



# PLAN OF MANAGEMENT FOR FIGTREE PARK AND GLADESVILLE ROAD COMMUNITY CENTRE RESERVES

Prepared for Hunter's Hill Council  
March 2022

## TABLE OF VERSIONS

Issue	Date	Description	By
1	29.01.2021	Preliminary draft for Council review	CGM
2	2.03.2021	Draft for Council and Crown Lands review	CGM
3	20.10.2021	Final Draft for public exhibition	HHC
4	21.03.2022	Final plan for Minister's consent	HHC

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## ACKNOWLEDGMENT OF COUNTRY

Hunter's Hill Council acknowledges and honours the Wallumedegal people of the Eora Nation as the Traditional Custodians of this land.

Hunter's Hill Council pays respect to the Elders past, present and emerging, and honours Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to place and society.

# 1 KEY INFORMATION

This site-specific plan of management (PoM) has been prepared for Hunter's Hill Council for Crown reserves Fig Tree Park (D500359) and Gladesville Road Community Centre (R100264). It has been written in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993* (NSW). This PoM foreshadows the full future intent of all uses and developments, and identifies further required due diligence, approval processes and gateway stages.

This PoM was referred to the Minister administering the *Crown Land Management Act 2016*, as representative of the landowner (the State of NSW), on 18 March 2021 to enable public exhibition. Following public exhibition and consideration of submissions, Minister's consent has been obtained prior to the PoM being adopted by Council on 20 June 2022.

## 2 INTRODUCTION

### 2.1 Hunter's Hill Municipality

Hunter's Hill Council is located 7 kilometres from the Sydney GPO and covers approximately 570 hectares with 19kms of river frontage. It is the smallest local government area (LGA) in Sydney. The Hunters Hill peninsula is within Sydney Harbour and is bounded by the Lane Cove and Parramatta Rivers, extending west to Pittwater Road, Gladesville.

Hunters Hill is mainly comprised of low scale residential land uses that reflect key housing development periods in Sydney's expansion. Recreational and open spaces landforms leafy garden, bushland and foreshore settings of the inner suburban LGA. There are some limited commercial, foreshore and industrial land uses in the area.

Hunter's Hill Municipality has a significant and important network of bushland, harbour foreshores, parks and sportsgrounds, and a long-demonstrated community support and commitment for conservation and green infrastructure. Examples include iconic spaces such Kelly's Bush, Clarkes Point, and Bedlam Bay, as well as bushland, waterway corridors and harbour-side natural areas and parks.

### 2.2 What is a plan of management

The *Local Government Act 1993* NSW (LG Act) requires a plan of management (PoM) for all public land classified as 'community' land under the LG Act. A PoM outlines community land and its features, and clarifies how Council will manage, use or develop it into the future. It identifies Council's goals and objectives for the land and establishes the overall direction for planning, resource management and maintenance. It is an important management tool written in consultation with the community, providing a transparent and coordinated approach to public land management.

Local councils authorised by the *Crown Land Management Act 2016* NSW (CLM Act) to manage dedicated or reserved crown land, must manage the land as if it were public land under the LG Act. Under the LG Act, all Crown land reserves managed by council as community land are required to have a Council-adopted PoM to guide the land's use, management and development.

A PoM can be prepared for more than one parcel of land (generic or geographic) or for a single property (significant or specific). This is a specific plan for community land which covers two reserves within Hunters Hill Municipality.

Although the PoM outlines the way land will be used and provides the framework for Council to follow with regard to leases and licences, if additional development proposals for the community land occur (other than those authorised by this PoM) amendment and re-exhibition of this PoM is required.

Further information about the legislative context for Crown reserve PoMs can be found in **Appendix B** of this document.



## 2.3 Scope of the plan of management

The purpose of this PoM is to:

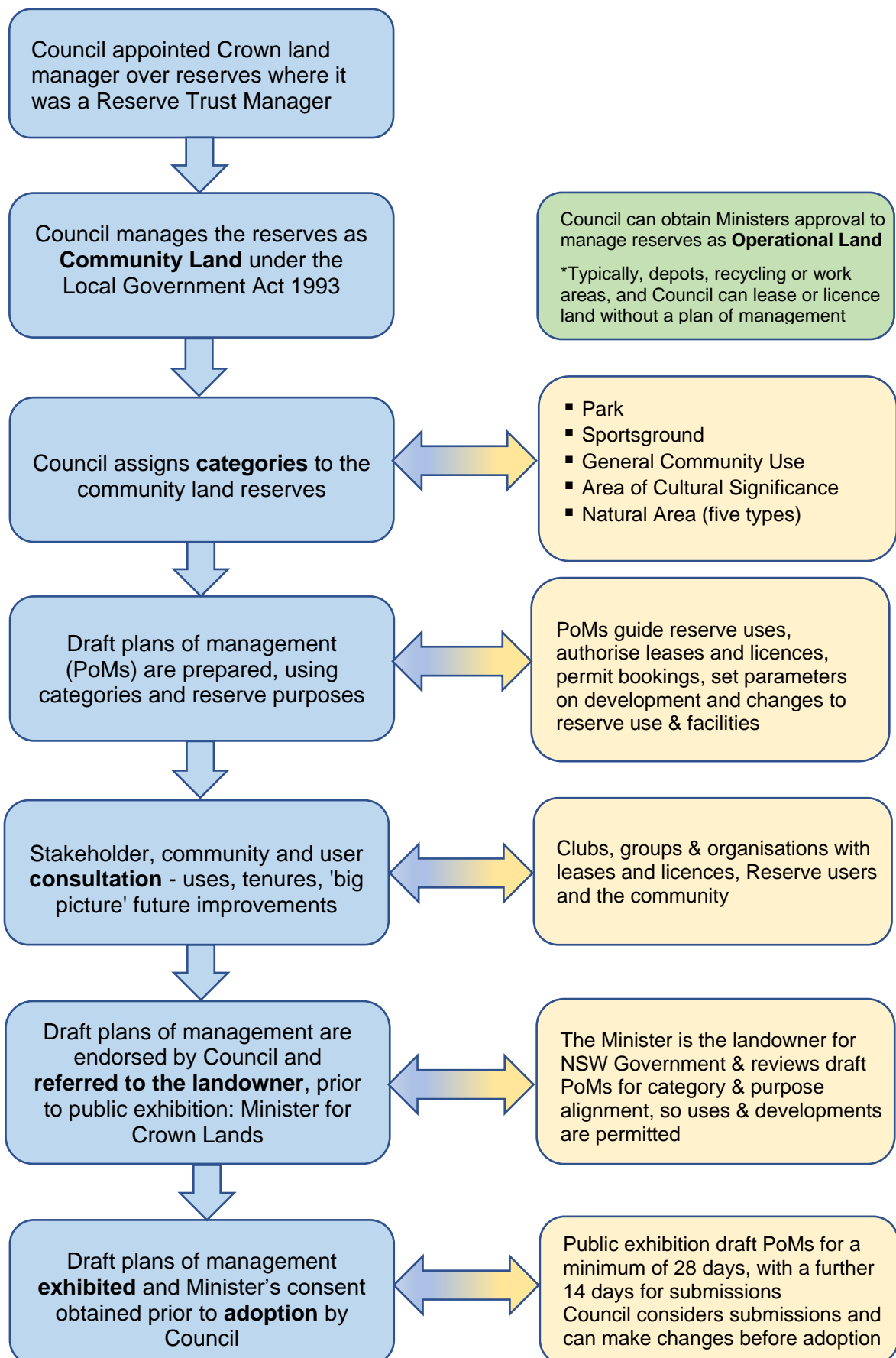
- contribute to the Council's broader strategic goals and vision as set out in Council's Community Strategic Plan (CSP),
- ensure compliance with the LG Act and the CLM Act,
- identify further required due diligence, approval processes and gateway stages,
- provide clarity in the future development, use and management of the community land, and
- ensure consistent management that supports a unified approach to meeting the varied needs of the community.

**Figure 1** illustrates the process for preparing a PoM for Council managed Crown Reserves, including this PoM for Figtree Park and Gladesville Road Community Centre reserves.





Figure 1: Illustration of the process for preparing a PoM for Council managed Crown Reserves.



## 2.4 Change and review of plan of management

This PoM will require regular review to align with community values and changing community needs, and to reflect changes in council priorities. Hunter's Hill Council has determined that it will review the PoM within five years of its adoption and the community will have an opportunity to participate in the review. Council's four year operational and delivery plans may impact the priorities of the PoM actions being implemented.

The performance of this PoM will be reviewed internally on an annual basis to ensure that both reserves are being managed in accordance with the PoM and are well maintained and continue to provide a safe environment for public enjoyment. This includes Council regularly monitoring and evaluating the progress of implementation and review of performance targets, means of achievement and method of assessment annually.

Any change to an adopted PoM will require the preparation of a new draft PoM, which may include a simple alteration to existing schedules and text, or a change of category from park to general community use or sportsgrounds. Each new draft PoM must be referred to any landowner, including Crown, and placed on public exhibition where the community will have an opportunity to comment prior to Council adoption.

Council may continue to acquire or divest land for the benefit of the community. Land may also come into Council's ownership by dedication of land for open space. Occasionally, appendices to this PoM may be updated, reflecting significant changes to the condition of the community land, or to reflect new acquisitions or dedications of land.

## 2.5 Community consultation

Development of this PoM has drawn upon:

- Council's online community consultation in 2020 using Social Pinpoint, incorporating a survey and interactive community map
- targeted stakeholder consultation for Figtree Park and Gladesville Road Community Centre reserves held on 23 September 2020 at the Gladesville Road Community Centre

### **Online Survey and Interactive Community Map**

The online survey and questionnaire were accessible via Council's website for 5 weeks from Monday 24 August to Monday 28 September 2020. It ran concurrently with a number of stakeholder meetings, as well as a community pop-up.

The online survey had two parts – the online questionnaire and an interactive community mapping tool. There were 566 individual responses. Of these, 311 people filled in the online survey. Many respondents took the opportunity to do both the online survey and interact with the map.

The main objective of the survey was to obtain feedback from the community about a range of issues including how they use, what they like, and what could be improved about a select number of Crown reserves that were the subject of new PoMs being prepared, including Figtree Park and Gladesville Road Community Centre reserves.

Specific comments relating to the two reserves in this PoM focussed on:

- support of croquet
- value of community services
- need for park improvements include playground
- improvements to surrounding lighting and traffic.

Figtree Park survey comments showed Figtree Park as the third highest used reserve, after Gladesville Park and Woolwich Baths, with 10.24% of respondents. Of the 100 responses about Figtree Park to various comments on the interactive community map, 63 were in support of croquet.

Over half of respondents (54%) undertook activities such as walking, enjoying nature, fitness, dog walking, informal family activities and picnics, all of which could occur in Figtree Park.

Park use was predominantly daily or weekly, and issues that prevented/or discouraged use of parks, (in order of importance) were:

- equipment and facilities
- maintenance of park
- pathways
- users of the park
- access and movement around park
- signage/wayfinding
- building quality.

The Community Centre (seniors' hub) was regarded as a valuable resource for the community in Hunters Hill.

Figtree Park was enjoyed for many activities and values:

- the trees for the calmness
- coffee in the park with friends
- an essential amenity for the area
- seasonal changes and warm environment
- close to aged care residences
- Tai Chi classes
- walking and informal exercise
- easy access to cafes

Figtree Park and the croquet lawn were described as:

- beautiful building and grounds
- important to our community
- exercise for the mind and body
- building strategy and play skills
- an opportunity for friendship and social connections and can be enjoyed by people of all ages.

Improvements suggested:

- seats in the sun at Figtree Park
- a children's playground located in green space for younger and older children, with soft fall ground rather than bark or sand.
- drinking water
- easy access to toilets
- enclosed fences
- bike path links
- use of paving or speed humps to slow traffic to 25km/hr to give priority to pedestrians.

### **Community Stakeholder Meeting**

The community stakeholder meeting was held at the Gladesville Road Community Centre on 23 September 2020 and attended by licensees of the Figtree Park reserves, representatives of local business and St Joseph's College, and individual park and centre users. Council officers were also in attendance as observers and to receive any management or maintenance questions.

The feedback from the stakeholder workshop is included below. It provided an overview of how the land is used and what was considered necessary for the future.

### Current Status Feedback

- The computer club is expanding and needs a bigger space.
- Sydney Community Services needs an integrated and purpose-built facility to bring together all their providers into one place.
- Better connectivity is needed from Gladesville Rd into the park.
- The park is well used (by mothers and babies, others drinking take away coffee, St Joseph's College students use it to access the shops and for informal recreation) however there is little activity opportunities for families.
- It is a tranquil sitting, picnic spot that has grown in use.
- The area has untapped potential and needs to be reimagined.
- There is an opportunity to consolidate and expand existing facilities and services including, parkland, community services and uses, through the creation of a community hub.
- Better integration of community offerings and greater collaboration needed across the users of the buildings fronting Gladesville Rd including the croquet club.

### Values and Qualities of Figtree Park & Community buildings

- The community mix and ease of access to the hub - buildings and facilities are valued for community use.
- Mothers and children, youths and adults are the main users of the park.
- Location and proximity to other aged care.
- Nearby businesses and cafes providing opportunity for aged care community to maintain independence.
- Proximity of the park is positive for nearby businesses.
- Collection of business and community services inviting people to the area.
- Large untapped potential as an active community hub.
- The park provides a green thoroughfare for the students at St Joseph's College and other community members to get to the shops.

- Ability exists to provide equitable access for all but is currently limited.
- The park provides environmental benefits and cooling effects.
- The area provides for exercise opportunities e.g Croquet and Tai Chi on the park and in the Croquet Hall.
- The park is a tranquil place, an outdoor area for use by many people in the local community.
- The services to the wider community from the existing facilities are highly valued.
- The park has been improved over the years and is now an attractive place to visit.

### Issues and Challenges

- Better connectivity is needed from Gladesville Rd to Figtree Park as pedestrian access is poor and car parking is limited.
- Buildings are getting old, and purpose-built buildings are needed to deliver integrated cost-effective services to the community.
- Currently, community service suppliers operate from disjointed facilities, and a disconnect between village, community buildings and the park is present. Additionally, the rear of the buildings could open to the Park.
- The Park and Centre needs to be more inviting, with installation of safe fencing along Ryde Rd and more equitable access throughout. This includes wider stable foot paths and more places for people to sit along Gladesville Rd.
- There is a lack of wayfinding in the precinct to services and the park.
- There is a lack of security lighting at night for safe passage through the park.
- More meeting facilities are needed, especially as at night the area has been described as a “ghost town”. Potential night use of the croquet lawn and possible disturbance of residence was simultaneously raised.
- It’s important to balance cost effective development while maintaining the quality of the area.

### Opportunities and Potential

- Retain green space, while simultaneously providing more facilities for meetings, including more park benches – this will help increase connectivity and provide a human element.
- Improve opportunities for users to access a diverse offering of social activities, and use the park and open space for entertainment e.g. BBQs, provide opportunistic activities for young and old to mix. The Canopy at Lane Cove is a great example of this. Expand on this by using senior citizen calendar of events to partner with Council activities and events.
- The croquet building could provide for wider uses.
- The park could be developed to create greater use. Including improving pedestrian safety and connectivity between the reserves, buildings and shops.
- There is potential for a community library and other council buildings to be erected.
- Better integration and consultation with users across the reserve.
- Bring facilities, services, and people together in an integrated fashion to use resources more effectively. This should include gym and exercise facilities.

### Facilitation of Change

- Signage is needed throughout the area, including a wayfinding/welcome sign to link the Park and Hunter’s Hill Village.
- Open the back of buildings to the park, creating access from street front to park.

- Remove fencing and modify landscaping where it is a visual and physical barrier.
- Improve access to provide clear, wide and safe footpaths.
- Use the heritage listed building (at 50 Gladesville Rd) as a contributory element in the streetscape while improving access to the park.
- Increase uses in the area and use this as a catalyst for renewal and change.
- Concentrate services and provide a purpose-built building for the integration of community service delivery.

### Figtree Park Public Legacy Program consultation

There have been a series of consultation events for the community to have input into the landscape concept plan for Figtree Park in 2021 and 2022. The process is still ongoing (March 2022).

## 2.6 Referral and exhibition

Prior to being placed on public exhibition, the draft PoM was referred to the Department of Planning, Industry and Environment – Crown Lands, as representative of the state of NSW, which is the owner of the reserves. Council has included in the Plan any provisions that have been required by the Department of Planning, Industry and Environment – Crown Lands.

The Plan was placed on public exhibition from 4 November 2021 to 14 January 2022 in accordance with the LG Act. The exhibition period allowed for interested parties to comment on the draft PoM. Council has considered the comments, and made minor amendments to the final document where appropriate.

Key comments were reviewed and are tabulated below.

COMMENT	RESPONSE FOR POM FINALISATION
Delete reference to the Draft Property Strategy	References have been deleted
Range of permitted uses is too broad	No change to the range of permitted uses
Length of leases and licences too long	Length of leases and licences amended to be consistent with the LG Act.



### 3 LAND DESCRIPTION

The Figtree Park and Gladesville Road Community Centre reserves are community land owned by the State of NSW (Crown land) and are managed by Hunters Hill Council as Crown land manager under the CLM Act. The land covered by this plan of management is identified in the schedule in **Appendix A1** and shown in **Figure 2** and **Figure 3**.

The land within the boundary of Matthew Street, Gladesville Road and Ryde Road comprises the Hunters Hill Village shops and the two reserves. The area is currently a mixed use of green open space, community service buildings, businesses, shops and on street parking.

**Figure 2:** Location of Figtree Park and Gladesville Road Community Centre reserves, outlined in red.



Figure 3: Aerial of Figtree Park and Gladesville Road Community Centre reserves



## 4 BASIS OF MANAGEMENT

All community land is required to be categorised as one or more of the following: Natural Area, Sportsground, Park, Cultural significance or General Community Use. Where the land is owned by the NSW Government (Crown land), the category assigned should align with the purpose for which the land is dedicated or reserved. Each category has set guidelines for assigning categories and core objectives, providing guidance to the management of community land. The core objectives for each category give a broad strategic direction for management of the land, which is the same for all community land of the same category across NSW.

