

Waitara Park Plan of Management

Waitara Avenue, Waitara

Adopted 9 September 2015

Prepared under the provisions of the Local Government Act, 1993
Parks and Recreation Team, Hornsby Shire Council

View North over Waitara Park (Source NEARMAP)



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foreword

PLAN OF MANAGEMENT

This Plan of Management (PoM) will supersede the Generic Plan of Management for Community Lands and Crown Reserves Planning District Three and Nine (Amended 18th December 2013) for Waitara Park. This Plan has been prepared to comply with the Local Government Amendment (Community Land Management) Regulations and associated amendments to the Local Government Act 1993, section 42 (LGA), which commenced on 1st January 1999, and the Crown Lands Act.

COMMUNITY INPUT INTO THE PLAN OF MANAGEMENT

Section 38 of the LGA requires that all Plans of Management covering community land are placed on public display for a minimum period of 28 days. A minimum period of 42 days after the draft is placed on exhibition is allowed for written submissions to be made to council.

Submissions allow the community (including residents, interest groups, sporting clubs and government agencies) to provide information, suggest alternatives and express opinions in relation to the proposed management of community open space within Hornsby Shire.

After consideration of all submissions received, council may decide to amend the draft plan of management, or adopt it without amendment. If council decides to amend the draft plan, it must publicly exhibit the amendments in accordance with the requirements of section 40 of the LGA.

A Public Hearing is required to be held in respect of a draft Plan of Management (PoM) only if the proposed Plan would have the effect of categorising or re-categorising the community land in accordance with section 40A of the LGA.



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Part 1

1.0 Introduction

1.1 What is a Plan of Management ?

A Plan of Management is a document that provides a means to control the future use, development and maintenance of Community and / or Crown Land under Council's care, control and management. This Plan of Management will identify issues relevant to the future management of Waitara Park, including the accommodation of various proposed and existing features of the site. The PoM will establish Council's goals, strategies and desired outcomes that will guide the timing, shape and nature of developments.

This PoM is presented in the following two parts to allow review of individual parts as required:

Part 1 of the PoM includes core objectives for the community land categories as determined by the Local Government Act, 1993, and Council's management goals. This part looks at issues relevant to WEP to determine broad objectives for management.

Part 2 titled Action Plan outlines strategies for how the objectives will be achieved and actions necessary to fulfil the strategies. This part of the PoM also outlines the standards for Council's levels of service and identifies the manner in which Council will assess its performance in relation to achieving goals.

The Action Plan is the working section of the document and will require amendment as actions are completed. The Action Plan is proposed to be relevant for a period of five years. From time to time in response to changing community needs and aspirations, the Action Plan may be revised.

1.2 Why Prepare a Plan of Management for Waitara Park?

Waitara Park is an important open space located adjoining a proposed urban infill zone in which residential densities will increase. It is a park which has a long standing active sporting role, and is of heritage significance. There is an area of Crown land to the north of the Park with bowling greens and a clubhouse building occupied by Police Citizens Youth Clubs (PCYC).

Options have previously been explored by PCYC to redevelop the Crown Land portion for improved community facilities. However in liaison with Council it was identified that a more suitable location for provision of a new PCYC facility was the south end of the park on the area of the existing tennis courts due to its greater accessibility and capacity to positively interact with the parkland, and closer proximity to public transport.

As part of this proposal the tennis courts would be relocated to the Crown Land at the north end. Schematic designs for the integration of the tennis courts at the north end and a new building adjoining Park Lane at the south have been prepared.

In order to facilitate these change in the park, a specific plan of management will document the changes in use, and related changes required to community land categorisation at the south end of the site. The plan must address both Local Government Act requirements as well as Crown Land requirements for the former Bowling Club to the north.

This PoM is supported by a masterplan which has been developed for the site, accompanied by recommendations for the staged implementation of proposals for the various parkland developments. This PoM has been prepared in accordance with and seeks adoption under the LGA.

The preparation of this PoM is intended to represent the culmination of Council's investigations aimed at determining an appropriate character and scale for the development and management for Waitara Park.

The preparation of this PoM also enables Council to strategically address recreation needs in a staged manner. It will enable commencement of the development of new open space facilities at Waitara Park, and will help identify a program of development and ongoing maintenance works.

1.3 What Development is Allowable under the Plan of Management?

A Plan of Management must define the existing and future uses of community land as required under the Local Government Act, 1993. Future uses and development proposed for Waitara Park are outlined in Sections 5.0 and 6.0 of this plan. As Council considers necessary, development allowable under this PoM may include:

- Asset maintenance such as renewal and, or replacement of assets;
- Landscaping and reclamation of surplus areas for storm water detention;
- Provision of sports fields, courts, and associated parking, access roads and amenities buildings;
- Provision of playgrounds;
- Provision of facilities ancillary to existing use including seating, picnic and barbeque facilities, shelters, lighting, drainage, irrigation, fencing, pathways, and new signage.

Where minor works are undertaken, proposals may still require assessment under Part 5 of the Environmental Planning and Assessment Act, 1979, and may require exhibition of the proposal.

This plan of management also authorises the following uses on the park which will require development consent under Part 4 of the Environmental Planning and Assessment Act 1974 or approval of development that does not require consent under Part 5 of the EP&A Act.

- Provision of Community Recreational Facilities including indoor courts, indoor recreational and exercise spaces, community meeting rooms and child creche facilities.
- Provision of tennis and other outdoor courts
- Provision of kiosk / cafe facilities supporting childrens playground and outdoor courts

If there is any further development of the community land other than that authorised by this PoM, or a change in the categorisation of Waitara Park is proposed, amendment and re-exhibition of the PoM is required.

2.0 Local Government Act Requirements

2.1 Classification and Categorisation

Waitara Park comprises land classified as community land in accordance with Chapter 6, Part 2, Division 1 of the Local Government Act (LGA), 1993 which represents approximately 75% of the park area. The northern 25% is Crown Reserve (refer to section 3.0)

2.2 Core Objectives

The LGA establishes core objectives for all categories of community land. The significance of the prescribed core objectives is to ensure that any activities or uses of the land are consistent with the core objectives for the prescribed land categorisation.

Community land within Waitara Park is proposed to be categorised as General Community Use, Park, and Sportsground. Categorisation has been determined in accordance with the LGA, Division 2, Section 36. The Categorisation Mapping (and the Waitara Park Masterplan it relates to) reflects the optimum relationship of uses and facilities to the parks physical characteristics and for access to those facilities by the community. Section 6.0 of this PoM provides further explanation of the Land Categorisation Mapping for Waitara Park .

The core objectives for management of community land categorised as a sportsground are:

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

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (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).

Figure 5 on page 24, identifies the separate categories of community land within Waitara Park.

2.3 Environmental Planning and Assessment Act 1979

The Hornsby Local Environment Plan, 2013 (LEP) was made under the Environmental Planning and Assessment Act, 1979 (s.34A). Waitara Park is zoned as Public Recreation (RE1) within the LEP. As a public reserve under Council ownership, following adoption of a Plan of Management, the most relevant planning instrument governing any proposed development and activities in WEP is the State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP), and the Hornsby Shire Local Environment Plan 2013.

2.4 Relevant Legislation

Commonwealth Legislation

Environment Protection and Biodiversity Conservation Act, 1999 (EPBC Act)	http://www.comlaw.gov.au/Details/C2014C00140
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NSW Legislation

Local Government Act, 1993	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+30+1993+cd+0+N
Environmental Planning and Assessment Act, 1979	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
SEPP 19 – Bushland in Urban Areas	http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+014+1986+cd+0+N
Rural Fires Act 1997	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+65+1997+cd+0+N
Noxious Weeds Act 1993	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+11+1993+cd+0+N
Threatened Species Conservation Act, 1995	http://www.austlii.edu.au/au/legis/nsw/consol_act/tsca1995323/

2.5 Relevant Council Policies

Community Plan	http://www.hornsby.nsw.gov.au/__data/assets/pdf_file/0006/51729/FNL-YourCommunityPlan2013-2023.pdf
Community and Cultural Facilities Strategic Plan	(currently in preparation)
Delivery Program and Operational Plan	http://www.hornsby.nsw.gov.au/council/about-council/corporate-documents-and-reports/delivery-program
Hornsby Local Environmental Plan 2013	http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+569+2013+cd+0+N
Hornsby development Control Plan	http://www.hornsby.nsw.gov.au/property/development-applications/hornsby-development-control-plan
Active Living Hornsby Strategy	http://www.hornsby.nsw.gov.au/council/about-council/Join-the-Conversation/active-living-hornsby-strategy-alhs
Sports Facility Strategy	http://www.hornsby.nsw.gov.au/media/documents/about-council/corporate-documents-and-reports/sports-facility-strategy/Sports-Facility-Strategy.pdf
Unstructured Recreation Strategy	http://www.hornsby.nsw.gov.au/media/documents/about-council/corporate-documents-and-reports/unstructured-recreation-strategy/Unstructured-Recreation-

3.0 Crown Lands Act Requirements

3.2 Reservation or Dedication

Where Crown land is set aside for a public purpose, it can be either 'reserved' or 'dedicated', which makes it available only for a use that will deliver some public benefit or good, and unavailable for private uses. Reservations and dedications are generally all grouped under the name 'Crown reserves'.

Crown land that has been dedicated as a Crown reserve is a more enduring form of reserve. Dedication can only be revoked with the agreement of both Houses of the NSW Parliament. On the other hand, where Crown land has been reserved, the Minister can decide to revoke that reservation without the matter being considered by Parliament. Parts of these reserves may be changed without affecting the remaining parts of the reserve.

3.2 Public Purpose

A Crown Lands Plan of Management will have close regard for the lands identified "public purpose". The government notification or dedication of a reserve sets out the purposes for which that reserve may be used. Generally, a reserve's use can only be consistent with or supporting the purposes stated in the reservation or dedication. However, the Crown Lands Regulation 2006 lists various additional purposes for which reserves can be used under temporary licences. Where possible, multiple uses of reserves are encouraged, where those uses are consistent with the purpose of the reserve. Changes in circumstances or in a community's needs may require a change in the way in which a reserve is used.

A change in the stated purpose of the reserve may need the existing reservation or dedication to be replaced with a new reservation or dedication. This process will usually require consultation with the local community. Discussions with the CLD should cover the appropriate means and scale of public consultation and whether land assessment will be needed.

Under the changes introduced by the 2005 amendments to the Crown Lands Act 1989, a reserve may be authorised to be used for a purpose which is additional to the purpose for which the land was reserved or dedicated, if the new purpose is generally compatible with the existing purpose, consistent with the principles of Crown land management and in the public interest.

Additional uses of Crown reserves can be authorised by a plan of management or by order of the Minister. In both cases, the Minister for Lands will consult with the reserve trust managing the reserve and with any other Minister who has an interest in the reserve. A reserve trust, or Crown Lands Act trust, is the legal body which enables the temporary ownership of reserved or dedicated Crown land so it can be managed by the trust on behalf of the public. A trust can only make decisions and take actions concerning the reserve in the interests of the reserve itself, and the public.

3.3 Reserve Trusts

A reserve trust is set up under the Crown Lands Act 1989 (the Act) to have responsibility for the care, control and management of a Crown reserve. While a reserve trust is a legal entity in its own right, it cannot operate without having someone appointed to manage its affairs. A reserve trust can be managed by an incorporated body, though this is usually a local council.

A reserve trust can now also be managed by more than one manager, with the different management responsibilities being determined on either a geographical or functional basis. This will provide increased flexibility in establishing the most appropriate management structure for reserves, particularly where a number of different uses are located on the reserve. A reserve trust manager must not receive any personal benefit from fulfilling their role as manager or through their dealings with the trust property.

When a council or a corporation is appointed as manager, decisions regarding the operation of the reserve must be made in accordance with the rules which govern the council's operations or the corporation's own constitution, as applicable, as well as the Crown Lands Act 1989. As reserve trust manager, a council has all the functions of a council under the Local Government Act 1993 in relation to public reserves. However the council has no power to classify the Crown reserve under the Local government Act.

Consequently the plan of management affecting Crown reserves is made under the Crown Lands Act 1989, not the Local Government Act 1993.

Local councils as reserve trust managers can be authorised by the Minister for Lands to grant leases, licences and related easements over the Crown reserves they manage in certain circumstances (as defined by the Minister for Lands) without the need to obtain the Minister for Lands' consent.

In making the decision to grant this power, the Minister for Lands can take into account the council's performance in managing public land, and may request information on this performance from the Minister for Local Government. This authority does not apply to agreements longer than 21 years, which will still require the Minister for Lands' consent. The provision enables councils, where it is warranted and appropriate, to have similar levels of autonomy and accountability over Crown land as they have under the community land provisions of the Local Government Act 1993.

