

Item No: C05/18-85

GUILDFORD COUNTY SOCCER AND RECREATION CLUB

Responsible Division: Corporate & Community
Officer: Group Manager Property Development and
Buildings
File Number: CY19-03
Community Strategic Plan Goal: *A great place to live*

SUMMARY

This report has been prepared in response to the *Matter of Urgency* (Min.047) of the Ordinary Meeting of Council held on 21 February 2018 in relation to the Guildford County Soccer and Recreation Club.

The Guildford County Soccer and Recreation Club (Club) occupy the hall in Guildford Park, Marian Street, Guildford. The Club has been on the land since 1928. Council has recently completed the development of a new pavilion adjacent to the hall and will engage with the Club over the next six months to resolve their existing and future tenure on the site.

The Club are interested in continuing their occupancy on the land and are working with Council to resolve questions in relation to their tenure.

RECOMMENDATION

That Council delegate the General Manager to negotiate and resolve the tenure of the Guildford County Soccer Club in relation to the land and buildings in Guildford Park, Marian Street, Guildford.

REPORT

Background

At the Ordinary Meeting of Council held on 21 February 2018, Council considered a *Matter of Urgency* in relation to the Guildford County Soccer and Recreation Club and resolved (Min. 047) that:

“Council be provided with a report on the status of the land and buildings occupied by Guildford County Soccer and Recreation Club.”

The Guildford County Soccer and Recreation Club (Club) occupy buildings within Guildford Park on Marian Street, Guildford being Lot 7309 in DP1165847 as shown in the following aerial image, being the buildings on the eastern edge of the park.



The park and associated lands were transferred to Cumberland Council on amalgamation from the City of Parramatta (CoP) Council. The land is Crown Land and as such bound by the requirements under the *Crown Lands Management Act 2016*.

Tenure

In November 2017, the Club requested information under the *Government Information (Public Access) Act 2009* (GIPA) from CoP on the history of the land as it relates to tenure. Due to the age of the information, the CoP was unable to locate any other documentation other than was previously released (see *Attachment 1*).

The Club have operated under an understanding that the building was 'gifted' to them on 14 January 1964 at a Granville Ward Committee Meeting by the Guildford Bowling Club. It is not clear how the Guildford Bowling Club had the ability to pass such tenure onto the Club.

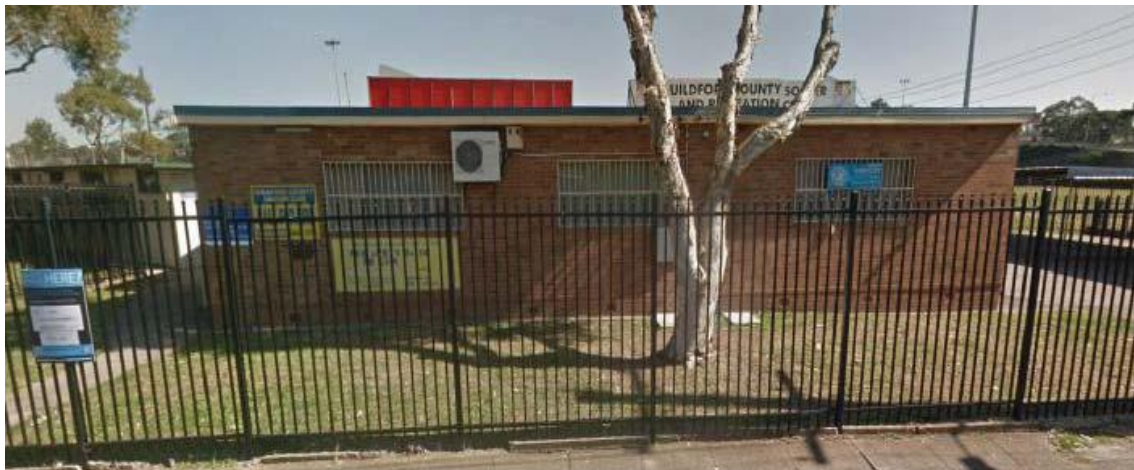
Cumberland Council has also only obtained limited records to date. One record found by Council shows that in 1991 the Club signed a 10 year lease with the Council of the City of Parramatta for the site at approximately \$300 per annum. Since that time, the Club has been in effective non-financial hold-over of their occupancy.

Following is an aerial image of the site identifying the areas as either Crown or Community land. The location of the neighbouring Merrylands Bowling, Sporting and Recreation Club who own the site occupied by the Guildford Bowling Club is also shown. This clearly identifies the land currently occupied by the Club as Crown Land.