Hunter's Hill Council has developed plans and policies that influence the management of community land. These documents have been considered in preparing this PoM and are:

- Community Strategic Plan 2018-2028
- Local Strategic Planning Statement 2020
- Hunter's Hill LEP 2012
- Hunter's Hill DCP 2013.

### 4.1 Categorisation of the land

Section 36(4) of the LG Act defines five categories of community land.

- **Cultural significance:** for areas with Aboriginal, aesthetic, archaeological, historical, technical, research or social significance.
- **General community use:** for all areas where the primary purpose relates to public recreation and the physical, cultural, social, and intellectual welfare or development of members of the public. This includes venues such as community halls, scout and guide halls, and libraries.
- **Park:** for areas primarily used for passive recreation.
- **Natural area:** for all areas that play an important role in the area's ecology. This category is further subdivided into bushland, escarpment, foreshore, watercourse and wetland categories.
- **Sportsground:** for areas where the primary use is for active recreation involving organised sports or the playing of outdoor games.

Where there is a change in the proposed categorisation between PoMs and the categorisation advice Council initially supplied to the NSW Government (Crown Lands), or a change to existing categorisation under an approved PoM, the LG Act requires that Council must hold a public hearing.

Categories have specific core objectives under the LG Act which dictate what can happen on the land. These are detailed in Section 5.1 and Section 6.1 of this document. Community land is also defined by real property identifiers (lots and deposited plans), as well as shown by maps in **Appendix A**.

The reserves within this PoM are zoned under the Hunters Hill LEP 2012 (LEP) as either Mixed Use (B4) or Public Recreation (RE1) as shown in **Table 1**.

**Table 1** Reserve Purposes and Land Use Zone

RESERVE No.	RESERVE NAME	RP IDENTIFIER (LOTS/DP)	CROWN LAND PURPOSE	LG ACT CATEGORY	HUNTERS HILL LEP 2012
D500359	Figtree Park	Lot 7075 DP 93720, Lot A DP 327840 Parish Hunters Hill County Cumberland	Public Recreation and Gazetted - S121A: Community Purposes	Park General Community Use	Land Use Zone: RE1 – Public Recreation Part B4 – Mixed Use
R100264	Gladesville Road Community Centre	Lots 7029 and 7030 DP 93721 Parish Hunters Hill County Cumberland	Community Purposes	General Community Use	Land Use Zone: B4 Mixed Use

This PoM is specific to the land in **Table 1**. Contact Council or refer to Council’s website for information about other public land not listed above.

## 4.2 Guidelines and core objectives for management of community land

The management of community land is governed by the categorisation of the land, its purpose, and the core objectives of the relevant category of community land (see Categorisation of the land Section 4.1). Council may apply more specific management objectives to community land, though these must be compatible with the core objectives for the land.

The guidelines for categorisation of community land are set out in the *Local Government (General) Regulation 2021* (LG Regulation). The core objectives for each category are set out in the LG Act. The guidelines and core objectives for Park and General Community Use are set out in the relevant category sections of this PoM.

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Hunters Hill Municipality. The intrinsic value of community land is also recognised, as is the important role this land may play in biodiversity conservation and ecosystem function.

Hunter’s Hill Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land to support a broad range of appropriate activities. Future uses and developments that may be beneficial or planned by Council require the allocation of resources or generation of funds to implement improvements to community land and facilities.



### 4.3 Restrictions on management of Crown land

Council is the Crown land manager of Crown reserves described in this plan of management. This is done in accordance with the legislation and conditions imposed by the Minister administering the CLM Act. The use of the land described in this plan of management must:

- be consistent with the purpose for which the land was dedicated or reserved
- consider native title rights and interests and be consistent with the provisions of the Commonwealth *Native Title Act 1993* (NT Act)
- consider the inchoate interests of Aboriginal people where an undetermined Aboriginal Land Claim exists
- consider and not be in conflict with any interests and rights granted under the CLM Act; and
- consider any interests held on title.

### 4.4 Council’s strategic objectives and priorities

Hunter’s Hill Council, in consultation with the community, developed the following strategies and plans to identify the priorities and aspirations of the community and the delivery of a vision for the future. These strategies and plans have a direct influence on the objectives, uses and management approach covered by this PoM.

#### Community Strategic Plan – Your Vision for our Future 2018 – 2028

The Hunter’s Hill Community Strategic Plan (CSP) is a 10-year plan that identifies the community’s priorities and aspirations for the future, as well as the challenges in working towards long term sustainability.

Delivery of the CSP is underpinned by its vision: *To protect and enhance the integrity, character, and visual amenity of the Hunter’s Hill Local Government Area through leadership, community involvement and the pursuit of excellence.*

The CSP provides a snapshot of the Hunter’s Hill community, including population projections and community feedback. Five key directions were identified by the Plan - the following being the most applicable for the reserves in this PoM.

**Table 2** Key directions identified in the CSP relevant to this PoM

KEY DIRECTION	STRATEGIC OBJECTIVES	ACTIONS
FOCUS ON THE COMMUNITY	Plans of management reflect community need.	New plans of management are prepared.
	Council encourages a sense of belonging and connection to the local community.	Support and facilitate initiatives and projects to promote local community groups.
	Council provides accessible services and facilities to residents of all abilities.	Implement the Disability Inclusion Action Plan (DIAP).  Review the use of open spaces, parks, reserves, playgrounds in line

KEY DIRECTION	STRATEGIC OBJECTIVES	ACTIONS
		with DIAP, PoMs and Council's Asset Management Plans.  Universal Design Principles are incorporate into plans and documents.
	Services and facilities that are child, youth, family and age friendly are supported.	Improve and maximise access to and use of parks, community, sporting and cultural facilities.
MAINTAIN CHARACTER AND MANAGE GROWTH PLANNING	Public places are vibrant and active.	Maintain public places to ensure they are clean and attractive.  Ensure public spaces provide for a range of people and can be easily adapted to suit the changing needs of the community.
	Maintain the character and amenity of Hunters Hill.	Focus new dwelling growth on Gladesville Town Centre and Hunters Hill Village.
	Council has well-planned commercial areas, village centres and neighbourhoods.	Develop and implement a commercial centre/village centre improvement program.  Use place-making initiatives for centres and villages and key sites.  Continue to implement the Hunters Hill Village Landscape Improvement Program.
MANAGE AND PRESERVE OUR ENVIRONMENT	Our natural environment is protected and enhanced for future generations.	Manage and maintain parks and reserves.  Implement effective weed control programs including track maintenance.  Carry out feral animal control programs.

The CSP also commits Council to the following service standards as it relates to this park and reserve:

- parks and reserves will be mown at least every four (4) weeks in summer and every six (6) weeks in winter, or assessed if mowing is not needed with a date to be specified,
- park facilities, including amenity blocks will be cleaned at least every two (2) days, and
- waste in public spaces, parks and reserves will be monitored and cleared on an ongoing basis.



## Hunters Hill Local Strategic Planning Statement

The Hunters Hill Local Strategic Planning Statement (LSPS) was adopted by Council in April 2020 and outlines a 20-year vision for land use in the LGA. It sets the framework for how the Greater Sydney Regional Plan and the North District Plan's directions are to be implemented locally and is a requirement under the *Environmental Planning & Assessment Act 1979* (EP&A Act).

The LSPS considers economic, social, and environmental matters along with housing, place making and land supply needs for new and renewal lands. It includes planning priorities and actions, an implementation program, and a structure plan, which visually shows key directions and principles for the LGA over the next 20 years.

The LSPS covers public and private lands and operates alongside the Community Strategic Plan and has the following goals.

The LSPS goals are to:

- Align local growth with the infrastructure, while protecting the character and heritage.
- Create great places and streetscapes for people.
- Provide a range of housing types that address affordability.
- Protect and enhance our natural, open spaces and built character.
- Grow centres and neighbourhoods to connect business and people.
- Facilitate and undertake sustainable practises.

These goals are to be realised through the following local planning priorities.

1. Provide services and facilities within Hunters Hill to meet community needs and aspirations of the community now and by 2040.
2. Provide infrastructure to support community needs and aspirations.
3. Undertake a Housing Strategy to anticipate and provide for the residential growth of Hunters Hill by 2040.
4. Provide land use planning framework to support community needs and aspirations.
5. Provide a caring and safe community where healthy activities are encouraged and promote a strong sense of community and connection among residents by 2040.
6. Work with community and local stakeholders to develop places for business and community interaction.
7. Encourage the development of local centres to support business and provide local centres for the community.
8. Maintain and enhance the natural and built heritage character of Hunters Hill.

This PoM may contribute to or support the attainment of the following LSPS actions: 3.3, 4.4, 5.1, 7.1 and 8.6.

Hunters Hill Local Strategic Planning Statement- Actions
3.2. In conjunction with 3.1, investigate ageing and disability housing needs, to support ageing in place and community health and wellbeing outcomes. 3.1. Prepare a Housing Strategy, to identify preferred localities, yield potential and preferred building design and form for new development, while being compatible with the character, heritage and visual setting of Hunters Hill. Strategy to address housing supply target by 2040.
4.4. Focus new dwelling growth on Gladesville Town Centre and Hunters Hill Village.
5.1. Undertake regular research, to support an understanding of the community's needs and expectations in relation to community services and facilities.
7.1. Focus on improved development outcomes for the Gladesville Town Centre and Hunters Hill Village as the priority centres for business and community places. Incorporate adaptable business spaces, evolving technology and sustainable practices into the business environment e.g. hubs, multipurpose premises.
8.6. Develop and implement strategies to improve the public domain in line with sustainable practices and community expectations e.g: LED street light program for energy efficiency, e-car technology, biodiversity.

### Public Spaces Legacy Program

Council resolved at its meeting on 26 April 2021 to commence the next phase of investigation of options and community consultation on the Gladesville Road and Figtree Park site.

As with many NSW councils the challenge for Hunter's Hill Council is to raise sufficient funding to deliver improved facilities to serve the community. This PoM acknowledges the constraints when servicing parks and reserves to provide quality open space, including public places that are accessible and support community wellbeing. Council does this by seeking funding opportunities, responding to volunteerism and community groups, as well as setting priorities.

The NSW Government has allocated funding to Council as part of the NSW Public Spaces Legacy Program for the upgrade and revitalisation of that part of Figtree Park zoned RE1 Public Recreation.

The project will include a new amenity block, inclusive play spaces, public art, accessible pathways and improvements to lighting and passive surveillance, which will result in increased public use of the space. A major objective of the project is to realise significant improvements to public access to the park through increased permeability to adjoining streets through improved traffic and pedestrian outcomes.

The project is stage 1 of a broader Council initiative to develop a community precinct within the heart of the Hunters Hill town centre.

## 5 DEVELOPMENT AND USE

### 5.1 Current use of the land

Section 6 and Section 7 of this plan of management contain information about the existing use of the land, including condition of the land and structures, use of the land and structures, and current leases and licences on the land.

### 5.2 Permissible uses / future uses

Community land is valued for its important role in the social, intellectual, spiritual and physical enrichment of residents, workers, and visitors to the Hunters Hill area.

The general types of uses which may occur on community land categorised as Park and General Community Use, and the forms of development generally associated with those uses, are set out in tables in the Park and General community use category section in this PoM.

The use of the reserves however will need to be consistent with the land use zones under Council's LEP and other legislative requirements. The Figtree Park and Gladesville Road Community Centre reserves have land use zones of:

- RE1 – Public Recreation
- B4 – Mixed Use.



The land fronting Gladesville Road is zoned Mixed Use B4 which enables a wide range of uses while the balance of the land, largely comprising Figtree Park and croquet lawn, are zoned Public Recreation RE1.

### 5.3 Express authorisation of leases and licenses and other estates

Under section 46(1)(b) of the LG Act, leases, licences and other estates formalise the use of community land. A lease, licence or other estate may be granted to organisations and persons, community groups, sports clubs and associations, non-government organisations, charities, community welfare services, non-profit organisations and government authorities.

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

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

A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short-term licence or hire agreement can be issued.

The authorisation of leases, licences and other estates for community land categorised as Park, and General Community Use are set out in section 6.8 and section 7.8 respectively in this plan of management.

### 5.4 Leases and licenses authorised by this plan of management

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

- the purpose is consistent with the purpose for which it was dedicated or reserved
- the purpose is consistent with the core objectives for the category of the land
- the lease, licence or other estate is for a permitted purpose if prescribed in the LG Act or the LG (General) Regulation
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the NT Act
- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* (ALR Act) the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted
- the lease, licence or other estate is granted and notified in accordance with the provisions of the LG Act or the LG (General) Regulation, and
- 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.

### 5.5 Short-term licences

Short-term licensing is enabled under Section 46 (1)(b)(iii) of the LG Act, and Clause 116 of the LG (General) Regulation.

Short-term licences and bookings may be used to allow Council to program different uses of community land at different times, allowing best overall use. The LG (General) Regulation limits the grant of short-term, casual purpose to use or occupation of community land for certain events,

and only if the use or occupation does not involve the erection of any building or structure of a permanent nature.

Short-term licences are authorised for the purpose of:

- the playing of a musical instrument, or singing, for fee or reward
- engaging in a trade or business
- the playing of a lawful game or sport
- the delivery of a public address
- commercial photographic sessions
- picnics and private celebrations such as weddings and family gatherings
- filming sessions or
- the agistment of stock.

Fees for short-term casual bookings will be charged in accordance with Council's adopted fees and charges, and current licensing policies, at the time of application.

## 5.6 Native title and Aboriginal land rights considerations in relation to leases, licences and other estates

When planning to grant a lease or licence on Crown reserves, the council must comply with the requirements of the Commonwealth *Native Title Act 1993* (NT Act) and have regard for any existing claims made on the land under the NSW *Aboriginal Land Rights 1983* (ALR Act).

It is the role of the council's engaged or employed native title manager to provide written advice in certain circumstances to advise if the proposed activities and dealings are valid under the NT Act (see Appendix C for more information).

Council's Native Title Manager has been and will continue to be consulted in all relevant aspects of native title pertaining to the land that is covered by this PoM.

## 6 MANAGEMENT OF THE LAND BY CATEGORY - PARK

### 6.1 Guidelines and core objectives

Parks are defined in clause 104 of the LG (General) Regulation as land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.

**Table 3** outlines the core objectives of the Park category (as outlined in the LG Act) and the Guidelines for categorisation from the LG (General) Regulation. These guidelines are used in assigning categories to the land.

**Table 3** Regulatory Guidelines for Categorisation and Core Objective for Management

REGULATION GUIDELINES FOR CATEGORISATION	CORE OBJECTIVES FOR MANAGEMENT
<b>PARK</b>	
<p>Clause 104</p> <p>Land should be categorised as a park under section 36 (4) of the Act if the land 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.</p>	<p>Section 36G</p> <p>The core objectives for management of community land categorised as a park are:</p> <p>(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and</p> <p>(b) to provide for passive recreational activities or pastimes and for the casual playing of games; and</p> <p>(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</p>

### 6.2 Figtree Park

The land covered by this PoM with a Park category is identified in **Table 4**.

**Table 4** Crown purpose and reserve identification for land categorised Park

NUMBER	RESERVE NAME	CROWN LAND PURPOSE	RP IDENTIFIER (LOTS/DP)	SUBURB
D500359	Figtree Park	Public Recreation and Gazetted - S121A: Community Purposes	Lot 7075 DP 93720, Lot A DP 327840 Parish Hunters Hill County Cumberland	Hunters Hill



The following **Figure 4** provides an aerial photo for the area of Figtree Park with a sole category of Park.

**Figure 4** Figtree Park Reserve Aerial



## 6.3 Key management, development and use issues

The key management considerations for use and development of the reserves, and its operation and management in the Park category area are:

### Key Issues (Section 6.3.1)

- Landscape Character - design, grounds and vegetation management
- Culture and heritage
- Connectivity with adjacent reserve and surrounding land uses
- Public access and multiple use

### Management Framework (Section 6.3.2)

- Environmental management – energy, water use and run-off management, pesticides
- Safe maintenance and upgrade of land, structures and facilities
- Fees and charges/conditions of hire
- Fencing and lighting
- Safety and risk management

### Development and use (Section 6.3.3)

- Future development and use
- Buildings and facilities
- Dogs in parks and public places
- Event or casual bookings
- Signage and advertising
- Traffic, vehicular access and parking; and
- Permitted and prohibited e.g: alcohol free areas

These key management considerations for the use and development of the Park category area will be incorporated into the Figtree Park landscape masterplan currently being prepared (March 2022).

## 6.4 Key issues

The following pressures and opportunities influence management of areas categorised as Park and will be addressed in the ongoing management and assessment of the land.

### Landscape Character – design, grounds and vegetation management

The character of Figtree Park landscape and the associated available amenities are important features in the community appreciation of the reserve. The landscape setting, including appropriate supply and availability of a range of facilities such as seating, shade, paths, signage, lighting, and monuments and art features provide support and opportunity to further enhance and make safe the park landscape.

- Landscape amenity and aesthetics:

The park landscape is varied, usable and generally accessible to a range of community members and groups. View lines and scenic design vary from long range and open views to

close and carefully designed and managed smaller areas that create a sense of safety as well as variation.

There is limited ease of equitable access across and around the park area for wheelchairs, prams and people with varying degrees of mobility. The park is bounded by busy Ryde Road with significant noise and visual impact on the park.

The barriers to access the park include the fenced croquet lawn and community facility fencing to Gladesville Rd and the community centres.

- Park furniture and other structures:

The supply of park furniture and structures assists in the safe enjoyment of parks, but it is limited to picnic and seating tables, and bench seats along the perimeter of the park and at the southern end adjacent to the community facilities.

Furniture such as table shelters, BBQs, shade structures, and pathways are not present, and rubbish containers and signage are limited affecting the range of human age group activity, social family and group interaction.

- Trees, vegetation and landscape protection:

Trees, shrub and flower planting as well as grass or turf space in parks are the park's best feature, providing a respite from the built environment. Opportunities exist for walking but there is limited other opportunity for community members to relax in natural surroundings, whilst experiencing open-air recreation and leisure.

Open space, natural area and park vegetation provides a range of environmental benefits such as wind reduction, water conservation and increased habitat and biodiversity advancing community health such as shade and aesthetic landscaping benefits.