3.4 Management of Crown Land

Crown Land will be managed in accordance with the Principles of Crown Lands Management and the lands Gazetted Public Purpose.

Principles of Crown Lands Management

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land,
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- (c) that public use and enjoyment of appropriate Crown land be encouraged,
- (d) that, where appropriate, multiple use of Crown land be encouraged,
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

3.5 Crown Reserve at Waitara Park

The existing Crown Reserve covers 0.72 ha at the northern edge of the park adjoining Edgeworth David Drive. Details are as follows

- Crown Reserve No 1036828
- Lot 1020 DP 752053
- Trustee: PCYC
- Crown Land under Divested Management by HSC
- Public Purpose: Public recreation and community purposes

This plan of management proposes that the Crown Reserve Trust be changed from PCYC to Council.

Council has a lease agreement with Kim Warwick Tennis Academy (KWTA) to manage the tennis courts in the south of the park until July 2022. Council has developed a plan requiring a series of new leases that enables a more effective level of use of the available parkland for recreation working within the constraints of the different park zones. The new leases enable Council to access the bowling club site to develop tennis courts and appropriate flood infrastructure. A new PCYC would be provided to the land occupied by the existing tennis courts. This proposals also allows the creation of new plaza spaces and playgrounds in part replacing existing on site carparking with land for recreation facilities and offsetting the need to acquire open space.

Concept planning has highlighted that developing the PCYC at the southern end of the site will create:

- A stronger focal point for the community in close proximity to the railway station, away from the noisy Edgeworth David Avenue, central to high density residential areas and highly accessible for pedestrians.
- An opportunity to link the building with an attractive outdoor space that could provide a new paved plaza where people can gather, in close proximity to the proposed indoor recreation facility and the existing cricket/rugby amenities building, while retaining the essential functions of the oval.
- improved attractiveness of parkland in other north eastern and north western 'corners' of the park, in association with a new tennis court complex where expanded children's play facilities and informal parkland can be provided.
- Provision of flood infrastructure that would otherwise significantly limit the PCYC in their redevelopment plans Incorporating a flood detention structure is compatible with the development of new tennis courts and will reduce problems with downstream flooding.

As such it is proposed that trusteeship of Crown Reserve No 1036828 is changed from PCYC to Council to enable Council to manage leasing of new tennis facilities and to develop adjoining parkland and stormwater management infrastructure.

The Figures below show the location of Waitara Park, in relation to surrounding town centres, roads and infrastructure:

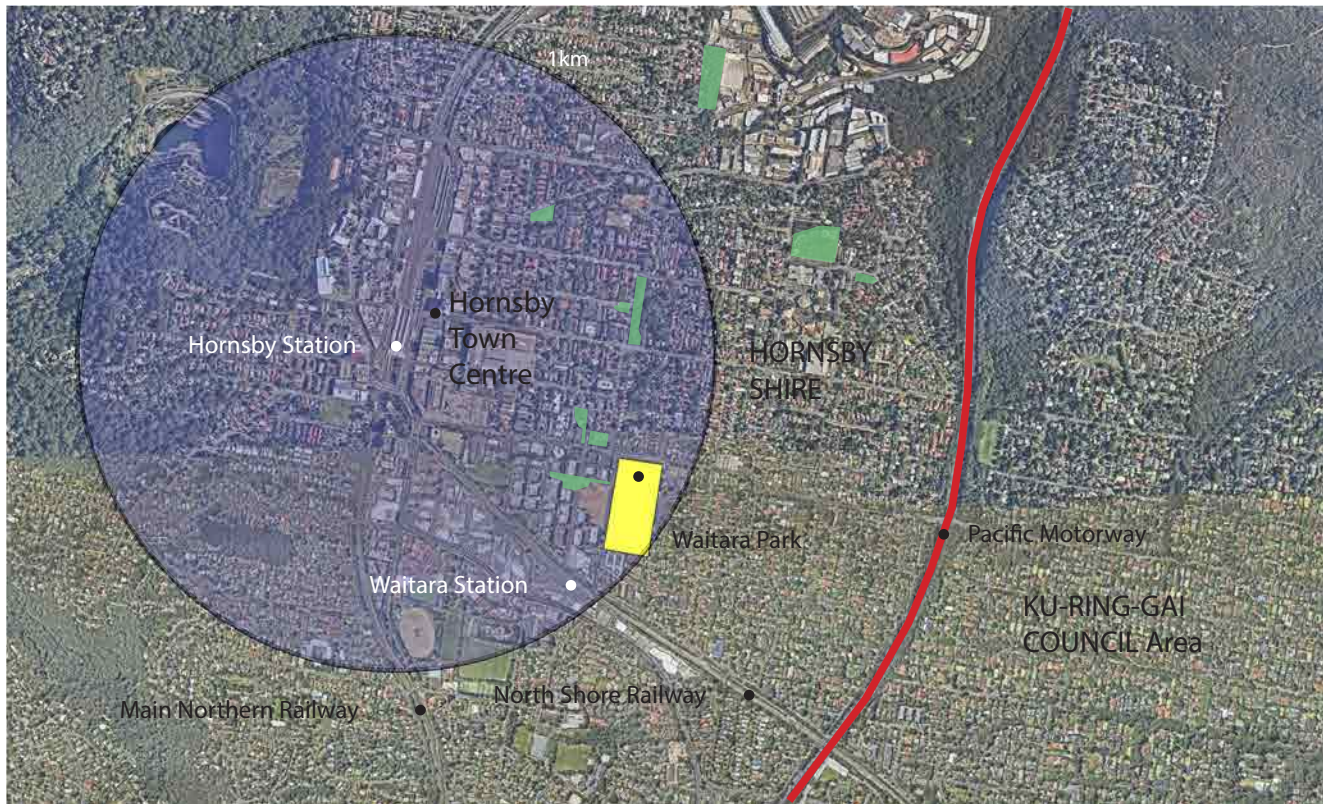


Figure 1: Context Plan, Waitara Park (Near Map, 2015). Park is approximately 900m from Hornsby Town Centre Town Centre and 300m from Waitara Station. Other parkland open space in accessible vicinity shaded green (Map not to scale)



Figure 2: Local Plan, Waitara Park (Near Map, 2015). (Map not to scale)

4.0 Site Description

4.1 Context

Waitara Park is located less than 1km from the Hornsby Town Centre the largest commercial centre in the Hornsby Shire. Figures 1 and 2 show the location and surrounding context of the park. It is bordered by road frontages to:

North: Edgeworth David Avenue
 West: Waitara Avenue
 South: Park Lane
 East: Park Avenue

Vehicular entry to the park is currently available from Waitara Avenue and Park Avenue

The land is comprised of two existing management zones:

Waitara Oval & Tennis Courts (3.24ha)

- HSC Reserve No 210 ID No. 733, 902
- Lots 300 & 301 DP 832745 (Freehold)
- Council owned Community Land

Hornsby Bowling Club / PCYC (0.72ha)

- Crown Reserve No 1036828
- Lot 1020 DP 752053
- Crown Land under Divested Management by HSC
- Public Purpose: Public recreation and community purposes

The above land is zoned as (RE1) Public Recreation in the Hornsby Local Environmental Plan (LEP) 2013. Adjoining land to the east west and south is currently zoned as (R4) high density residential, and to the north R2 Low density residential. The R4 zoning allows for residential apartment buildings of 6 storeys and above.

4.2 Environment

The site soil is derived from Wianamatta Shales and as such is rich but can be poorly drained in locations. Vegetation is focussed at the edges of the park in particular the south and east and includes some remnant trees of Sydney Turpentine-Ironbark Forest community, in particular Turpentine (*Syncarpia glomulifera*). A large Camphor Laurel (*Cinnamomum camphorum*) is located on the south east boundary while plantings of *Camelia* sp form a hedge to Prk Lane behind the existing tennis Court building. While there is no understorey to the Turpentine plantings, they are remnants of an Endangered Ecological community and are worth of conservation. Upgrading of landscape through the park should enhance where possible conditions for these specimens and should use this species for additional boundary tree planting where conditions are suitable.

4.3 Heritage

Waitara Park is listed as a Heritage Item under the Hornsby Shire Local Environmental Plan (LEP). The LEP provides the following information for the park:

Physical Description from LEP

“Park on flat land with central oval and brick grandstand of utilitarian design from c1930#s. Bank of tennis courts on southern end. Cultural planting includes mature Camphor Laurel trees (to 18m) and Radiata Pine (to 15m) on western side. Possibly planted c1920-30. Also line of characteristic Oleanders on east side possibly from c1950. The eastern side (northern end) shows a section of precast paving footpath laid as part of relief work for unemployed in the 1930#s. This scheme was the initiative of local Councillor PC Law”. Historical Notes: Landscape elements, cultural trees and indigenous trees from c1920/30’s

History

The site was identified in 1895 by George Collingridge and other residents as being suitable for a recreation ground and a petition made to the Minister for Lands. 11 acres was then granted for recreational purposes and local people appointed trustees – Roberts, Leek, Toohey, Jocelyn, Bray, Rolston and Burns. In August 1902 Waitara Park was cleared. After Hornsby Shire Council was inaugurated in 1906 it obtained the land. In 1919 Peace Celebrations were held in the Park to celebrate the end of World War 1. In December 1922 a new oval was opened at a cost of 2000. A pavilion was erected after 1929 and open air seating. In 1965 an amenities block was built and in 1972 the tennis court complex was built where previously there was a small oval used for practice and school events. The Bowling Club in the Crown Reserve portion in the north was developed in the early 1960’s with the gazettal of the Crown Reserve date 1965. The Hornsby Bowling Club operated in this location but by the 2000’s this use was on the decline as was the upkeep of the site. The PCYC obtained a perpetual lease (Lease 76311) in late 2010 for the ongoing use of the Crown Reserve which became the Hornsby/Ku-ring-gai PCYC Performing Arts Centre. A wide range of performing arts activities, primarily for school aged children, were introduced during 2010 and lawn bowls for adults and high school students continued as a PCYC activity with the greens being maintained by volunteers (due to lack of funds to employ a greenkeeper). (PCYC advise 2015)

The site contains no known Aboriginal relics (Koettig, 1996).

Sporting Use

Northern Districts Cricket Club was founded in 1906 and has operated continuously at Waitara Park since 1924. It has competed in the Sydney Grade competition during that time, providing a pathway to state or national selection for young players developed by the club. Several test players have played their club cricket for 'Districts', including Neil Harvey MBE, Alan Davidson, Adam Gilchrist, current players Brad Haddin and Nathan Lyon, and most famously, former Australian captain Mark Taylor AO. In 2011, the oval in Waitara Park was named 'Mark Taylor Oval' in his honour. More information about the history of Northern Districts Cricket Club can be found here: <http://www.northerndistrictcricket.com.au/content.aspx?file=268|33393p> Rugby Union has been played Hornsby since 1906 and has operated for most of its history in Hornsby as the winter season occupant of Waitara Park. Currently there are two rugby clubs operating at Waitara Park, Hornsby Rugby Union Club (HRU) and Hornsby Junior Rugby Union Club (HJRU). The HRU has moved through various competition structures. In 2015, HRU club is playing in a Central Coast rugby competition and hosting teams from the coast at Waitara Park. More on the history of the club can be found here: <http://www.hornsbyrugby.com.au/Seniors/history.html>. The HJRU plays in the Gordon Rugby Union Competition.

The tennis courts were established in Waitara Park after world war 2, operated for much of that time by the Hornsby-Ku-ring-gai Tennis Association, and since 2012, by Kim Warwick Tennis Academy. Many young tennis players have been coached over the decades at Waitara Park. Former leading player Fred Stolle, born in Hornsby, and winner of 10 grand slam titles, is said to have played his junior tennis there.

Statement of Significance

The following Statement of Significance was developed as part of the "Heritage Review for Waitara Park" undertaken by Mayne Wilson & Associates 2015 for Hornsby Council.

Waitara Park is of high local significance, requested by local residents under the influence of the then popular Parks Movement, and proclaimed for public recreation in 1902. It was created, developed and used by them ever since, its very generously sized oval indicating its primary purpose was for playing cricket.

By the time it was cleared – from 1902 – the initial European settlement phase of total tree clearing had been modified to the extent that some remnant trees of the original forest were left around its perimeter. These were mostly trees of the original Sydney Turpentine Ironbark Forest (STIF).

These trees have aesthetic, amenity and visual enhancement values, and are esteemed by the local community.

The STIF was declared Critically Endangered by the Commonwealth Government in August 2005 and is now subject to statutory protection.

The park has high local social significance as a regional sporting facility, having served that role for over a century. Additions of tennis courts and bowling greens were made in subsequent decades, and are still in use. Since 2009 the Police, Citizens and Youth Club obtained title over the bowling club land.

