relating to the Council's provision of open space over the last two years. This feedback is in the form of correspondence received by Council, and responses to letter drops associated with development carried out in Council's parks. In addition to this the Local Government Act Land Management Manual (Manidis Roberts Consultants); the Community Land Management Issues Paper (Manidis Roberts Consultants); and Succeeding With Plans of Management (CALM, Manidis Roberts Consultants) were used as resource documents.

Development of this Plan of Management has identified the need for an open space study to ascertain both the viability and user needs of all of Council's parks.

## **2.1 VALUES**

The values placed on Mascot Oval and Mascot Park are those attributes which people find most important or of high regard and would wish to see enhanced. In addition to these existing attributes there are other values that the community find important and subsequently need to be addressed. The intrinsic value of a regional sporting field such as Mascot Oval is in offering a facility that satisfies the needs of the wider community.

### **Recreational Opportunities**

Combined Mascot Oval's and Mascot Park's prime focus is to provide a range of organised and casual recreational opportunities.

The oval provides facilities for organised, active recreation for both players and the viewing public as well as providing an area for non-organised or passive recreation when the oval is not in use and in association with Mascot Park has the potential for providing an extensive area for passive recreation which ranges from large cultural functions to the more informal picnicking ball games and the like.

### **Character**

Mascot Oval and Mascot Park provide visual respite from the hard urban environment. Mascot is now under increased pressure for urban development due to the Mascot railway station proposal.

Intrinsic to this facility is the need for infrastructure to facilitate major sporting and cultural events. This necessitates development or buildings in the form of grandstands which, if well designed, promote a variety of activities and enhance the appearance of the Oval and associated park land.

### **Location**

Regional sporting fields are a meeting place for large groups to participate in organised recreation either as participants or spectators. They are best located so as to be easily accessible to large numbers of users of varying age. Ideally a suitable buffer between sporting fields and residential areas reduces conflict. Mascot Park should be developed to create such a buffer.

## 2.2 ROLE

The role of any given park or reserve is the way in which that park contributes to the functions of the open space system. The role of Mascot Oval and Mascot Park in the regional context can be separated into a number of functions which are :

To satisfy the organised, active recreational needs of both the local and wider community.

To satisfy the non-organised, passive recreational needs of the local community. To satisfy cultural diversity.

To provide visual relief from the hard urban landscape and are intrinsic to providing a better quality of life.

To form the focus of sporting and community groups.

To provide accessible playground facilities for the wider community.

To form a link with other components of open space within the City of Botany Bay.

## 2.3 LAND MANAGEMENT GOALS

The production of this plan of management is closely linked with Council's overall mission statement as set out in the City of Botany Bay Management Plan 1995-96.

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*"The City of Botany Bay is committed to improving the total environment to allow all community members who live, work, or use the facilities in the Council area to enjoy and benefit from the services provided"*

The land management objectives developed for this sporting facility and associated park aim to be visionary and flexible enough to accommodate the dynamic nature of the City and are intended to guide Council's management of parks to protect and enhance the above values.

The following objectives were developed for the Mascot Oval and Mascot Park Plan of Management:

*'To provide diversity of recreational opportunities for visitors while ensuring appropriate use of the facility.'*

*'To provide and maintain a high quality recreational facility based on community needs and within budget.'*

*'To ensure that the facility is equally available to all members of the public.'*

*'To provide the local community with the opportunity to promote and foster a sense of identity and, consequently, develop the 'sense of place' in the park that reflect the aspirations, needs and character of that community.'*

## **2.4 PRINCIPLES OF CROWN LAND MANAGEMENT**

This plan also takes into account the principles of Crown land management as set out in the  
in Crown Lands Act, 1989, as Mascot Oval is located on Crown land.

The principles of Crown land management are as follows:

To observe environmental protection principles in relation to the management and administration of Crown land;

To conserve, wherever possible, the natural resources of Crown land (including water, soil, flora, fauna and scenic quality);

To encourage public use and enjoyment of appropriate Crown land;

To encourage multiple use of Crown land, where appropriate;

To use and manage Crown land in such a way that both the land and its resources are sustained in perpetuity, where appropriate;

To deal with Crown land in the best interest of the State consistent with the above principles.