Trees provide shade, landscape variation, and a range of aesthetic benefits in the changing seasons. Planting of shrubs and flower beds can define space or add colour and texture to the landscape, reducing landscape monotony and providing seasonal variation.

## Culture and heritage

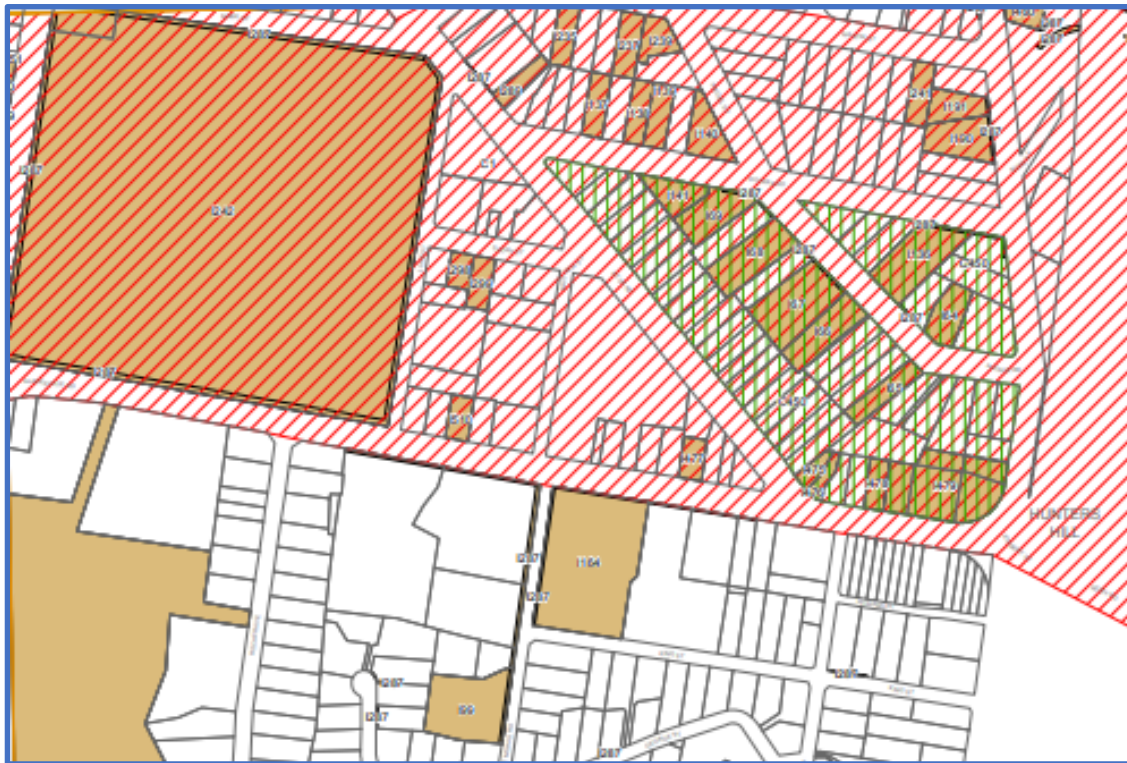
Hunters Hill has a significant cultural and environmental heritage associated with its peninsula and riverine environments.

Items of State and Local heritage significance need to be recognised in park and public space use, planning and management. It is important to not only conserve and protect items and areas of cultural and environmental heritage but to also provide opportunities to interpret and experience these heritage values.

Hunters Hill Village, Figtree Park Reserve and Gladesville Road Community Centre Reserve are located within a Heritage Conservation area shown with red lines markers in **Figure 5**. A heritage item at 50 Gladesville Road known as 'St Kevins' is a dwelling house used for business purposes and adjoins the reserves. 'Toronto' opposite at 41 Gladesville Road is a large heritage listed building used now as St Joseph's Aged Care.

Figtree Park was transferred to Council in an exchange by the Department of Education for an equivalent area of Boronia Park at the corner of Park Road and High Street in 1954. The site had previously been known as Figtree Playground because a playground had been located on the site.

**Figure 5** Hunters Hill LEP heritage controls in around Hunter's Hill Village & the reserves



#### Connectivity with adjacent reserve and surrounding land uses

Improved integration of the Park category land with the adjacent Gladesville Road Community Centre reserve, the community facilities along Gladesville Rd, and the Hunters Hill Village retail centre was a major issue at the stakeholder consultation. The lack of connectivity is also evident when visiting Figtree Park and seeking to enter the park from either Gladesville Rd or Matthews St.

The park is situated amongst general residential and aged care facilities, with close proximity to schools, and neighbourhood shopping areas that make the park attractive to users, but entry and access is constrained with a general lack of connectivity and integration between land uses.

#### Public access and multiple use

The Park category land has a primary reserve purpose of public recreation, with an additional Gazetted purpose of community purposes. This primary purpose of the reserve coupled with the multi-use and equitable access objectives of the CLM Act sets the framework for open and accessible use of the land and facilities.

Aged, less mobile, people with disability (e.g: people needing ambulatory support or use a wheelchair), people with young children or prams, people in wheelchairs or needing ambulatory support, all have a right to access and enjoy parks. Accessible car parking, paving and level

changes, suitable facilities, sightlines, equal access furniture and equipment help to make a park an equally accessible environment for individuals who may feel constrained in the use of a park when these accessible and designed facilities are not available.

Barriers to access such as lack of car parking or high steps, guttering, soft or unsteady surfaces should be limited, and park design and improvements/developments should incorporate equitable access as a priority.

Equitable access works and maintenance should be in accordance with any current Disability Access Management Plan.

## 6.5 Management framework

### Environmental Management – energy, water use and run-off management, including pesticides

Operational costs for energy and water use may be reduced through a range of environmental means that warrant Council investigation. Environmental sustainability options and infrastructure, including alternate energy sources, energy and water use efficiency practices and systems, including timing systems or regulated watering practices can be implemented to reduce costs and wastage.

Surface water run-off loss reduction and collection practices not only optimise water application and reduce stormwater loss but can also provide for alternate sources of town or reticulated water supplies during periods of limited availability.

### Fees and charges/conditions of hire

Council publishes an annual schedule of fees and charges for a range of goods and services provided by Council, including hire of parks and reserves for a wide range of uses and activities. Council manages licensed uses of the park through its eBooking system on Council's website. The inclusion of fees and charges in Council's annually published schedule for parks provides the general community and user groups with clarity and budgetary assurance for short-term or casual hiring.

Clear and published conditions of hire and use, including permissible uses, times and user or hirer responsibilities, provides clarity for users and the community of access and use, user responsibilities and availability of areas within the parks.

### Fences

Fences may be constructed and shall be in accordance with any standards or guidelines adopted by the Council. Normally, as provided for in the *Dividing Fences Act*, boundary fences are the responsibilities of adjoining owners to construct and maintain, and Council does not contribute to fencing boundaries to private land where adjoining public parks and reserves occur.

### Lighting

Night lighting at the park was an issue raised in stakeholder consultation, in particular when moving through the park and between the larger Figtree and Gladesville Road Community Centre Reserves.

Where appropriate, adequate lighting shall be provided on the land to ensure public safety and security for buildings and amenities as far as possible. Night lighting should provide for safe passage through parks without being intrusive on surrounding residential areas.

### Safety and Risk Management

Council is responsible for the safety of users and for general public park use. Booking, hire or user agreement conditions transfer a certain level of the safety and risk management responsibilities to those users.

Council preparation of a risk management and harm minimisation strategy for its parks, supplemented by an annual audit of parks and facilities for development of a repairs and maintenance schedule will assist in the management and reduction of risk along with benefits for public and user safety.

### Safe maintenance and upgrade of land, structures and facilities

Systemic, formally planned and implemented upgrade and maintenance of parks and associated infrastructure including the land and ground cover, amenities, and access is important to ensure reserve facilities and opportunities continue to meet necessary user standards for current use patterns and to meet future use needs.

Passive recreation infrastructure maintenance can facilitate increased use of associated and connected public spaces by the local community and visitors to the area, including shared use path linkages, open space furniture, landscape, public art and signage.

Any areas held under licence or hiring arrangements shall be maintained by the occupant or minimise impact from casual booking uses. Existing assets on the land should be identified and measures taken to be maintained in a satisfactory manner.

## 6.6 Development and uses

Developments in parks and public spaces should be in accordance with reserve purposes, category objectives and subject to Council planning assessment as may be required under the Hunters Hill LEP 2012 or the EP&A Act.

### Future development and use

Any proposed development that would have a significant impact on the landscape, amenity or commerciality of the park or public space should be publicly exhibited through a site masterplan. Development should seek to provide a modern flexible multi use space for the benefit of users.

### Buildings and facilities provision

Buildings and amenities may be provided where consistent with the need to facilitate the use of the land. Buildings and amenities should be regularly cleaned and maintained in a tidy condition. Public toilets are only provided at sites where there is a significant number of users.

### Dogs in parks and public spaces

Walking and playing with dogs is a popular recreational activity with physical and mental health benefits. The use of Council footpaths, parks and reserves for casual dog walking and play is generally accepted by the community.

The *Companion Animals Act 1998* provides the framework for management of dogs in NSW. The aim of this Act is to provide for effective and responsible care and management of companion animals, and responsible and co-operative management of dogs in public spaces.

Under the Companion Animals Act, and subject to any Council signage, dogs may be walked anywhere on a lead, except within 10 metres of:

- a children's playground; or
- a food preparation area.

Dogs in public places must be kept under effective control at all times. This includes in public recreation areas. A person in charge of a dog must remove and dispose of any faeces produced by their dog whilst in a public space. Additionally, a dog must not inflict physical harm to other people, animals or property.

Signage and clear notices about any restrictions Council must or chooses to introduce will assist the community to understand and comply with safe and responsible dog and park use.

#### Event or casual booking management

Council is responsible to ensure that events, organised activities and casual bookings are safe for the public and providers/organisers, as well as avoiding damage to the reserve and its facilities by users.

#### Personal Trainers, and small event bookings

Personal trainers, fitness groups and small event bookings can be accommodated in parks under licence or hiring arrangements. These events should be subject to time and area limited with use conditions to enable use to help reduce conflicts of use with the general public.

#### Signage and Advertising

Site-based signage provides clear regulatory, as well as user conditions of use, including alcohol free zones, permissible and non-permissible activities, dog leash or leash-free zones, times of specific uses, and internal site or facility directions.

It is important to create a reserve environment that is enjoyable for all users. Excessively noisy, dangerous or anti-social activities can be regulated and minimised through use of signage and ranger or ordinance officer monitoring.

Interpretive and explanatory signage, such as: simple tree genus or species name plates, and heritage or environmental information and education can enhance park use experiences as well as help to provide education or awareness for the community.

Advertising signage at the park should be ancillary or supportive of the reserve purposes and activities.

#### Traffic and vehicle access and car parking management



Within the Park category area of Figtree Park reserve there is no on-site parking, with the availability of car parking on street.

It is important that Council manage the needs of reserve users and visitors regarding parking opportunities, especially for people with disability and other special interest groups, while balancing the street parking needs of residential property owners and clients of local businesses.

Any increase or intensification of uses or improvements to the functionality of the precinct may require traffic management planning.

#### Permitted and prohibited activities

Council may erect notices under the LG Act, Section 632 in public places and regulate behaviour that identify permitted and prohibited activities and uses. Decisions about permissible or prohibited activities require Council approval.

#### Alcohol-free areas

Council may declare the park, as a public place, as an alcohol prohibited area and enforce the declaration by erection of notices and confiscation of alcohol under the LG Act, Section 632A. Decisions about alcohol prohibited area declaration require Council approval.

## 6.7 Permissible uses / future uses

The general types of uses which may occur on community land categorised as Park and the forms of development generally associated with those uses, are set out in detail in **Table 5**. The facilities on community land may change over time, reflecting the needs of the community and contemporary practice in the provision of facilities.

**Table 5** Permissible use and development of community land categorised as Park

PURPOSE/USE FOR LAND CATEGORISED AS PARK	DEVELOPMENT TO FACILITATE USES
<ul style="list-style-type: none"> <li>- Organised and unstructured recreation activities</li> <li>- Community events and gatherings</li> <li>- Active and passive recreation including children’s play and cycling</li> <li>- Group recreational use, such as picnics and private celebrations</li> <li>- Eating and drinking in a relaxed setting</li> <li>- Publicly accessible ancillary areas, such as toilets</li> <li>- Low-intensity commercial activities (for example recreational equipment hire)</li> <li>- Festivals, parades, markets, fairs and similar</li> <li>- Exhibitions</li> <li>- Events and gatherings</li> <li>- Filming and photographic projects</li> <li>- Busking</li> <li>- Public address (speeches)</li> <li>- Community gardening</li> </ul>	<ul style="list-style-type: none"> <li>- Development for the purposes of improving access, amenity and the visual character of the reserve and its uses, for example paths, public art, pergolas</li> <li>- Development for the purposes of active recreation such as play equipment, exercise equipment, bike racks</li> <li>- Amenities to facilitate the safe use and enjoyment of the reserve, for example picnic tables, BBQs, sheltered seating areas</li> <li>- Landscaping and finishes, improving access, amenity and the visual character of the reserve</li> <li>- Café or refreshment areas (kiosks) including external seating</li> <li>- Lighting, seating, paved areas</li> <li>- Hard and soft landscaped areas</li> <li>- Storage sheds</li> <li>- Car parking and loading areas</li> </ul>

PURPOSE/USE FOR LAND CATEGORISED AS PARK	DEVELOPMENT TO FACILITATE USES
<p>Note: Some of the uses listed above require a permit from the council.</p>	<ul style="list-style-type: none"> <li>- Commercial development that is sympathetic to and supports use in the area, for example hire of recreation equipment</li> <li>- Toilet/shower facilities</li> <li>- Community garden infrastructure</li> <li>- Structures to facilitate community events &amp; gatherings such as market days, fairs, movies, music, exhibitions</li> <li>- Shade structures</li> <li>- Storage ancillary to recreational uses, community events or gatherings, and public meetings</li> <li>- Locational, directional and regulatory signage</li> <li>- Heritage and cultural interpretation, e.g. signs</li> <li>- Equipment sales/hire areas ancillary to the reserve purposes and the approved uses</li> <li>- Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> <li>o relate to approved uses/activities</li> <li>o are discreet and temporary</li> <li>o are approved by the council</li> </ul> </li> <li>- Water-saving initiatives such as stormwater harvesting, rain gardens and swales</li> <li>- Energy-saving initiatives such as solar lights and solar panels</li> <li>- Bio-banking and carbon sequestration initiatives</li> </ul>

## 6.8 Current use of the land and structures

The Park category land is used for a range of informal recreation and passive leisure activities including relaxation, walking, child play, dog exercise and play, casual meals, e.g: lunches or coffee/tea and snack consumption, for occasional small class uses, e.g: yoga and Tai Chi, as a thoroughfare between the local community, community and private aged care and disability service providers and nearby schools. Croquet is played on the fenced croquet lawn.

The land is also used as a peaceful landscaped environment providing respite from nearby more built-up residential and urbanised environments.

## 6.9 Condition of the land and structures

The park is predominately green open space with landscaped trees, shrubs and plantings with a series of small stone and shrub artforms and monumental artworks scattered throughout the landscape. Notable vegetation are a range of exotic flowering and deciduous trees and a tree planted in 1970 to commemorate the Bicentenary of Captain Cook's Exploration.

The vegetation is in good condition with the exception of some aged native trees. Shrubs and associated plantings are well kept and maintained, although some shrubbery along the croquet lawn fencing is straggly and overgrown. Grass cover is generally good with limited growth under

trees being replaced by mulching circles around the base, generally to the extent of tree canopy drip-lines.

Pathways are limited to the park edges and are in good condition. There is a paved and signed entrance to the park at the north-eastern corner with commemorative plaque.

A water-saving initiative project with water tank and interpretive signage, in good condition, is at the south-eastern corner adjacent to the croquet lawn fencing.

Bench seats and picnic tables are aged and in moderate condition. Refuse containers are limited with water fountains (bubblers) in poor condition. Moderate condition fencing is limited to chain-link wire fencing around the croquet lawn and club site, and various extents of fencing at rear of the community buildings or at land lot parcel junctions.

## 6.10 Current leases and licences

There is one current lease on the Park category land in the Figtree Park reserve, with the Croquet Club for the croquet lawn on a monthly hold over tenure.

## 6.11 Express authorisation of leases, licences and other estates

This plan of management expressly authorises the issue of leases, licences and other estates over the land categorised as Park, specifically, Figtree Park, listed in **Table 6**.

The express authorisation of the following leases, licences and other estates, subject to the provisions of the LG Act, Chapter 6, Division 2, Ss.45 and 46, and being consistent with the core objectives of the community land categories assigned to the Crown land, as well as the Crown reserve purpose.

Short-term or casual licences issued with Council application process, permissions and/or approvals are enabled by LG Act S.46, LG (General) Regulation Cl. 117.

The grant of any tenures, e.g: tenure terms and limits, tendering, and notification and approvals, will be subject to the provisions of Chapter 6, Division 2 of the LG Act.

**Table 6** Leases, licences and other estates and purposes for which they may be granted for community land categorised as Park.

TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED
LEASE  SHORT TERM USE UP TO 5 YEARS  LONG TERM USE UP TO 21 YEARS	<ul style="list-style-type: none"> <li>- Food and beverage outlets, such as café/kiosk areas, including seating and tables</li> <li>- Management of park areas and facilities</li> <li>- Hire or sale of recreational equipment</li> <li>- Cultural purposes, including concerts, dramatic productions and galleries</li> <li>- Recreational purposes, including fitness classes, dance classes and games</li> </ul>
LICENCE  SHORT TERM USE UP TO 5 YEARS  LONG TERM USE UP TO 21 YEARS	<ul style="list-style-type: none"> <li>- Outdoor café/kiosk seating and tables</li> <li>- Management of court or similar facilities</li> <li>- Hire or sale of recreational equipment</li> <li>- Recreational purposes, including fitness classes, dance classes</li> </ul>
Short-term or casual licences: issued with Council application process, permissions and/or approvals LG Act S.46, LG (General) Regulation Cl. 117	
SHORT-TERM LICENCE 12 MONTHS OR LESS	<ul style="list-style-type: none"> <li>- Access through a reserve</li> <li>- Advertising</li> <li>- Broadcasting or filming of sporting fixtures</li> <li>- Catering</li> <li>- Community events and festivals</li> <li>- Commercial photographic sessions and filming (as defined in the LG Act)</li> <li>- Delivery of a public address</li> <li>- Emergency occupation</li> <li>- Entertainment</li> <li>- Exhibitions</li> <li>- Fairs, markets, auctions and similar activities</li> <li>- Hiring of equipment</li> <li>- Markets</li> <li>- Picnics and private celebrations e.g: weddings and family gatherings</li> <li>- Playing a musical instrument or singing for fee or reward</li> <li>- Playing of a lawful game or sport</li> <li>- Public performances</li> <li>- Sales</li> <li>- Shows</li> <li>- Site investigations</li> </ul>
OTHER ESTATES	<p>This PoM allows the council to grant ‘an estate’ over community land for the provision of public utilities and works associated with or ancillary to public utilities in accordance with the LG Act.</p> <p>Estates may also be granted across community land for the provision of pipes, conduits, or other connections under the surface of the ground for the connection of premises adjoining the community land to a facility of the council or other public utility provider that is situated on community land.</p>

## 6.12 Action plan

Section 36 of the LG Act requires that a PoM for community land details:

- objectives and performance targets for the land;
- the means by which the council proposes to achieve these objectives and performance targets; and
- the manner in which the council proposes to assess its performance in achieving the objectives and performance targets.

**Table 7** Objectives and performance targets, means of achieving them and assessing achievement for community land categorised as Park

NO.	PARK MANAGEMENT CONSIDERATIONS	s.36(3)(B) OBJECTIVES & PERFORMANCE TARGETS	s.36(3)(C) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(D) MANNER OF ASSESSMENT OF PERFORMANCE
1	KEY ISSUES (Section 6.3.1):			
1.1	LANDSCAPE DESIGN, GROUNDS AND VEGETATION MANAGEMENT	<ul style="list-style-type: none"> <li>– Provide landscape amenity and environmental benefits at the park.</li> <li>– Trees and shrubs health maintained, and public risk managed.</li> <li>– Grass and turf maintained to user requirements and standards.</li> <li>– Shade provided in the park.</li> <li>– Outdoor fixtures – seats, tables, bins, provided at the park.</li> <li>– Play equipment provided at the park if children become a substantial number of visitors or users.</li> </ul>	<ul style="list-style-type: none"> <li>– Retain and maintain existing trees and vegetation in the park for environmental and community benefit.</li> <li>– Review and evaluate shade needs and provision.</li> <li>– Review of numbers of children and teenagers to ensure adequate provision of play equipment and suitable health and leisure fixtures.</li> </ul>	<ul style="list-style-type: none"> <li>– Council preparation of landscape master plan for significant changes to the park.</li> <li>– Installation of shade structures or increased use of shade trees to meet shade and sun protection needs.</li> <li>– User group and community consultation for provisions of play, leisure and health equipment.</li> </ul>

NO.	PARK MANAGEMENT CONSIDERATIONS	s.36(3)(B) OBJECTIVES & PERFORMANCE TARGETS	s.36(3)(C) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(D) MANNER OF ASSESSMENT OF PERFORMANCE
1.2	CULTURE AND HERITAGE	<ul style="list-style-type: none"> <li>- Protect and maintain monuments and artworks in park.</li> <li>- Recognise Aboriginal (pre1788) ownership and settlement.</li> </ul>	<ul style="list-style-type: none"> <li>- Development of artworks and monuments asset management plan.</li> <li>- Work with the Local Aboriginal Land Council (LALC) to identify ways that Aboriginal history can be recognised in the park.</li> </ul>	<ul style="list-style-type: none"> <li>- Develop register of monuments and artworks in the park and asset management plans.</li> <li>- Evidence of Council and LALC coordinated work.</li> </ul>
1.3	CONNECTIVITY WITH OTHER OPEN SPACE RESERVES AND PARKS	<ul style="list-style-type: none"> <li>- Improved access movement between park and community facilities.</li> <li>- Improved access movement between park and Hunters Hill Village</li> </ul>	<ul style="list-style-type: none"> <li>- Provide pathways and signage between park and Village centre, nearby schools and community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>- Pathway development and maintenance program approved and implemented by Council.</li> </ul>
1.4	ENSURE PUBLIC ACCESS AND MULTIPLE USE	<ul style="list-style-type: none"> <li>- Ensure public accessibility and multiple uses of land and amenities infrastructure for all ability and equitable access uses.</li> <li>- Delineate on-street parking for more efficient use of the street, enable parking close to the park and community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>- Regular audit of public use and visitor facilities to evaluate equitable access and maintenance or upgrade needs for compliance with State legislation and guidelines.</li> <li>- Include conditions in user agreements/licences that provide for multiple uses and public accessibility where safe to permit.</li> <li>- Identify accessible parking spots at each park and community facility.</li> <li>- Equitable access works and maintenance should be in accordance with any current Disability Access Management Plan.</li> </ul>	<ul style="list-style-type: none"> <li>- Amenities equitable access audit and report with any response actions reported to Council.</li> <li>- Publication and use of licence agreements that meet objectives.</li> <li>- Installation of accessible parking spots near park and at community facilities.</li> <li>- On-street car parking times, places and conditions sign-posted and/or marked.</li> </ul>

NO.	PARK MANAGEMENT CONSIDERATIONS	s.36(3)(B) OBJECTIVES & PERFORMANCE TARGETS	s.36(3)(C) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(D) MANNER OF ASSESSMENT OF PERFORMANCE
2	MANAGEMENT (Section 6.3.2)			
2.1	ENVIRONMENTAL MANAGEMENT AND SUSTAINABILITY	<ul style="list-style-type: none"> <li>- Reduction in operational costs for energy and water use through a range of environmental and sustainable means to reduce costs and wastage.</li> <li>- Surface water run-off loss reduction and collection practices to optimise water use and reduce stormwater loss.</li> <li>- Use of sustainable fertiliser and pesticide and limit human contact from aerial or surface exposure.</li> <li>- Development and maintenance is undertaken with environmentally sustainable practices and within Australian or NSW standards.</li> <li>- All hazardous materials and chemicals are handled, stored and used in accordance with NSW legislation.</li> </ul>	<ul style="list-style-type: none"> <li>- Energy and water use efficiency practices and systems, including               <ul style="list-style-type: none"> <li>• timing systems or regulated watering practices:</li> <li>• Council investigation of investment into water efficiency actions</li> <li>• safe re-use of effluent and grey waters</li> </ul> </li> <li>- All chemical storage, use and handling to be certified by current NSW authority, e.g: WorkSafe NSW and initiatives to replace or reduce use investigated.</li> </ul>	<ul style="list-style-type: none"> <li>- Council investigate and consider options for cost-efficiency and sustainability of:               <ul style="list-style-type: none"> <li>• energy and water use efficiency practices and systems, including timing systems or regulated watering practices</li> <li>• investment into water efficiency actions</li> <li>• safe re-use of effluent and grey waters</li> </ul> </li> <li>- Chemical storage, use and handling certification and response actions reported to Council.</li> </ul>
2.2	FEES AND CHARGES / CONDITIONS OF HIRE	<ul style="list-style-type: none"> <li>- Ensure the inclusion of fees and charges in Council's annually published schedule for parks to provide the general community and user groups with clarity and budgetary assurance for short-term or casual hiring.</li> <li>- Clear standard user and hire agreements will provide clarity for</li> </ul>	<ul style="list-style-type: none"> <li>- Annual publication of fees and charges for uses and hire of parks and public spaces.</li> <li>- Clear and published conditions of hire and use, including permissible uses, times and user or hirer responsibilities.</li> </ul>	<ul style="list-style-type: none"> <li>- Fees and charges annual publication.</li> <li>- Standard hire and use agreements with conditions and responsibilities included.</li> </ul>



NO.	PARK MANAGEMENT CONSIDERATIONS	s.36(3)(B) OBJECTIVES & PERFORMANCE TARGETS	s.36(3)(C) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(D) MANNER OF ASSESSMENT OF PERFORMANCE
		users and the community of access and use, user responsibilities and availability of areas within parks.		
2.3	FENCES	<ul style="list-style-type: none"> <li>- Maintain safe and adequate fencing and park land definition.</li> </ul>	<ul style="list-style-type: none"> <li>- Resolve any ambiguity between private and public lands at the interface of reserves to ensure public access to public land and minimise risk.</li> <li>- Fences may be constructed and shall be in accordance with the Dividing Fences Act.</li> </ul>	<ul style="list-style-type: none"> <li>- Fence construction and maintenance as per the Dividing Fences Act</li> </ul>
2.4	LIGHTING	<ul style="list-style-type: none"> <li>- Lighting is provided for visitor and user safety in the park and between any buildings and on structures where night/dark use is present.</li> <li>- Lighting impact on neighbours and other users not requiring lighting is minimised.</li> <li>- Lighting is supplied at community facility car parks where night/dark use is present.</li> </ul>	<ul style="list-style-type: none"> <li>- Review of park lighting, facilities and structures to evaluate lighting needs and gaps for safety and to meet users and visitor needs.</li> <li>- Ensure lighting spill and brightness complies with current and acceptable industry standards.</li> <li>- Lighting for evening and night grounds uses conform to Australian and industry/sports standards.</li> </ul>	<ul style="list-style-type: none"> <li>- Lighting needs review and implementation program prepared and provision priorities reported.</li> <li>- Night/dark safe lighting needs review conducted, incorporating CPTED (Crime Prevention Through Environmental Design) principles and provision priorities reported.</li> <li>- Relevant Council Director to manage review and ensure appropriate response/actions.</li> </ul>
2.5	SAFETY AND RISK MANAGEMENT	<ul style="list-style-type: none"> <li>- Minimise public safety and user risk at the park and adjacent Council or community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>- Risk management and harm minimisation strategy prepared for parks, any community facilities and associated public spaces.</li> </ul>	<ul style="list-style-type: none"> <li>- Preparation of risk minimisation strategy.</li> <li>- Installation of additional lighting subject to resources and funding</li> </ul>

NO.	PARK MANAGEMENT CONSIDERATIONS	S.36(3)(B) OBJECTIVES & PERFORMANCE TARGETS	S.36(3)(C) MEANS OF ACHIEVEMENT OF OBJECTIVES	S.36(3)(D) MANNER OF ASSESSMENT OF PERFORMANCE
			<ul style="list-style-type: none"> <li>- Improved lighting for security along pedestrian walkway/lanes.</li> </ul>	<p>to increase safety along main pedestrian pathways and thoroughfares.</p>
2.6	SAFE MAINTENANCE AND UPGRADE OF BUILDINGS, STRUCTURES AND FACILITIES	<ul style="list-style-type: none"> <li>- Maintain parks, furniture and community facilities to required standards for users and public safety.</li> <li>- Regular repairs, painting and maintenance.</li> <li>- Safe electrical systems.</li> <li>- Sustainable water supply.</li> <li>- Fire systems compliance with NSW Standards.</li> </ul>	<ul style="list-style-type: none"> <li>- Implement asset maintenance plans for all park and community facilities buildings structures and landscape assets.</li> <li>- Annual electrical, gas and water supply systems check and review for maintenance and upgrade needs.</li> <li>- Fire safety systems check for maintenance or upgrade to meet standards and codes by local Fire brigade or registered authority.</li> <li>- System to receive reports/requests for maintenance needs is clearly published and acted upon.</li> </ul>	<ul style="list-style-type: none"> <li>- Asset management plans in place and implemented.</li> <li>- Annual electrical, gas and water supply systems check and review for maintenance and upgrading needs.</li> <li>- Annual fire safety systems check and response actions documented.</li> </ul>
2.7	FERAL ANIMALS, PESTS AND NOXIOUS WEEDS	<ul style="list-style-type: none"> <li>- Removal of pests and priority weeds is undertaken and feral animals captured, removed or reduced in compliance with legislation and council policies.</li> </ul>	<ul style="list-style-type: none"> <li>- Council undertake audit and provide annual report on pests, priority weeds and feral animal management.</li> </ul>	<ul style="list-style-type: none"> <li>- Annual reports provided to relevant Council Director.</li> </ul>
2.8	ENCROACHMENT ON PUBLIC LAND	<ul style="list-style-type: none"> <li>- Any encroachments on park land, once identified, are resolved as quickly as possible to minimise the impact of unlawful use or unauthorised developments on the reserves.</li> </ul>	<ul style="list-style-type: none"> <li>- Council rectification of identified encroachments or illegal developments on Council-owned and managed open and public spaces.</li> </ul>	<ul style="list-style-type: none"> <li>- Sites for rectification identified and suitable action taken.</li> </ul>
3	DEVELOPMENT AND USES (SECTION 6.3.3)			

NO.	PARK MANAGEMENT CONSIDERATIONS	S.36(3)(B) OBJECTIVES & PERFORMANCE TARGETS	S.36(3)(C) MEANS OF ACHIEVEMENT OF OBJECTIVES	S.36(3)(D) MANNER OF ASSESSMENT OF PERFORMANCE
3.1	FUTURE DEVELOPMENT	<ul style="list-style-type: none"> <li>- Sustainable development of park and precinct responds to community need and Council's strategic planning</li> </ul>	<ul style="list-style-type: none"> <li>- Prepare a park and precinct master plan to revitalise the area and provide high quality service delivery and visitor experience.</li> </ul>	<ul style="list-style-type: none"> <li>- Master plan prepared and considered by Council.</li> </ul>
3.2	AMENITY PROVISION	<ul style="list-style-type: none"> <li>- Amenity blocks are available at sites of high or frequent use.</li> <li>- Amenities provided are kept clean and accessible to users and visitors during daylight hours and at high or frequent visitation sites during facility or site opening hours.</li> <li>- Amenities are maintained for safety, usability and modern standard.</li> </ul>	<ul style="list-style-type: none"> <li>- Evaluate amenities provision and supply to meet needs of community and visitor experience.</li> <li>- Regular inspection and maintenance regime that is clearly published and provides contact details for community and visitor maintenance requests.</li> </ul>	<ul style="list-style-type: none"> <li>- Analysis of user and visitor satisfaction surveys.</li> <li>- Relevant Council Director approves maintenance program and is accountable for reporting on outcomes and monitoring of contact queries and complaints.</li> </ul>
3.3	DOGS ON RESERVES/PARKS AND COMMUNITY FACILITY OPEN SPACE	<ul style="list-style-type: none"> <li>- Ensure dog use ability in parks and reserves, while meeting compliance with State legislation.</li> <li>- Manage dog walking and play on and around playgrounds, food preparation areas, footpaths, parks and reserves.</li> </ul>	<ul style="list-style-type: none"> <li>- Install signage including restricted areas, particularly on any playing fields, but with an emphasis on no dogs within 10 metres of: <ul style="list-style-type: none"> <li>o a children's playground;</li> <li>or</li> <li>o a food preparation area.</li> </ul> </li> <li>- Publish animal and dog handling guidelines on Council website.</li> </ul>	<ul style="list-style-type: none"> <li>- Signage installed.</li> <li>- Council website publication of companion animal and dog handling rules and regulations.</li> </ul>
3.4	EVENT OR CASUAL BOOKING MANAGEMENT	<ul style="list-style-type: none"> <li>- Ensure any events have event management licenses or permits through bookings or hiring.</li> <li>- Include event management plans, traffic management plans, waste and</li> </ul>	<ul style="list-style-type: none"> <li>- Prepare and use event licences or permits with inclusion of event management plans, traffic management plans, waste and public safety plans.</li> </ul>	<ul style="list-style-type: none"> <li>- Event licences and permits to include conditions for event and traffic, user and organisation vehicle management plans prepared in liaison with Local Area police.</li> </ul>

NO.	PARK MANAGEMENT CONSIDERATIONS	S.36(3)(B) OBJECTIVES & PERFORMANCE TARGETS	S.36(3)(C) MEANS OF ACHIEVEMENT OF OBJECTIVES	S.36(3)(D) MANNER OF ASSESSMENT OF PERFORMANCE
		<p>public safety plans in licence conditions.</p> <ul style="list-style-type: none"> <li>- Maintain clear and published booking and hire system for events.</li> </ul>	<ul style="list-style-type: none"> <li>- Publish booking and hire system arrangements on Council website with clear dates, times and contact details for users and community groups.</li> </ul>	<ul style="list-style-type: none"> <li>- Publication and use of licences with conditions that address objectives.</li> <li>- Council website publication of booking and hire systems include conditions of application.</li> <li>- All hire or booking agreements have Council officer contact details to facilitate user benefits.</li> </ul>
3.5	PERSONAL TRAINERS, AND SMALL EVENT BOOKINGS	<ul style="list-style-type: none"> <li>- Personal trainers, fitness groups and small event bookings are safely conducted with minimal impacts on other reserve users and adjacent residences.</li> </ul>	<ul style="list-style-type: none"> <li>- Personal trainers, fitness groups and small event bookings are accommodated in the park under licence or hiring arrangements, subject to time and area limited with use conditions to limit conflicts of use with the general public.</li> </ul>	<ul style="list-style-type: none"> <li>- Licence system and documents prepared and used for personal trainers, fitness groups and small event bookings.</li> </ul>
3.6	SIGNAGE AND ADVERTISING INCLUDING SITE BASED DIRECTIONAL	<ul style="list-style-type: none"> <li>- Provide wayfinder and directional signage to park and community facilities from other areas of high visitation such as Village centre.</li> <li>- Provide clear guidance to park and community facility users on reserves conditions of use, including alcohol free zones, permissible and non-permissible activities, dog leash or leash-free zones, times of specific uses, and internal site or facility directions.</li> </ul>	<ul style="list-style-type: none"> <li>- Plan prepared for improved park and reserve directional signage linking Village centre shopping and community facilities.</li> <li>- Site-based facility, structure, and park regulatory signage to address activity, including: <ul style="list-style-type: none"> <li>• alcohol free zones,</li> <li>• permissible and non-permissible activities,</li> <li>• dog leash or leash-free zones,</li> <li>• times of specific uses</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Installation of wayfinder and directional signage as per the plan.</li> <li>- Installation of regulatory signage at park and community facilities.</li> </ul>

NO.	PARK MANAGEMENT CONSIDERATIONS	s.36(3)(B) OBJECTIVES & PERFORMANCE TARGETS	s.36(3)(C) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(D) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>- On-site directional signs installed to advise of facilities and service locations on site.</li> <li>- Advertising signage at park should be ancillary or supportive of the reserve purposes and activities and is not generally acceptable for solely external advertising purposes.</li> </ul>	<ul style="list-style-type: none"> <li>- Evaluate any signage proposals for Crown reserves to ensure advertising is ancillary to reserve use and management.</li> </ul>	
3.7	TRAFFIC AND VEHICLE ACCESS AND PARKING MANAGEMENT	<ul style="list-style-type: none"> <li>- Provide a safe, effective and efficient vehicle and pedestrian environment for the park and community facilities.</li> <li>- Events using the park and community facilities have safe traffic management and reduce the potential for user / vehicle conflict.</li> <li>- Parking areas, speed and vehicle limits clearly signed and marked.</li> </ul>	<ul style="list-style-type: none"> <li>- Review of vehicle and traffic infrastructure for entry, internal movement, car parking and vehicle-pedestrian conflict minimisation.</li> <li>- Clear marking of designated access routes and parking arrangements for user and organiser vehicles.</li> <li>- Licensees have event and traffic management plans incorporated into user agreement conditions as part of agreement.</li> <li>- Special events have traffic, user and organisation vehicle management plans prepared in liaison with Local Area police.</li> </ul>	<ul style="list-style-type: none"> <li>- Vehicle and traffic infrastructure review conducted.</li> <li>- Designated traffic, parking and pedestrian lanes marked for areas where events are held.</li> <li>- Event licences and permits to include conditions for event and traffic, user and organisation vehicle management plans prepared in liaison with Local Area police.</li> <li>- Council resource regulatory officers for traffic and vehicle management at high attendance special events.</li> </ul>
3.8	PERMITTED AND PROHIBITED ACTIVITIES	<ul style="list-style-type: none"> <li>- Behavioural, environmental and safety risks are managed.</li> </ul>	<ul style="list-style-type: none"> <li>- Erect notices under the LG Act, Section 632 to permit and prohibit activities and uses.</li> </ul>	<ul style="list-style-type: none"> <li>- Permitted and prohibited activities require Council approval.</li> <li>- Regulatory signage erected and enforced.</li> </ul>



## 7 MANAGEMENT OF THE LAND BY CATEGORY – GENERAL COMMUNITY USE

### 7.1 Guidelines and core objectives

General community use land is defined in clause 106 of the LG (General) Regulation as land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of Natural Area, Sportsground, Park or Area of Cultural Significance.