The park has little research or technical significance, but is representative of many parks created in NSW initially for playing cricket. It is not rare, but the retention of so many remnant trees of the original STIF, and their relative intactness may be considered so. They warrant protection and conservation both for this reason and their statutory listing as being 'critically endangered'.



Aerial View of park 1943 (SixMaps)

4.4 Overview of Current Use

The park currently has a sporting focus with the majority of its area dedicated to sports uses and their support facilities. Figure 3 this page indicates these current uses:

- Tennis Courts: Kim Warwick Tennis Academy
- Waitara Oval & pavillion: Northern Districts Cricket Club, Hornsby Rugby Union Club, and Hornsby Junior Rugby Union Club.
- Oval support area: Northern Districts Cricket Club (Nets / maintenance)
- Southern carpark: Oval & Tennis Court users
- Eastern under tree zone: Parking by Oval & Tennis Court users and residents
- Former Bowling Club: PCYC community users
- performing arts and indoor recreation
- limited bowls usage
- North eastern park: Small playground with adjoining grassed area for casual community use

Other periodic licenses for various games, sports training and community uses are consistent with the public recreation zoning.

Current council operations on the land include regular maintenance such as fertilising, garbage collection, tree pruning, mowing, line marking, resurfacing, building maintenance and floodlight maintenance. Other occasional works include spraying for pests and diseases as required, repairs to vandalism and graffiti, upgrades to lighting and water systems and upgrades to playground facilities.

The area to the west on Waitara Avenue is currently under redevelopment for high density residential buildings of 6 storeys height and over. Similar redevelopment will occur on the southern and eastern frontages of the park. These developments will place pressure on open space and recreational facilities in the area.



Figure 3: Existing Park Use (Near Map, 2015). (Map not to scale)

4.5 Key Issues for Waitara Park

4.5.1 Provision of PCYC Facilities

Since the late 2000's the PCYC has been providing community facilities out of the existing Bowling Club building with some "break out" use to the adjoining Bowling Greens. Community demand for PCYC services in the Hornsby area and the condition and nature of existing facilities is such that the adaptive re-use of the Bowling Club provides only an interim solution.

As such alternatives need to be explored for upgrading of facilities to serve the Hornsby Community. Waitara Park is seen as an appropriate place to pursue this upgrade not only because of the incumbent usage of the Crown Reserve area but due to the sites highly accessible strategic location close to public transport and in an area of future increased residential density.

PCYC recently sold land holdings in the Hornsby area to enable funding of proposed new facilities in Waitara Park, that will conserve and enhance provision of community facilities by PCYC to the Hornsby district.

4.5.2 Car parking

The park contains two existing off street parking areas accessed from Waitara Avenue. These are both irregular in shape and as a consequence somewhat inefficient in their yield and benefit to users. Informal parking also occurs in the grass / soils areas under existing trees to the south east corners of the park off Park Avenue. This is undesirable due to its compaction of soils and impact on trees in this area.

Due to the park's proximity to Waitara Station the neighbourhood is used extensively where on street parking signage allows for commuter parking. This means that during weekdays the parallel and angle parking to Waitara Avenue and the parallel parking to Park Avenue is generally fully used. As such for weekend sports use these streets provide a reasonable level of parking for the scale of sports facilities. However as the adjoining areas are redeveloped for 6 storey plus apartment residential, pressure on evening and weekend on street parking may be expected to increase.

4.5.3 Urban context & range of recreational facilities

Organised sports such as Rugby in winter, cricket in summer, along with tennis are the predominant recreational uses for this site. The park offers limited means for informal or passive recreation with informal use areas limited to the "left over" spaces at the corners of Waitara Oval. The existing bowling greens are not able to be maintained by PCYC and do not integrate with their capacity to provide services on the site.

Finally as noted above the role of all local open space as indicated on Figure 1 will become more critical as urban redevelopment continues and population densities grow.

4.5.4 Pedestrian Connections and Legibility

With redevelopment of adjoining blocks to the east and west on Park and Waitara Avenues it is desirable that the park provide a linking medium not just in terms of open space but in terms of quality access and amenities for informal park use

Careful consideration should be given to pedestrian circulation within the park i.e.. location of main entries in relation to the placement of any new facilities. Pedestrian connections and linkages outside the park, and to local transport hubs should also be carefully integrated as part of the masterplan development.

4.5.5 Environmental Conditions & Landscape

As noted vegetation on the park has been reduced to those pockets not developed for sports facilities. Generally the southern quarter of the site occupied by the tennis courts is ringed by the sites best tree canopy and is afforded a good quality of streetscape character due to these trees. Another stand of trees on the eastern boundary (Park Avenue) between the Oval and Crown Reserve lands provides the largest "informal park" area and has a pleasant park character.

The Crown Reserve lands have a generally degraded character with limited landscape relief to the Edgeworth David Avenue and Park Avenue edges.

Informal parking to the south east corner of the site is compacting soils in that area and will have an impact on the future health of existing trees if not managed.

A tree assessment was undertaken as part of PCYC design investigations in the south area of the park. Trees which are considered to be Heritage items i.e.cultural plantings or remnant trees were recorded as Significant in this table, and therefore given a High Retention Value by default.

Generally this assessment found that the majority of trees in the park were of reasonable health with a medium SULE (15-40 years safe useful life expectancy). The full assessment is provided at Appendix 1.

4.6 Key Features and Opportunities

Waitara Park currently plays an important active sports role for the Hornsby Shire. However as the areas adjoining the park redevelop and become more population dense the demand for flexible parkland open space that caters for a variety of interest will increase. In the future Council may consider its options to better cater for active sports uses on alternate sites where better facilities and support to sports users can be provided. Meanwhile the short to medium term directions for Waitara Park should focus on more effective and efficient use of available space to cater for as broader range of users as possible in a flexible and adaptive manner.

Opportunities exist to:

- Provide a new PCYC facility that addresses the needs of the LGA on this key strategic site incorporating on site basement carparking;
- Provide a community plaza / gathering space focussed around a pedestrian plaza at the south end of the park adjoining the entry to the PCYC facility;
- Provide for a wider range of users, and meet the needs of a growing local population;
- Provide multiple entries into the site, linking road frontages with site facilities and connecting with adjoining open space;
- Provide improved pedestrian/ cycle links to and from the site, linking the park with existing pedestrian routes, local facilities, and Waitara Station;
- Provide informal parkland, additional children’s play equipment, and youth orientated games equipment at the north end of the park adjoining redeveloped tennis courts ;
- Improve the parks environmental capacity by retaining remnant vegetation and incorporating new native vegetation where appropriate;
- Create an urban wetland which helps collect and treat storm-water run-off and helps mitigate down stream flood issues; and
- Provide a masterplan that provides a basis for Council to proceed with those opportunities as funding and other circumstances suit.



Informal use area adjoining Park Avenue



Potential for angle parking adjoining street and removal of parking from under trees Park Avenue



The Crown Reserve lands the current site of the Bowling Club and greens is isolated spatially by the oval from the south zone of the park

5.0 Masterplan Development

5.1 Introduction

Hornsby Council needs to address a number of opportunities and pressures in its ongoing management of Waitara Park. The changing demographics and character of the local community, provide a backdrop to this decision making process. A masterplan is required that integrates and coordinates the various strategies that need to be pursued to optimise the community benefit of the parkland.

5.2 Objectives and Performance Targets of the Plan

Objectives and Performance Targets for the Plan reflect the core objectives for the proposed land categorisations:

- (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games,

Performance Measures:

1. A balanced provision of recreational opportunities in the park that address shire wide sporting needs where possible achieving the best use of subject lands for community benefit.

2. Provision of enhanced informal use park areas that cater for day to day community recreational use

- (b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.

Performance Measures:

1. Licence restriction of hours of operation, design incorporates noise management at necessary locations
2. Provision of on site parking to limit parking impacts on adjoining streets
3. Provision of more efficient on street parking where possible

- (c) to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (i) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public

Performance Measure:

1. Completion of a new Indoor Sports and Cultural facility with optimum access to the local and district community, and with a positive relationship the remainder of Waitara Park that enhances opportunities for interaction, integrated use, and flexibility.

- (ii) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land

Performance Measure:

1. Leases or licences authorised by this plan in accordance with the plan's objectives.

5.3 Masterplan

A Conceptual Masterplan has been prepared by Council (Figure 4 over page) for Waitara Park. The plan seeks to facilitate the redevelopment of the park to provide "more effective and efficient use of available space to cater for as broader range of users as possible in a flexible and adaptive manner"

The key aspects of the masterplan are outlined following.

5.3.1 Distribution of park uses

A key management decision is the most effective siting of a new PCYC facility on the park. The park has been selected as an optimum strategic location due to its proximity to transport, and relationship to a growing population.

The existing Bowling Club site is constrained due to the fact it is flood prone and crossed by several major easements that would limit scope of any new facility. Council has identified that a more suitable location for provision of a new PCYC facility is at the south end of the park on the area of the existing tennis courts. In addition to avoiding the constraints of the Crown Reserve as above, this location has greater accessibility to adjoining streets, capacity to positively interact with the parkland due to a larger setback to Waitara Oval, and closer proximity to public transport at Waitara Station. As part of this proposal the tennis courts would be redeveloped to the Crown Reserve lands at the north end of the park. Council has prepared a schematic design for the integration of the tennis courts at the north end and PCYC has developed a concept design for a new community facility building adjoining Park Lane at the south. This plan of management addresses the required changes in management of Waitara Park to facilitate this preferred use of park areas for community benefit.

Indicative Masterplan for Development of Waitara Park

Figure 4: Indicative Masterplan

Legend:

-  Tennis courts with perimeter fencing
-  Asphalt roadway
-  Pedestrian footpath
-  Paved Area
-  Gravel hardstand area
-  Proposed Play Areas
-  Existing Play Area
-  Existing building
-  Proposed building
-  Sportsfield
-  Open lawn area
-  Planting bed
-  Planted swale (Wsuds)
-  Proposed tree planting
-  Existing tree spp.

Key:

- ① Proposed Clubhouse
- ② Relocated Tennis Courts
- ③ Proposed Play Area 1
- ④ Proposed Play Area 2
- ⑤ Entrance Plaza
- ⑥ Pedestrian Link to Path Corridor
- ⑦ Existing play equipment
- ⑧ Service Access
- ⑨ Retaining wall around courts to form detention for stormwater in peak events
- ⑩ Stormwater collection /treatment area following WSUD principles
- ⑪ Turfed Sports Oval
- ⑫ Existing Cricket & Rugby Pavillion and Amenities
- ⑬ Existing Cricket Practice Nets/Wickets
- ⑭ Existing Maintenance Shed
- ⑮ Proposed PCYC Community Building
- ⑯ PCYC Entrance Plaza
- ⑰ Grassed/Gravel Terraces/Outdoor Games area & Gathering space
- ⑱ Informal Parkland
- ⑲ Existing 45 degree parking
- ⑳ Proposed Formal Parking bays - 90 degree
- ㉑ Shared Surface



5.3.2 New PCYC Facility

The proposed PCYC building will occupy the existing tennis courts and tennis building site. It will be provided with adequate setbacks to all street frontage to conserve all significant and good quality trees. Some limited removal of poor quality trees to the Park Avenue frontage will be required but will be more than compensated by new plantings of healthy species in appropriate locations.

The new building will provide:

- Indoor courts
- Gymnastics space
- Boxing studio
- Cultural exercise studio
- Crèche
- Cafe kiosk

The building design will be subject to separate Development Application and Construction Certificate.

5.3.3 PCYC Square

The proposed building has as its main pedestrian address the corner of Park lane and Waitara Avenue. This will link to a pedestrian / cycle link from Waitara Station. Within the building on this frontage will be a Cafe / Kiosk facility which in addition to undercover space will adjoin a paved external area. The paved area (or Public Square) will connect to Park lane and Waitara Avenue aligned to protect existing trees, and will also link to Waitara Oval and a cross park link north of the proposed PCYC

The public Square will provide an important outdoor community space for park users and residents. The space will accommodate improved tree planting for shade, seating, informal play activities and areas for small performances or quiet contemplation. The paved square will be adjoined by broad grassed areas under existing trees which will integrate low sitting walls incorporating small level changes through the area.

5.3.3 Tennis Courts

Council has identified the existing tennis courts as a well used community facility. The masterplan proposes that this use be relocated to the northern Crown Reserve portion of the park to enable the more intensively used PCYC Indoor Facilities to be located closer to Waitara Station and more accessible to adjoining Streets. Relocation will enable new surfaces to be provided with a new amenities / storage facility for tennis operations over a reduced more efficient building footprint

5.3.4 Informal Parkland

A key objective of the masterplan is to improve the parks usability and attractiveness for general community use in addition to its established sports role. Improved community use facilities will include:

Path and access system

The creation of a more extensive pathway circuit, which connects to key entry points to the park on Waitara Ave, Park Ave and Park Lane. The path system will connect users to facilities within the park and link adjoining open spaces to new development space east west across the park. Loops available within the park will provide attractive recreational opportunities in their own right for walking and jogging.