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# MASCOT OVAL & MASCOT PARK CHARACTERISTICS & RESOURCES

Mascot Oval and Mascot Park are located on the corner of O'Riordan and Coward Streets, Mascot. Mascot Oval and portion of Mascot Park are located on Crown land, owned by the Department of Land and Water Conservation, and the City of Botany Bay has been made Reserve Trustee. Responsibility for its care, control and management is vested in Council. The remaining portion of Mascot Park and the paved parking area are located on Council owned land. Information regarding the history of Mascot Oval and Mascot Park will be included in this document when available.

The land was classified as "community land" in accordance with the transitional provisions in Schedule 7, Clause 6 of the Local Government Act 1993. The land is zoned 6(a) Existing Recreation under the City of Botany Bay's Local Environment Plan 1995.

The two sites total approximately 3.8 hectares or 38000 square metres and are surrounded by industrial land to the north, west and south and residential to the east. O'Riordan and Coward Streets are both major arterial roads carrying heavy industrial and commuter traffic in both directions.

The proposed Mascot Railway Station will be accessible by pedestrians when completed, with the entrance being less than five hundred (500) metres away, near the intersection of Coward and Bourke Streets to the west of the main entrance.

Mascot Oval is presently leased by Mascot Juniors Rugby League Football Club (Inc) from February to September as their home ground. The Oval is heavily used during this period by the club for training and their weekly competition. The City of Botany Bay acknowledges Mascot Juniors contribution to the community and will be endeavouring to foster an ongoing, and stable relationship with the Club in the future.

During the summer months the Oval is under utilised. Much of this time is presently given to regenerating the field after the winter season however changes to the maintenance regime and upgrading of the surface would allow year round use, if required.

The magnificent Coral Trees and Eucalypts located on the north, south and eastern boundaries provide a park like experience. The views to the west are unfortunately marred by unattractive and unconsolidated buildings within the Oval, which have precluded the installation of significant planting. Beyond these lie modern light industrial and multistorey commercial buildings.

There are two grandstands amongst the buildings along the western boundary of the oval which accommodate spectators whilst a grass mound surrounds the remainder of the oval providing informal spectator seating. There is little shade provided in this area, as the deciduous trees planted on the perimeter have yet to mature.

Included in the facilities west of the oval is an amenities block with a kiosk and storage area and a large advertisement structure which can be readily viewed from O’Riordan Street. These buildings have little architectural merit and would benefit from redevelopment.

The chain wire fence surrounding the oval is rusting and unattractive and is obvious where there is no screen planting. Access between Mascot Oval and Mascot Park is prevented by this intrusive fence. Access would be improved through the provision of gates and pathways which could be closed when to Oval is used for sporting fixtures or private functions.

The oval itself has been constructed on Botany sand which drains extremely well without the assistance of surface and subsoil drainage. As such, the oval is an ideal venue during extended periods of wet weather.

Bore water is used to irrigate both Mascot Oval and Mascot Park which ensures an ongoing water supply, however the hi oh level of iron in the water necessitates the occasional use of town water.

The parking area south of the oval is particularly unattractive as it is not softened by planting and there is little, if any, provision of shade. This area, until a few years ago, had two netball courts, however continual vandalism necessitated removal of the netball rings.

Mascot Park has some disparate, older style play equipment adjacent to Forster Street, which ideally should be replaced and/or centralised with an appropriate soft fall installed beneath. There are few other facilities in the park apart from a park bench and a picnic table closer to the Coward Street frontage.

## **2.6 GENERAL ISSUES**

### **Recreational Usage**

The primary role of Mascot Oval is to provide specialist facilities for a variety of user groups involved in active recreation. At present the Oval is under utilised in the summer months. This Plan of Management aims to establish guidelines which addresses the following issues:

That Mascot Oval be promoted and managed as a venue for sporting events.

That leases and/or licences of the Mascot Oval be granted to community and local sporting groups to ensure their continuing support to the community and encourage their input into future development of the facility.

That community, schools and local sporting groups be accommodated on special occasions as far as is compatible with priority availability for the lessee, with reduced charges applying to these groups.

That the Oval be developed to increase the benefit of the facility to the greater community, through the promotion of events from a diverse range of recreational/cultural organisations.