**Table 8** Guidelines for Categorisation and Core Objective for Management: General Community Use

REGULATION GUIDELINES FOR CATEGORISATION	CORE OBJECTIVES FOR MANAGEMENT
<b>GENERAL COMMUNITY USE</b>	
<p>Clause 106</p> <p>Land should be categorised as general community use under section 36(4) of the Act if the land:</p> <p>(a) 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, and</p> <p>(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.</p>	<p>Section 36I</p> <p>The core objectives for community land categorised as General Community Use, as outlined in Section 36I of the LG Act, are to:</p> <ul style="list-style-type: none"> <li>• promote, encourage and provide for the use of the land; and to</li> <li>• provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</li> </ul> <p>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</p> <p>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</p>

### 7.2 Gladesville Road Community Centre Reserve

The land categorised as General Community Use includes all the land in Gladesville Road Community Centre Reserve (R100264), and those portions of Figtree Park Reserve (D500359) that front Gladesville Road.



This land, outlined in **Figure 6**, is zoned B4 – Mixed Use in the Hunters Hill Local Environmental Plan 2012.

**Figure 6** Figtree Park and Gladesville Road Community Centre Reserve – General Community Use





## 7.3 Key management, development and use issues

The key management considerations for use and development of the reserves, and its operation and management in the General Community Use category area are:

### Key Issues (Section 7.3.1)

- Community service delivery constraints
- Buildings and facility constraints
- Relationship to Figtree Park and Hunter's Hill Village
- Access and use.

### Management Framework (Section 7.3.2)

- Safety and risk management
- Booking systems, fees and charges/conditions of hire
- Environmental management – energy, water use and run-off management, pesticides
- Security of Tenure.

### Development and use (Section 7.3.3)

- Vehicle access and parking; and
- Infrastructure and facilities

## 7.4 Key Issues

### Community services delivery constraints

The community facilities at the site are used by a mix of community service delivery organisations, including Sydney Community Services, Hunters Hill Respite Care Centre and the Brain Injury Rehabilitation Inc. There are various other licensed users that include aged and young people attendees.

Sydney Community Services is an amalgamation of Lane Cove North Side and Hunters Hill/Ryde Community Services.

Service delivery is fragmented across several buildings and land areas and this fragmentation leads to difficulty in coordination and movement for service delivery and attendance. The age and mobility consideration of clients and visitors to the precinct exacerbates the situation of fragmented service delivery.

The use of the facilities and buildings is also constrained by the smaller size of some re-purposed residential buildings, the internal configurations and the age of the structures and a lack of inter-connection between sites.

### Buildings and facility constraints

The building spaces for service delivery and community uses are limited. All the buildings are used beyond their original built purposes. The community facilities and buildings are not modern-purpose built, are old and costly to maintain.

The lack of physical or spatial integration between similar facilities or buildings, such as clear and/or covered equitable access walkways is a constraint to effective and efficient use by service providers and attendees.

The site's buildings and facilities are also separated from the balance of the park by fencing and landscaping which limits additional uses and services that may benefit from the natural park land environment.

The Croquet Club and lawn are fenced from the balance of park and community facility due to a need to protect the assets and ensure a quality facility but the lack of access and separation from the balance of land is a limit to increased multiple use of the reserves.

### Relationship between Figtree Park and Hunters Hill Village

The General Community Use category area is not well connected to the balance of the Park. Landscaping, fencing and placement and design of buildings generally inhibit access between or integrated uses and flexibility in community uses and activities.

A general disconnect exists between the community buildings, the park and the village due to the Villages orientation to the corner of Gladesville and Ryde Rds. The park does provide a degree of access between Matthew Street to Ryde Rd but the community's ability to move between community facilities, the park and access the Village retail and services is constrained by building positions and Village layout, landscaping and fencing.

### Access and Use

There is a lack of modern equitable access for people with disability and aged people, children, and people with young children around and between facilities.

Wayfinding signage and user information signage in the precinct to services and the park is also limited to building and service name.

Safe or comfortable night-time or dark hours use of the facilities or for safe passage through the park from the precinct is restricted by a lack of security lighting at night.

## 7.5 Management framework

### Booking systems, fees and charges and conditions of hire

Casual booking and hire is limited at the site due to a lack of suitable meeting rooms, current high demand and re-purposed buildings' ages and limitations. The Gladesville Road Community Centre and the Croquet Club Room are available for hire or booking by the general community.

Council provides a web-based booking service and publishes conditions of hire and an annual schedule of fees and charges for community facilities hire, including halls or community use spaces.

#### Environmental Management – energy, water use and pesticides

The age and quality of the re-purposed buildings has resulted in lower environmental efficiency and effectiveness, leading to unnecessary waste and higher operational costs for energy and water use. These costs, whilst generally borne by Council as licensor may be reduced through a range of environmental means that warrant Council investigation.

Environmental sustainability options and infrastructure, including alternate energy sources, energy and water use efficiency practices and systems, including timing systems or regulated watering practices can be implemented to reduce costs and wastage. The age and condition of the buildings makes retro-fitting of environmentally sustainable water and energy use difficult.

Council and user organisations with occupancy and use agreements, e.g: licensees should have agreed and sustainable pesticide application and management plans and practices to limit human contact from aerial or surface exposure.

The buildings are all under or licence to community service organisations or community activity groups with community service rebates on rent. **Table 12** describes the current status of the licences. Council provides a 'sliding-scale' of user responsibilities and use costs through its Community Facilities Licensing Policy,

Some general maintenance is the responsibility of the occupants that can sustain the costs, as is the payment of utilities and other consumable use charges. Council provides other maintenance, capital and upgrade works as required and within Council's operating budgets.

Conditions of use include hire for general community use in accordance with Council's community facility hiring policies and annual fees and charges schedule.

#### Safety and Risk Management

Safety and risk management at the buildings and facilities is difficult due to the age, layout and condition of the structures, the condition of the immediate environment, and is compounded by the nature of service delivery and the age and capabilities of the service recipients and attendees.

Council is responsible for the safety of users and general public for use of its community facilities use and, licence and booking or hire conditions are used to generally minimise some risks and provide a safe use environment.

Council manages the risk, user and occupational safety risk through compliance with the *Workplace Health and Safety Act 2011* and Council's Total Asset Management Plan and associated Asset Management Strategies which include council buildings.

## Security of tenure

All building occupants, including sporting, community service organisations and groups are on limited security tenures. Licences have either expired with tenants on monthly tenures (agreement carry-over terms) or on one year extensions that expire on 30 June 2021 – see **Table 12**.

Council is constrained in providing more secure tenures due to the need for lease and licence authorisations in a plan of management, and the precinct's structural and operational limitations.

## 7.6 Development and use

### Vehicle Access and Parking

Vehicle access and movement, including car, bus and community service vehicle parking is fundamental to safe and effective facility use and service delivery. This is especially important given the nature and capabilities of the service recipients, as well as the location of the facilities in an aging population residential area and the mixed age groups using the Village retail areas and the adjacent park land.

While dedicated parking is provided, landscaping and vegetation growth restricts sightlines and signage is not clear or provided. Car parking is generally inadequate or fragmented for organisational staff, service delivery vehicles, such as community buses, and general public.

Provision of dedicated access points and directions and parking arrangements for user and organiser vehicles will assist in the reduction of accidents and provide clear directions for users and community at community facilities.

Any events using park and community facilities should have traffic management and vehicle parking plans that require Council officer approval and liaison with local area police to ensure basic and adequate traffic management issues are implemented and reduce the potential for user / vehicle conflict.

Dedicated parking or internal access routes will concentrate use impacts and reduce degradation such as soil compaction, vegetation or asset damage.

### Infrastructure and Facilities

The General Community Use category area contains four buildings on Crown reserves (40-46 Gladesville Rd), car parking and minor building-curtilage landscaping at all buildings.

The use and management of the community buildings and facilities is governed by Council's 2015 Community Buildings Licensing Policy: Hunter's Hill Council Community Buildings Licensing Policy

Leasing and licensing of the buildings in the General Community Use category area is detailed in Council's annual fees and charges publication.

The Crown reserve buildings are used by the following groups and organisations:

- Hunters Hill Croquet Club
- Sydney Community Services
- Moocooboola Computer Club
- Co-As-It Italian Association
- Dowers Society of NSW
- Maxwell Joyce Monday Morning Table Tennis and
- Table Tennis for Seniors.

## 7.7 Permissible uses/future uses

The general types of uses which may occur on community land categorised as General Community Use and the forms of development generally associated with those uses, are set out in **Table 9** below. The facilities on community land may change over time, reflecting the needs of the community.

The anticipated uses and associated development identified in the table are intended to provide a general guide. The terminology used is not intended to impose an exact meaning. For example, a reference to 'recreation' includes passive and active recreation and leisure activities.

**Table 9** Purposes, uses and development for land categorised as General Community Use

PURPOSE OR USE	DEVELOPMENT TO FACILITATE USE
<ul style="list-style-type: none"> <li>- Providing a location for, and supporting, the gathering of groups for a range of social, cultural, community service and health, or recreational purposes</li> <li>- Providing multi-purpose buildings with community uses</li> <li>- Casual or informal recreation</li> <li>- Meetings (including for social, recreational, educational or cultural purposes)</li> <li>- Community service delivery on site, and off-site, e.g: preparation for meals delivery</li> <li>- Community centres, including health, welfare and rehabilitation facilities</li> <li>- Educational and community information centres, including libraries, information and resource centres</li> <li>- Functions</li> <li>- Concerts, including all musical genres</li> <li>- Performances (including film and stage)</li> <li>- Exhibitions</li> <li>- Festivals, parades, markets, fairs and similar</li> <li>- Workshops</li> <li>- Leisure or training classes</li> <li>- Child care (for example, before and after school care, vacation care)</li> <li>- Designated group use (e.g. Scout and Girl Guide use)</li> </ul>	<ul style="list-style-type: none"> <li>- Development for the purposes of social, community, cultural and recreational activities, such as libraries, childcare centres, health and welfare centres, youth services, aged services, men’s sheds, service delivery on and off-site, work hubs or meeting and learning rooms</li> <li>- Provision of buildings or other amenity areas to facilitate use and enjoyment by the community</li> <li>- Development (particularly within buildings) for the purposes of addressing the needs of a particular group (for example, a stage)</li> <li>- Landscaping and finishes, improving access, amenity and the visual character of the general community area</li> <li>- Amenities to facilitate the safe use and enjoyment of the reserve, for example picnic tables, BBQs, sheltered seating areas</li> <li>- Café or refreshment areas (kiosks/restaurants) including external seating</li> <li>- Lighting, seating, paved areas</li> <li>- Hard and soft landscaped areas</li> <li>- Storage ancillary to recreational uses, community services, events or gatherings, and public meetings</li> <li>- Vehicle (car, community bus) parking and loading areas</li> <li>- Ancillary areas (staff rooms, meeting rooms, recording rooms, equipment storage areas)</li> <li>- Toilet/shower facilities</li> <li>- Shade structures</li> <li>- Water-saving initiatives such as rain gardens</li> </ul>

PURPOSE OR USE	DEVELOPMENT TO FACILITATE USE
<ul style="list-style-type: none"> <li>- Entertainment facilities</li> <li>- Filming and photographic projects</li> <li>- Busking</li> <li>- Public address (speeches)</li> </ul>	<ul style="list-style-type: none"> <li>- Energy-saving initiatives such as solar lights and solar panels</li> <li>- Advertising structures and signage (such as a-frames and banners) that: <ul style="list-style-type: none"> <li>o relate to approved uses/activities</li> <li>o are discreet and temporary and</li> <li>o are approved by the council</li> </ul> </li> <li>- Locational, directional and regulatory signage</li> </ul>

### 7.8 Current use of the land and structures

The precinct is used for a mixture of community service delivery, recreation and sports, and health-based services and programs. Future planning for well-designed buildings and facilities to maximise usage through co-location, shared, flexible and multipurpose design that can accommodate changing needs overtime will ensure the reserves continue to provide public benefit.

Sydney Community Services is the main service delivery organisation, providing the following services, Monday to Friday, from the organisation’s use of 42- 46 Gladesville Rd:

- aged care information and **referral** service
- aged care planned activity group
- disability information and referral service
- respite care service
- carer support service
- home nursing visits and home delivered meals and
- disability social and recreational activity service.

The croquet club house and lawn are used by the Hunters Hill Croquet Club with the hall and kitchen available for community hire. The clubhouse is also used for yoga and tai-chi classes.

**Table 10** Use of the land and buildings/structures for land categorised General Community Use

ADDRESS	USE
40A Gladesville Rd	Hunters Hill Croquet Club, and other ancillary uses, e.g: yoga classes
42 Gladesville Rd	Hunters Hill Respite care Centre Brain Injury Rehab Inc
44 Gladesville Rd	Gladesville Road Community Centre used by Sydney Community Services Various other licenced users including: <ul style="list-style-type: none"> <li>• Co-as-it Association</li> <li>• Dowers Club</li> <li>• Computer Club</li> <li>• Table tennis</li> </ul>
46 Gladesville Rd	Sydney Community Services



## 7.9 Condition of the land and structures

The brick cottage of 42 Gladesville Rd came under the control of Council, which was already tenanted when Figtree Park was created.

The Gladesville Rd Community Centre, 44 Gladesville Rd was built in 1965 and was originally used as the Hunters Hill Senior Citizens Hall. A games room was added to the building in 1973.

46 Gladesville Rd is a weatherboard cottage built by Council in 1956 to house Overseer David Dorn and his family. It was then adapted and upgraded by Council to provide office space for Gladesville Community Aid.

The Hunters Hill Women's Bowling Club held a lease of about 2575sq.m of Figtree Park from 1959. The bowling green and clubhouse were located along Matthew Street. The land is now occupied and used by the Hunters Hill Croquet Club.

Hunter's Hill Council also owns 48 Gladesville Road, which is proposed to be demolished.