Play facilities

Efficient planning of space in the Crown Reserve portion will enable provision of several play space zones that can serve local residential community and families of sports users.

The existing swings and picnic area would be conserved in the north east corner of the oval to be supplemented by two new play space zones, one integrated into the embankment at the the north west corner of the oval, and one adjoining the west end of the tennis courts .

These two spaces would focus on a flexible use grassed area which can adapt to various passive and event uses from day to day to special occasions. These play areas will incorporate contemporary play equipment, which caters for a range of user age groups engaged in active and challenging play.

Each play space would be further enhanced through a variety of seating and rest opportunities along with tree canopy that allows summer shade whilst maintains opportunities for winter sun.

Adjoining the path system at appropriate locations will be individual seating that enables for community rest and contemplation day to day.

5.3.5 Traffic and Parking Considerations

As part of the ongoing investigation of redevelopment of PCYC facilities a separate review of parking within the park and to adjoining streets has been undertaken and updated as concepts for facilities have evolved. It was resolved through liaison between PCYC and Council that any new facility should provide a number of off street parking spaces as part of the building complex. It is also proposed that the yield of spaces to Park Avenue can be improved with angle parking on the west side of the street fronting the length of the park. (Refer to Appendix 2 for further details)

Further it is proposed that Council investigate time management of parking to Waitara and Park Avenues during weekdays as part of a coordinated precinct strategy to balance commuter parking demands with parking needs related to the park facilities.

5.3.6 Landscape Enhancement

The masterplan identifies a range of strategies for ongoing landscape enhancement of the park. These include:

Conservation & Protection of significant trees

11 existing trees will require removal for development of the proposed PCYC building. Arborists Assessment by Council (refer Appendix 1) has identified that each of these trees is of Low to Medium Safe Useful Life Expectancy, or of low significance to the park and local environment. The building design has been refined to minimise this impact, whilst new tree planting opportunities can increase the stock of healthy long term tree canopy within the park for future generations.

Provision of improved conditions for existing trees where possible including removal of parking from under trees, provision of mulched zones under trees with surface root systems.

New tree planting

Particular opportunities for enhanced tree canopy occur to the street frontages of Waitara and Park Avenues. The formalisation of parking adjoining the park to Park Ave will enable street tree planting between parking spaces or within the verge. To Waitara Ave the existing verge can be planted with appropriate street tree canopy that will enhance the streetscape and provide additional shade to pedestrians and car parking on the street.

5.3.7 Environmental Enhancement

It is proposed that a water quality control pond be provided to the area at the north east corner of the oval below the existing swings and picnic facilities. This can take drainage from Park Ave road and parking spaces and provide water quality control before it enters the storm water system.

This enable to addition of a habitat area to the precinct which does not exist currently and will supplement local biodiversity values.

5.4 Staged Implementation of the Masterplan

The following table gives an indication of the proposed staging of the masterplan:

Table 1: Staging Plan

Stage	Scope	Timeframe
Stage 1	<ul style="list-style-type: none"> ■ Demolish Existing tennis courts and amenities ■ Develop PCYC Community Facility ■ Development of Tennis Courts to Crown Reserve 	1 - 3 Years
Stage 2	<ul style="list-style-type: none"> ■ Play facilities to Crown Reserve Lands and Community Lands ■ WSUD Water Quality Pond to north east of Oval ■ Cross site path improvements ■ Parking upgrades to Park Avenue ■ Street tree planting to Waitara Avenue and Park Avenue ■ Partial demolition or replacement of Bowling Club building to provide tennis club amenities & playground cafe 	2 - 3 Years
Stage 3	<ul style="list-style-type: none"> ■ Further development of informal park facilities to the south side of Mark Taylor Oval to expand available open space for casual and informal use 	5 + Years

5.5 Scale and Intensity of Use and/ or Development

5.5.1 Sportsground Facilities

Sportsground facilities are taken to include those occurring within land categorised as ‘Sportsground’ that includes:

- Waitara Oval and associated adjoining areas
- The proposed tennis courts

For the purposes of this Plan the Crown Reserve has also been attributed a relative categorisation of Sportsground to recognise its coordinated management with the remainder of the park.

Generally this plan envisages a level of organised sports use of the Sports ground area of a comparable level to that existing currently with a focus on Cricket, Rugby, and Tennis.

The Austen Hughes Clubhouse at Waitara Oval is leased to Northern Districts Cricket Club from 1st Oct 2010 to 30 September 2015, with the Club having dedicated summer use of Waitara Oval through a seasonal hire subject to renewal each season.

Winter use of Waitara Oval is subject to regular bookings of which Hornsby Rugby Union Club and Hornsby Junior Rugby Union Club holds seasonal hire agreements that are subject to renewal each season.

The existing Tennis Courts are leased to Kim Warwick Tennis Academy, and it is proposed a new lease for the relocated facilities would be offered to this operation.

Council considers other bookings across the seasons for weekly or weekend use that do not clash with seasonal hire on an individual basis subject to ground condition and other factors.

Across the park generally the improvements proposed in the masterplan shall enhance day to day community use and enjoyment of the park. The Path upgrades will provide more effective access across the park and consolidate the loop path opportunities available in the park for exercise and recreational walking.



Examples of active sports use on Waitara Oval

5.5.2 General Community Use Facilities

Since the late 2000's the PCYC has been providing community facilities out of the existing Bowling Club building with some "break out" use to the adjoining Bowling Greens. Community demand for PCYC services in the Hornsby area and the condition and nature of existing facilities is such that the adaptive re-use of the Bowling Club provides only an interim solution.

The proposed facility in the south of the site, will generate a tangible increase in the facilities available to the community and subsequently the amount of use on PCYC facilities on site. The building will facilitate such activities as:

- indoor court sports such as Netball, Basketball, Futsal
- Boxing training
- Exercise / Dance / Drama

This considerably expands the provision of services to the district community by the PCYC, arising in benefits for the district and local community in terms of opportunities to partake in recreational and physical and cultural activities.

Council's investigation of parking and access issues in liaison with PCYC has identified that off street parking must be provided within the basement of the proposed building to reduce impacts on local streets. Access to the off street parking will be from Park Avenue at the south east corner of the park.

The new pedestrian square at the entry to the proposed PCYC building is intended to be used for informal recreation where local families, children and adults can meet socially. The development of the square will complement other small scale play equipment and circuit path developments in the park that are intended to encourage locals to access the park by bicycle or by walking. The square will lie partly within the proposed General Community Use categorisation for the cafe "trading out area"



Examples of possible uses / activities in PCYC Facility

Categorisation Map

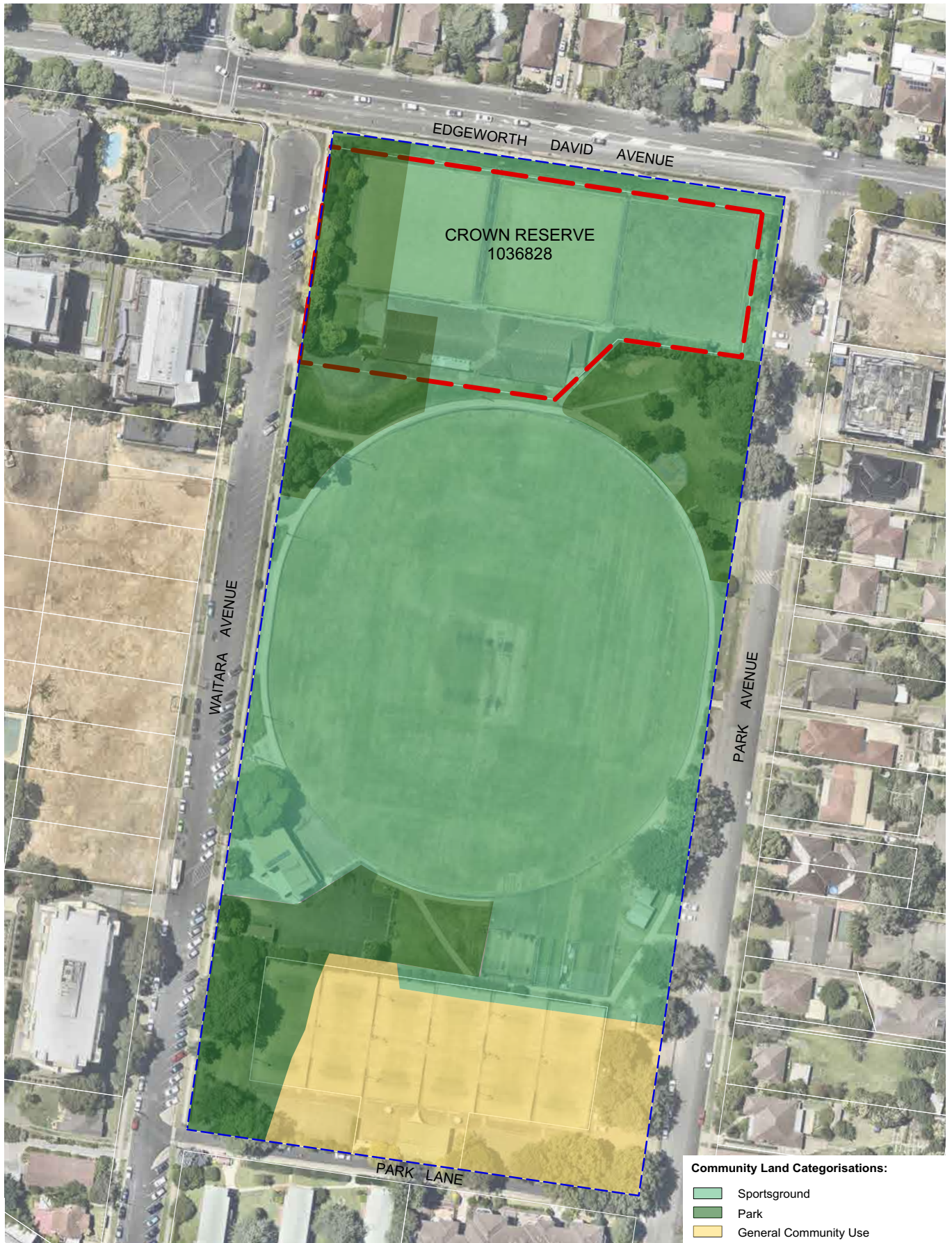


Figure 5: Land Categorisation Map (Near Map, 2015)



6.0 Categorisation

6.1 Explanation of Categorisation Mapping

For the purposes of this Plan of Management, it is necessary to identify a categorisation of land, as mapped (Figure 5), which reflects Councils' proposed use of the community land for Waitara Park, in accordance with the Local Government Act 1993, Division 2 - Use and Management of Community Land.

The Masterplan (Figure 4) provides an illustration of an intended arrangement of facilities in Waitara park, which includes the development of new community facilities, provisions for informal recreation activities, new entries and pathways through the park, formalised road edge parking, and additional street tree planting. The Masterplan layout responds to and enhances existing site conditions, and the proposed recreation facilities are contained within appropriately categorised areas for future management.

The adoption of this PoM will legislatively enable appropriate development works to be carried out within the various categorisation zones. Adoption would also require commitment to management of the lands in Waitara Park in accordance with the objectives outlined in the Action Plan forming Part 2 of this PoM.

It is noted that Crown Reserve 1036828 has been given a relative categorisation to enable its coordinated management with the remainder of the park, notwithstanding that the community lands categorisation does not legally apply to this portion of the park.

6.2 Land categorised as 'General Community Use'

The area defined as General Community Use relates to the proposed PCYC Indoor Community Centre and Sports Halls in the south of the park. This generally extends along the boundary of the road reserve to Park Lane and Park Avenue. To the north it runs along the edge of the building and to the west it includes a zone of external cafe seating beyond the edge of the building under a proposed overhead canopy.

The lease agreement will set out responsibilities for public liability and maintenance within the lease area.

6.3 Land categorised as 'Sportsground'

The area of Waitara Oval and its supporting areas comprise the areas proposed to be categorised as 'Sportsground' on the Categorisation Map opposite.

This conserves the existing and long standing sporting role of the oval for various summer and winter sporting codes

6.3 Land categorised as 'Park'

Peripheral park areas adjoining the proposed tennis courts in the north and Waitara Oval which will be improved as informal recreation areas including pathways and play equipment will be categorised as "Park".

This recognises that Waitara Park has an increasing role as local parkland for the adjoining community.

