



Waitara Park Plan of Management

Waitara Avenue, Waitara

ADOPTED 9 June 2021



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This Page: Park entry from Waitara Ave

Cover image: Waitara Park Playspace (Source: Proludic)

foreword

PLAN OF MANAGEMENT

This Plan of Management (PoM) supersedes the Waitara Park Plan of Management adopted 9th September 2015. 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, along with the Crown Lands Management Act 2016.

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 Waitara Park.

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.



Image: Junior cricket on Mark Taylor Oval

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Image: View to south-west across Waitara Park

Part 1

1.0 Introduction

1.1 What is a Plan of Management ?

A Plan of Management (PoM) is a document that provides a means to manage future use, development and maintenance of Community and / or Crown Land under Council's Crown reserve 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:

Part 1 of the PoM outlines the key requirements of the Local Government Act, 1993 (LG Act), and Crown Reserve Management Act, 2016 (CLM Act). A description of the park site is provided along with a concept masterplan that will guide park development. Community land categories for Waitara Park are identified along with permissible uses, leases and licenses.

Part 2, Action Plan outlines strategies for management and related implementation 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 and updating 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.

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 LG Act.

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?

As required by the CLM Act this PoM categorises the Waitara Park Crown reserve under the Community land categories as defined by the LG Act. This provides a framework under which the park will be managed and sets out a series of requirements that the PoM must address.

A Plan of Management under the LG Act must define the existing and future uses of community land. 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.

State Environmental Planning Policy (Infrastructure), 2007 enables the above development works be carried out by or on behalf of a council without consent on a public reserve.

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 new or refurbished sports club facilities, changerooms, kiosk, storage and public toilet facilities

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 Waitara Park 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/main/top/view/inforce/act+30+1993+cd+0+N
Environmental Planning and Assessment Act, 1979	http://www.legislation.nsw.gov.au/main/top/view/inforce/act+203+1979+cd+0+N
SEPP 19 – Bushland in Urban Areas	http://www.legislation.nsw.gov.au/main/top/view/inforce/epi+014+1986+cd+0+N
Rural Fires Act 1997	http://www.legislation.nsw.gov.au/main/top/view/inforce/act+65+1997+cd+0+N
Noxious Weeds Act 1993	http://www.legislation.nsw.gov.au/main/top/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 Strategic Plan 2018	https://www.hornsby.nsw.gov.au/council/forms-and-publications/publications/community-plan
Community and Cultural Facilities Strategic Plan 2015	https://www.hornsby.nsw.gov.au/__data/assets/pdf_file/0007/106567/Community-and-Cultural-Facilities-Strategic-Plan-August-2015.pdf
Delivery Program and Operational Plan	http://www.hornsby.nsw.gov.au/council/about-council/corporate-documents-and-reports/delivery-program
Hornsby Local Environment Plan 2013	http://www.legislation.nsw.gov.au/main/top/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
Hornsby Shire Council disability inclusion action plan	www.hornsby.nsw.gov.au/community/services/people-with-disabilities/access-and-inclusion
Active Living Hornsby Strategy	http://www.hornsby.nsw.gov.au/council/about-council/Join-the-Conversation/active-living-hornsby-strategy-alhs
Hornsby Sportsground Strategy 2018	http://hscenquiry.hornsby.nsw.gov.au/temp/001_00IX_017419A7Z1J_KILVGLPH.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 Requirements of Crown Lands Management Act 2016

3.1 Ownership and Management

Crown land is governed by the Crown Land Management Act 2016 (CLM Act). It provides a framework for the NSW Government, local councils and community members to work together to care for, control and manage Crown reserves. It ensures that Crown reserves are responsibly managed and that natural resources such as water, flora and fauna and scenic beauty are conserved, while still encouraging public use and enjoyment of the land. The CLM Act 2016 abolished reserve trusts and reserve trust managers under the Former Act, and provided for the appointment of local Councils (and others) as 'Crown land managers' in respect of land which was previously held by reserve trusts.

3.2 Crown Lands Management

The Crown Land Management Regulation 2018 provides clarity and certainty for Crown land managers, tenure holders, and users of Crown land about how parts of the CLM Act are implemented. Importantly, the Regulation covers a range of operational matters relevant to Crown land managers including:

- the protection of Crown land—including activities prohibited and penalty notice offences on Crown land
- the management of Crown land—including the requirements of non-council CLMs
- information on activities, dealings and holdings.

The objectives and principles of Crown land management are key values that guide the management of Crown land to benefit the people of NSW, and to ensure that Crown land is managed for sustainable and multiple uses.

3.3 Objectives of Crown land management

The Objectives of the Crown Land Management Act 2016 under section 1.3 are identified as:

- Provide for the ownership, use and management of the Crown land of NSW
- Provide clarity concerning the law applicable to Crown land
- Require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land
- Provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of NSW

- Facilitate the use of Crown land by the Aboriginal people of NSW because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land
- Provide for the management of Crown land having regard to the principles of Crown land management

3.3 Principles of Crown land management

The principles of Crown land Management as identified in the Crown Land management Act section 1.4 include:

- that environmental protection principles be observed in relation to the management and administration of Crown land,
- that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- that public use and enjoyment of appropriate Crown land be encouraged,
- that, where appropriate, multiple use of Crown land be encouraged,
- 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
- 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.

3.4 Public Purpose

Crown lands are to be used for the purpose for which they were dedicated or reserved. Multiple uses of reserves are encouraged, where those uses are consistent with the purpose of the reserve and the use does not impact on native title rights and interests under the Native Title Act 1993.

The public purpose for the northern section of Waitara Park is "Public Recreation and Community Purposes".

3.5 Classification and Categorisation of Crown Lands

The document Developing plans of management for community land Crown reserves - guidelines, December 2018, identifies that Council managers of Crown Reserves must ensure there is a compliant Plan of Management for all Crown land that they manage as community land.

Under the Crown Lands Management Act, Council managers must assign to all Crown land under their management one or more initial categories of community land referred to in Section 36 of the Local Government Act.

It is important that the initial category aligns closely with the reserve purpose, and this should be the over-arching consideration of a council manager when notifying the initial category.

The Local Government Act requires Plans of Management to identify:

- the category of land;
- objectives and outcomes for the land;
- the means by which Council proposes to achieve objectives and outcomes; and
- the way by which council proposes to assess its performance.

3.6 Plans of management and native title

As outlined in the document Guidelines For Council Crown Land Managers December 2016, Plans of Management for Crown reserves must be compliant with the statutory requirements prescribed by the both Crown Lands Management Act and Local Government Act. This includes a requirement for council crown land managers to obtain written advice from a qualified native title manager for any Plan of Management that covers Crown Land that is not 'excluded land'.

Excluded land is defined in the Crown Lands Management Act (CLM) to include:

- a) Land subject to an approved determination of native title (as defined in the Native Title Act 1993 of the Commonwealth) that has determined that:
 - i. All native title rights and interests in relation to the land have been extinguished, or

- ii. There are no native title rights and interests in relation to the land,
- b) Land where all native title rights and interests in relation to the land have been surrendered under an indigenous land use agreement (as defined in the Native Title Act 1993 of the Commonwealth) registered under that Act,
- c) An area of land to which section 24FA protection (as defined in the Native Title Act 1993 of the Commonwealth) applies,
- d) Land where all native title rights and interests in relation to the land have been compulsorily acquired,
- e) Land for which a native title certificate is in effect.

Section 8.7 of the CLM Act and the Native Title Manager Workbook (available from industry.nsw.gov.au/lands/what-we-do/our-work/native-title) clearly set out that written native title manager advice is required before a council Crown land manager does any of the following:

- a) Grants leases, licences, permits, forestry rights, easements or rights of way over the land
- b) Mortgages the land or allows it to be mortgaged
- c) Imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land
- d) Approves (or submits for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, native title manager advice must be obtained prior to the approval (or submittal for approval) of a POM that allows a dealings in (a)–(c) and the execution of any lease, licence, permit, etc. that may be authorised under that plan.

Councils Native Title manager has been and will continue to be consulted in all relevant aspects of Native Title pertaining to the land that is covered by this PoM.

3.7 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
- Crown land manager: Hornsby Shire Council
- Public Purpose: Public recreation and community purposes

The previous approved PoM for the park provided the framework for a major redevelopment of the park and re-organisation of recreational uses between the community land and crown reserve portions of the site.

In 2014-15 PCYC proposed a major redevelopment of its facilities on the site which sought to provide a range of new and improved facilities for local youth and families.

The preferred site for this facility as resolved through liaison with Council was the southern portion of the HSC reserve adjoining Park Avenue. This was to be facilitated by the relocation of the tennis court facilities to the former PCYC / Bowling Club site in the north.

This provided the following benefits:

- 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 PCYC 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
- 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.
- Improved attractiveness of parkland in the north eastern and north western 'corners' of the park, in association with the new sports court complex.
- Upgraded and expanded children's play facilities and informal parkland adjoining the new sports courts.
- Provision of flood infrastructure in the north of the site that would otherwise significantly limit the PCYC in redevelopment capacity.