**Table 11** Condition of buildings and structures for land categorised General Community Use

ADDRESS	40A GLADESVILLE RD	42 GLADESVILLE RD	44 GLADESVILLE RD	46 GLADESVILLE RD
<b>Description</b>	Timber building on brick footings, with asbestos roof Timber windows and doors Metal roof trusses Steps to front door Outbuildings	Brick and tile building, with decorative timber on front veranda and windows, Repurposed dwelling house Undercover outdoor area, several outbuildings Level access from street	Brick building with timber windows, roof tile and metal, purpose built as community centre Access ramp	Timber building with tile roof over main part and metal roof on rear, brick footings, concrete ramp to front door
<b>Age</b>	Post 1943, possibly ex WW2 building repurposed	1900-1920 Edwardian style building repurposed	1964 Senior Citizens Centre with possible later extension	1956 construction building repurposed
<b>Condition</b>	Fair	Fair	Average	Fair
<b>Other</b>	Good condition croquet green surrounded by fair condition metal fence	Fair condition paved rear yard	Fair condition concrete paving on eastern side	Fair condition concrete driveway around the side and rear

## 7.10 Current leases and licences

**Table 12** Current leases and licences for Figtree Park and Gladesville Road Community Centre Reserves.

RESERVE	LOT, DP	ADDRESS (HUNTER'S HILL)	TENANT
Figtree Park Pt Crown reserve D500359	Part Lot 7075 DP 93720 Part Lot A DP 327840		Nil
Hunter's Hill Croquet Club Pt Crown reserve D500359	Part Lot 7075 DP 93720 Licensee may occupy premises from Mon to Sun from 7am to 6pm and at other times with Council's written consent.	40A Gladesville Rd	Hunter's Hill Croquet club – monthly tenure
Sydney Community Services Pt Crown reserve D500359	Part Lot 7075 DP 93720 Licensee may occupy premises from Mon to Fri from 7am to 11pm and at other times with Council's written consent.	42 Gladesville Rd	Sydney Community Services – expired 30 June 2020, current 1 year extension to 30 June 2022
Sydney Community Services Pt Crown reserve D500359	Part Lot A DP 327840 Licensee may occupy premises from Mon to Fri from 7am to 11pm and at other times with Council's written consent.	46 Gladesville Rd	Sydney Community Services – expired 30 June 2020, current 1 year extension to 30 June 2022
Co-As-It Italian Association Crown reserve (R100264)	Lots 7029, 7030, DP 93721 Premises occupied on an exclusive basis between 9am and 4pm, on Thursdays in respect of the Hall, Bathrooms, Kitchens, fridge and cupboards.	44 Gladesville Rd	Co-As-It Italian Association Licence expired 30 June 2019, monthly tenure
Dowers Society of NSW Crown reserve (R100264)	Premises occupied under an exclusive basis between 11am and 5.30pm, on the 3 <sup>rd</sup> Sunday of each month (but the 2 <sup>nd</sup> Sunday in Dec) in respect of the Hall, Bathrooms and Kitchen.	44 Gladesville Rd	Dowers Society of NSW – Licence expired 30 June 2019, monthly tenure
Maxwell Joyce, Monday Morning Table Tennis Crown reserve (R100264)	Premises occupied under an exclusive basis between 10am and 12 noon, on Mondays except Public Holidays in respect of the Main Hall.	44 Gladesville Rd	Maxwell Joyce, Monday Morning Table Tennis – Licence expired 30 June 2019, monthly tenure

RESERVE	LOT, DP	ADDRESS (HUNTER'S HILL)	TENANT
Moocooboola Computer Club Crown reserve (R100264)	Premises occupied under an exclusive basis between 8am and 11pm, 7 days per week in respect of the Small Computer Room, Bathrooms and Kitchens.	44 Gladesville Rd	Moocooboola Computer Club – Licence expired 30 June 2019, monthly tenure
Sydney Community Services Crown reserve (R100264)	Premises occupied under an exclusive basis between 9.30am and 12.30pm Tuesdays and 9.30am and 3.30 pm on Wednesdays in respect of the Main Hall and as required in respect of the Food Services office, Food Distribution Room and Managers Office.	44 Gladesville Rd	Sydney Community Services – Licence expired 30 June 2019, monthly tenure
Table Tennis for Seniors Crown reserve (R100264)	Premises occupied under an exclusive basis between 9am and 4pm, on Thursdays in respect of the Hall, Bathrooms, Kitchens, fridge and cupboards.	44 Gladesville Rd	Table Tennis for Seniors – Licence expired 30 June 2019, monthly tenure

Source: Hunter's Hill Council 2021

## 7.11 Express authorisation of leases, licences and other estates – General Community Use

This plan of management expressly authorises the issue of leases, licences and other estates over the land categorised as General Community Use, listed in **Table 13**.

The express authorisation of the following leases, licences and other estates, subject to the provisions of the LG Act, Chapter 6, Division 2, Ss.45 and 46, and being consistent with the core objectives of the community land categories assigned to the Crown land, as well as the Crown reserve purpose.

Short-term or casual licences issued with Council application process, permissions and/or approvals are enabled by LG Act S.46, LG (General) Regulation Cl. 117.

The grant of any tenures, e.g: tenure terms and limits, tendering, and notification and approvals, will be subject to the provisions of Chapter 6, Division 2 of the LG Act.

**Table 13** Leases, licences and other estates and purposes for which they may be granted for community land categorised as General Community Use

TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED
Lease Short term use up to 5 years Long term use up to 21 years	<ul style="list-style-type: none"> <li>- Community service delivery on site, and off-site, e.g: preparation for meals delivery</li> <li>- Community centres, including health, welfare and rehabilitation facilities</li> <li>- Educational and community information centres, including libraries, information and resource centres</li> <li>- Child care or vacation care</li> <li>- Health or medical practitioners associated with the relevant facility (for example, nutrition, physiotherapy)</li> <li>- Cultural purposes, including concerts, dramatic productions and galleries</li> <li>- Recreational purposes, including fitness classes, dance classes and games</li> <li>- Sporting uses developed/operated by a community or not-for-profit operator/club/organisation</li> <li>- Kiosk, café, restaurant and refreshment purposes</li> <li>- Commercial retail uses associated with the facility (e.g. Sale or hire of aged services equipment, health or welfare goods)</li> </ul>
Licence Short term use up to 5 years Long term use up to 21 years	<ul style="list-style-type: none"> <li>- Community service delivery on site, and off-site, e.g: preparation for meals delivery</li> <li>- Community centres, including health, welfare and rehabilitation facilities</li> <li>- Educational and community information centres, including libraries, information and resource centres</li> <li>- Work hubs or meeting and learning spaces</li> <li>- Child care or vacation care</li> <li>- Health or medical practitioners associated with the relevant facility (for example, nutrition, physiotherapy)</li> <li>- Cultural purposes, including concerts, dramatic productions and galleries</li> <li>- Recreational purposes, including fitness classes, dance classes and games</li> <li>- Sporting uses developed/operated by a community or not-for-profit operator/club/organisation</li> <li>- Kiosk, café and refreshment purposes</li> <li>- Commercial retail uses associated with the facility (e.g. Sale or hire of aged services equipment, health or welfare goods)</li> </ul>
<b>SHORT-TERM OR CASUAL LICENCES: ISSUED WITH COUNCIL APPLICATION PROCESS, PERMISSIONS AND/OR APPROVALS            LG ACT S.46, LG (GENERAL) REGULATION CL.117</b>	
Short-term or casual licence 12 months or less	<ul style="list-style-type: none"> <li>- Event-based social purposes (including child care, vacation care)</li> <li>- Public speeches, meetings, seminars and presentations, including educational programs</li> <li>- Publicly accessible functions (including commemorative functions, book launches, film releases, balls, and similar activities)</li> <li>- Concerts and other performances, including both live performances and film (cinema and tv)</li> <li>- Displays, exhibitions, fairs, fashion parades and shows</li> <li>- Broadcasts associated with any event, concert, or public speech</li> </ul>

TYPE OF TENURE ARRANGEMENT	PURPOSE FOR WHICH TENURE MAY BE GRANTED
	<ul style="list-style-type: none"> <li>- Engaging in trade or business ancillary to, or supportive of community purposes</li> <li>- Delivering a public address</li> <li>- Community events; auctions, markets, festivals, exhibitions and similar activities</li> <li>- Site investigations</li> <li>- Access through a reserve</li> <li>- Community, training or education</li> <li>- Emergency occupation</li> </ul>
Other estates	This PoM allows the 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 LG Act.

### 7.12 Action plan

Section 36 of the LG Act requires that a PoM for community land details:

- objectives and performance targets for the land
- the means by which the council proposes to achieve these objectives and performance targets
- the manner in which the council proposes to assess its performance in achieving the objectives and performance targets.

**Table 14** sets out these requirements for community land categorised as General Community Use that address identified key issues through community consultation and Council’s strategic and forward planning.

**Table 14** Objectives and performance targets, means of achieving them and assessing achievement for community land categorised as General Community Use

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
1	KEY ISSUES (Section 7.3.1)			
1.1	COMMUNITY SERVICE DELIVERY CONSTRAINTS.	<ul style="list-style-type: none"> <li>- Improve service delivery and integration between service delivery providers</li> <li>- Increase availability of services</li> <li>- More effective use of facilities and resources in service delivery</li> </ul>	<ul style="list-style-type: none"> <li>- Review of provider capabilities, opportunities and constraints to identify improvements and increased integration</li> <li>- Identification of feasible opportunities, funding sources and potential for increased compatible and complimentary services and providers</li> <li>- Implementation of initiatives subject to funding and resources</li> </ul>	<ul style="list-style-type: none"> <li>- Review conducted and considered by Council</li> <li>- Feasible options and potential funding identified</li> <li>- Approved and agreed initiatives implemented and reviewed</li> </ul>
		<ul style="list-style-type: none"> <li>- Provide a diversity of service provision through Increased range and mix of services</li> </ul>	<ul style="list-style-type: none"> <li>- Identification of new and expanded services that meet the diverse needs of surrounding community and district needs</li> </ul>	<ul style="list-style-type: none"> <li>- New and/or expanded services identified and provided subject to resources and funding</li> </ul>
		<ul style="list-style-type: none"> <li>- Grow service delivery links with surrounding service providers through greater liaison and coordination between precinct providers and nearby community and private service providers</li> </ul>	<ul style="list-style-type: none"> <li>- State and local government coordination with community organisations and service providers to identify and implement improved links with other service providers and funded delivery programs</li> </ul>	<ul style="list-style-type: none"> <li>- Coordination initiatives implemented subject to State Government involvement</li> <li>- Improved links and association between service providers, Government and community</li> </ul>
1.2	BUILDING AND FACILITY CONSTRAINT	<ul style="list-style-type: none"> <li>- Improved facility and structural quality of buildings to meet modern community service</li> </ul>	<ul style="list-style-type: none"> <li>- Review of built environment and viability of structures to</li> </ul>	<ul style="list-style-type: none"> <li>- Review conducted and considered by Council</li> </ul>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>– delivery standards and community use</li> <li>– Investigate refurbishment or renewal of precinct built environment and provision of purpose-built facilities</li> </ul>	<ul style="list-style-type: none"> <li>– meet modern standards and service delivery needs</li> <li>– Feasibility study of precinct renewal</li> </ul>	<ul style="list-style-type: none"> <li>– Feasibility study conducted and report considered by Council</li> </ul>
		<ul style="list-style-type: none"> <li>– Funding sources and opportunities are maximised through coordination and monitoring.</li> </ul>	<ul style="list-style-type: none"> <li>– Consolidate works needed across the site to apply for and win larger grants.</li> </ul>	<ul style="list-style-type: none"> <li>– Larger consolidated grants programs are coordinated and sought to implement asset improvements.</li> <li>– Develop and maintain schedule of major and minor grants and loans funding sources.</li> </ul>
		<ul style="list-style-type: none"> <li>– A safer precinct for users and visitors at buildings and on structures where night/dark use is present</li> <li>– Lighting impact on neighbours and other users not requiring lighting is minimised</li> <li>– Lighting is supplied at all car parks where night/dark use is present</li> <li>– Lighting is provided for user and visitor thoroughfare travel at sites of frequent use</li> <li>– Reduce the impact of night lighting on adjacent residential properties due to glare or lighting spill</li> </ul>	<ul style="list-style-type: none"> <li>– Review of facilities and structures to evaluate lighting needs and gaps for safety and to meet users and visitor needs</li> <li>– Ensure lighting spill and brightness complies with current and acceptable industry standards</li> <li>– Review provision of safe lighting at night/dark use carparks and user or visitor thoroughfares and install lighting to meet needs or gaps in provision</li> <li>– Lighting for evening and night grounds uses conform to Australian standards Include lighting in development approval conditions and event or user agreements</li> </ul>	<ul style="list-style-type: none"> <li>– Lighting needs review and implementation program prepared</li> <li>– All lighting approved by development application to meet identified standards</li> <li>– Night/dark safe lighting needs review conducted, incorporating CPTED principles and provision priorities</li> <li>– Relevant Council Director to manage review</li> <li>– Council Planning directorate to integrate public lighting into development application approval conditions</li> </ul>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>- Provide integrated landscape amenity and environmental benefits at community facilities and associated park land</li> <li>- Trees and shrubs health maintained, and public risk managed</li> <li>- Shade provided at all future facilities including any future playgrounds / equipment</li> <li>- Outdoor fixtures – seats, tables, bins, provided where outdoors space is associated with facilities</li> <li>- Playspaces provided where children are substantial numbers of visitors or users</li> </ul>	<ul style="list-style-type: none"> <li>- Retain and maintain existing trees and vegetation around precinct buildings for environmental and community benefit</li> <li>- Regular program of tree and shrub maintenance to ensure healthy and safe vegetation</li> <li>- Review of outdoor spaces associated with facilities and building to evaluate shade needs and provision, and outdoor fixture provision</li> <li>- Review of facilities where substantial numbers of children and teenagers are users to ensure adequate provision of play spaces and suitable health and leisure fixtures</li> </ul>	<ul style="list-style-type: none"> <li>- Relevant Council Director approves maintenance program and is accountable for reporting on outcomes</li> <li>- Installation of shade structures or increased use of shade trees to meet shade and sun protection needs</li> <li>- Installation of park and outdoor fixtures, including play, leisure and health equipment is subject to landscape master planning for sites, or provided consistent with any specific Council policies</li> <li>- User group and community consultation for provisions of play, leisure and health equipment</li> </ul>
1.3	RELATIONSHIP TO FIGTREE PARK AND HUNTERS HILL VILLAGE	<ul style="list-style-type: none"> <li>- Improved connectivity, access and movement between community facilities, adjacent park land and Village</li> <li>- Provision of safe and improved pedestrian, all access movement, including wheelchair connectivity around the grounds</li> </ul>	<ul style="list-style-type: none"> <li>- Provide pathways and signage between community facilities, park and Village centre, nearby schools and other community facilities</li> <li>- Review all access pathways, entry/exits and access movement to improve access across community.</li> </ul>	<ul style="list-style-type: none"> <li>- Pathway development and maintenance program approved and implemented by Council</li> <li>- Development of suitable surface links and paths, and all weather covering between buildings, park and village centre</li> <li>- Pathway development and maintenance program approved and implemented by Council</li> <li>- Review and report improvements to precinct for all access connectivity.</li> </ul>