Facility

Following is an image of the building occupied by the Club that is the subject of this report.



Over the last 12 months, Council has carried out the former CoP project to develop a new pavilion adjacent to the hall (see new pavilion plans under *Attachment 2*). This

pavilion was recently completed in early May 2018 and will form part of the license agreements by park users under the Expression of Interest (EOI) process for summer and winter sports.

The Club are also looking to secure some exclusive use of the office, kiosk and garage in the new development.

COMMUNITY ENGAGEMENT

Council will undergo a public EOI process to ascertain the interest from any groups within the community who wish to secure a license or lease on the site for a period of up to 20 years.

POLICY IMPLICATIONS

There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

There are no risk implications for Council associated with this report.

FINANCIAL IMPLICATIONS

Subject to legal due diligence to verify any existing tenure on the land, Council will undertake an EOI process for the future use of the land and associated facilities by way of license or lease. Any license or lease may represent a financial benefit to Council.

CONCLUSION

The Club have occupied the land since 1928. During this time they have invested funds and resources into the building and surrounding area to ensure the assets' continued viability and engagement with the local community.

The Club have an expectation of being 'gifted' the buildings from a previous occupant to substantiate a claim on the land. Council will seek legal advice in relation to this claim and will continue to engage proactively with the Club on this matter.

Under the *Crown Lands Management Act 2016*, Council has an obligation to manage Crown Lands for the best use of the community. In accordance with the *Local Government Act 1993*, Council must seek interest in the land from the community for long term tenure.

In recognition of the Club's interest and investment to date, Council has met with the Club on several occasions over the past 12 months. Council will continue to work with the Club and any other users to ensure that the community derives the best possible outcome from these assets.

ATTACHMENTS

1. Notice of Decision - Formal Application for Access to Information [!\[\]\(0551a83d441798e532995956b603f604_img.jpg\)](#) 
2. New Pavilion Plans [!\[\]\(73ae654e8897db9b21f1bf9d9efc07ef_img.jpg\)](#) 

DOCUMENTS
ASSOCIATED WITH
REPORT C05/18-85

Attachment 1

Notice of Decision - Formal
Application for Access to
Information



Our Reference: F2017/02921
Contact: Ms L Gill
Telephone: 9806 5313

CITY OF PARRAMATTA

6 November 2017

NOTICE OF DECISION
Formal Application for Access to Information
Guildford Wanderers Club House

1. Summary of access application

On 27 September 2017 we received your access application under the *Government Information (Public Access) Act 2009* (GIPA Act). Your request was in the following terms:

The history of the Guildford Wanderers Club House at Guildford Park, donated by Guildford Bowling Club and rebuilt for the local soccer club in & around 1964. This was approved by Granville Council.

2. Decision

I am authorised by the principal officer, for the purposes of section 9(3) of the GIPA Act, to decide your access application.

I have decided, under section 58 (1)(b) of the GIPA Act, that the information is not held by the agency.

Unfortunately, due to the age of the information I was unable to locate any documentation other than what was previously released by Michelle Goodman, Council's Archivist.

You can ask for a review of this decision. For details about how to do so, see the end of this Notice.

3. Searches for information

Under the GIPA Act, we must conduct reasonable searches for the government information you asked for in your application. I have searched our records to find any information that falls within the scope of your application.

We conducted extensive searches of Council's document management system, HPRM, Council's customer record system, Pathways as well as searches in Council's archived files. I also personally contacted our archivist who has access to Council's older building registers.

PARRAMATTA
WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY

Parramatta City Council ABN 49 907 174 773
126 Church Street, Parramatta PO Box 32, Parramatta NSW 2124
P 02 9806 5050 F 02 9806 5917 www.parracity.nsw.gov.au

Unfortunately, we were unable to locate any reference, other than extracts from minutes referencing the site already provided. Our search of Council systems did not return any results. Due to the age of the development the original files were unable to be located.

4. Review rights

If you disagree with any of the decisions in this notice that are reviewable, you may seek a review under Part 5 of the GIPA Act. Before you do so, I encourage you to contact me to discuss your concerns. My contact details are set out below.

You have three review options:

- internal review by another officer of this agency, who is no less senior than me;
- external review by the Information Commissioner; or
- external review by the NSW Civil and Administrative Tribunal (NCAT).

You have 20 working days from the date of this Notice to apply for an internal review. If you would prefer to have the decision reviewed externally, you have 40 working days from the date of this Notice to apply for a review by the Information Commissioner or NCAT.