- Incorporating these flood detention measures in the north was compatible with the development of the new tennis courts and has reduced problems with downstream flooding.

The previous Plan of Management proposed that trusteeship of Crown Reserve No 1036828 was changed from PCYC to Council to enable Council to manage leasing of new sports court facilities and to develop adjoining parkland and stormwater management infrastructure.

On 10th June 2016, Hornsby Council was granted trusteeship over Crown Reserve No 1036828. Following the creation of the Crown Lands Management Act 2016, Hornsby Council was formally appointed as the 'Crown Land Manager' of Crown Reserve No 1036828.

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:

Oval & PCYC building (3.24ha)

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

Sports Courts and Playspace (0.72ha)

- Crown Reserve No 1036828
- Lot 1020 DP 752053
- Crown Land under 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*). 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 c1930s. 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) incorporated 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 as being suitable for a recreation ground and a petition made to the Minister for Lands. 11 acres was granted for recreational purposes and local people appointed trustees. 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 2012 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 2012 with 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).

From 2016 to 2020 a major upgrade of the park occurred including relocation of sports courts and development of new play space to the north, and the development of the PCYC adjoining Park Lane to the south.

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

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

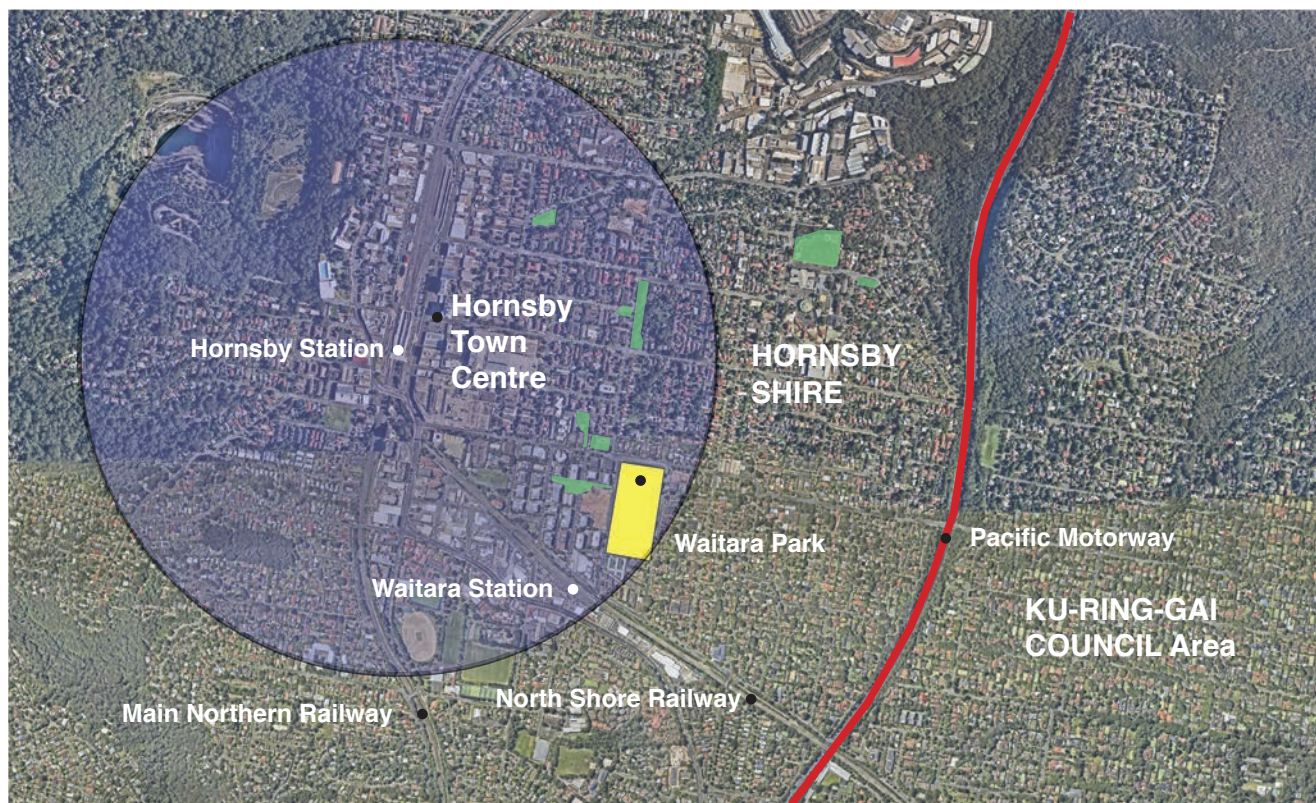


Figure 1: Context Plan, Waitara Park (Near Map, 2015). Park is approximately 900m from Hornsby Town Centre Town Centre and 300m from Waitara Station. Other parkland open space in accessible vicinity shaded green (Map not to scale)



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

Sporting Use

Northern District 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. Former Australian Cricket captain Mark Taylor played Cricket with the NDCC and Council resolved to name the oval within Waitara Park to Mark Taylor Oval in recognition of this achievement. More information about the history of Northern District 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. The current rugby union club was founded in 1961 and has played and trained at Waitara Park since. It has moved through various competition structures. From 2015, Hornsby Rugby Union club was 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 Hornsby Junior Rugby Club are a separate entity who also use Waitara Park. You can find out details at <http://hjruc.com.au/>

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 has traditionally had 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, and confirms current key user groups:

Sports Courts and Amenities:	Kim Warwick Tennis Academy
Mark Taylor Oval & Waitara Park pavilion	Northern District Cricket Club Hornsby Rugby Club
Playspace	Community play space
Ancillary spaces	Access paths and entries and passive use space Peripheral park landscape
Turf practise wickets	Northern District Cricket Club
Indoor cricket training facility (proposed):	subject to future lease / license
PCYC building	PCYC NSW
Waitara Ave frontage	Angle parking Peripheral park landscape
Park Ave frontage	Ninety degree parking Peripheral park landscape

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 playspace facilities.

The area to the west on Waitara Avenue has been redeveloped 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.

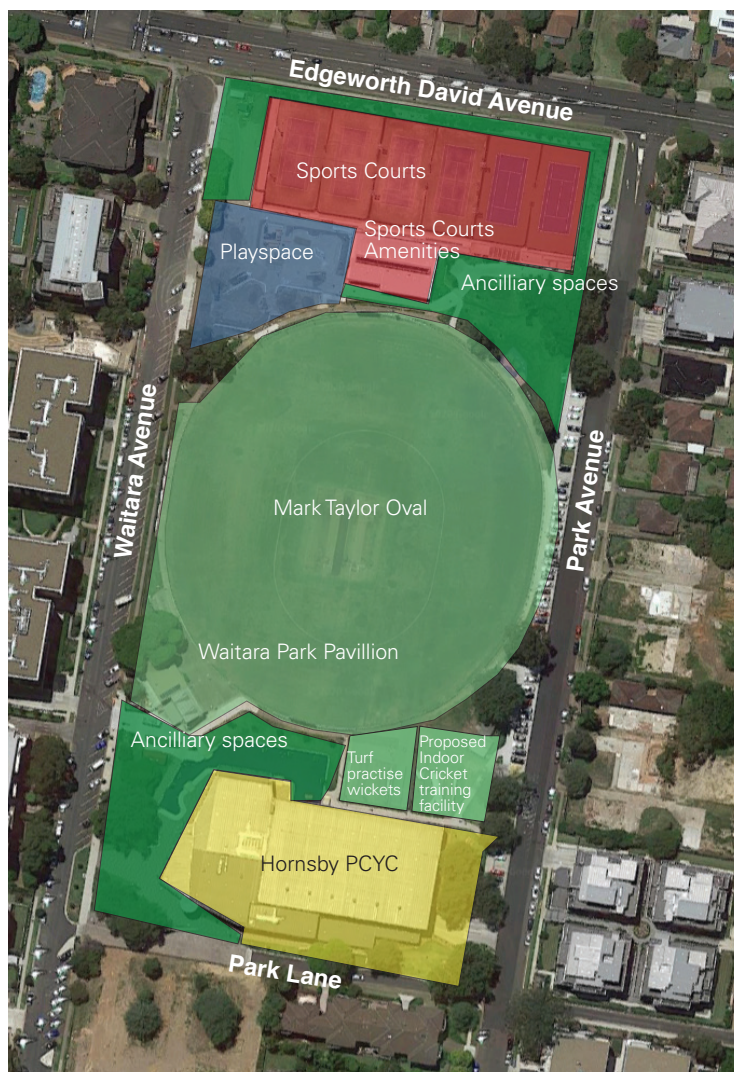


Figure 3: Existing Park Use (Google 2020).
(Map not to scale)



4.5 Key Issues for Waitara Park

4.5.2 Car parking

The park previously provided two existing off street parking areas accessed from Waitara Avenue. These were informal and inefficient and these spaces have been integrated into other park usage and facilities. At the same time council has formalised on street parking to Waitara Ave (angle parking) and Park Ave (ninety degree parking) which maximises the capacity of these areas.