A broader diversity of usage of the facility may result in a greater frequency of usage and thereby increase the profile of the Oval and greater community benefit of the community asset.

Facilities for passive recreation need to be developed in Mascot Park which will benefit the community and Oval users.

That entrepreneurial leases and licences of a suitable nature be granted to assist in the upkeep of the Oval and maintain Council's policy of a subsidised user pays system. As set out in the City of Botany Bay publication 'Fees and Charges for the year 1995/1996', Council levies subsidised fees from organisations and Groups who wish to hire sports grounds within the Council Local Government Area for the purpose of organised sport. The income derived from these charges assist Council in maintaining the facilities.

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## **Access**

Vehicular access to Mascot Oval and Mascot Park is currently limited to service and emergency vehicles, unless written permission is obtained from Council. As a consequence, the Oval and surrounds are relatively safe and easily accessible to pedestrians who are able to take advantage of the existing roads and pathways.

Access by disabled users is an issue which should be considered, and opportunities to provide convenient circulation routes and access to amenities need to be identified and their feasibility and practicality investigated.

The management and maintenance of access roads should take into account not only their function in providing quick and convenient access for emergency and service vehicles, but their dual use as pathways for pedestrian and disabled users.

Car parking by the general public is restricted to neighbouring streets and a nearby designated car park which is entered from O'Riordan Street. Parking is prohibited within the Oval and Mascot Park unless written permission is obtained from Council.

The provision of additional car parking is viewed as an alienation of public space and not ancillary to the recreation use of the area. The proposed railway station at Mascot and subsequent increase in bus services to the area will greatly improve access to the Oval from surrounding areas for those users without their own transport and reduce the need for additional car parking should demand for the facility grow in the future.

## **Future Development**

It is apparent that the need to undertake further development and upgrading works is required if Council wishes to maintain and satisfy the needs of all existing and potential groups using the facility. This Plan of Management aims to develop guidelines which addresses the following issues.

It is imperative that any further development be of a high quality and where possible the existing buildings should be improved as there is little existing architectural style evident

Where possible the costs of future development are to be off-set by entrepreneurial activities such as advertising signs and through funding in the form of grants and leases of the new facility.

It is critical that future development is based on fulfilling the identified needs of the existing user groups after assessing the impacts of further development of Mascot Oval on the local community.

The parking area needs to be upgraded and the provision for use on weekdays investigated.

The local community are to be actively encouraged to participate in the development of both Mascot Oval and Mascot Park. Development of the Oval and Park should reflect the individuality of the area.

There are no facilities for disabled users. The demand for structures such as suitable toilet blocks and wheelchair ramps should be examined.

## **Effect of use of Mascot Oval on Neighbouring Properties**

Mascot Oval and Mascot Park are bounded to the east by residential areas, hence the impact of usage on neighbouring residents is an important ongoing issue. The needs of the users of Mascot Oval and those living adjacent must be taken into consideration to develop guidelines for management that best suit both groups. Residents concerns are to be acknowledged and acted upon where appropriate. Residents are to be encouraged to approach Council in the event of excessive noise and/or undesirable behaviour to enable Council to liaise with the sporting association to encourage self regulation and thereby prevent further disturbances.

## **Safety**

One of the most prevalent issues regarding community land is that of safety. Many of the problems regarding vandalism and safety stem from the inability to access the Oval and Park, poor signage and inadequate lighting. Adjacent residents and the local community need to be consulted as to their preference for or against additional lighting.

The risk of injury to users of both the Park and the Oval can be minimised by ensuring the facilities are regularly inspected and maintained to a high standard.

## **Administration and Management**

Although Mascot Oval and most of Mascot Park are situated on Crown Reserve, the area is under control and management of the City of Botany Bay. This plan aims to provide guidelines for the future use, development, management and maintenance of Mascot Oval and Mascot Park which will be adopted by Council and supported by the Department of Land and Water Conservation, (State Land Services).

Easements, licences and right-of-carriageways for services and utilities required in Mascot Oval and Mascot Park should be granted with the consent of Council.

## **Maintenance**

Staff are allocated to the ground according to the maintenance requirements which at present varies seasonally.

Over time, as the recreation needs of the community change, the current number and structure of staff and the funding levels for maintenance are also likely to change.