To assist you, I have enclosed a fact sheet published by the Information and Privacy Commission NSW (IPC), entitled *Your review rights under the GIPA Act*. You will also find some useful information and frequently asked questions on the IPC's website: www.ipc.nsw.gov.au.

You can also contact the IPC on freecall 1800 IPC NSW (1800 472 679).

If you have any questions about this notice or would like any further information, please contact me on 9806 5313



Lisa Gill

Right to Information Officer



Granville Ward Committee Meeting Minutes:

January 14, 1964

47. Guildford Wanderers Soccer and Recreation Club (3481/S, 6/1/64), advising that the Guildford Bowling Club has donated its old club-house for use by the Guildford Wanderers Soccer and Recreation Club, and requesting permission to site the building on Guildford Park. Stating that should permission be granted the Club would be fully responsible for the upkeep and maintenance of the building, agree to allow reasonable use of/and to the building to all users of Guildford Park, and in the event of the Club ceasing to be a prime user of Guildford Park the building would become the sole property of Parramatta Council.
- Recommendation: That the Engineer report as to the proposed siting of the building in Guildford Park to the next meeting of this Committee.

January 28, 1964

10. City Engineer (6354/P, 4/12/63) submitting an amended proposal for the development of the Guildford Park area by the provision of two basketball courts and also an amended tree planting layout - plan previously sent to each Granville Ward Alderman.
- Recommendation: That the proposal be adopted subject to incorporating the building to be placed in the area by the Guildford Wanderers Football Club, in the plan.

The first page in the history of this club came about in 1933, when a notice was placed in "The Broadcaster", a local newspaper, convening a public meeting (held in the Cannings Hall in Guildford Rd, where the ANZ Bank was situated) about exploring ways and means of forming a bowling club in the town.

S.B.Smith, a local businessman, was elected a chairman-a position he held until the formation of the club.

The Bowling Club Formation Committee approached the Granville Council, which controlled the area east of the railway line, several times- asking permission to build a bowling green in the south -western corner of Guildford Park for the use of Guildford's citizens.

Eventually the consent for one green was granted and the sum of six hundred pounds was allocated for the project in the form of a loan, together with the authority to relocate the old weather board cottage in the park to serve as a club house.

When deciding on a badge for the club, a suggestion was made about approaching Guildford Bowling Club in England asking for permission to depict the Guildford Castle for this purpose. With authorization granted, the Guildford Castle became and still is our emblem.

In 1935 bowls began in Guildford, presided over by our initial president Mr S.B.Smith. It became the first bowling club established along the Liverpool line south of Strathfield.

The club began with about thirty-six members and it was a common occurrence to close the club and travel south to Campbelltown and Camden for a game of bowls, with reciprocal visits in turn by the clubs visited.

In the mid-40s, a second green was built, along with the greenkeepers' shed at the eastern end. The next built amenity to the club was a recreational hall across the front of the club house.

In 1959/60, after much deliberation with the Council and Park Committee it was resolved to allocate extra parkland to the bowling club, enabling a new club house to be constructed. To compensate the Park Committee for this extra land, Guildford Bowling Club contributed to the covering of the large drainage canal which crosses the park, thus creating an additional area for other playing fields- all to satisfaction of other sporting bodies.

In 1961, the women's club name was changed from Guildford-Fairfield WBC to Guildford Women's Bowling Club.

1963 has seen the construction of the new club house and the opening ceremony was conducted by the president of the R.N.S.W.B.A. in June 1964. The old club house on the eastern side of the park was then presented to Guildford Wanderers Soccer Club for their use.

By the mid-1960s, club membership has risen to 407 men and 102 women bowlers; we also had three greens (two couch and one bent and couch).

The three greens have since been dedicated to long serving Committee members in recognition of their many years of devoted service to the club and members. Number one green was named "Fred Windred Green", number two "Reg Pearce Green" (deceased) and number three "Vic Curtis Green".

In 1978, purchase of the entire land (which GBC currently occupies) from the Lands Department was completed together with the acquisition of the cottage alongside the club.

Since those early days much work has been undertaken to improve club's facilities, including the maintenance of the surrounds and the three greens- which have received many a compliment from the visiting bowlers. Our thanks go to all our past and current greenkeepers for keeping the grounds immaculate.

In 2007, the "Guildford Goannas" were born. The goanna logo was featured for the first time on the back of the Grade 4 players' shirts when they won the Zone and State Flags. Thereafter the goanna was included on all our pennant shirts and "Go the Goannas" became the "war cry". The design was done by then-members Ian and Jim Ogilvy.