As part of the development conditions of the PCYC facility basement off street parking was provided to service PCYC users and general park users.

Due to the park's proximity to Waitara Station the neighbourhood is used extensively for commuter parking where on street parking signage allows. This means that during weekdays the parking to Waitara Avenue and Park Avenue is generally fully used. For weekend sports use (when commuter use is less prevalent) 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 can be expected to increase. Where residential or commuter car parking is adversely impacting the access for users of the oval, Council should implement timed parking that balances these demands.

4.5.2 Urban context

Organised sports such as Rugby in winter, cricket in summer, along with tennis are the predominant recreational uses for this site. However the park has an increasing role to play as a 'village green' for the local community as urban redevelopment continues and population densities grow.

As such the development of the PCYC and relocation of the Sports Courts have improved informal and formalised recreational spaces and facilities within the park. This includes the series of spaces adjoining the PCYC and Waitara Park Pavilion in the south and the northern playspace and ancillary spaces in the north.

4.5.3 Organised sports facilities

Waitara Park has been the base of the Northern District Cricket Club (NDCC) since its formation in 1925. NDCC is the northernmost club of the twenty clubs in the Sydney Cricket Association (SCA) which provides players to the State and National competition levels.

In addition Mark Taylor Oval is home to Hornsby Senior and Junior Rugby Union Clubs and the northern sports courts are operated for tennis use through a lease agreement

Waitara Park contains numerous ageing sporting facilities which need to be removed or replaced in order to cater to the needs of the community.

Proposed improvements include:

- 1) Fully upgraded playing surface: with a reshaped oval and centre square, new drainage, new irrigation
- 2) New indoor cricket training facility: 4 lane synthetic wickets on the site of the current practice area;
- 3) Fully renovated turf practise wickets
- 4) New pavilion/grandstand:
 - a. Ground floor: fully universal use changerooms, storage rooms, canteen,
 - b. First floor: clubrooms for NDCC and HJRU/HRU
 - c. Second floor: multipurpose rooms for cricket and general community use
- 5) New groundsman's shed

4.5.4 Pedestrian Connections and accessibility

With redevelopment of adjoining blocks to the east and west on Park and Waitara Avenues it is desirable that the park facilitates increased connectivity in, through and around the park.

The development of the PCYC and relocation of the sports court and amenities enabled increased pedestrian access and connectivity within the park. Increasing pedestrian connectivity should be continued by identifying opportunities for additional path connections and recreational loops.

Careful consideration should also be given to accessibility to all facilities to meet universal access requirements.

Finally pedestrian connections and linkages including safe crossing points outside the park, and to local transport hubs should also be carefully integrated as part of upgrades to the local area.

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 land was generally of degraded character. During the development of the northern sports courts and amenities, additional landscaping was undertaken along Edgeworth David Avenue and Park Avenue to improve landscape character.

Tree assessments were undertaken as part of the PCYC development and as part of the proposed Indoor Cricket training facility design in the southern area of the park. 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 most recent assessment is provided at Appendix 1.

Designs for these two developments sought to retain visually and environmentally important trees and protect them from impact by the project or during construction.

4.6 Key Features and Opportunities

As has been noted, Waitara Park has traditionally played an important active sports role for the Hornsby Shire. However through recent initiatives Council has sought to expand the capacity of the park to provide increased open space and recreational activities for the adjoining neighbourhoods.

Opportunities exist to:

- Continue to seek to provide for a wider range of users, and meet the needs of a growing local population;
- Continue to enhance the informal parkland role of the park, enhancing and upgrading children's play equipment and youth orientated games equipment as the need arises;
- Further enhance entries into the site and connections through and around the site, linking road frontages with site facilities and with adjoining access routes and corridors;
- Provide improved pedestrian/ cycle links to and from the site, linking the park with existing pedestrian routes, local facilities, and Waitara Station;
- Improve the parks environmental capacity by retaining remnant vegetation and incorporating new native vegetation where appropriate;
- Upgrade Mark Taylor Oval and related facilities (Pavilion change rooms and toilets) to renew aged facilities and to better cater for all users including womens sports
- Develop indoor cricket training facility to compliment existing cricket and sports facilities on site at a highly accessible location (including public transport and cycle transport)
- Update a site masterplan that provides a basis for Council to plan and implement these opportunities as funding and other circumstances suit.

5.0 Masterplan Development

5.1 Introduction

Hornsby Council will look to address a number of opportunities and pressures in its ongoing management of Waitara Park. The changing demographics and character of the local community, have provided a backdrop to recent improvements in the park while aging sports facilities have been funded for renewal and upgrading by the NSW Government.

The Waitara Park masterplan integrates and coordinates the recent works and proposed future works that need to be pursued to optimise the community benefit of the park. The proposed park improvements are also aimed at providing contemporary sports facilities that cater for the standard of required community use.

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:

Sportsground

- (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. Upgrading as required of existing sports facilities to optimise function and use and maximise sustainable lifespan
3. 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:

4. Licence restriction of hours of operation, design incorporates noise management at necessary locations
5. Provision of on site parking to serve PCYC to limit parking impacts on adjoining streets
6. Provision of more efficient on street parking and effective management across the week and seasons

Park

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities,

Performance Measures:

Refer 1.

- (b) to provide for passive recreational activities or pastimes and for the casual playing of games

Performance Measures:

7. Provision of new and upgraded childrens play spaces and elements within the park

- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management

Performance Measures:

8. Protection and enhancement of the landscape setting of the park to increase shade and natural habitat and enhance visual amenity

General Community Use

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)

Performance Measures

9. Management of Sports and Cultural facility to provide optimum access to the local and district community
10. Leases or licences are authorised accordance with the plan.

5.3 Masterplan

The Conceptual Masterplan for Waitara Park has been updated by Council (Figure 4 opposite). The masterplan seeks to consolidate recent major developments that provide effective and efficient use of available space in catering for as broader range of users as possible in a flexible and adaptive manner.

The previous plan of management proposed the siting of a new PCYC facility on the park due to its proximity to transport, and relationship to a growing population. Council identified that the most suitable location was at the south end of the park on the area of the existing tennis courts

While the previous PCYC / Bowling Club site on Crown Reserve in the north was constrained due its flood and easement constraints it was ideal for the redevelopment of Sports Courts.

These works have been implemented, and the remaining major works to be undertaken in the park relate to construction of the proposed indoor cricket training facility and upgrading of Mark Taylor Oval and the Waitara Park Pavilion. These will occur in the area of the existing oval and cricket net facilities.

Key aspects of the masterplan are outlined following.

1. Hornsby PCYC

The PCYC building provides:

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

The building design was subject to separate Development Application and Construction Certificate, and included off-street basement carparking as part of the approvals conditions.

The building is maintained and operated by PCYC.

2. PCYC Square

The PCYC has as its main pedestrian address the corner of Park lane and Waitara Avenue. This links to a pedestrian / cycle link from Waitara Station. Within the building on this frontage is a Cafe / Kiosk facility which in addition to having undercover space adjoins a paved external area. The paved area (or Public Square) connects to Park Lane and Waitara Avenue and was aligned to protect existing trees.

The plaza also provides access to Mark Taylor Oval and a cross park link between the PCYC and the Cricket Nets and Indoor Cricket facility.

Gathering and seating spaces in addition to public table tennis table have been provided between the PCYC and Mark Taylor Oval and complement the cafe facility and oval uses.

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

3. Waitara Park pavilion

Proposed replacement of existing aged facilities:

- a. Ground floor: fully universal use change rooms storage rooms, canteen,
- b. First floor: clubrooms for NDCC and HJRU/HRU
- c. Second floor: scorers' room; camera area and commentary box; cricket museum; meeting rooms for cricket coaching, umpiring training and administration, and for community usage

4. Mark Taylor Oval and supporting facilities

Proposed upgraded playing surface: with a reshaped oval and centre square, new drainage, new irrigation, new covers system. Provide new scoreboard: electronic panel for cricket and rugby usage along with new groundsman's shed to support field maintenance.

5. Indoor cricket training facility and turf practise wickets

Proposed new indoor cricket training facility including 4 lane synthetic wickets. Renovate existing turf practise wickets adjoining. These facilities are proposed to be leased.

6. Sports courts and amenities building

The sports courts were constructed in the northern section of the Park in 2018 as a result of the relocation of the PCYC. At present these courts are primarily used for tennis, however, their design allows for flexible use for a range of sports such as basketball, netball, volleyball, pickleball, and small-sided soccer. The flexibility of use of these courts is to be retained to ensure Waitara Park is able to meet the recreational needs of the area into the future.