7.0 Operational Proposals

7.1 Maintenance

Council is responsible for maintenance of Waitara Park to a standard that responds to the requirements outlined in this Plan of Management. Part 2 - Action Plan identifies a specific maintenance approach that will be adopted for the upkeep of the asset. Council utilises Council staff, contractors and voluntary resources to assist in meeting the targets identified.

7.2 Leases and Licenses

Pursuant to the provisions of Section 46 Parts (1)(b), (2), (4)(a) and (5) of the Local Government Act 1993, Council may lease or license Community Land in a Plan of Management for purposes that are consistent with the land categorization and with this PoM.

A lease, licence or other estate may be granted for the provision of public utilities and works associated with or ancillary to public utilities, or may be granted, in accordance with an express authorisation in a plan of management. Schools and Sports Clubs are granted temporary licenses for sports competition and training purposes. These licenses are authorised by this Plan of Management.

At the time of preparation of this Plan of Management, the following lease or license agreements were in place:

Austen Hughes Clubhouse:

is leased to Northern Districts Cricket Club from 1st October 2010 to 30th September 2015

Mark Taylor Oval:

is licensed to Northern District Cricket Club for the summer season.

Austen Hughes Clubhouse and Mark Taylor Oval:

are licensed to Hornsby Rugby Union Club and Hornsby Junior Rugby Union Club in the winter season.

Tennis Courts:

are leased to Kim Warwick Tennis Academy until July 2022

Former Bowling Club:

Perpetual lease (Lease 76311) to PCYC from 2010

Future Uses

With development of the proposed PCYC facility a lease agreement will be required to be put in place for that portion of the site. Likewise with redevelopment of the tennis facilities, a new lease will be required for tennis facilities.

In the future, when leases expire, Council will reassess the lease and licensing arrangements. Issues to be considered when reassessing leases or entering into new agreements include:

- Ensuring all leases and licences are based on a sound asset management basis with rents and charges having regard to market values and other social and economic factors;
- Ensuring all leases and licences meet the requirements of relevant State and Local Government Acts and Council town planning controls;
- Ensuring proposed activities are compatible with the core objectives established in the Local Government Act;
- Negotiating greater financial returns which will contribute to management and maintenance of community land; and
- Requiring the lessee to carry out improvement works to the leased facility.

All future lease / licence arrangements entered into shall be in accordance with Council's Policies CSISAS 12 – Delegation of Authority to Grant Lease / Licence Agreements, CSISAS 13-Use of Council Buildings by Kindergartens and CSISAS 14 - Lease/Licence of Council Land and in accordance with requirements of the Local Government Act 1993.

Future use should respond to population growth and identified community needs.

Council Policy CSISAS 14 states that the maximum length of lease/licence of Council land will generally be five (5) years. Council may however give consideration to granting an additional period of tenure where special circumstances warrant this occurring.

A lease will be appropriate where exclusive possession of premises is given to a successful organisation. A license will be appropriate where the right to occupy is non-exclusive.

Where a lease arrangement has been entered into with Council for community land, subleasing of the land must be in accordance with the requirements of section 47C of the Local Government Act 1993.

Crown lands Act Leasing requirements

For Crown Reserve 1036828, Crown Lands leasing requirements will apply. These state that Before a lease or licence (other than a temporary licence) is signed, the trust must obtain the Ministers written consent. Application for consent is made to Crown Lands.

In determining whether consent will be given to the grant of a lease or licence the following issues will be considered:

- whether the proposed lease or licence is in the public interest
- whether the purpose of the proposed lease or licence is compatible with the reserve purpose,
- whether the granting of lease or licence is consistent with the principals of Crown Land Management
- the environmental impacts of the activities permitted by the lease or licence
- the proposed term of the lease or licence
- whether the proposed lease or licence was, or is proposed to be, selected by public competition or, if not, the circumstances relating to the selection of the proposed lessee or licensee
- whether the proposed rent represents a proper return to the public for use of the public land,
- whether the proposed lease or licence will contain provisions for the periodic updating or review of the rent, and
- whether the proposed lease or licence contains clauses relating to:
 - the termination of the lease or licence in the event of a revocation of the reserve
 - the indemnification of the reserve trust, the Crown and the NSW Government against claims for compensation
 - appropriate insurance provisions.

This Plan of Management authorises the following types of leases and licences for community land within Waitara Park:

7.2.1 Leasing and Licensing of Facilities

The granting of leases / licences are expressly authorised for use of sportsgrounds and community facilities for activities permissible under this Plan of Management, the Hornsby Shire Local Environment Plan 2013, the Local Government Act 1993 and pursuant to Development Consent if required.

The following types of sports facility licences will be granted for the exclusive use of sportsgrounds (including playing fields, change rooms, and canteen) or courts and indoor facilities (including tennis courts) at nominated times.

Licences and Leases for Sportsgrounds and Community Facilities

This Plan of Management authorises the future lease of the proposed PCYC building for a period of up to 30 years to allow for uses consistent with the land categorised as general community use including indoor recreation, performing arts, and other recreational and cultural uses.

Annual licenses in the form of hiring agreements may be granted to regular user groups of the Centre. Regular bookings include but are not limited to various forms of recreation classes (dancing, martial arts, and aerobics), educational classes and community group meetings (such as church groups), sports clubs, community organisations).

The outdoor sportsgrounds are authorised by this plan to be leased or licensed for sports competition and training on a regular basis, and for occasional community events.

Licences for School Use of Sportsgrounds

The granting of licences are expressly authorised by this Plan of Management for Schools for the exclusive use of sports facilities at times during weekdays. The range of sports permissible may include but will not be limited to Australian Rules Football, Rugby League or Rugby Union Football, Soccer, Cricket, Touch Football, and Tennis.

Leasable areas in Waitara Park



Figure 6: Leasing Diagram, Proposed PCYC Building (note extent to be confirmed)

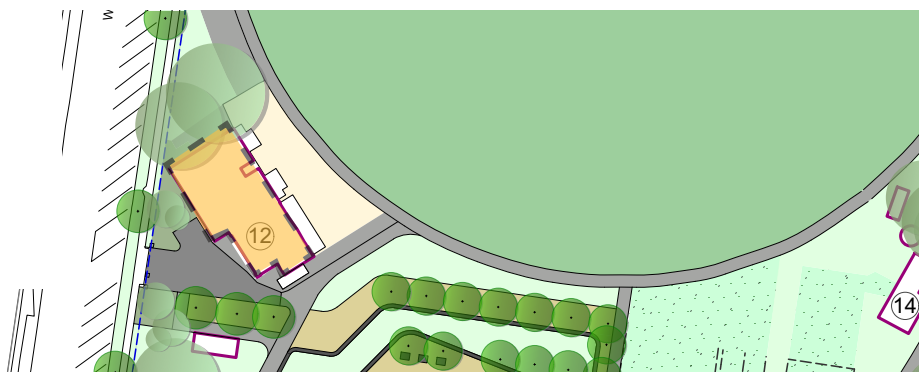


Figure 7: Leasing Diagram, Austen Hughes Clubhouse

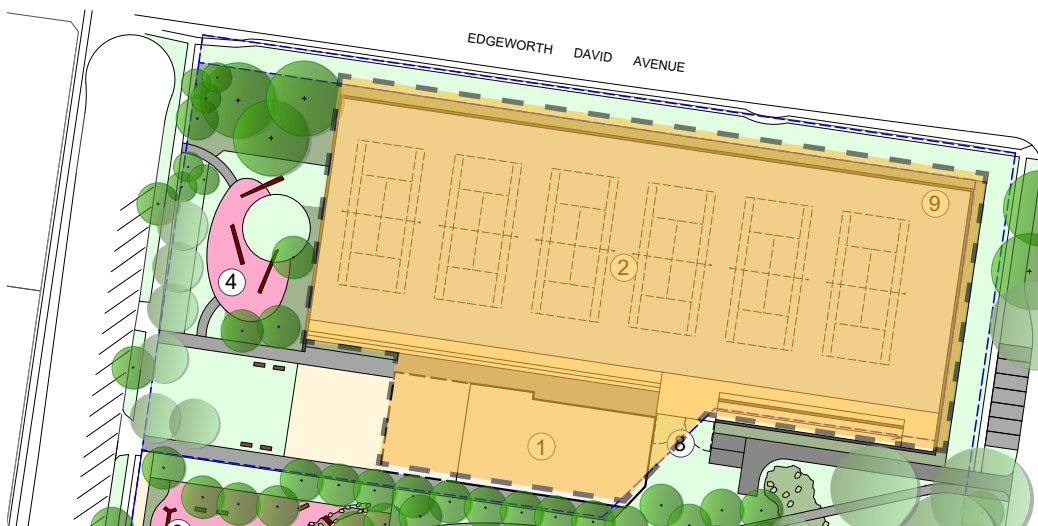


Figure 8: Leasing Diagram, Relocated tennis Courts

Licences for Casual Hire of Sportsgrounds

The granting of licences are expressly authorised by this Plan of Management for casual events including, but not limited to, the playing of Rugby League or Rugby Union Football, Australian Rules Football, Soccer, Cricket, Touch Football, and Tennis; for community events including organised fetes, festivals, parades and performances that may include stall holders engaging in a trade or business; and small-scale private sector events including markets, promotional events, parties, weddings, filming and photography.

These events may generally be held between the hours of 8am and 10pm. Specific approval will be required to licence events proposed outside these hours, and in consideration of limits to neighbourhood disturbance, in line with NSW Environment Protection Authority regulations.

Leasing or licensing for the operation of restaurants, cafes, canteens, kiosks or other food outlets are also expressly authorised for a period of up to 30 years.

Casual Hire of Community Facilities

Community Centres are available for casual use at times when they are not being used by regular hirers. Hiring permits are issued on the basis of prior bookings made. Charges for casual use in accordance with the Fees Schedule adopted by Council after public exhibition for twenty eight (28) days as required by the Local Government Act 1993.

Casual bookings include but are not limited to weddings, birthday parties and community functions.

7.2.3 Licences for Special Events

Licences are expressly authorised by this Plan of Management for the staging of special events such as fetes, festivals, fairs, circuses, markets, musicals, theatre, movies, fun runs, art exhibitions, charity or community fund raising performances or events, gala sports carnivals, community carol singing, large picnics, family reunions, private ceremonies, cultural or religious ceremonies, weddings, community education events, pet and animal events, miscellaneous community events, and small scale private sector events such as promotional events, musical or drama performances, art exhibitions, parties, filming and photography.

7.2.4 Leasing and Licensing of sportsground or community facilities for varied uses

The granting of licences are expressly authorised by this Plan of Management for use of certain parks or a portion of those parks for occasional hire. Activities subject to lease or licence may include but will not be limited to community groups using designated parks or a portion of those parks for regular market days, model boat / plane activities, community fund-raising events that may include stall-holders engaging in a trade or business, private sector events including markets, promotional events, parties, filming and photography permissible under the Hornsby Shire Local Environment Plan 2013, and other uses permitted under this Plan of Management. These events may generally be held between the hours of 8am and 10pm. Specific approval will be required to licence events proposed outside these hours, and in consideration of limits to neighbourhood disturbance.

This plan of management expressly authorises leases and licences for the operation of restaurants, cafes, canteens, kiosks or other food outlets, for periods up to 30 years.

7.2.5 Other Leases and Licences

Crossing of Reserves

Section 46 of the Local Government Act prevents councils from granting leases, licences or other estates over community land for private purposes except in the uses described in Section 116 (3 - 5) of the Local Government (General) Regulation 2005. Short term, casual use will only be granted for a purpose consistent with the core objectives for the category of land and for a purpose referred to in section 46 (4) (a) (i) (ii) of the Local Government Act for:

- “(a) The provision of goods, services and facilities, and the carrying out of activities, appropriate to current and future needs within the local community and of the wider public in relation to any of the following:
- i. public recreation;
 - ii. the physical, cultural, social and intellectual welfare or development of persons.”

Such licences are expressly authorised by this Plan of Management.

Easements

In accordance with the requirements of the Local Government Act 1993, this plan expressly authorises Council to grant easements for authorities, organisations or individuals in favour of private lands over lands identified in this POM, providing Council is satisfied there is no reasonable alternative and that appropriate benefits are obtained for the community land. Any adverse impacts on playing surface or drainage is to be remediated at the cost of the holder of the easement. Council will not be responsible for any loss or damage caused through any act or omission of Council to any structures or facilities within the easement.

Liquor Licences

Although granting of liquor licences are subject to other approvals and are not at the sole discretion of Council, this Plan of Management allows for Council to give permission as the landowner for liquor licences on community land subject to other necessary approvals. Applications for liquor licences will be considered on individual merits and will only be considered when Council is satisfied that the licensee can meet legislative requirements for responsible service of alcohol. Such licences are expressly authorised by this Plan of Management.