No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>- Increased social interaction between precinct, park and Village</li> <li>- Development of program of events and social / cultural activities that provide for aged and disability services to include neighbouring community, including young people, schools and people with young children</li> </ul>	<ul style="list-style-type: none"> <li>- Improve signage and directional information for all users and visitors.</li> <li>- Social and cultural surveys to identify viable social and cultural programs</li> <li>- Identification and implementation of programs.</li> </ul>	<ul style="list-style-type: none"> <li>- Signage and directional marking systems installed.</li> <li>- Surveys conducted</li> <li>- Programs implemented subject to resources and funding</li> </ul>
1.4	EQUITABLE ACCESS AND MULTIPLE USE	<ul style="list-style-type: none"> <li>- Ensure public accessibility and multiple uses within precinct in any user occupancy agreements</li> <li>- Compliance of toilets, change rooms and associated amenities infrastructure in buildings and precinct land for disabled and equitable access uses</li> <li>- Delineate on-street parking for more efficient use of the street, enable parking close to the facilities</li> </ul>	<ul style="list-style-type: none"> <li>- Include conditions in user agreements/licences that provide for multiple uses and public accessibility where safe to permit</li> <li>- Audit of all public use and visitor facilities to evaluate equitable access and maintenance or upgrade needs for compliance with State legislation and guidelines</li> <li>- Identify accessible parking spots for park and facilities</li> <li>- User and visitor conditions of use and activity clearly published and notified to improve safety awareness</li> </ul>	<ul style="list-style-type: none"> <li>- Publication and use of licence agreements that meet objectives</li> <li>- Amenities equitable access audit and report</li> <li>- Installation of disability parking spots at reserves where most needed</li> <li>- On-street car parking times, places and conditions sign-posted and/or marked on Gladesville Rd and Matthews St</li> <li>- Relevant Council Director to manage program of use and capacity statistics and report on any response actions</li> </ul>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>- Increase suitable multi-use activities across underutilised facilities and land</li> </ul>	<ul style="list-style-type: none"> <li>- Actively search for new events and users to bring to the facilities.</li> <li>- Improve signage identifying the grounds, its buildings and vehicular access points.</li> <li>- Improve aesthetic appeal and branding of the facilities and structures.</li> </ul>	<ul style="list-style-type: none"> <li>- Development of event and community marketing plan for the precinct that considers existing distribution and location of buildings and facilities to consolidate activities in the most efficient manner to increase uses across the facilities and buildings.</li> <li>- Improved signage and way finding to increase the appeal and amenity of the facilities and their branding.</li> </ul>
2	MANAGEMENT (Section 7.3.2)			
2.1	SAFETY AND RISK MANAGEMENT	<ul style="list-style-type: none"> <li>- Maintain buildings and community facilities to required standards for users and public safety</li> <li>- Building and structures compliance with Australian Standards and NSW Building Codes</li> <li>- Regular repairs, painting and maintenance</li> <li>- Safe electrical systems</li> <li>- Safe gas supply</li> <li>- Sustainable water supply</li> <li>- Fire systems compliance with NSW Standards</li> <li>- Safe and operational kitchens</li> <li>- Safe chemical storage and use</li> </ul>	<ul style="list-style-type: none"> <li>- Implement asset maintenance plans for community facilities buildings structures and landscape assets</li> <li>- Annual audit and review of buildings and structures to comply with Australian and NSW Building Codes standards</li> <li>- System to receive reports/requests for maintenance needs is clearly published and acted upon</li> <li>- Annual program of (Test &amp; Tag) electrical equipment inspection and testing by a competent person to identify and repair/replace damaged,</li> </ul>	<ul style="list-style-type: none"> <li>- Asset management plans in place</li> <li>- Seek funding under the Smart Cities Program for upgrades to the facilities</li> <li>- Relevant Council Director responsible for program to review/audit sports ground, parks and community facilities compliance with codes and standards</li> <li>- Audit and review conducted</li> <li>- Annual Test &amp; Tag inspection results and response actions reported</li> <li>- Annual electrical, gas and water supply systems check and review for maintenance and upgrading needs</li> </ul>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>- Minimise public and user risk in precinct facilities, buildings and adjacent park land</li> </ul>	<p>worn and faulty electrical equipment</p> <ul style="list-style-type: none"> <li>- Annual electrical, gas and water supply systems check and review for maintenance and upgrade needs</li> <li>- Bi-annual fire safety systems check for maintenance or upgrade to meet standards and codes by local Fire brigade or registered authority</li> <li>- Biannual inspection of all kitchens by health and safety officers to ensure clean, healthy and safe kitchens for users and visitors</li> <li>- All chemical storage, use and handling to be certified by current NSW authority, e.g: WorkSafe NSW</li> <li>- Risk management and harm minimisation strategy prepared for community facilities</li> <li>- Annual safety audit of all facilities in precinct conducted by Council in conjunction with formal occupants (lessees, licensees and contracted management)</li> <li>- Improved lighting for security along pedestrian walkway/lanes</li> </ul>	<ul style="list-style-type: none"> <li>- Bi-annual fire safety systems check and response actions reported</li> <li>- Annual inspection of all kitchens by health and safety officers to and response actions reported</li> <li>- Chemical storage, use and handling certification and response actions reported.</li> <li>- Risk minimisation prepared</li> <li>- Annual Council and formal occupant audit of facilities conducted</li> <li>- Installation of additional lighting to increase safety along main pedestrian pathways and thoroughfares subject to resources and funding</li> </ul>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>- Capacity to respond quickly to risk or management issues is dependent on occupant and Council liaison and coordination.</li> </ul>	<ul style="list-style-type: none"> <li>- Tenants and hirers to report issues to Council through Customer Service by phone or web CRM to increase efficiency and effectiveness of response.</li> </ul>	<ul style="list-style-type: none"> <li>- Report on options for increased coordination methods to relevant Council Director.</li> </ul>
		<ul style="list-style-type: none"> <li>- Wi-Fi across the facilities.</li> </ul>	<ul style="list-style-type: none"> <li>- Investigate Wi-Fi system booster or range extension for whole of grounds.</li> </ul>	<ul style="list-style-type: none"> <li>- Report on Wi-Fi booster or extension systems in conjunction with lighting upgrade.</li> </ul>
		<ul style="list-style-type: none"> <li>- External lighting needed for car parking areas during darker hours.</li> </ul>	<ul style="list-style-type: none"> <li>- Security and safety at night is improved with installation of extra or upgraded lighting, and night-time events development and uses are further supported.</li> </ul>	<ul style="list-style-type: none"> <li>- Lighting within the community services precinct is upgraded for increased personal and vehicular safety, user convenience, and night time events, development and uses.</li> </ul>
		<ul style="list-style-type: none"> <li>- Use of the buildings or associated park land as an Evacuation or Emergency Centre.</li> </ul>	<ul style="list-style-type: none"> <li>- Evacuation/Emergency Centre plan has been prepared.</li> </ul>	<ul style="list-style-type: none"> <li>- Evacuation/Emergency Centre plan developed and agreed.</li> </ul>
2.2	BOOKING SYSTEMS, FEES AND CHARGES/CONDITIONS OF HIRE.	<ul style="list-style-type: none"> <li>- Reduce and avoid use conflict management between regular main users, events and occasional users</li> </ul>	<ul style="list-style-type: none"> <li>- Develop clear use and booking policies with priority criteria.</li> </ul>	<ul style="list-style-type: none"> <li>- Tenure summary documentation prepared, distributed and used for information and signage.</li> <li>- Development and implementation of policies and procedures for visitor complaints, user and occupant conflict resolution.</li> </ul>
		<ul style="list-style-type: none"> <li>- Maintain an efficient and transparent booking system, fees and charges/conditions of hire</li> <li>- Public awareness notices or policies of booking and hiring systems are clearly available</li> </ul>	<ul style="list-style-type: none"> <li>- Formal EOI and user agreement allocations to be conducted</li> <li>- All bookings or hiring receive e-copy of confirmation including any conditions of use</li> </ul>	<ul style="list-style-type: none"> <li>- Annual EOI processes conducted to inform allocation procedures and hire or use agreements</li> <li>- Council website publication</li> <li>- Production and use of conditions of use and hire with contact</li> </ul>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>- Clear and accountable fees and charges for facility and building use and hire</li> <li>- Conditions of use and hire are clearly published and supplied with booking and hire details</li> <li>- Standard user agreement documents, e.g: leases, licences and short term use permits</li> </ul>	<ul style="list-style-type: none"> <li>and hire with contact details to assist hirer or user</li> <li>- Publication of booking and hiring notices and policies, fees and charges on Council website, local media as required and at warranted sites</li> <li>- Council develop lease, licence and casual hiring, short-term and temporary licence agreements based on Crown Lands templates</li> <li>- Clear and published conditions of hire and use, including permissible uses, times and user or hirer responsibilities</li> </ul>	<ul style="list-style-type: none"> <li>details to assist hirer or user with all bookings or hiring</li> <li>Standardised user agreements in use</li> <li>- Council publication of conditions of hire and use, including permissible uses, times and user or hirer responsibilities on use agreements, and casual hire permits</li> </ul>
		<ul style="list-style-type: none"> <li>- Ensure any community events have event management licenses or permits through bookings or hiring.</li> <li>- Include event management plans, traffic management plans, waste and public safety plans in licence conditions.</li> <li>- Establish clear and published booking and hire system for events</li> </ul>	<ul style="list-style-type: none"> <li>- Prepare and use event licences or permits with inclusion of event management plans, traffic management plans, waste and public safety plans</li> <li>- Publish booking and hire system arrangements on Council website with clear dates, times and contact details for users and sports/community groups</li> </ul>	<ul style="list-style-type: none"> <li>- Publication and use of licences with conditions that address objectives</li> <li>- Council website publication of booking and hire systems including seasonal dates and conditions of application</li> <li>- All hire or booking agreements have Council officer contact details to facilitate user benefits</li> </ul>
		<ul style="list-style-type: none"> <li>- Upgrade signage and wayfinding for general visitors and users with information about the availability and location of facilities</li> </ul>	<ul style="list-style-type: none"> <li>- Prepare and implement site-based facility, built structure, and open space regulatory signage to address activity, including:</li> </ul>	<ul style="list-style-type: none"> <li>- Installation of regulatory signage by Council and implemented as per resources and priorities, including site-based facility, building/structure, and open</li> </ul>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>- Provide clear guidance to community facility and adjacent park users on facility and adjacent park land conditions of use, including alcohol free zones, permissible and non-permissible activities, dog leash or leash-free zones, times of specific uses, and internal site or facility directions</li> <li>- On-site directional signs installed to advise of facilities and service locations on site</li> <li>- Site-based rules and regulations for facilities and community centre installed in prominent site and facility locations</li> <li>- Advertising signage at the community facilities should be ancillary or supportive of the reserve purposes and activities and is not generally acceptable for solely external advertising purposes</li> </ul>	<ul style="list-style-type: none"> <li>▪ alcohol free zones,</li> <li>▪ permissible and non-permissible activities,</li> <li>▪ dog leash or leash-free zones,</li> <li>▪ times of specific uses</li> <li>- Evaluate any signage proposals for Crown reserves to ensure advertising is ancillary to reserve use and management</li> </ul>	<p>space signage, and permissible/non-permissible activity signage</p>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
2.3	ENVIRONMENTAL MANAGEMENT – ENERGY, WATER USE AND RUN-OFF MANAGEMENT, PESTICIDES.	<ul style="list-style-type: none"> <li>– Council investigation of environmental sustainability options and infrastructure in precinct community facilities</li> <li>– Reduction in operational costs for energy and water use through a range of environmental and sustainable means to reduce costs and wastage</li> <li>– Development and maintenance is undertaken with environmentally sustainable practices and within Australian or NSW standards</li> <li>– All hazardous materials and chemicals are handled, stored and used in accordance with NSW legislation</li> </ul>	<ul style="list-style-type: none"> <li>– Investigate implementation of alternate energy sources such as solar electricity and heating systems at facilities on sites</li> <li>– Energy and water use efficiency practices and systems, including timing systems</li> <li>– Council investigation of investment into water efficiency actions</li> <li>– Safe re-use of effluent and grey waters</li> <li>– Council and user organisations with occupancy and use agreements for sustainable pesticide application and management plans and practices</li> <li>– All chemical storage, use and handling to be certified by current NSW authority, e.g: WorkSafe NSW and initiatives to replace or reduce use investigated</li> </ul>	<ul style="list-style-type: none"> <li>– Council investigate and consider options for cost-efficiency and sustainability of: <ul style="list-style-type: none"> <li>▪ sources such as solar electricity and heating systems at facilities on sites</li> <li>▪ energy and water use efficiency practices and systems, including timing systems</li> <li>▪ investment into water efficiency actions</li> <li>▪ safe re-use of effluent and grey waters</li> </ul> </li> <li>– Council publication and use of user agreements that include conditions for sustainable pesticide application and management plans and practices</li> <li>– Chemical storage, use and handling certification and response actions reported to Council</li> </ul>
		<ul style="list-style-type: none"> <li>– Reduce operating costs to Council, users and hirers/tenants at precinct community facilities</li> </ul>	<ul style="list-style-type: none"> <li>– Review of water and energy use at facilities</li> <li>– Investigation of alternate and cost-effective energy and water systems</li> <li>– Investigate timed or smart lighting.</li> </ul>	<ul style="list-style-type: none"> <li>– Review and investigations conducted, and response actions reported to Council</li> </ul>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>- Improve heating and cooling of buildings within the precinct.</li> <li>- Retro-fit buildings to cope with high temperatures (insulation/ventilation etc.)</li> </ul>	<ul style="list-style-type: none"> <li>- Condition reports incorporate measures to improve heating and cooling of buildings that are energy efficient and cost effective</li> </ul>	<ul style="list-style-type: none"> <li>- Work with State government to access funding to install roof-top solar panels to lower electricity bills and assist with cooling and/or heating of facilities</li> </ul>
		<ul style="list-style-type: none"> <li>- Increase diversity and expand existing uses within the precinct</li> </ul>	<ul style="list-style-type: none"> <li>- Review design and uses for all facilities to identify design options and solutions to achieve optimal building design and layout for wider and diverse uses</li> </ul>	<ul style="list-style-type: none"> <li>- Design options, develop and implemented, subject to resources and funding</li> </ul>
2.4	SECURITY OF TENURE	<ul style="list-style-type: none"> <li>- Ensure security of tenure for the users of the facilities in precinct</li> <li>- Ensure that tenure and permitted uses are agreed and documented</li> <li>- Allow wide community access to the facilities that are mutually compatible with tenured uses.</li> </ul>	<ul style="list-style-type: none"> <li>- All future leases and licenses comply with the requirements of the Local Government, Crown Land Management and Native Title Acts.</li> </ul>	<ul style="list-style-type: none"> <li>- The number and type of leases or licenses issued for the facilities are implemented and reviewed to ensure compliance</li> </ul>
3	DEVELOPMENT AND USE (Section 7.3.3)			
3.1	VEHICLE ACCESS AND PARKING.	<ul style="list-style-type: none"> <li>- Provide a safe, effective and efficient vehicle and pedestrian environment for precinct use and community facility users and visitors</li> <li>- Events using community facilities and adjacent park land have safe traffic management and reduce the potential for user / vehicle conflict.</li> <li>- Dedicated parking and thoroughfares or internal access</li> </ul>	<ul style="list-style-type: none"> <li>- Review of vehicle and traffic infrastructure for entry, internal movement, car parking and vehicle-pedestrian conflict minimisation</li> <li>- Clear marking of designated access routes and parking arrangements for user and organiser vehicles</li> <li>- Lessees and licensees have event and traffic management plans incorporated into user</li> </ul>	<ul style="list-style-type: none"> <li>- Vehicle and traffic infrastructure review conducted</li> <li>- Designated traffic, parking and pedestrian lanes marked for areas where events are held at facilities and adjacent park land</li> <li>- Event licences and permits to include conditions for event and traffic, user and organisation vehicle management plans prepared in liaison with Local Area police</li> </ul>



No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
		<ul style="list-style-type: none"> <li>– routes to minimise use conflict or site landscape or asset degradation</li> <li>– Parking areas, speed and vehicle limits clearly signed and marked</li> </ul>	<ul style="list-style-type: none"> <li>– agreement conditions as part of agreement</li> <li>– Special events have traffic, user and organisation vehicle management plans prepared in liaison with Local Area police</li> <li>– Regulation of user parking and vehicle access on sports grounds and at events</li> <li>– Vehicle type and use restrictions, and parking times clearly signposted where required</li> </ul>	<ul style="list-style-type: none"> <li>– Council resource regulatory officers for traffic and vehicle management at high attendance special events</li> <li>– Dedicated access routes and parking arrangements for organiser vehicles provided in event agreements</li> <li>– Vehicle use and parking time signage installed</li> </ul>
3.2	INFRASTRUCTURE AND FACILITIES	<ul style="list-style-type: none"> <li>– Plan for well-designed buildings and facilities to maximise usage through co-location, shared, flexible and multipurpose design that can accommodate changing needs overtime.</li> </ul>	<ul style="list-style-type: none"> <li>– Prepare strategic directions plan</li> <li>– Prepare master plan for precinct/hub</li> </ul>	<ul style="list-style-type: none"> <li>– Strategic direction and master plan prepared</li> </ul>
3.3	NEIGHBOUR RELATIONS MANAGEMENT	<ul style="list-style-type: none"> <li>– Manage event and activity noise, traffic, waste management and visitor number issues for local and nearby residents</li> </ul>	<ul style="list-style-type: none"> <li>– Prepare and implement user agreements (licences or permit) system</li> </ul>	<ul style="list-style-type: none"> <li>– Licences published and used with conditions to limit or reduce impacts from noise, rubbish, traffic</li> </ul>
		<ul style="list-style-type: none"> <li>– User agreements include conditions to limit impacts from noise, rubbish, traffic</li> <li>– Development of programs and projects that increase use by general community and nearby schools and community organisations</li> </ul>	<ul style="list-style-type: none"> <li>– Review and development project to identify opportunities and partners for increased use and visitation of precinct and services provided</li> </ul>	<ul style="list-style-type: none"> <li>– Review conducted</li> <li>– Project implemented</li> <li>– Increased uses and programs for general community, schools and nearby community organisations and groups</li> </ul>

No.	MANAGEMENT CONSIDERATIONS FOR GENERAL COMMUNITY USE	s.36(3)(b) OBJECTIVES AND PERFORMANCE TARGETS	s.36(3)(c) MEANS OF ACHIEVEMENT OF OBJECTIVES	s.36(3)(d) MANNER OF ASSESSMENT OF PERFORMANCE
3.4	SUITABLE DEVELOPMENT AND USES	<ul style="list-style-type: none"> <li>- Plan for appropriate development and land use to support multi-purpose/use</li> <li>- Limited to low impact uses with no fixtures or structures unless approved through adopted plan of management and Council approval</li> </ul>	<ul style="list-style-type: none"> <li>- Prepare precinct master plan and business case</li> <li>- Council approval and adopted plan of management permission for developments and uses other than low impact and without permanent structures</li> </ul>	<ul style="list-style-type: none"> <li>- Master plan and business case considered</li> <li>- Permission provided by adopted plan of management and Council approval</li> </ul>

## 8 FUTURE USES

### 8.1 Introduction

The LG Act S.36, 3A(b) outlines the requirement for a PoM that applies to just one area of community land to:

- (i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
- (ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
- (iii) describe the scale and intensity of any such permitted use or development.

The purposes, uses and development are set out for land categorised as Park in **Table 5** and purposes, uses and development for land categorised as General Community Use are in **Table 9**.

There is no expected measurable or discernible increase in scale or intensity of uses in the short term of the park or general community use precinct.

### 8.2 Potential Future Development

Council has provided guidance for potential future development with corresponding intensity of use, at Figtree Park and Gladesville Road Community Centre reserves. Council resolved at its meeting on 26 April 2021 to commence the next phase of investigation of options and community consultation on the Gladesville Road and Figtree Park site.

The two Crown reserves are central to realising improved public and green spaces, as well as greater community services delivery. The reserves provide a foundational basis for significant opportunities for a social and public space infrastructure that envisages a revitalised urban precinct merging community services, public green spaces and high quality urban village consolidation.

Council-owned land at 46 Gladesville Rd could be included either as community or operational land in the final land parcel composition, dependant on where the various use and building components are finally decided and actions to implement the proposal are implemented.

Funding for the project is provided through a number of sources including the creation of the residential component. The supply of residential (seniors living) accommodation in the precinct is one driver of income to meet capital cost for the delivery of the community infrastructure and green space. Associated commercial uses and car parking will further activate the site. These uses may require Council to acquire additional land from the State Government.

Essential considerations that focus on the values and benefits of the Crown reserves are:

- ensuring provisions for Sydney Community Service and seeking their feedback/ support; and
- ensuring that there is no net loss of public open space.

The benefits of this scheme include:

- place making - the existing park is isolated from the rest of the village. This proposal will link play spaces, a library and the community service facilities together to create a community hub which itself will be linked to the village;
- centralised and improved service delivery - from providers such as Sydney Community Services who will no longer be obliged to work in cramped, sub-standard accommodation or from numerous fragmented locations
- revitalising Hunters Hill Village - the existing businesses benefit from the proposed additional patronage generated by the Community and Civic hub; and
- improving local housing diversity by providing seniors living (downsizing).

All these components can be achieved on Crown reserves, with suitable purposes, managed as community land under the LG Act, with the residential component on Council-owned operational land. An integrated library with Council administration or meeting offices can be achieved through the land remaining a Crown reserve with addition of a suitable reserve purpose(s) by the Minister for Crown Lands. Whilst this needs to be further tested there are operational efficiencies with the Council administration and library being co-located. The floor plate for general office accommodation would also present a more efficient and potentially smaller size than the current staff accommodation in Alexandra St.

At present, not all of the benefits listed above can be done under the current purposes of the Crown reserves and new purposes will need to be added under a new plan of management.

### 8.3 Potential Future Plan of Management

The creation of a Community and Civic hub centred around Gladesville Rd and Figtree Park precinct could be achieved following a series of due diligence investigations, planning studies and Local / State Government agreements.

This future development, if progressed and agreed, and subject to a series of actions and activities, would be authorised in a new future Plan of Management.

A Crown reserve community land plan of management may be prepared to approve the proposed outcomes dependent on State Government and Council agreement as to the most suitable format and level of detail and staging.

There are four integrated parts.

1. A Crown reserve for 'public recreation' and 'community purposes' managed as community land with community land categories of Park and General Community Use, and with uses and developments that comprise:
  - parkland
  - urban public spaces, e.g: building roofs
  - outdoor recreation activities
  - community services delivery
  - community spaces
  - library
  - ancillary commercial/retail – to public recreation and community purposes
  - ancillary car parking – to public recreation and community purposes.