7. Play space and exercise equipment

The existing swings in the north east corner of the oval were replaced by outdoor exercise equipment (refer 15), with a major new play space integrated into the embankment at the north west corner of the oval.

The play space provides contemporary play experiences which caters for a range of user age groups engaged in active, challenging, and inclusive play. The play space has been further enhanced through a variety of seating and rest opportunities along with tree canopy that allows summer shade whilst maintains opportunities for winter sun.

8. Path and access system

The Masterplan proposes 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.

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

Development of the PCYC facility and relocation of the sports courts have included localised works for improved entries access and accessibility. These works are to be continued to realise loop path links for leisure and fitness.

9. 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. Work implemented as part of the previous plan of management recommendations has substantially commenced this program of additional tree and garden planting and park furniture provision. This should be continued through ongoing works.

10. Traffic and Parking Considerations

As part of the redevelopment of PCYC facilities a separate review of parking within the park and to adjoining streets was undertaken. It was resolved through liaison between PCYC and Council that the 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 could be improved with angle parking on the west side of the street fronting the length of the park.

These works have been implemented.

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.

11. Landscape Enhancement

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

Conservation & Protection of significant trees

The PCYC building design was refined to minimise impact on existing trees. In addition new tree planting opportunities have increases 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 have been / or should be implemented as part of ongoing works

New tree planting

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.

12. Environmental Enhancement

A water quality control basin has been provided to the area at the north east corner of the oval. This takes drainage from Park Ave road and parking spaces and provides water quality control before it enters the storm water system.

13. Existing toilet block

The existing toilet block will be demolished and modern public toilets proposed within the ground floor component of the new Pavilion. .

14. Mark Taylor Oval scoreboard








The scoreboard may be upgraded with new electronic equipment for use by Cricket and Rugby sporting codes.

15. Outdoor exercise node

The existing outdoor exercise node is to be retained.

Concept Masterplan for Waitara Park

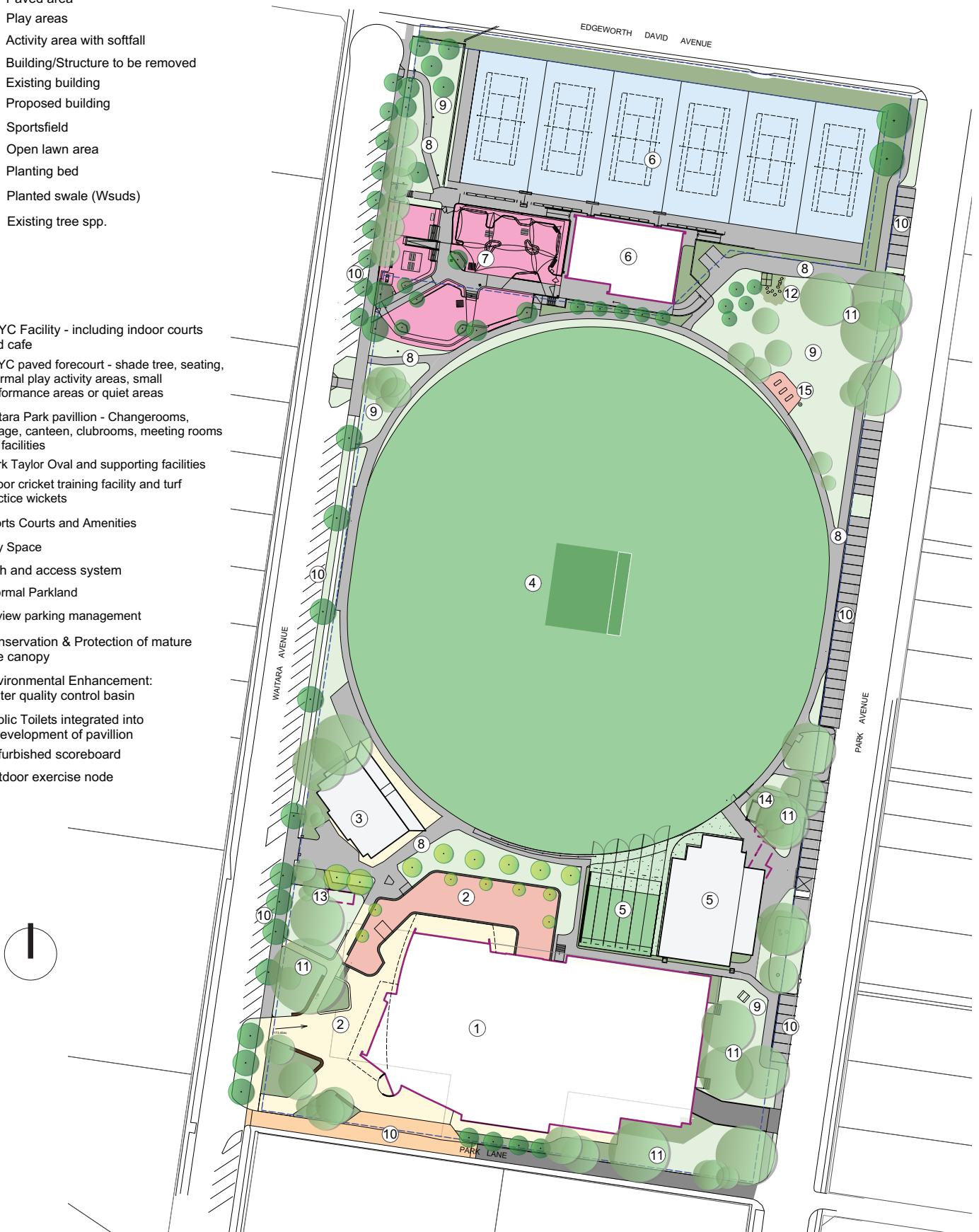
Legend:

-  Sports courts with perimeter fencing
-  Asphalt roadway
-  Pedestrian footpath
-  Paved area
-  Play areas
-  Activity area with softfall
-  Building/Structure to be removed
-  Existing building
-  Proposed building
-  Sportsfield
-  Open lawn area
-  Planting bed
-  Planted swale (Wsuds)
-  Existing tree spp.

Key:

- ① PCYC Facility - including indoor courts and cafe
- ② PCYC paved forecourt - shade tree, seating, informal play activity areas, small performance areas or quiet areas
- ③ Waitara Park pavillion - Changerooms, storage, canteen, clubrooms, meeting rooms and facilities
- ④ Mark Taylor Oval and supporting facilities
- ⑤ Indoor cricket training facility and turf practice wickets
- ⑥ Sports Courts and Amenities
- ⑦ Play Space
- ⑧ Path and access system
- ⑨ Informal Parkland
- ⑩ Review parking management
- ⑪ Conservation & Protection of mature tree canopy
- ⑫ Environmental Enhancement: Water quality control basin
- ⑬ Public Toilets integrated into redevelopment of pavillion
- ⑭ Refurbished scoreboard
- ⑮ Outdoor exercise node

Figure 4: Concept Masterplan



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"> Review and implementation of parking management to Waitara Avenue and Park Avenue Upgrading of Mark Taylor Oval 	1 - 2 Years
Stage 2	<ul style="list-style-type: none"> Street tree planting to Waitara Avenue and Park Avenue Development of Indoor cricket training facility and upgrade of turf nets Redevelopment of Mark Taylor Oval Pavilion Completion of perimeter and loop path links and upgrading of park entries Provision of park furniture and shade tree planting to path loops and informal recreation spaces 	2 - 3 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:

- Mark Taylor Oval and associated adjoining areas
- The sports courts

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 or other sports that may be suitable to be undertaken on multi purpose sports courts.

The park pavilion at Mark Taylor Oval is leased to Northern District Cricket Club which is currently on annual renewal. The Club has summer use of Mark Taylor Oval through a seasonal hire subject to renewal each season. Winter use of Mark Taylor Oval is subject to regular bookings of which Hornsby Rugby Club holds a seasonal hire subject to renewal each season.

The sports courts completed in 2017 are subject to a lease to Kim Warwick Tennis Academy which commenced in 2017 and expires in 2024.

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 ongoing 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.



Organised sports use of Mark Taylor Oval is a key reserve use

5.5.2 General Community Use Facilities

Since the late 2000's the PCYC had 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 was such that the adaptive re-use of the Bowling Club provided only an interim solution.

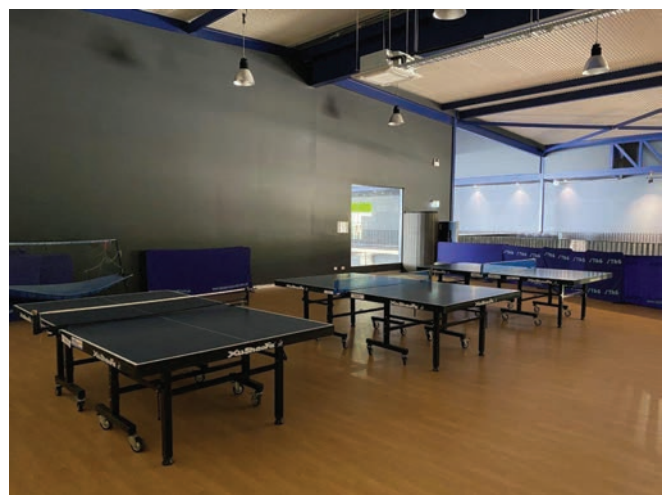
The new PCYC facility provided a tangible increase in the facilities available to the community and subsequently the amount of use on PCYC facilities on site. The building facilitates such activities as:

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

This considerably expanded 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.