# 3.0 MANAGEMENT STRATEGIES & PERFORMANCE CRITERIA

## 3.1 RECREATION

- The provision of open space at Mascot Oval and Mascot Park is suited to both organised or active and non-organised or passive recreation.
- The primary function of Mascot Oval is to provide specialist facilities for variety of user groups involved in organised or active recreation.
- It is evident from census data that the community has a need for a park in which children's needs are catered for.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Encourage the use of Mascot Oval for a wide use of sporting activities which are compatible with management objectives and the function of a sportsground.	<p>Develop a list of appropriate activities as identified by the user groups, Council staff and the community.</p> <p>Identify undesirable activities and incompatible uses.</p>	<p>List of appropriate activities produced.</p> <p>Use of the Oval by appropriate users only.</p> <p>List of unsuitable users produced.</p> <p>Appropriate signage installed at the Oval indicating both appropriate and inappropriate use.</p>
<p>Encourage use of Mascot Oval by community clubs, groups, schools and other user groups.</p> <p>Encourage a range of non sporting activities to take place at Mascot Oval.</p> <p>Provide appropriate ancillary facilities for sporting and non sporting use.</p> <p>Ensure that Mascot Park satisfies the passive recreation requirements of the community.</p>	<p>Actively promote sportsgrounds in the community and seek new user groups if and when required.</p> <p>Allow passive recreation activities in times when no organised sporting activities are scheduled.</p> <p>Allow cultural and revenue raising functions within the Oval.</p> <p>Consider provision of new or upgraded facilities in order to facilitate the above action.</p> <p>Identify the recreational requirements of users and the immediate community.</p> <p>Develop a master plan for the park in accordance with user requirements.</p>	<p>Maximum desirable level of oval usage achieved and maintained.</p> <p>Increased usage by compatible passive users.</p> <p>Increased used of the facility as a multi-purpose function area.</p> <p>Investigations carried out and recommendations produced.</p> <p>Passive recreational requirements identified.</p> <p>The master plan ultimately reflects the community requirements for the park.</p>

### 3.2 ACCESS

- . Access to and through the Park will ensure ongoing use by the community and ease of maintenance.
- . Access to the Park must not discriminate against potential users.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Control vehicular access to both the oval and the park.	General vehicular access to be prohibited and prevented.  Allowance to be made for service and emergency vehicles to enter the park.  Investigate the possibility of providing additional service roads.  Provide necessary additional service roads.	Vehicular access to the park restricted.  Ease of entry for service and emergency vehicles.  Investigations complete and recommendations produced.  Additional service roads constructed.
To provide the users of the oval and the park with safe and convenient access to and through the park.	Investigate opportunities to improve access for park users.  Gates and barriers for vehicles to allow for pedestrian access.  Investigate linkages with other open space areas.	Opportunities to ensure access and linkages identified.  Increase in ease of access and level of usage.  Linkages identified and recommendations made.
Increase the accessibility of the oval and park to disabled users where appropriate.	Provide suitably graded paths and ramps where appropriate.	Increase in usage and ease of access to the facility by disabled users.

### 3.3 FUTURE DEVELOPMENT

- . Present users and present facilities may need to be improved, expanded or altered within the next five years
- . Easements, licences and right of carriageways may be required.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Plan for changing user needs.	Undertake a Recreational Needs Study.	Recreational Needs Study carried out.
Ensure that the costs to the community for future development at Mascot Oval and Mascot Park are minimised.	Off-set the cost of development by actively seeking funding in the form of grants from Government sources.  Actively promote private sector investment for joint development/entrepreneurial activities such as advertising signs.	Costs of future development to the community is minimised.  Costs of future development to the community is minimalised.
Allow for the installation of services where required.	As approved by Council and Statutory Authorities.  Registration of appropriate easements.	Facilities are adequately serviced, identified and located.

### 3.4 LANDSCAPE CHARACTER

- Development of Mascot Oval and Mascot Park should enhance the existing park features or features of value.
- The current area of the Mascot Park is adequate however upgrading is required.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
To enhance the park in a manner that is consistent with the local character and to improve visual amenity.	Prepare a master plan for the park that draws on the positive characteristics of the locality.	Amenity of the park.
	Implement master plan.	Amenity of the park.
	Provide equipment and facilities that are consistent with Council's Municipal Identity Program.	Amenity of the park.
	Retain existing trees and other features of value.	Trees and other features retained.