Casual Liquor Licences

The consumption of alcohol in reserves under the care, control and management of Hornsby Shire Council are expressly authorised by this Plan of Management but only with written council consent under the following conditions:

- People will not be allowed to enter or remain in reserves in an intoxicated state;
- People will not be permitted to consume alcohol in reserves while junior games are in progress; and
- People will not be permitted to consume alcohol within 10 metres of children's play areas, unless written permission is obtained from Police or Council.

The 'Park Rules' Notice contained in Appendix 3 allows for this.

Granting of Estates

This Plan of Management allows 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 Local Government Act 1993. 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 the community land. Estates will be granted in accordance with the requirements of the Local Government Act 1993.

An estate in respect of community land is authorised by this Plan of Management for the purpose of a 'public road' are expressly authorised by this Plan of Management under the following conditions (S.47F):

- Where the provision of that road is consistent with the core objectives;
- Where that road is necessary to facilitate enjoyment of the land or any facility on that land; and
- Where other means of access other than public road access have been considered.

Public Utilities

This Plan of Management expressly authorises Council to enter into leases, licenses or other forms of agreement with relevant authorities, organisations or individuals in relation to the provision of services or utilities for a public purpose.





Part 2

8.0 Action Plan

The Action Plan has been developed to support management goals for proposed developments in Waitara Park. It provides statements on how objectives and performance targets will be implemented and outcomes managed into the future. Following are definitions of the terms used in the Action Plan:

Management Statement indicates how the objectives of the PoM will be addressed and implemented and what users and the general public may expect in the provision of the service in Waitara Park.

Actions are the specific statements that elaborate on the strategy contained in the Management Statement.

Management Team (Mgt Team) provides which team within Council will have primary responsibility for the Action.

These are abbreviated as below:

HSC:	Various Hornsby Council
MC:	Management Committees
MCC:	Manager Corporate and Community
MCS:	Manager Community Services
MES:	Manager Engineering Services
MF:	Manager Financial Services
MHR:	Manager Human Resources
MPR:	Manager Parks and Recreation
MRI:	Manager Risk and Insurance
MSP:	Manager Strategic Planning
MTRS:	Manager Traffic and Road Safety
MNR:	Manager Natural Resources
MWM:	Manager Waste Management
NL:	Neighbouring Landholders
P:	Proponent
PAT:	Parks Asset Team
PSU:	Parks Service Unit
RFS:	Rural Fire Service
SU:	Sportsground Users

8.1 Time Frame

Definitions of timing for actions are as follows:

ST	(Short Term)	Action completed within 2 years
MT	(Medium Term)	Action completed within 2 - 4 years
LT	(Long Term)	Action commenced after 4 years
O	(Ongoing)	Action carried out on a regular basis for the term of this Plan of Management

8.2 Performance Measures

Performance Measure are how Council knows what progress is being made relative to the time frame established for the actions, or whether the final achievement is realised. This section of the Plan will require review to ensure it is an effective working document. It will provide a framework for management consistent with anticipated availability of resources and anticipated community needs.

8.3 Environmental Factors

The Action Plan contains elements that address the need to assess the environmental impacts of an activity. Measures to minimise such impacts are contained in the Action Plan. The timing determined for improvements will be subject to the availability of funds and will require revision if circumstances alter.

8.4 Assessment

Assessment of targets will take place in reviews of the Action Plan at intervals no greater than five years. Monitoring of actions within this Plan of Management will occur on an annual basis. Assessment will include qualitative and quantitative reviews of targets.

9.0 Action Plan for all Categories of Community Land

9.1 Operating Standards

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.1A Environmental Sustainability				
Ensure the adjoining land uses minimise impacts on the natural environment.	<ul style="list-style-type: none"> ■ Provide a rear setback to developments on private properties that adjoin bushland. ■ Ensure that active uses of Council or Crown land have a minimum impact on bushland. 	MNR MPR	O	<ul style="list-style-type: none"> ■ The improved condition of bushland edges, core and creeks.
9.1B Maintenance Personnel				
Skilled and experienced labour is used to implement specialist works as specified in the Service Level Agreement.	<ul style="list-style-type: none"> ■ Works including traffic control, pesticide applications, pruning of trees and shrubs, hedges and arboricultural work is to be carried out by suitably qualified and / or trained staff. ■ Appropriate training is provided for staff involved in the above tasks. 	MPR (PAT / PSU)	O O	<ul style="list-style-type: none"> ■ Staff carrying out specialist maintenance works specified in the Service Level Agreement, are appropriately skilled and trained.
9.1C Council Staff Health and Safety Standards				
At all times Council employees and contractors will comply with Occupational Health and Safety Standards.	<ul style="list-style-type: none"> ■ Train Council staff in Occupational Health and Safety Standards. ■ Maintain work practices to comply with Occupational Health and Safety standards. ■ Encourage staff to report breaches of Occupational Health and Safety standards to the designated OH&S officers 	HSC	O	<ul style="list-style-type: none"> ■ Safe Work Method Statements are regularly prepared, reviewed and communicated to staff.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.1D Legislative Standards				
<p>Services are provided to agreed national and industry standards, SEPP Infrastructure,, the HSLEP and policies and standards resultant from public consultation</p> <p>Developments are undertaken with regard to the relevant legislation</p>	<ul style="list-style-type: none"> ■ Staff are up to date and familiar with the relevant legislation impacting upon the level and standard of Council services. ■ Awareness of SEPP (Infrastructure), HSLEP, Crown Lands Act and other important legislation is promoted with staff 	MPR	O	<ul style="list-style-type: none"> ■ Activities of Council uphold legislative requirements. ■ Business processes incorporate legislative requirements ■ Staff are trained in legislative requirements
9.1E Technical Standards				
<p>The design of any new structures on community land must comply with the relevant Australian standards.</p> <p>Monitoring requirements will comply with those specified in Service Level Agreements.</p>	<ul style="list-style-type: none"> ■ New buildings and structures comply with the relevant standards. ■ Work will be monitored to assess compliance with requirements specified in the Service Level Agreement. 	HSC MPR PAT / (PSU)	O	<ul style="list-style-type: none"> ■ All new buildings and structures on community land comply with the relevant building standards. ■ Service Level Agreement work is monitored and reports generated to reflect monitoring outcomes.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.1F Facility development at sportsgrounds				
<p>Sportsgrounds will be developed to a standard consistent with council's economic and budget sustainability objectives</p> <p>Sports facilities will be developed only on suitable reserves and to meet identified needs.</p> <p>Sportsground development will be funded from a variety of sources</p>	<ul style="list-style-type: none"> ■ Sportsgrounds are intended to provide primarily for suburban amateur competition level sport ■ Development of elite-standard facilities will not necessarily be funded by Council however council may allow hirers to do so ■ Standards for supporting infrastructure eg canteens, change-rooms and storage areas will be basic (where they exist) ■ Improved or enlarged canteens, club equipment storage areas, club meeting rooms, covered spectator areas, gymnasiums and the like are outside the responsibility of Council to provide, but may be provided where a level of co-funding is present. 	MPR		<ul style="list-style-type: none"> ■ Council funds are not diverted for the provision of elite-standard sports facilities and supporting infrastructure

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
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9.2 Equity and Access

9.2A Disabled / Stroller Access

<p>Provide access for disabled users and strollers onto community land where possible.</p>	<ul style="list-style-type: none"> ■ Address unsuitable access, providing access paths where appropriate and as finances allow. ■ Satisfy the requirements of the Disability Discrimination Act 1992 and the Anti-Discrimination Act 1977. ■ Where parking areas are provided for the community on community land, provide appropriate number of parking spaces in accordance with the requirements of the Access and Mobility DCP, to allow access for users with disabilities 	<p>HSC</p>	<p>M O S</p>	<ul style="list-style-type: none"> ■ Disabled / stroller access is provided into appropriate areas of community land. ■ Requirements of the Disability Discrimination Act and Anti-Discrimination Act are met as resources and conditions allow.
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Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.2B Equity of Access to Council Reserves and Facilities				
<p>Strive to provide equal opportunity of access to community land for all sectors of the community.</p> <p>Recognise the role of community sports clubs in using Council facilities to operate sport.</p>	<ul style="list-style-type: none"> ■ Consider historical use and hiring patterns when assessing facilities for allocation. ■ When opportunities arise to review allocation of facilities, weighting is to be given to groups with female, disabled, non-English speaking background and other membership bases. ■ Organisations based in Hornsby Shire and with a high proportion of residents of the Shire shall be favoured. ■ Provide access to reserves and buildings within reserves for the disabled where practical and affordable ■ When opportunities to redistribute allocation of Council facilities arise, the principle of satisfying the greatest demonstrated recreation or leisure need. ■ Implement relevant findings of the Leisure Strategic Plan 2003. 	HSC	O	<ul style="list-style-type: none"> ■ Equity of access is considered when an opportunity arises to review allocation of use of Council facilities.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.2C Unauthorised Camping				
<p>Camping will not be allowed in most parks except in support of a special event and with a licence or other express consent of Council.</p> <p>Council recognises that all people should have access to private or public housing which meets their individual needs, and equally that all people have a right to enjoy public reserves for activities that do not impact on other users' enjoyment.</p> <p>People will be encouraged not to camp in public reserves unless in designated camping areas or otherwise use public reserves in ways that impact on access by other users.</p>	<ul style="list-style-type: none"> ■ Parks will be patrolled in order to curtail unauthorised camping. ■ Council will enlist appropriate support services to assist in providing alternative accommodation for homeless people in public reserves when complaints arise. ■ Rangers and Parks maintenance staff will patrol parks to discourage or prevent people from unauthorised camping in public reserves. 	<p>MPR</p> <p>HSC</p> <p>PAT/ PSU</p>	<p>O</p> <p>O</p> <p>O</p>	<ul style="list-style-type: none"> ■ Low number of reported cases of unauthorised camping. ■ The support of agencies able to assist the homeless where conflicts between park users and unauthorised campers occur. ■ Parks are patrolled as resources allow, discouraging unauthorised camping in reserves.

9.3 Anti-social behaviour

9.3A Vandalism				
<p>Develop and implement programs to minimise incidents of anti-social behaviour on community land.</p>	<ul style="list-style-type: none"> ■ Design future facilities to allow easy surveillance where possible. ■ Maintain surveillance patrols as required. ■ Provide security lighting as appropriate. 	<p>MPR</p> <p>PSU</p> <p>MPR</p>	<p>O</p> <p>O</p> <p>O</p>	<ul style="list-style-type: none"> ■ Facilities within parks and sportsgrounds are designed to reduce opportunities for vandalism. ■ Surveillance patrols are carried out at known problem times. ■ Lighting is provided where required.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.4 Reserve Naming and Dedications				
9.4A Naming of Reserves and Dedications				
<p>The naming of reserves and dedications are undertaken according to Council criteria.</p> <p>Dedications on community land comprising of plaques, signs and other structures are made in recognition of substantial contributions to the conservation and maintenance of that land and require written Council permission. Other dedications will be assessed on an individual basis.</p>	<ul style="list-style-type: none"> ■ Naming preference is given to geographical names (such as road and suburb), aboriginal names, historical names, or names of deceased persons who have made a major contribution to the reserve or early history of the reserve's locality. ■ Assessment on merits, visual amenity and applicable standards is undertaken prior to approval of any dedication. 	<p>HSC</p> <p>HSC</p>	<p>O</p> <p>O</p>	<ul style="list-style-type: none"> ■ Integrity and meaning is maintained when naming community land. ■ Dedications within community land have high merit and significance.
9.5 Protecting Fauna and Fauna Habitats				
9.5A Fauna Impacts				
<p>Native fauna is protected and habitat conserved on community land.</p>	<ul style="list-style-type: none"> ■ All work is to minimise impacts on native fauna and habitat. ■ Dead tree hollows retained unless they pose a risk to life or property. Hollows from dangerous trees relocated on public land nearby. ■ Pesticide use is considerate of impacts upon fauna. 	HSC	O	<ul style="list-style-type: none"> ■ Fauna habitat is enhanced and conserved where possible.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
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9.6 Conservation of Resources

9.6A Reduction of Resource Use and Energy Efficiency

Use of recycled materials and energy reduction programs are implemented in capital works projects and maintenance programs.	<ul style="list-style-type: none"> ■ Increase use of recycled materials in capital works projects and maintenance programs. ■ Recycling of green waste. ■ Reduction of electricity and water use 	HSC	O	<ul style="list-style-type: none"> ■ Higher percentage of recycled material is used in capital works and maintenance programs. ■ Green waste is recycled. ■ Measures for reducing the use of water derived from dam storages and energy derived from non-renewable fuels are investigated.
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9.7 Impacts of Developments and Activities