Off street parking is provided within the basement of the PCYC building to reduce impacts on local streets. Access to the off street parking is from Park Avenue at the south east corner of the park.

The paved forecourt at the entry to the PCYC building is used for informal recreation where local families, children and adults can meet socially. The square complements 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 lies partly within the proposed General Community Use categorisation for the cafe "trading out area"



Examples of uses / activities in Hornsby PCYC facility

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 and Crown Reserves for Waitara Park, in accordance with the LG Act 1993, Division 2 - Use and Management of Community Land along with the requirements for Crown Lands Management (CLM Act 2016).

The Masterplan (Figure 4) provides an illustration of the arrangement of facilities in Waitara park, which includes the recent development of new community facilities, provisions for informal recreation activities, entries and pathways through the park, formalised road edge parking, and street tree planting. The Masterplan recognises the proposed upgrading of Mark Taylor Oval and the Pavillion and Grandstand along with development of the Indoor Cricket Training Facility.

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 the final suite of development and upgrade 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.

6.2 Land categorised as 'General Community Use'

The area defined as General Community Use relates to the 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 sets out responsibilities for public liability and maintenance within the lease area.

6.3 Land categorised as 'Sportsground'

The area of Mark Taylor Oval and its supporting areas and facilities including the indoor cricket training facility and pavillion / grandstand are categorised as 'Sportsground' on the Categorisation Plan (figure 5 following page).

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

In addition the Waitara Park Sports Courts (courts and clubhouse) relocated through the previous plan of management to Crown Reserve 1036828 in the north of the site, is categorised as Sportsground reflecting its sports role and use.

6.3 Land categorised as 'Park'

Peripheral park areas adjoining the tennis centre in the north and Mark Taylor Oval which will be improved as informal recreation areas including pathways and play spaces will be categorised as "Park".

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

Categorisation Map

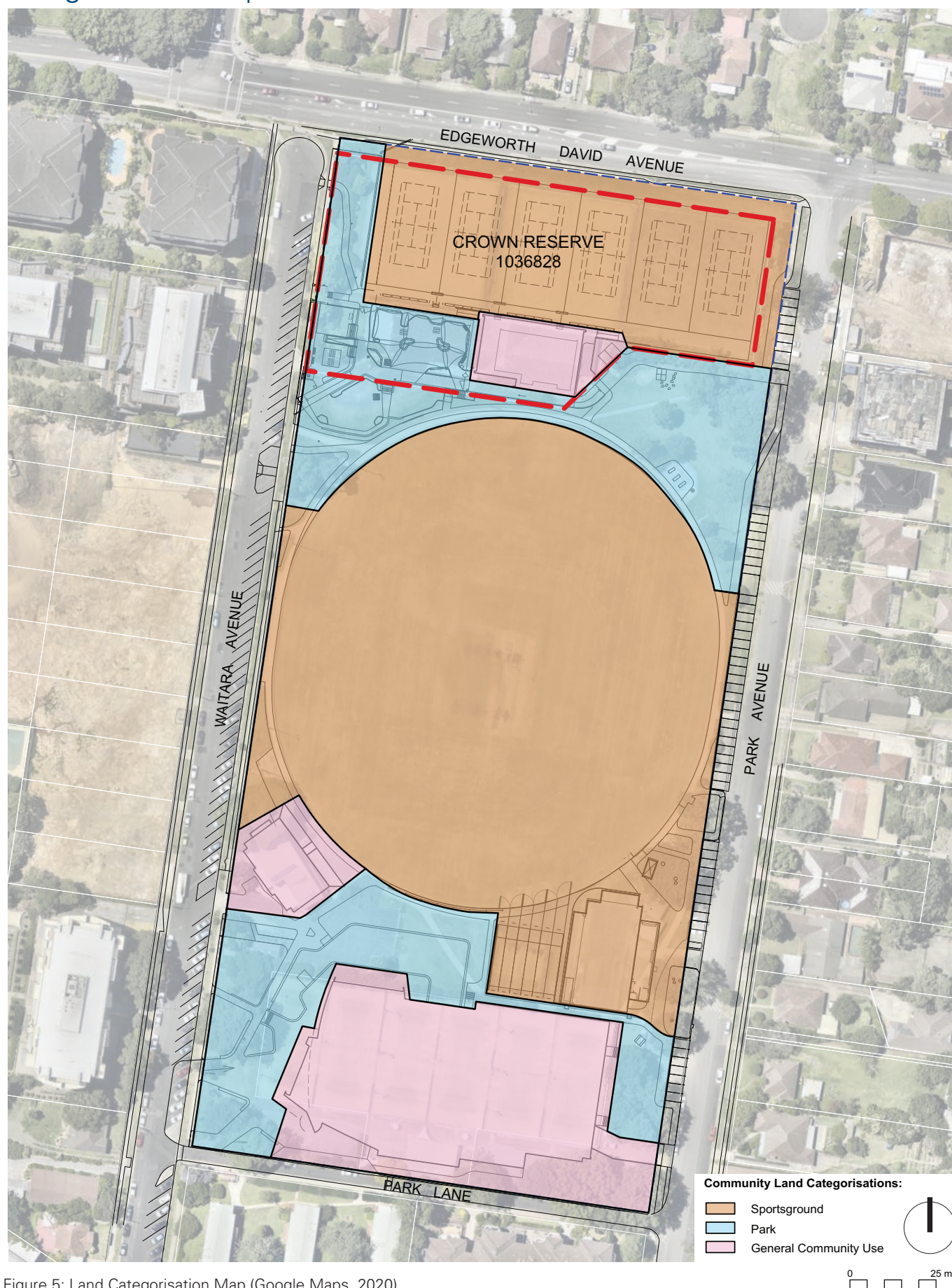


Figure 5: Land Categorisation Map (Google Maps, 2020)

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:

Mark Taylor Oval / Waitara Park Pavillion - Grandstand:

Is leased to Northern District Cricket Club (NDCC) on annual renewal. Upon implementation of the proposed redevelopment of the building a new lease is to be put in place.

Winter use of Mark Taylor Oval is subject to regular bookings of which Hornsby Rugby Club holds a seasonal hire subject to renewal each season

Indoor Cricket Training Facility:

Upon implementation of the proposed development of the facility a lease is to be put in place.

Waitara Park Sports Courts:

Court management is leased to Kim Warwick Tennis Academy from 2017 and expires in 2024.

7.2.1 Future Uses

With re-development of facilities such as the Waitara Park pavillion, a new lease will be required. Likewise for new developments such as the indoor cricket training facility a new lease will be required.

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.

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

7.2.2 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 LG Act 1993, CLM Act 2016 and pursuant to Development Consent if required.

The following types of sports and 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 lease of the PCYC facility 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.

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.

Licences for Reverse Vending Machines

This Plan of Management allows Council to enter into a lease/licence agreement to provide for the installation of Reverse Vending Machines.

Licences for Small-Scale Commercial Uses

This Plan of Management authorises Council to enter into a lease/licence agreement for small-scale or low-key commercial uses that are consistent with the reserve's dedication and purpose. Such uses will be permitted within specific areas of the park at Council's discretion and in accordance with any applicable policies.

Such uses might include personal trainers, "boot camps", aerobics groups, commercial dog-walkers, guided nature walks, dance classes, yoga or Tai Chi classes, public talks, bicycle hire, small musical/vocal performances, mobile food/refreshment vending (such as ice cream vans, "coffee carts", etc.), and the like.