### 3.5 COMMUNITY SPIRIT

- Community support and participation has been identified as important to the prosperity of the both Mascot Oval and Mascot Park.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Facilitate community involvement in the planning & development of initiatives for the park.	Actively encourage community involvement through letter drops prior to any development within the park.	Community input into the development of a master plan for the park.
Maintain community interest, thereby ensuring long term success of the park.	Community and Council consultation process required during development of the master plan.	Park reflects the needs and concepts put forward by the community.
Minimise real and perceived adverse impacts on neighbouring properties caused by use of the Park and, in particular, the Oval.	Identify potential and existing adverse impacts such as noise, litter and inappropriate usage.	List of adverse impacts completed.
	Liaise with user groups and residents to foster a positive and harmonious relationship.	Positive feedback from the community.
	Determine the means of minimising adverse impacts and implement appropriate measures.	Implementation of mitigation of adverse impact measures eg. Appropriate hours of usage.



### 3.6 SAFETY

- Measures need to be implemented to reduce the levels of vandalism and undesirable use of this Park.
- Lighting is required to improve the level of safety.
- To provide for public safety.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Manage the park to ensure safe use and enjoyment by the community.	<p>Ensure that there is adequate provision of lighting (where possible indirect lighting).</p> <p>Formulate and implement an inspection program to identify and eliminate all potential hazards</p> <p>Ensure weekly inspections of the park by Council's Rangers.</p> <p>Ensure that identification and information is conveyed through signage.</p> <p>Ensure that conflicting uses and dangerous activities are isolated through adequate fencing.</p>	<p>Visibility of all areas of the park at night.</p> <p>Inspection program formulated and implemented.</p> <p>Reduced level of vandalism and other undesirable use.</p> <p>Undesirable use of the park is reduced.</p> <p>Safety fence installed.</p>

### 3.7 ADMINISTRATION & MANAGEMENT

- The success of Mascot Oval and Mascot Park will rely on efficient and effective management of the land for public recreation.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
<p>Provide an efficient, open and responsive administration and management system with clearly defined goals and areas of responsibility.</p> <p>To manage all the Oval and Park to maximise community benefit and, in the case of the Oval, to generate revenue.</p>	<p>Develop and implement efficient and effective systems designed to make the best possible use of financial, human and natural resources.</p> <p>Be responsive to public suggestions, attend to public enquiries promptly, and provide accurate and useful information to the community as required.</p> <p>Promote Mascot Oval in the community to raise public awareness of the facilities and to optimise expenditure/revenue ratio.</p> <p>Liaise with sporting clubs and field users to monitor sporting requirements of the local and wider community.</p> <p>Develop a structure of fees and charges which relates to the facilities available and is in line with Council's policy of subsidised use for sporting and community groups.</p>	<p>Cost- effectiveness of management systems</p> <p>Level of community satisfaction or amount of positive feedback.</p> <p>Level of usage of the Oval and associated facilities by the public. Level of revenue generated.</p> <p>Satisfaction of user groups as determined by feedback.</p> <p>Annual review of fees and charges.</p>

### 3.8 MAINTENANCE

The success of Mascot Oval and Mascot Park will rely on regular maintenance by Council to provide a high quality recreational facility.

OBJECTIVES	MEANS OF ACHIEVEMENT	MANNER OF ASSESSMENT
Develop a system of consistent and regular checking and maintenance of all facilities in the park.	Develop maintenance programs for the park.	Amenity of the park.
	Implement park asset management program.	Amenity of the park.
Ensure that the park is maintained and inspected by staff with appropriate skills.	Employment and training of staff with suitable skills to maintain the park.	Amenity of the park.
	Weekly inspection of the park by the Parks Supervisor.	Amenity of the park.
Ensure that identification and information is conveyed through signage.	Appropriate signage installed in accordance with Municipal identity.	Reduced level of vandalism and other undesirable use resulting in reduction of maintenance.
All facilities in the park to comply with relevant Australian Standard.	All new equipment to comply with Australian Standards.	Compliance with Australian Standards.