The large encased real seven foot (2.2m) goanna displayed above the doors leading to the number two green was donated by club member Joe Halas.

Over the years GBC teams and individuals, both male and female, have had many a success on the greens and achievements of note have been:

DOCUMENTS
ASSOCIATED WITH
REPORT C05/18-85

Attachment 2
New Pavilion Plans

NOTE: PLANS TO BE READ IN CONJUNCTION WITH FIRE, HYDRAULIC, MECHANICAL, ELECTRICAL, STORMWATER, STRUCTURAL DOCUMENTATION.

NOTE: PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL COMPLIANCE AND SECTION J REPORTS.

NOTE: MAXIMUM CROSS FALL TO PATHWAYS 1:40.

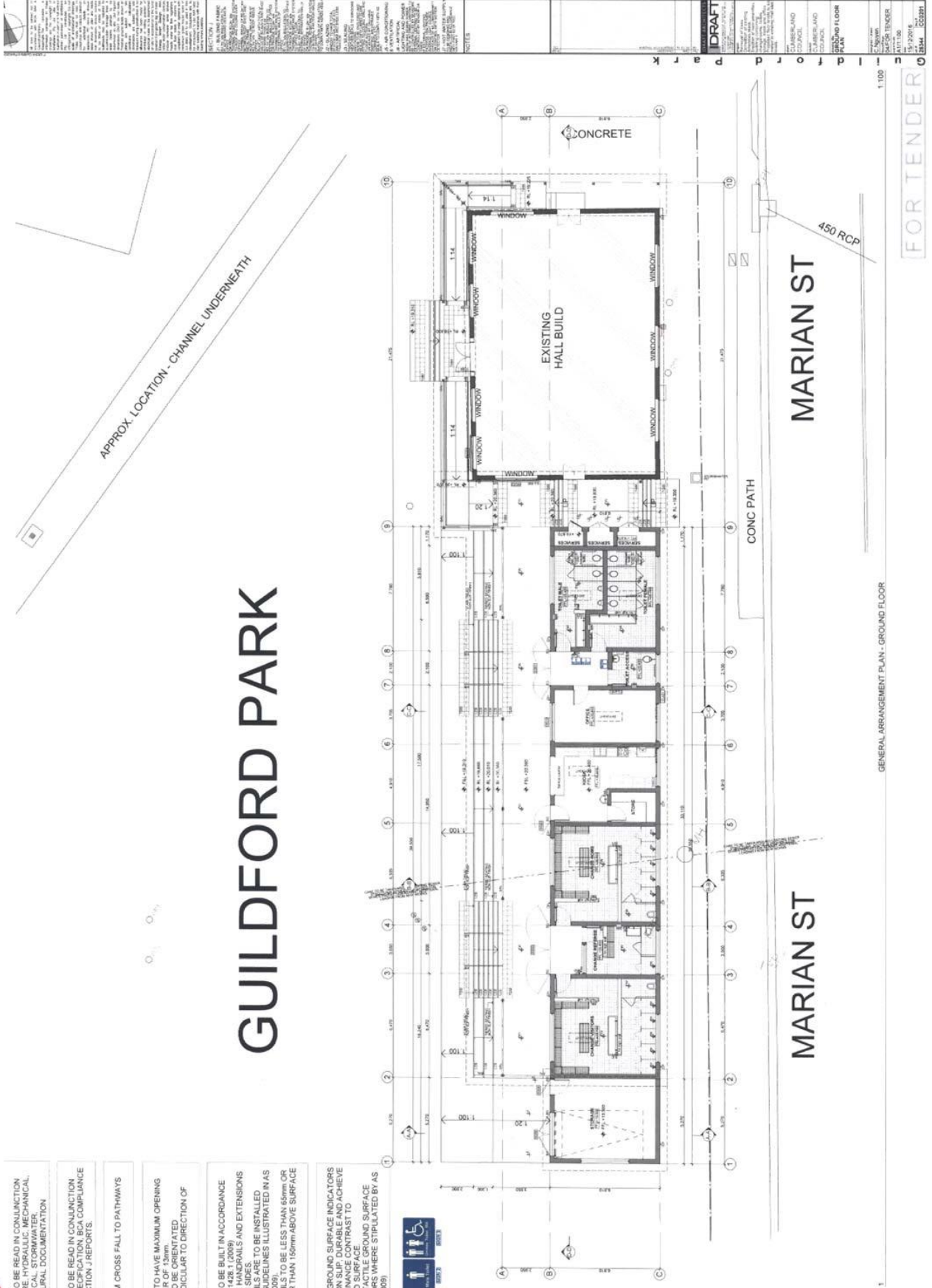
NOTE: GRATES TO HAVE MAXIMUM OPENING DIAMETER OF 13mm. GRATES TO BE INSTALLED PERPENDICULAR TO DIRECTION OF TRAVEL.