Leasable areas in Waitara Park



Figure 6: Leasing Diagram, PCYC Building

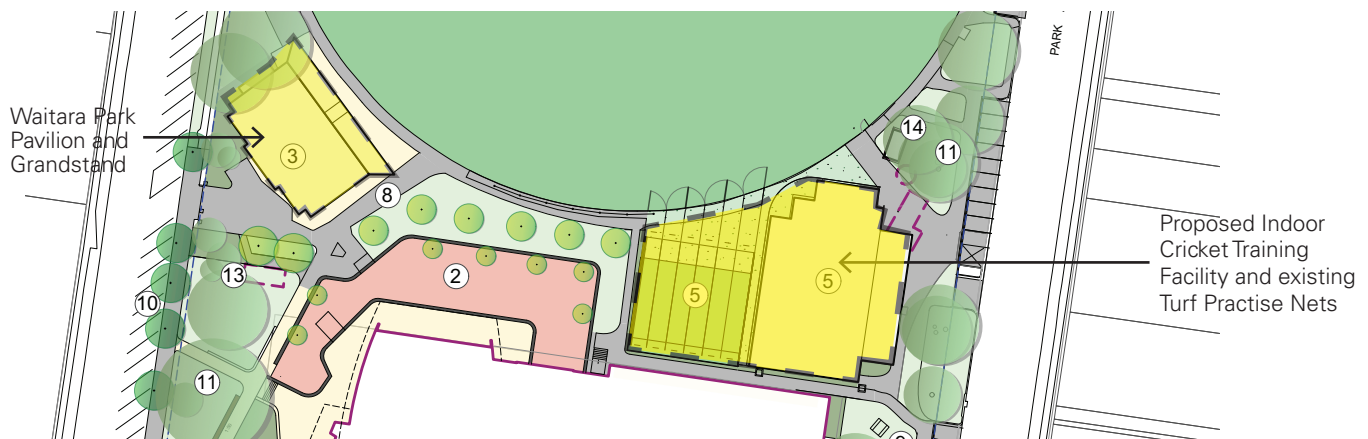


Figure 7: Leasing Diagram, Mark Taylor Oval Pavillion and Grandstand and proposed Cricket Training Facility

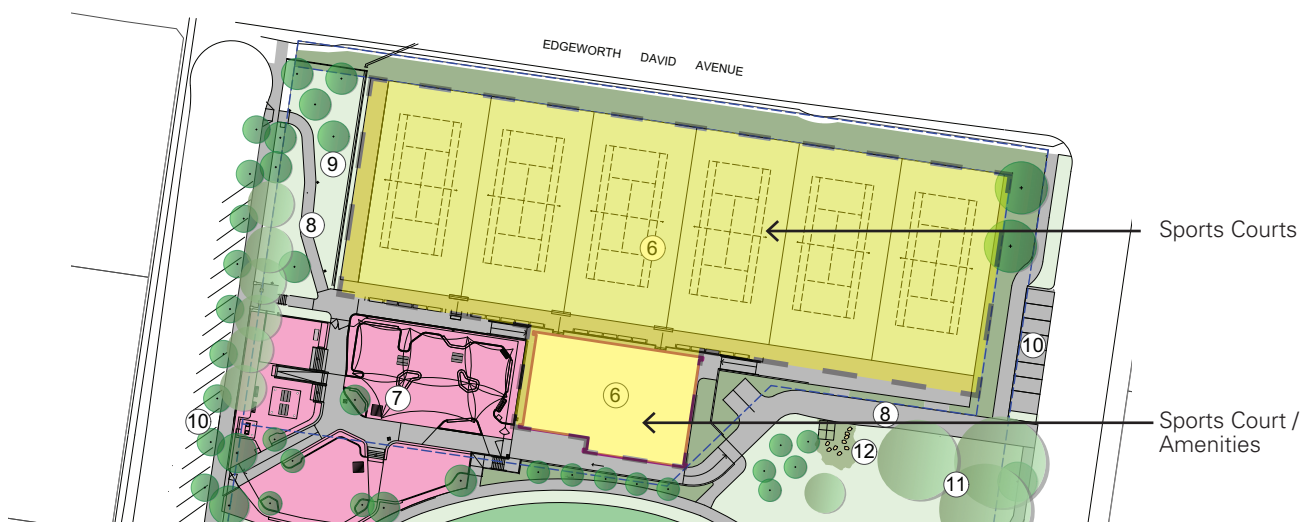


Figure 8: Leasing Diagram, Waitara Tennis Centre

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.

Drones

Non-commercial operation of a remotely piloted aircraft (such as drones) within or above the park requires the written permission of the park manager and is subject to General Safety Rules to ensure that use of the remotely piloted aircraft does not create a hazard to another aircraft, person or property.

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, 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.

Community Gardens

In recent years, Council has been approached with proposals to develop community gardens on community land within Hornsby Shire. The aim of developing such gardens is to provide an opportunity to provide accessible, strategically located gardens that also contribute to community waste management and education.

Where appropriate community gardens could be developed as a component of parks where such development does not reduce the utility of open space for other uses. Community gardens are not permissible within natural areas.

For community gardens to be successful they must be well supported by the community, easily accessible to residential areas, secure, visible, have good access to solar and water resources, and have secure tenure to allow long term use.

This Plan of Management allows for leases to be established for the development of community gardens where they comply with the core objectives of the Local Government Act and where considered appropriate by Council.



Image: Waitara Park Playspace (Source: Proludic)

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, Trees 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	<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, are appropriately skilled and trained.
9.1C Council Staff Health and Safety Standards				
At all times Council employees and contractors will comply with Work 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 Work Health and Safety standards. ■ Encourage staff to report breaches of Work Health and Safety standards to the designated WH&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 such as 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	O	<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
9.2 Equity and Access				
9.2A Disabled / Stroller Access				
Provide access for disabled users and strollers onto community land where possible.	<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 	HSC	M O S	<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.
9.2B Parking				
Ensure parking adjoining park boundaries is managed to maximise its use and benefit to park users	<ul style="list-style-type: none"> ■ 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 	HSC	S	<ul style="list-style-type: none"> ■ Investigations completed. ■ Impact from commuter street parking on park users is minimised.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.2C 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 is to be applied ■ Implement relevant findings of the Sportsground Strategy 2018. 	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
9.2D Unauthorised Camping				
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.	<ul style="list-style-type: none"> Parks will be patrolled in order to curtail unauthorised camping. 	MPR	O	<ul style="list-style-type: none"> Low number of reported cases of unauthorised camping.
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.	<ul style="list-style-type: none"> Council will enlist appropriate support services to assist in providing alternative accommodation for homeless people in public reserves when complaints arise. 	HSC	O	<ul style="list-style-type: none"> The support of agencies able to assist the homeless where conflicts between park users and unauthorised campers occur.
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.	<ul style="list-style-type: none"> Rangers and Parks maintenance staff will patrol parks to discourage or prevent people from unauthorised camping in public reserves. 	PAT/ PSU	O	<ul style="list-style-type: none"> Parks are patrolled as resources allow, discouraging unauthorised camping in reserves.
9.2E Remotely Piloted Aircrafts (such as Drones)				
Use of remotely piloted aircrafts is restricted and follows the guidelines from the Civil Aviation Safety Authority	<ul style="list-style-type: none"> Users seek appropriate approvals and follow guidelines from the Civil Aviation Safety Authority. 	HSC	O	<ul style="list-style-type: none"> Flying of remotely piloted aircrafts is restricted without prior consent of the land owner or land manager. Operators of remotely piloted aircrafts follow the guidelines from the Civil Aviation Safety Authority
9.3 Anti-social behaviour				
9.3A Vandalism				
Develop and implement programs to minimise incidents of anti-social behaviour on community land.	<ul style="list-style-type: none"> Design future facilities to allow easy surveillance where possible. 	MPR	O	<ul style="list-style-type: none"> Facilities within parks and sportsgrounds are designed to reduce opportunities for vandalism.
	<ul style="list-style-type: none"> Maintain surveillance patrols as required. 	PSU	O	<ul style="list-style-type: none"> Surveillance patrols are carried out at known problem times.
	<ul style="list-style-type: none"> Provide security lighting as appropriate. 	MPR	O	<ul style="list-style-type: none"> Lighting is provided where required.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
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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. 	HSC	O	<ul style="list-style-type: none"> Integrity and meaning is maintained when naming community land. Dedications within community land have high merit and significance.
	<ul style="list-style-type: none"> Assessment on merits, visual amenity and applicable standards is undertaken prior to approval of any dedication. 	HSC	O	

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.
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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
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9.8 Leases and Licences

9.8A Leases and Licences generally

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	<ul style="list-style-type: none"> ○ ○ 	<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.
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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. 	MPR	S	<ul style="list-style-type: none"> ■ Park Rules notice is posted.
	<ul style="list-style-type: none"> ■ Council approves / rejects applications for such licences on individual merits. 	MPR	O	<ul style="list-style-type: none"> ■ 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).	■ 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.
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Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
9.8D Community Gardens				
Council encourages resident groups to work in partnership with relevant council staff in the establishment of new community gardens on community or Crown land.	<ul style="list-style-type: none"> ■ Council will consider proposals for community gardens to be established on community or Crown land on a case by case basis 	HSC	O	<ul style="list-style-type: none"> ■ Community garden applications received and assessed on a case by case basis.
9.8E Reverse Vending Machines				
Council promotes Reverse Vending Machines in key locations throughout the shire.	<ul style="list-style-type: none"> ■ Council will consider proposals for Reverse Vending Machines on community or Crown land on a case by case basis. 	HSC	O	<ul style="list-style-type: none"> ■ Reverse Vending Machine proposals assessed on a case by case basis.
9.8F Licences for Small-Scale Commercial Uses (such as coffee carts)				
To provide small-scale or low-key commercial opportunities within parks.	<ul style="list-style-type: none"> ■ Council will consider proposals for small-scale or low-key commercial uses on community or Crown land on a case by case basis 	HSC	O	<ul style="list-style-type: none"> ■ Appropriate small-scale commercial uses operating within specified areas / facilities with approval. No significant impacts for other park users or neighbours.
9.9 Communications Towers				
9.9A 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.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
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.	■ 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	■ 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.	■ Determine level of funding required to maintain community land facilities in accordance with the Plan of Management.	HSC	O	■ Facilities are maintained within budget and in accordance with the Plan of Management
	■ Annually adopt an appropriate budget to allow for maintenance of reserves	HSC	O	
9.11C Fees				
Set and maintain an appropriate level of hire fees for use of facilities on reserves.	■ 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	■ 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.