9.7A Impacts of Developments and Activities

Identify and address impacts of developments and activities on neighbouring properties where development approval is not required	<ul style="list-style-type: none"> ■ Address parking requirements and impacts of additional traffic from proposed developments. ■ Address impacts of noise and lighting from proposed developments and activities on neighbouring properties. 	HSC	O	<ul style="list-style-type: none"> ■ Potential impacts of proposed developments and activities such as parking, traffic; noise and lighting on neighbouring properties are addressed.
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Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.8 Leases and Licences				
9.8A Leases and Licences				
Leases and licences are granted in accordance with the requirements of the Local Government Regulation and Act.	<ul style="list-style-type: none"> ■ Conditions apply to ensure proposed activities on community land comply with core objectives of the LGA. ■ Leases and licences are granted in accordance with the requirements of the Local Government Act and Local Government Regulation 1999 and in accordance with Council's policies for development, use, leasing and licensing of Community land as stated in Part 1 of this Plan of Management. 	HSC	O O	<ul style="list-style-type: none"> ■ All activities on community land comply with the core objectives of the Local Government Act and Regulations. ■ Leases and licences comply with the requirements of the LGA and with Council's policies.
9.8B Use/Sale of Alcohol in Reserves				
Applications to Council for use/sale of alcohol in public reserves are considered individually.	<ul style="list-style-type: none"> ■ 'Park Rules Notice' permits use / sale of alcohol in public reserves subject to Council approval and approval of other relevant bodies. ■ Council approves / rejects applications for such licences on individual merits. 	MPR MPR	S O	<ul style="list-style-type: none"> ■ Park Rules notice is posted. ■ Applications for use / sale of alcohol in public reserves are considered on individual merits subject to approval of other relevant bodies.
9.8C Reserve Crossings				
Reserve crossings are only granted in accordance with the requirements of the Local Government Act and Regulation, and Crown Lands Act (where relevant).	<ul style="list-style-type: none"> ■ No reserve crossings for private purposes are approved, except in accordance with the stated legislation and as outlined in this POM. 	MPR/MNR	O	No licences for crossing of reserves for private purposes are granted except in accordance with the stated legislation and as outlined in this POM.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.9 Communications Towers				
9.10A Communications Towers on Community Land				
Allow the lodgement and assessment of Development Applications for communications towers on merit.	<ul style="list-style-type: none"> ■ If approved, communications towers generate income for the management of community land. 	HSC	O	<ul style="list-style-type: none"> ■ Council derives income from any approved communications towers and applies it to management of community land.
9.10 Volunteer Insurance				
9.10A Volunteer Insurance				
Volunteer groups working on community land are covered by appropriate insurance as required by Council's Risk and Insurance Manager.	<ul style="list-style-type: none"> ■ Register volunteer workers with the Risk and Insurance Manager prior to work being undertaken, as required. ■ Provide instruction in safe work methods to volunteer groups. 	HSC/MRI	O	<ul style="list-style-type: none"> ■ Volunteer workers are registered prior to working on community land.
9.11 Funding				
9.11A Funds Received from User Fees				
Funds derived from use of community land are allocated in accordance with the Local Government Act.	<ul style="list-style-type: none"> ■ Money derived from use of community land is expended on community land acquisition and community land management requirements in accordance with S.409 of the Local Government Act 1993. 	HSC	O	<ul style="list-style-type: none"> ■ Funds derived from community land use are allocated to future community land management and acquisition.
9.11B Through Life Costs				
Adopt an appropriate level of funding for maintenance of facilities within a financial year and over the whole life of an asset.	<ul style="list-style-type: none"> ■ Determine level of funding required to maintain community land facilities in accordance with the Plan of Management. ■ Annually adopt an appropriate budget to allow for maintenance of reserves 	HSC HSC	O O	<ul style="list-style-type: none"> ■ Facilities are maintained within budget and in accordance with the Plan of Management

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.11C Fees				
Set and maintain an appropriate level of hire fees for use of facilities on reserves.	<ul style="list-style-type: none"> ■ Fees are set according to community service and cost recovery principles contained in the Fees and Charges volume of Council's annual Management Plan. 	HSC	O	<ul style="list-style-type: none"> ■ Level of fees is determined and adopted by Council annually.

10.0 Action Plan for Parks and Sportsgrounds

10.1 Notifications

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.1A Park and Sportsground Availability				
Council will determine the status of ground closures due to weather for weekend sport by 2pm on Fridays.	<ul style="list-style-type: none"> ■ User groups will be notified at the earliest possible convenience of changes to sportsground and park availability due to wet weather in accordance with Hornsby Shire Sports Council Adopted Written Procedures. ■ User groups make a determination as to whether a ground is suitable for weekend play where rain occurs after close of business on Fridays and will be responsible for any resulting ground damage ■ Maintain a 'Wet Weather Line' to allow users 24 hours a day, 7 days a week access to information on ground availability affected by weather. 	MPR (PAT / PSU)	O	<ul style="list-style-type: none"> ■ 90% satisfaction as measured by the 'to be implemented' end of season user survey. ■ Wet Weather Line 100% accurate at all times.
		MPR	O	
			O	

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.1B Notification of Works				
<p>User groups will be notified of the need to cancel events due to major maintenance or capital works.</p> <p>Residences / businesses / park users will be notified of any proposed works which may impact on them.</p>	<ul style="list-style-type: none"> ■ Notify user groups at the earliest possible convenience of changes to sportsground and park availability due to major maintenance or capital works. ■ Give residents / businesses/ park users 48 hours notice in writing of any proposed work that will affect them detailing location, date and time of work, unless otherwise directed. 	MPR (PAT / PSU)	O	<ul style="list-style-type: none"> ■ Major user groups are always notified of major maintenance or works that will impact upon the use of the park or oval. ■ Residents / businesses are notified in accordance with the Service Level Agreement.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.2 Protecting the Natural Environment				
10.2A Use of Pesticides				
<p>The use of pesticides in parks and sportsgrounds will be kept to a minimum to comply with the relevant codes of practice and legislation to minimise any health effects and / or impacts on the environment.</p> <p>Broad leaf, grass weeds and grass like weeds are effectively kept under control and / or eliminated.</p>	<ul style="list-style-type: none"> ■ Use of pesticides will comply with the relevant codes of practice and a safe work method statement ■ Undertake notification of pesticide applications through a pesticide notification plan ■ Use minimum toxicity sprays for treating weeds in parks and sportsgrounds and spray when desirable grasses are dormant. ■ Selection of appropriate grass species ■ Staff utilising herbicides are to be suitably qualified and / or trained. ■ Utilise quality integrated turf management practices on sportsgrounds to develop vigorous dense turf to minimise weed infestation and turf pests and diseases. ■ Weed control to be implemented as funding allows. ■ Selection of low toxicity linemarking products. 	MPR (PAT / PSU)	<p>O</p> <p>O</p> <p>S</p> <p>O</p> <p>O</p> <p>O</p>	<ul style="list-style-type: none"> ■ Pesticide use is minimised and complies with the relevant codes of practice. ■ Programme for treating weeds is improved through application timing and methods. ■ Appropriate grass species are selected. ■ Staff utilising herbicides are suitably qualified and / or trained. ■ Integrated turf management practices are implemented on sportsgrounds. ■ Linemarking materials do not damage turf. ■ Legislation, plans and safe work method statements are followed.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.2B Use of Fertilisers				
Fertilisers are applied to maintain a safe, wear resistant playing surface.	<ul style="list-style-type: none"> ■ Sportsgrounds and gardens are fertilised with appropriate fertiliser at best possible application times. ■ Annual soil analysis tests are carried out for selected sportsgrounds to determine nutrient requirements. ■ Fertilising program is implemented each year for each sportsground. ■ Plant species are chosen for low fertiliser requirement where appropriate. 	MPR (PAT / PSU)	O	<ul style="list-style-type: none"> ■ Sportsgrounds and gardens are fertilised in an environmentally sustainable manner.
10.2C Erosion Control				
Erosion control measures are implemented for works where there is potential for erosion of exposed soil.	<ul style="list-style-type: none"> ■ All activities resulting in exposed soil are to be assessed for potential erosion of exposed soil into a watercourse. ■ Where potential for erosion is identified, erosion control measures are to be implemented. 	MPR (PAT / PSU)	O	<ul style="list-style-type: none"> ■ Activities resulting in exposed soil are assessed.
10.2D Gardens – Species Selection				
Plant species used in parks and sportsgrounds adjoining bushland are to be compatible with the natural areas and habitat requirements.	<ul style="list-style-type: none"> ■ Use indigenous plants or other non-invasive species in garden areas of parks and sportsgrounds adjoining bushland. 	MPR	O	<ul style="list-style-type: none"> ■ Indigenous plants or other non-invasive species are used in garden areas where adjoining bushland

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.3 Availability of Facilities and Grounds				
10.3A Parks Booking Service				
During normal business hours a responsive booking service will be available.	<ul style="list-style-type: none"> Ensure a booking officer or other Council staff member will be available between 8.30am and 5.00pm to take booking details and answer enquiries. 	MPL	ST	<ul style="list-style-type: none"> Booking service is always available during Council's business hours.
10.4 Maintenance of Facilities and Grounds				
10.4A General Maintenance of Parks and Sportsgrounds				
Sportsgrounds and parks will be maintained in a safe and aesthetically pleasing condition consistent with the type of recreational use.	<ul style="list-style-type: none"> Undertake routine safety and suitability inspections and maintenance. Sports grounds are marked before the days play to the sporting codes specifications and standards. Maintenance passes include checks of recreational facilities within parks. Randomly survey users once per annum to gauge satisfaction with provided services 	<p>MPR</p> <p>MPR</p> <p>MPR</p> <p>MPR</p>	<p>O</p> <p>O</p> <p>O</p> <p>O</p>	<ul style="list-style-type: none"> Carry out maintenance operations in accordance with external contract or internal Service Level Agreements. Grounds are always correctly marked and ready for the identified sporting code before the day of play. Requests for maintenance are responded to or actioned within 12 working days. Turf on sportsgrounds is maintained at a height of 75mm or less, bare areas repaired following the winter season and weeds controlled where budget allows.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.4B Level of Service				
Parks and sportsgrounds will be provided with a level of service treatment consistent with the level of community use.	<ul style="list-style-type: none"> Level of service grading will be allocated on a reserve by reserve basis as high, medium or low, which is generally daily for high, monthly or fortnightly for medium and quarterly or as requested for low. This frequency may be changed according to weather or budget constraints. 	MPR	O	<ul style="list-style-type: none"> Maintenance is implemented in accordance with Service Level Agreements.
10.4C Upkeep of Amenities				
<p>Amenities, including toilets, showers and change rooms, will be made available at all sportsgrounds in a safe and aesthetically pleasing condition.</p> <p>Amenities will be provided in major Parks where appropriate.</p>	<ul style="list-style-type: none"> Monitor amenities to ensure they are available in an acceptable condition. Assess the need for amenities in sportsgrounds and parks that do not provide these services. 	<p>MPR</p> <p>MPR</p>	<p>O</p> <p>O</p>	<ul style="list-style-type: none"> Facilities are available at all identified major grounds in a safe and acceptable condition at all times. Amenities constructed as required.
10.4D Ball Courts				
Ball courts will be maintained in a useable and safe condition. (NB – no ball courts are currently proposed in OMV).	<ul style="list-style-type: none"> Courts are clearly marked for the sporting codes played on them. Damaged surfaces, nets, fencing and poles will be replaced 	MPR (PAT / PSU)	<p>O</p> <p>O</p>	<ul style="list-style-type: none"> Requests for maintenance are responded to or actioned within 12 working days. Maintenance is implemented in accordance with Service Level Agreements.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.4E Barbecues				
Barbecues in parks and sportsgrounds will be clean and operable.	<ul style="list-style-type: none"> Barbecues will be cleaned once a week 	MPR (PAT / PSU)	O	<ul style="list-style-type: none"> Barbecues are operable 95% of the time. Requests for maintenance are responded to or actioned within 12 working days. Maintenance is implemented in accordance with Service Level Agreements.
10.4F Fences				
Park and sportsground fencing will be maintained in a safe condition.	<ul style="list-style-type: none"> Replace damaged fencing as required. Council is not required to build, maintain or contribute towards dividing fences between parks or sportsgrounds and adjoining private properties. 	MPR (PAT / PSU)	O	<ul style="list-style-type: none"> Requests for maintenance are responded to or actioned within 12 working days. Maintenance is implemented in accordance with Service Level Agreements. Council will not contribute towards dividing fences on park boundaries unless council deems that there is a community interest reason to do so
10.4G Taps and Bubblers				
Taps and bubblers in parks and sportsgrounds will be operational.	<ul style="list-style-type: none"> Reports of leaking taps or bubblers will be responded to promptly. 	MPR (PAT / PSU)	O	<ul style="list-style-type: none"> Requests for maintenance are responded to or actioned within 3 working days. Maintenance is implemented in accordance with Service Level Agreements