NOTE: TO BE BUILT IN ACCORDANCE WITH AS 1428.1 (2009) PROVIDE HANDRAILS AND EXTENSIONS TO BOTH SIDES. TO BE INSTALLED WITHIN GUIDELINES ILLUSTRATED IN AS 1428.1 (2009). KERB RAILS TO BE LESS THAN 65mm OR GREATER THAN 150mm ABOVE SURFACE LEVEL.

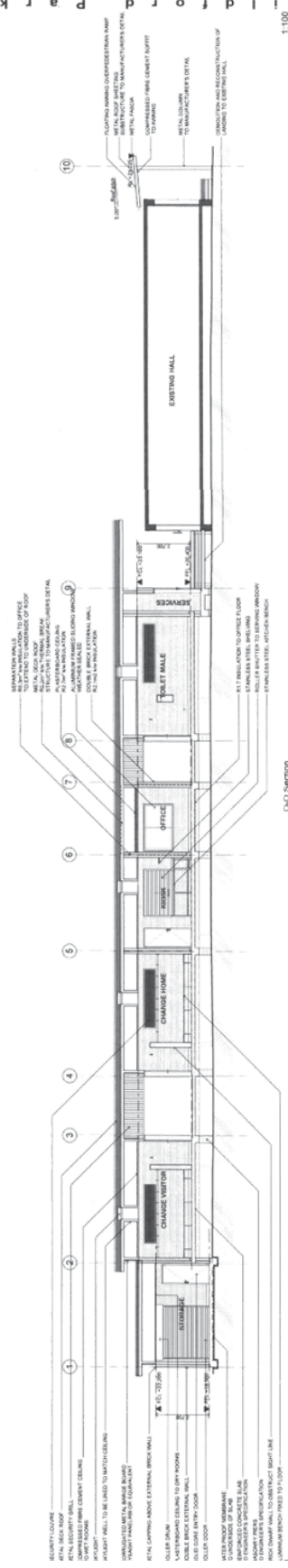
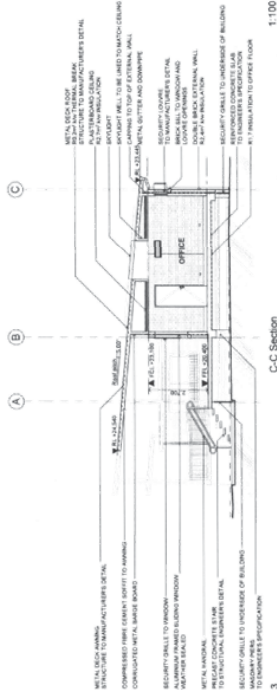
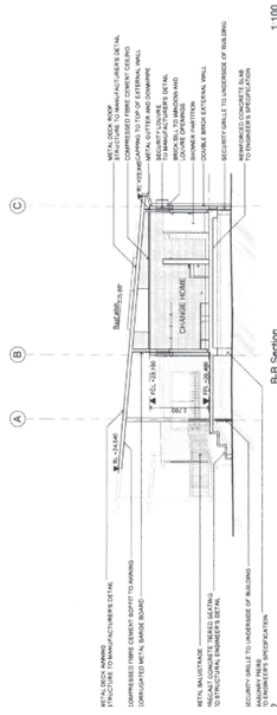
NOTE: TACTILE GROUND SURFACE INDICATORS TO BE BUILT IN ACCORDANCE WITH AS 1428.1 (2009) TO ACHIEVE 30% LUMINANCE CONTRAST TO MOUNTED SURFACE. INSTALL TACTILE GROUND SURFACE INDICATORS WHERE STIPULATED BY AS 1428.1 (2009).



GUILD FORD PARK



NOTE:
WALL AND CEILING LINING TO BE
MATERIAL GROUP 1 OR 2.
SMOKE GROWTH RATE INDEX OF 100
MAXIMUM OR AVERAGE SPECIFIC
EXTINGUISHING INDEX OF 0.23-0.25 MAXIMUM



FOR TENDER