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> <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
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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.
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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. 	MPR	O	<ul style="list-style-type: none"> Carry out maintenance operations in accordance with external contract or internal Service Level Agreements.
	<ul style="list-style-type: none"> Sports grounds are marked before the days play to the sporting codes specifications and standards. 	MPR	O	<ul style="list-style-type: none"> Grounds are always correctly marked and ready for the identified sporting code before the day of play.
	<ul style="list-style-type: none"> Maintenance passes include checks of recreational facilities within parks. 	MPR	O	<ul style="list-style-type: none"> 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				
Amenities, including toilets, showers and change rooms, will be made available at all sportsgrounds in a safe and aesthetically pleasing condition.	<ul style="list-style-type: none"> Monitor amenities to ensure they are available in an acceptable condition. 	MPR	O	<ul style="list-style-type: none"> Facilities are available at all identified major grounds in a safe and acceptable condition at all times.
Amenities will be provided in major Parks where appropriate.	<ul style="list-style-type: none"> Assess the need for amenities in sportsgrounds and parks that do not provide these services. 	MPR	O	<ul style="list-style-type: none"> Amenities constructed as required.
10.4D Sportd and ball courts				
Courts will be maintained in a useable and safe condition.	<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)	O 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.

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 playspaces and play equipment.	<ul style="list-style-type: none"> ■ Design and maintain playspaces and play equipment to relevant safety standards. ■ Provide equity of access to play facilities and experiences wherever possible. ■ Undertake safety inspections and regular maintenance. ■ Manage playgrounds according to asset management principles. 	MPR (PAT / PSU)	O O O O	<ul style="list-style-type: none"> ■ Safety in playspaces and for playground equipment is upheld to Australian Standards (AS 1924, AS 4422 and AS 4486). ■ Maintenance is implemented. ■ 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				
Trees in all categories of community land and crown land are maintained by suitably qualified and / or trained personnel in accordance with the Service Level Agreement and Australian Standards.	<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				
Sportsground floodlights will be upgraded according to Australian Standards and to the most energy efficient means of operation	<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 	MPR / PAT	O	<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 	MPR / PAT	O	<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
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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. 	MPR (PAT / PSU)	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.
	<ul style="list-style-type: none"> ■ Users are required to check grounds immediately prior to use to determine if appropriate for play as part of their licence conditions. 	SU	O	

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. 	MPR / MRI	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.
	<ul style="list-style-type: none"> ■ Ensure user groups have appropriate insurance cover as required, before grounds allocation. 		O	

10.6 General Use: Dogs, Fireworks, Fairs

10.6A Dogs

Encourage responsible exercising of dogs within parks and provide off leash dog exercise areas where appropriate.	<ul style="list-style-type: none"> ■ Notices are erected in parks and sportsgrounds regarding responsibility of dog owners. 	MPR	S	<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.
	<ul style="list-style-type: none"> ■ Provide a number of leash free dog runs in appropriate parks and sportsgrounds. 	MPR	M	
	<ul style="list-style-type: none"> ■ Following investigations, Reserves notices are amended if required to allow for provision of leash free dog runs. 	MPR	M	

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 MPR /MRI	O O	<ul style="list-style-type: none"> Licences for circuses, fetes and fairs are only granted to applicants with appropriate certification and insurance.

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. ■ Provide opportunities for access of maintenance and emergency vehicles as required. ■ 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	O	<ul style="list-style-type: none"> ■ General vehicular and aircraft access into parks and sportsgrounds is restricted. ■ Emergency and maintenance vehicle and aircraft access is provided as required. ■ 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
11.1A Halls and Equipment				
Centres / facilities will be available for use by the community at an acceptable standard.	<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				
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. 	MCS	O	<ul style="list-style-type: none"> ■ No restrictive clauses in hiring conditions.
	<ul style="list-style-type: none"> ■ Removal of barriers to access by people with disabilities and strollers. 	MCS	O	<ul style="list-style-type: none"> ■ Centres / facilities and amenities are wheel chair accessible.

Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
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. 	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.
	<ul style="list-style-type: none"> 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. 	MCS /MCC		
	<ul style="list-style-type: none"> Council will call for Expressions of Interest for leasing and licensing where appropriate. 	MCS /MCC		

11.3 Fees and Audit

11.3A Fees and Charges

Fees charged are fair and reasonable.	<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.
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Management Statement	Action	Mgt. Team	Timeframe	Performance Measure
11.3B Auditing				
No profits shall be made from the operation of Centres / facilities.	<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
11.4 Risk Management				
11.4A Community Centres/ Facilities				
Centres / facilities are maintained at legally prescribed safety standards.	<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.
11.4B Other Community Assets				
Other community assets / facilities are maintained at legally prescribed safety standards	<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 (proposed Indoor Cricket Facility), New Leaf Arborculture, Nov 2020



Arboricultural Impact Assessment

Mark Taylor Oval, Park Avenue, Waitara

Proposed Indoor Cricket Facility Development

Prepared for Mostyn Copper Group

Prepared 30 November 2020

by

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Accredited Member Institute of Australian Consulting Arboriculturists (IACA)

Member International Society of Arboriculture (ISA)

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1. Introduction

1.1 Summary

This Arboricultural Impact Assessment (AIA) report has been prepared for Mostyn Copper Group, to assist in the assessment of a Development Application to be submitted to Hornsby Council in relation to indoor cricket facility development works at Mark Taylor Oval, Waitara. The report is prepared in accordance with Australian Standard *AS4970-2009 – Protection of trees on development sites*.

1.2 Purpose

The purpose of this report is to assess the potential impacts of the proposed works on the trees on the site, and detail tree protection measures required for retained trees including tree sensitive design and construction measures.

1.3 The Site

The site is part of a park located on the western side of Park Avenue, and is surrounded by low and medium density residential properties. The site contains a cricket oval, outdoor cricket nets, tennis courts, a community building, amenities and maintenance buildings, a playground, walking path, other recreational amenities and landscaped areas containing a mixture of planted exotic and native trees, shrubs and lawns.

1.4 The Trees

This report assesses nine (9) trees within the park. Details of the species, dimensions, health, and condition of the assessed trees are contained in the **Tree Survey Information Table** (page 4).

1.5 The Proposed Development

The proposed development consists of construction of an indoor cricket building, driveway, paths, underground services, and reinstatement of hard and soft landscape works as shown on the plans by Turner Hughes Architect.

2. Background

2.1 Tree Management Controls

Hornsby Shire Council's Development Control Plan (DCP) 2013 Section 1B.6 revised 2018 applies to trees with one or relatively few main stems with the potential to grow to a height greater than 3m, trees on heritage properties and trees which are heritage items. Exemptions include weed species and are listed at section 1B6.1.d of the DCP.

The trees assessed in this report are owned by Council. The park is a listed heritage item (Hornsby Local Heritage Item I 783), including many of the trees.