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.4H Signs				
Signs are legible and are erected in highly visible locations within parks and sportsgrounds.	<ul style="list-style-type: none"> ■ Install signs in highly visible locations. ■ Replace damaged / vandalised signs where they have been rendered illegible. 	MPR (PAT / PSU)	O O	<ul style="list-style-type: none"> ■ Signs are visible. ■ Damaged signs are replaced as required.
10.4I Playgrounds				
Council will comply with the Australian Standards for playgrounds and play equipment.	<ul style="list-style-type: none"> ■ Design and maintain playgrounds and play equipment to relevant safety standards where possible. ■ Undertake safety inspections and regular maintenance in accordance with Service Level Agreements. ■ Manage playgrounds according to asset management principles 	MPR (PAT / PSU)	O O	<ul style="list-style-type: none"> ■ Safety in playgrounds and for playground equipment is upheld to Australian Standards (AS 1924, AS 4422 and AS 4486). ■ Maintenance is implemented in accordance with internal Service Level Agreements. ■ Comprehensive inspections are undertaken on a quarterly basis. ■ Ensure that playgrounds are managed through their life cycle and replaced at the end of it only if the replacement best meets community needs and council's economic viability.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.4J Tree Maintenance Standards				
<p>Trees in all categories of community land and crown reserves are maintained by suitably qualified and / or trained personnel in accordance with the Service Level Agreement and Australian Standards.</p>	<ul style="list-style-type: none"> ■ Tree works are carried out in accordance with Work Cover Code of Practice: Amenity Tree Industry 1998 and conform to AS 4373 – 1996. ■ All work is to be undertaken in accordance with the specifications in the internal Service Level Agreements or external contracts. ■ Staff are to appropriately trained for the tasks they perform. ■ Trees are underpruned to remove obstruction to footpaths, roadways, traffic visibility, electric power lines, lighting, private and public driveways or crossings (to minimum 3 m). ■ Trees are pruned to provide minimum 1m / optimum 3m clearance from property roof, guttering, and walls without affecting the natural form of the tree. ■ Trees in reserves are removed of deadwood with a diameter above 15 - 20mm. 	MPR (PAT / PSU)	O	<ul style="list-style-type: none"> ■ Tree work is carried out in accordance with relevant standards and codes. ■ Staff training programs implemented as required. ■ Work is implemented in accordance with specifications in the Service Level Agreement. ■ Obstructions from trees on community land are minimised.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.4k Floodlight Standards				
<p>Sportsground floodlights will be upgraded according to Australian Standards and to the most energy efficient means of operation</p>	<ul style="list-style-type: none"> ■ Floodlights not meeting Australian Standards will be progressively upgraded as funding permits ■ Floodlight luminaires will be the most energy efficient fittings capable of meeting standards ■ Control systems will be manual switch -on, timer switch-off, or remotely controlled, and adjusted seasonally according to ground allocations ■ Lights will be checked, cleaned and aimed annually 			<ul style="list-style-type: none"> ■ Floodlights are 90% operational and progress is made within any five-year capital funding period towards upgrading lights not meeting standards

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.4L Irrigation system standards				
Irrigation systems will be maintained to maximise water efficiency	<ul style="list-style-type: none"> ■ Irrigation systems will be checked and repaired regularly for leaks and malfunctioning fittings ■ Control systems will be adjusted for prevailing weather patterns ■ Remote controls will be extended where funding permits ■ Stormwater harvesting systems and other independent water supply systems will be provided as funding permits ■ Subsurface irrigation systems will be considered where new systems are installed ■ Park and oval construction methods aimed at reducing water reliance will be used in designs 			<ul style="list-style-type: none"> ■ Irrigation systems will be upgraded to a minimum 75% efficiency standard as funding permits ■ Progress will be made towards reducing reliance upon potable water supplies for irrigation

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.5 Risk Management				
10.5A Sportsgrounds				
Parks and Recreation Team and sportsground users are responsible for checking the risk management aspects of sportsgrounds.	<ul style="list-style-type: none"> ■ Parks and Recreation to check sportsgrounds on a regular basis in accordance with the internal Service Level Agreement. ■ Users are required to check grounds immediately prior to use to determine if appropriate for play as part of their licence conditions. 	MPR (PAT / PSU) SU	O	<ul style="list-style-type: none"> ■ Sportsgrounds are checked regularly by Parks and Recreation Team in accordance with the Service Level Agreement. ■ Users are aware of their responsibility to check sportsgrounds for safety prior to play.
10.5B User Groups Public Liability				
Sports clubs, school and other organised groups using parks and sportsgrounds have appropriate public liability cover as required by Council.	<ul style="list-style-type: none"> ■ Appropriate levels of cover are determined through consultation with the Risk and Insurance Manager. ■ Ensure user groups have appropriate insurance cover as required, before grounds allocation. 	MPR / MRI	O O	<ul style="list-style-type: none"> ■ Risk and Insurance Manager is consulted. ■ Organised user groups have appropriate insurance cover prior to using facilities in parks and sportsgrounds.
10.6 General Use: Dogs, Fireworks, Fairs				
10.6A Dogs				
Encourage responsible exercising of dogs within parks and sportsgrounds and provide leash free dog runs where appropriate.	<ul style="list-style-type: none"> ■ Notices are erected in parks and sportsgrounds regarding responsibility of dog owners. ■ Provide a number of leash free dog runs in appropriate parks and sportsgrounds. ■ Following investigations, Reserves notices are amended if required to allow for provision of leash free dog runs. 	MPR MPR MPR	S M M	<ul style="list-style-type: none"> ■ Reserves notices are erected in parks and sportsgrounds. ■ Council consider provision of leash free dog runs in appropriate parks. ■ Reserves notice is amended if required to allow for leash free dog run.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.6B Use of Fireworks in Reserves				
Use of fireworks within parks and sportsgrounds comply with Council and Work Cover requirements for such activities.	<ul style="list-style-type: none"> Proposals for fireworks displays have Council's development consent where necessary and Work Cover Authority consent. 	P / HSC	O	<ul style="list-style-type: none"> Proposals have approved Development Applications and approval from Work Cover Authority as required.
10.6C Circuses, Fetes and Fairs				
Circuses, fetes and festivals within parks and sportsgrounds comply with Council's requirements for certification and insurance.	<ul style="list-style-type: none"> Ensure any circus, fete or festival has the appropriate certification for amusement equipment and insurance as required by Council's Risk and Insurance Manager. 	MPR	O	<ul style="list-style-type: none"> Licences for circuses, fetes and fairs are only granted to applicants with appropriate certification and insurance.
		MPR / MRI	O	

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.7 Use for Access or Storage for unrelated purposes				
10.7A Aircraft and Vehicular Access and material storage				
Restrict access into parks and sportsgrounds to maintenance and emergency vehicles as required.	<ul style="list-style-type: none"> Prevent general aircraft and vehicular access to unauthorised areas of parks and sportsgrounds by use of fencing and gates. 	MPR	O	<ul style="list-style-type: none"> General vehicular and aircraft access into parks and sportsgrounds is restricted.
	<ul style="list-style-type: none"> Provide opportunities for access of maintenance and emergency vehicles as required. 	MPR	O	<ul style="list-style-type: none"> Emergency and maintenance vehicle and aircraft access is provided as required.
	<ul style="list-style-type: none"> Aircraft landings restricted to emergency services and occasional approved community fundraising events. Use of parks and sportsgrounds for temporary storage of materials for construction or maintenance of public utilities and roads may be permitted in the absence of practical alternatives and where the impact upon the parks and reserve or adjoining land and waters is addressed 	MPR		<ul style="list-style-type: none"> Use of parks and sportsgrounds for temporary storage of materials for a public utility or road purposes will be infrequent, only where no practical alternative exists, and done so as to manage all impacts.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
10.8 Community and Neighbour Issues				
10.8A Boundary Management				
Encourage good neighbour relations with surrounding properties while ensuring private use of community land only occurs in accordance with the guidelines established in the Local Government Act.	<ul style="list-style-type: none"> Respond promptly to complaints from adjoining properties where complaints relate to use of parks and sportsgrounds. 	MPR	O	<ul style="list-style-type: none"> Adjoining properties are informed of legal limitations regarding private use of community land. Sporting groups are given opportunity to address problems internally before Council considers reallocation of ground.
	<ul style="list-style-type: none"> Inform adjoining landholders of requirements of Local Government Act to prevent private use of community land. 	MPR	S	
	<ul style="list-style-type: none"> Consult with sporting groups where negative impacts are directly associated with their use. If negative impacts associated with a particular group continue, consider reallocating fields to other sports. 	MPR	O	
10.8B Community Advertising				
Allow opportunity for community advertising within parks and sportsgrounds.	<ul style="list-style-type: none"> Comply with requirements of Exempt and Complying Development DCP for signs, sign displays, community banners and notices. 	MPR	O	<ul style="list-style-type: none"> Only complying signs and banners are displayed in parks and sportsgrounds. Advertising signage complies with the Outdoor Advertising DCP as required. Illegal signs are removed.
	<ul style="list-style-type: none"> Ensure signage complies with the Outdoor Advertising DCP in relation to Community Advertising where required. 	MPR	O	
	<ul style="list-style-type: none"> Remove signage which does not comply with the DCP. 	MPR	O	

11.0 Action Plan for Areas of General Community Use

11.1 Standard of Community Centres

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
<p>11.1A Halls and Equipment</p> <p>Centres / facilities will be available for use by the community at an acceptable standard.</p>	<ul style="list-style-type: none"> ■ Council will ensure that halls and equipment are inspected on a regular basis 	MC / MCS	O	<ul style="list-style-type: none"> ■ Regular asset inspections by Council.

11.2 Equity and Access to Community Centres/ Other Community Assets and Facilities

11.2A Access

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
Centres / facilities are available for use by all sections of the community.	<ul style="list-style-type: none"> Hiring policies of Centres / facilities are inclusive. Removal of barriers to access by people with disabilities and strollers. 	MCS MCS	O O	<ul style="list-style-type: none"> No restrictive clauses in hiring conditions. Centres / facilities and amenities are wheel chair accessible.
11.2B Equity Council will provide fair and equitable opportunities to community facilities for community groups	<ul style="list-style-type: none"> Leases and licences are considered where activities comply with the core objectives of the Local Government Act (s.36E – 36N) and the zoning as set out in the Hornsby Shire LEP. Leasing and licensing of community facilities will be in accordance with Council's Policies CSISAS 12 – Delegation of Authority to Grant Lease / Licence Agreements, CSISAS 13 – Use of Council Buildings by Kindergartens and CSISAS 14 – Lease/ Licence of Council Land), and/or any relevant, adopted strategic plan or policy. Council will call for Expressions of Interest for leasing and licensing where appropriate. 	MCS / MCC MCS / MCC MCS / MCC	O	<ul style="list-style-type: none"> Leases and licences are granted only where activities comply with the core objectives of the Local Government Act and with the Hornsby Shire LEP. Leases and licences are granted in accordance with Council Policies CSISAS 12, CSISAS 13 and CSISAS 14, and/or any relevant, adopted strategic plan or policy. Expressions of Interest are called for by Council where appropriate.

11.3 Fees and Audit

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
<p>11.3A Fees and Charges</p> <p>Fees charged are fair and reasonable.</p>	<ul style="list-style-type: none"> Fees charged for the use of Community Centres / facilities are equivalent to those charged for similar facilities. 	MC / MCS	O	<ul style="list-style-type: none"> Fees are submitted for review by Council each year.
<p>11.3B Auditing</p> <p>No profits shall be made from the operation of Centres / facilities.</p>	<ul style="list-style-type: none"> Income and expenditure of Community Centres are reviewed on a regular basis by Council and accounts forwarded to the Finance Branch. 	MC / MCS / MF	O	<ul style="list-style-type: none"> Audit of Income and Expenditure
<h2>11.4 Risk Management</h2>				
<p>11.4A Community Centres/ Facilities</p> <p>Centres / facilities are maintained at legally prescribed safety standards.</p>	<ul style="list-style-type: none"> Periodic review and inspection of Community Centres by Council. 	MC / MCS / MRI	O	<ul style="list-style-type: none"> Risk and safety audits completed successfully.
<p>11.4B Other Community Assets</p> <p>Other community assets / facilities are maintained at legally prescribed safety standards</p>	<ul style="list-style-type: none"> Periodic review and inspection by asset managers. 	MA	O	<ul style="list-style-type: none"> Risk and safety audits completed successfully.

12.1 Appendix 1:

Tree Assessment (south park), Hornsby Shire Council February 2015

12.2 Appendix 2:

Parking & Traffic Assessment, Waitara Park May 2015

12.3 Appendix 3: Park Rules Notice