Comment: This component can be achieved under this PoM as the uses and proposed facilities fit comfortably with the existing reserve purposes of public recreation and/or community purposes.

2. A Crown reserve with altered or additional purposes of 'local government purposes' and 'urban services' approved by the Crown Lands Minister for Council management, and with uses and developments that comprise:
  - Council administration (staff) building;
  - ancillary commercial/retail - to local government purposes; and
  - ancillary car parking - to local government purposes or urban purposes.

Comment: These activities can be achieved under an amendment to this PoM once the additional purpose/s have been applied to the land by the Crown Lands Minister.

3. Council acquisition of a portion of, or the whole of one of the Crown reserves under the terms of the *Land Acquisition (Just Terms Compensation) Act 1991*, with subsequent rezoning (planning proposal) and with uses and developments that comprise:
  - seniors living accommodation over 55s; and
  - associated retail and car parking.

Comment: This is a longer term objective subject to Council and State government processes.

4. Council-owned adjacent land at 48 Gladesville Rd could contribute to the proposal, either as seniors living accommodation land/age in place/over 55s, or as community land to contribute to the local government, community or open space outcomes as best suits final designs.

Comment: This is a longer term consideration subject to future development options.

5. A detailed master plan could be placed on exhibition for community consideration and comment and potential Council endorsement indicating the specific location and sites for uses and developments, including the seniors living accommodation and potential acquisition of land.

Comment: The master plan would provide clarity around what could occur across the precinct and how it would look and function.

6. An amended PoM would then be prepared and exhibited with the Council-endorsed master plan for Council adoption and authorise the future development. Land acquisition processes could then be commenced. Any development application would be subject to the EP&A Act requirements.

Progression of the Figtree Park PoM and Community and Civic hub proposal will require due diligence and investigation of:

- traffic and parking
- principles for development such as built form and height/FSR
- LEP permissible uses
- further broad community consultation before any consideration of a detailed proposal.

The PoM can also set a series of planning, future development and land use principles, including:

- no net loss of publicly accessible green open space

- increasing amounts of urban public places
- improving access to and integration of the park with the community and urban surrounds
- improving existing community services delivery and facilities
- consolidating Council functions in a cost-effective manner with local economic benefit and stimulation.

## 8.4 Alignment with State Government parkland and public spaces planning

One of the most important aspects of the Community and Civic hub proposal is the inter-relationships with the State Government's parkland and public spaces planning.

The 14 NSW Premier's Priorities for greener public spaces integrates green open spaces, public facilities and streetscapes.

*"Quality green, open and public spaces are important to everyone. They are our free parks, gardens and sports fields, walkable shady streets, libraries, museums and galleries, which form the heart of our communities. Our public spaces make life more welcoming and accessible. They delight and connect people. They support our health and well-being, environmental resilience and prosperous local economies. Public spaces are all places publicly owned or of public use, accessible and enjoyable by all for free. They include our open spaces, public facilities and streets. They're at the heart of everyday life."*<sup>1</sup>

The NSW Government released a draft NSW Public Spaces Charter in October 2020. The draft NSW Public Spaces Charter sets out 10 Principles that support the Community and Civic hub proposal:

1. Open and welcoming - *Public space belongs to everyone.*
2. Community-focused - *Public spaces are where communities forge the ties that bind them.*
3. Culture and creativity - *Public space is where we share our stories and values.*
4. Local character and identity - *Public spaces make us proud of where we live.*
5. Green and resilient - *Public space can help us adapt and thrive in a changing climate.*
6. Healthy and active - *Public space supports healthy lifestyles and refreshes our spirits.*
7. Local business and economies - *Public space supports more dynamic and exciting local economies.*
8. Safe and secure - *Everyone should feel safe using public space at all times of the day.*
9. Designed for people - *Public space that's flexible can meet the needs of our diverse population.*
10. Well managed - *Public space is more inviting when it's well cared for.*<sup>2</sup>

One outcome of the State Strategic Plan for Crown Land is that new opportunities for community hubs are identified and enhanced. Community hubs can promote co-location of a number of organisations in a single place. This not only creates opportunities for new and diverse interactions between people who would not normally meet but enables supportive and ancillary businesses,

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<sup>1</sup> <https://www.dpie.nsw.gov.au/premiers-priorities/great-public-spaces>

<sup>2</sup> Draft NSW Public Spaces Charter

activities, service providers etc to leverage complementary skills and expertise to strengthen the fabric of communities.<sup>3</sup>

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<sup>3</sup> State Strategic Plan for Crown Land

**Table 15** provides a summary of how this may be progressed through the PoM to achieve Council's vision for the Community and Civic hub.

DRAFT CIP COMPONENT	RESERVE PURPOSE(S)	COMMUNITY LAND CATEGORY	COMMENT
PERMISSIBLE USE AND DEVELOPMENT – PURPOSE AND CATEGORY ALIGNED			
Parkland	Public Recreation	Park	Consistent or compliant
Croquet	Public Recreation	Park or sportsground	Consistent or compliant
Community services delivery	Community Purposes	General Community Use	Consistent or compliant
Community spaces	Community Purposes	General Community Use	Consistent or compliant
Library	Community Purposes	General Community Use	Consistent or compliant
POSSIBLE USE AND DEVELOPMENT – WITH ADDITIONAL PURPOSE(S)			
Council Administration	Local Government Purposes	Operational land	Additional purpose to be added
Ancillary commercial / retail	Ancillary to Purposes	General Community Use or Operational land	Consistent or compliant
Ancillary Car parking	Ancillary to Purposes or Urban Services	General Community Use or Operational land	Additional purpose could be added
USE AND DEVELOPMENT REQUIRES ACQUISITION AND REZONING			
Seniors Living		Operational land	Requires Council acquisition from Crown and/or possible Council acquisition of private land.
Car parking		Operational land	Requires Council acquisition from Crown
Retail/commercial		Operational land	Requires Council acquisition from Crown and possible Council contribution of land through private land acquisition.



## 9 APPENDICES

### APPENDIX A – MAP AND RESERVE SCHEDULE

#### Reserve Schedule

RESERVE NO.	RESERVE NAME	RP IDENTIFIER (LOTS/DP)	CROWN LAND PURPOSE	LG ACT CATEGORY	HUNTER'S HILL LEP 2012
D500359	Figtree Park	Lot 7075 DP 93720, Lot A DP 327840 Parish Hunter's Hill County Cumberland	Public Recreation and Gazetted - S121A: Community Purposes	Park General Community Use	Land Use Zone RE1 – Public Recreation Part B4 – Mixed Use
R100264	Gladesville Road Community Centre	Lots 7029 and 7030 DP 93721 Parish Hunter's Hill County Cumberland	Community Purposes	General Community Use	Land Use Zone B4 Mixed Use





**LEGEND**

 Figtree Park and Gladesville Community Centre reserves boundary

**SITE SPECIFIC POM LAND CATEGORISATIONS**

 Park

 General Community Use

<p>CLIENT</p> <p>HUNTER'S HILL COUNCIL</p>	<p>PREPARED BY</p> <p></p>	<p>PROJECT</p> <p><b>Figtree Park and Gladesville Community Centre reserves</b>  <b>MAP: Categorisation</b></p>	<p>Disclaimer:</p> <p><small>THE INFORMATION CONTAINED ON THESE MAPS IS TO THE BEST OF OUR KNOWLEDGE, COUNCIL OR EP IS NOT RESPONSIBLE FOR ERRORS OR INACCURACIES IN THE DATA PROVIDED.</small></p>	<p></p>	<p>DATE</p> <p>Nov 2020</p> <p>SCALE</p> <p>1:750 @ A3</p>	<p>DRAWING</p> <p>ISSUE</p> <p>2</p>
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# APPENDIX B – PLAN OF MANAGEMENT LEGISLATIVE AND POLICY FRAMEWORK

## Crown land 2031 State Strategic Plan for Crown Land

The State Strategic Plan for Crown Land takes into account environmental, social, cultural heritage and economic considerations for the management of Crown land.

The vision embodied in this plan is for: *Crown land supports resilient, sustainable and prosperous communities across NSW.*

The priorities identified for Crown land over the next 10 years are to:

- strengthen community connections with Crown lands
- accelerate economic progress in regional and rural NSW
- accelerate the realisation of Aboriginal land rights and native title in partnership with Aboriginal people
- protect cultural heritage on Crown land
- protect environmental assets, improve and expand green space and build climate change resilience.

These priorities are supported by a set of outcomes to be achieved over the early, middle and full decade of the plan.

## Other state and federal legislation

### NSW state legislation

#### *Environmental Planning and Assessment Act 1979*

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments that provide a basis for development control.

The EP&A Act ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking work, development, or activities.

This Act is also the enabling legislation for planning policies that may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs), as well as Development Control Plans (DCPs).

#### *Aboriginal Land Rights Act 1983*

The *Aboriginal Land Rights Act 1983* (ALR Act) is important legislation that recognises the rights of Aboriginal people in NSW. It recognises the need of Aboriginal people for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Crown land that meets certain criteria may be granted to an Aboriginal Land Council. This Act may affect dealings with Crown land that is potentially claimable.

#### *Biosecurity Act 2015*

The NSW *Biosecurity Act 2015* (NSWB Act) enables landholders, community, industry and Government to effectively manage and respond to biosecurity incursions and risks. A fundamental principle of the NSWB

Act is that biosecurity is everyone's responsibility, and all land managers have the same responsibilities - a duty to prevent, eliminate or minimise risk as far as reasonably practicable.

Council has obligations under this Act to manage Priority Weeds on Council land or Council managed land. Under the Act, weeds are divided into State, Regional and Local Priority Weeds (formerly referred to as Noxious Weeds). State and Regional priority weeds are identified in the Greater Sydney Regional Weed Management Plan (September 2019) and outcomes for these weeds needs to demonstrate compliance with the Biosecurity Duty for the species listed in Appendix 1 of the Weed Management Plan.

Since 1 July 2018, the management of pest animals has been administered under the *Biosecurity Act 2015*. Foxes/rabbits are included in the Greater Sydney Regional Strategic Pest Animal Plan 2018-2023 and a threat abatement plan to rid them has been prepared under the Biodiversity Conservation Act.

### ***Heritage Act 1977***

This Act contains provisions for the conservation of items of heritage and may relate to community land categorised as cultural significance, natural area or park.

Local heritage items and heritage conservation areas are included in the Hunter's Hill LEP 2012 and comprise sites and areas within this PoM. State heritage items are found in the State Heritage Register.

### ***National Parks and Wildlife Act 1974***

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance and the protection of native flora and fauna. This Act may affect community land categorised as cultural significance, natural area, or park.

Aboriginal cultural heritage in NSW is protected by the *National Parks and Wildlife Act 1974*. Under the Act it is an offence to harm (destroy, deface, or damage) or desecrate an Aboriginal object or Aboriginal place, or move an object from the land on which it has been situated.

### ***Biodiversity Conservation Act 2016***

This Act covers conservation of threatened species, populations, and ecological communities, and relates to community land categorised as natural area. It applies only to the terrestrial environment.

It sets out a process for listing threatened plants and animals and establishes the "Saving our Species" biodiversity conservation program for threatened species and threatened ecological communities.

No endangered or threatened species have been recorded for Figtree Park and the reserves in this PoM.

The *Biodiversity Conservation Act 2016* applies to the following reserves:

- Sydney Turpentine-Ironbark Forest in St Johns Park - listed as a Critically Endangered Ecological Community under the Act.
- A colony of Grey Headed Flying Fox (*Pteropus poliocephalus*), listed as vulnerable under the Act, exists in Riverglade Reserve along Tarban Creek. These bats use the reserves within Hunter's Hill Municipality as foraging habitat.
- Although not sighted in any reserves to date, there is potential for other endangered or migratory species listed under the Act to be present.

### ***Rural Fires Act 1997***

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

## Commonwealth legislation

### *Environmental Protection and Biodiversity Conservation Act 1999*

This Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

### *Telecommunications Act 1997*

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

## State Environmental Planning Policies

### State Environmental Planning Policy (Infrastructure) 2007

This planning policy lists development allowed with consent or without consent on community land.

### SEPP Exempt and Complying Development Codes 2008

This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by identifying, in the exempt development codes, types of development that are of minimal environmental impact that may be carried out without the need for development consent.

## Strategic regional plans and actions

### North District Plan 2018

The North District Plan published by the Greater Sydney Commission covers Hornsby, Hunter's Hill, Kuring-gai, Lane Cove, Mosman, North Sydney, Northern Beaches, Ryde and Willoughby local government areas.

The North District Plan is a 20-year plan aimed at managing growth in order to achieve the 40-year vision for Greater Sydney, as set out in the Greater Sydney Region Plan: A Metropolis of Three Cities. This plan is a bold vision for three, integrated and connected cities that will rebalance Greater Sydney: the Western Parkland City, the Central River City and the Eastern Harbour City. A Metropolis of Three Cities aspires to a 30-minute city, where housing, jobs, infrastructure and services are easily available to all residents.

In the North District this will be achieved by:

- creating and renewing great places while protecting heritage and local character and improving places for people
- improving walking and safe cycling ways
- enhancing foreshore access to Sydney Harbour and the District's waterways
- enhancing the quality and improving access to open space, and increasing urban tree canopy
- protecting and enhancing the District's unique natural assets including waterways, coastlines and bushland.

The *North District Plan* focuses on identifying the Planning Priorities to achieve a liveable, productive and sustainable future for the District, and was used in formulating Council's Local Strategic Planning Statement.

## **NSW Greener Places Policy and Draft Greener Places Design Guide 2020**

Greener Places, the urban green infrastructure policy for NSW, is intended to guide the design, planning and delivery of green infrastructure across the state.

The aim is to create healthier and more liveable cities and towns by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the environmental quality and resilience of our urban areas.

The key components of the green infrastructure framework that are outlined in detail in the Draft Greener Places Design Guide are:

- parks and open space – to deliver green infrastructure for people
- the urban tree canopy – to deliver green infrastructure for climate change adaptation and resilience
- bushland and waterways – to deliver green infrastructure for habitat and ecological health.

The State Government's Metropolitan Plan, Premiers Priorities, Greener Places Design Framework, Draft Greener Places Design Guide, and the Green Grid in the Northern District Plan encourage green connected corridors through the urban landscape, and an increase in tree canopy to protect and enhance biodiversity, water quality and liveability, thereby reducing urban heat from a changing climate.

## **Everyone Can Play – A Guideline to Create Inclusive Playspaces 2019**

This guideline provides the process steps to planning, designing and delivering inclusive play spaces for people of all ages, abilities and cultures to come together. In modernising the play spaces within the parks and reserves within the Hunter's Hill Municipality and in this PoM, Everyone Can Play, offers a best practice toolkit, with clear implementable strategies.

## **Greater Sydney Regional Strategic Weed Management Plan 2019**

The NSW Biosecurity Strategy 2013-2021 and *NSW Biosecurity Act 2015* provides a streamlined, clear framework to manage a range of pests, diseases and weeds.

The Greater Sydney Regional Strategic Weed Management Plan is a direct response to this strategic and legislative reform. Appendix 1 of this includes priority weeds for the region and the state, as well as other weeds of regional concern. These weeds will need to be targeted in bushland management within the Reserves across the LGA.

A full list of priority weeds for Hunter's Hill are available on the NSW Department of Primary Industries website.

## **Greater Sydney Regional Strategic Pest Animal Management Plan 2018-2023**

The Greater Sydney Regional Strategic Pest Animal Management Plan supports regional implementation of the *NSW Biosecurity Act 2015* and NSW Biosecurity Strategy and provides guidance to Council to implement their duty under the Act in controlling priority pest species including the red fox, wild rabbit, cats and Indian Myna.

## **Other State relevant legislation, policies and plans**

*Companion Animals Act 1998*

*Disability Discrimination Act 1992 (Cwlth)*

*Disability Inclusion Act 2014*

*Local Land Services Act 2013*

*Pesticides Act 1999*

*Protection of the Environment Operations Act 1997*

*Retail Leases Act 1994*

*Soil Conservation Act 1938*

NSW Invasive Species Plan 2008–2015

Australian Natural Heritage Charter 1997



## APPENDIX C – ABORIGINAL INTERESTS IN CROWN LAND

Crown land has significant spiritual, social, cultural and economic importance to the Aboriginal peoples of NSW. The CLM Act recognises and supports Aboriginal rights, interests and involvement in Crown land.

The management of Crown land can be impacted by the *Native Title Act 1993* (Cwth) and the *Aboriginal Land Rights Act 1983* (NSW).

### Native Title

Native title describes the rights and interests that Aboriginal and Torres Strait Islander people have in land and waters according to their traditional law and customs. Native title is governed by the Commonwealth *Native Title Act 1993* (NT Act).

Native title does not transfer the land to the native title holder, but recognises the right to land and water, by providing access to the land and if applicable, compensation for any loss, diminution, impairment or other effect of the act on their native title rights and interests.

All Crown land in NSW can be subject to a native title claim under the NT Act. A native title claim does not generally affect Crown land where native title has been extinguished or it is considered excluded land.

When preparing a PoM, Council is required to employ or engage a qualified native title manager to provide advice and validate acts (developments and tenures) over the reserve, in line with the NT Act. The most effective way to validate acts under the NT Act is to ensure all activities align with the reserve purpose.

If native title rights are found to exist on Crown land, council Crown land managers may be liable to pay compensation for acts that impact on native title rights and interests. This compensation liability arises for local councils whether or not the act was validated under the NT Act.

For further information about native title and the future acts framework see the [Crown Lands website](#).

### Aboriginal Land Rights

The *Aboriginal Land Rights Act 1983* (ALR Act) seeks to compensate Aboriginal peoples for past dispossession, dislocation and removal of land in NSW (who may or may not also be native title holders).

Aboriginal land claims may be placed on any Crown land in NSW. The Department of Planning, Industry and Environment is responsible for investigating claims as defined in the ALR Act. If a claim is established, the land is transferred to the Aboriginal Land Council as freehold land.

At the time of preparing this plan of management, there are no reserves which are affected by an undetermined Aboriginal land claim.