2.2 Reference Documents

The following documents were referred to in the preparation of this report:

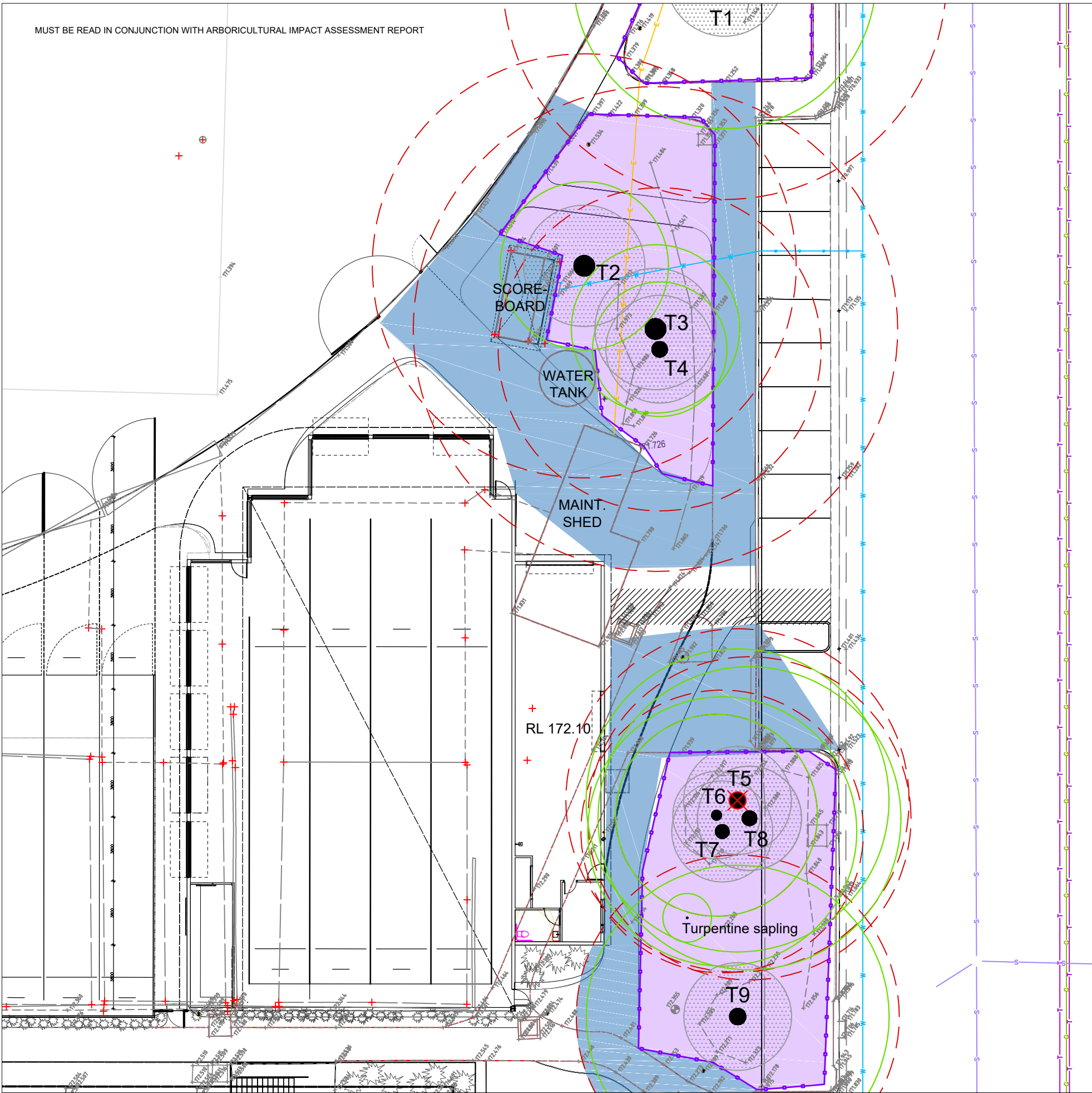
- Survey Plan: *provided by client, no title block*.
- Architectural Floor Plans, Peter Tout Architect & Turner Hughes Architects, Project No. 379, Drawing No. DA01 A, 27/11/20.
- Stormwater Plan: Enstruct Group Pty Ltd, Project No. 6328, 27/11/20, Rev A
- Australian Standard *AS4373-2007 Pruning of amenity trees*.
- Australian Standard *AS4970-2009 Protection of trees on development sites*.
- Hornsby Shire Development Control Plan 2013 *Section 1B.6 Tree and Vegetation Preservation*.
- Hornsby Local Environmental Plan 2013.
- *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

Tree No.	Botanical & Common Name	Height	Spread	DBH (mm)	DRB (mm)	Age	Health	Condition	ULE	Significance	Amenity Value	Ecological Value	SRZ	TPZ	Retention Value (STARS)	Site Notes	Development Encroachment	Tree Impacts & Recommendations
1	<i>Eucalyptus piperita</i> Sydney Peppermint		8N 9S 8E 6W	1100	1150	M	G-Av	G-Av	M-L	H	H	H	3.5	13.2	High	Some yellow leaves. Large wound on trunk NE side @ 0.5 - 3m. Large branch stub @4m. Over extending branches. Small dieback. Congested branches. *Further investigation? "Monitoring well" 3.5m from base to NE. Seat under. Small & moderate epicormics.	0%	No impact. Exclude whole TPZ from works area.
2	<i>Syncarpia glomulifera</i> Turpentine	16	10	1050	1200	M	G-Av	G	L	H	H	H	3.6	12.6	High	Skew to W away from T3. 2m from brick scoreboard structure. 1.5m from water main. Rainwater tank to S. Low branches pruned - some occlusion.	22%	Retain existing scoreboard structure if possible. Don't dig up water line in TPZ. Driveway to be permeable and above grade without any scraping in TPZ & gradient to direct water to tree area. Maintain all existing soil levels.
3	<i>Syncarpia glomulifera</i> Turpentine	20	10	1200	1200	M	G-Av	G	L	H	H	H	3.6	14.4	High	Multistem from 2m. Large low branches pruned @ 3-4m with some occlusion. Water tank to SW & building. Mounded soil to S & W. Congested epicormics.	27%	See Tree 2.
4	<i>Syncarpia glomulifera</i> Turpentine	19	8	800	900	M	G-Av	G-Av	L	H	H	H	3.2	9.6	High	Low branches pruned @ 1.5m NE side with moderate occlusion.	24%	See Tree 2.
5	<i>Syncarpia glomulifera</i> Turpentine	20	9N 3S 9E 7W	850	950	M			R	M-H	M-H	H	3.2	10.2	Low	Dead. Small borer holes up to 4mm Ø all over trunk. Large dead branches over road. Could be cut to habitat stag. Large hanging dead branch @ 15m. Driveway 2m to N & recent drainage works.	19%	Dead tree. Remove or cut to stag. If retained, treat as live tree - no excavation in Structural Root Zone (SRZ).
6	<i>Syncarpia glomulifera</i> Turpentine	9	4N 2S 1E 6W	500	550	M	Av	Av	M	M-H	M-H	H	2.6	6.0	High	Congested & lopped branches @3m. Dogleg. Suppressed main leader. Driveway 2m to N & recent drainage works.	18%	Proposed driveway is a major encroachment in addition to recent drainage works and path, driveway, kerb & gutter works. Driveway to be permeable and above grade without any scraping in TPZ & gradient to direct water to tree area.
7	<i>Syncarpia glomulifera</i> Turpentine	19	5N 5S 3E 8W	700	800	M	Av	Av	M-L	H	H	H	3.0	8.4	High	Small borer holes (small number). Main junction @ 4m with large inclusion. 1 x Western branch @ 8m with dieback. Driveway 2m to N & recent drainage works.	17%	See Tree 6.
8	<i>Syncarpia glomulifera</i> Turpentine	19	4N 5S 9E 3W	800	850	M	Av-P	Av-P	M	H	H	H	3.1	9.6	High	Main junction @ 3m with inclusion, upright compression fork. Moderate dieback. Small epicormics. Branch failure @ height. Over extending branch over road end-weighted with epicormics. Driveway 2m to N & recent drainage works.	16%	See Tree 6.

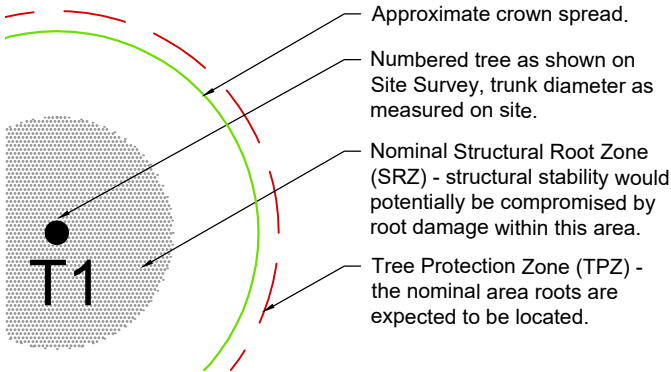
Tree No.	Botanical & Common Name	Height	Spread	DBH (mm)	DRB (mm)	Age	Health	Condition	ULE	Significance	Amenity Value	Ecological Value	SRZ	TPZ	Retention Value (STARS)	Site Notes	Development Encroachment	Tree Impacts & Recommendations
9	<i>Syncarpia glomulifera</i> Turpentine	17	3N 9S 6E 5W	800	950	M	Av	G	M-L	H	H	H	3.2	9.6	High	Leaf spots, sooty mould, some yellow leaves. Recent path 3.5m to S. Moderate deadwood. Congested branches @ main junction. Broken branches E side @ 4m. New kerb & gutter & drain. Driveway 2m to N & recent drainage works.	18%	See Tree 6.

Key: Height (in metres) ; Spread (crown spread in metres) ; DBH (Diameter at Breast Height / 1.4m) in millimetres ; DRB (Diameter above Root Buttress) in millimetres ; Age (Semi-mature, Mature, Overmature, or Senescent) ; Health (Good, Average or Poor) ; Condition (Good, Average or Poor) ; Useful Life Expectancy (ULE) (Short, Medium or Long) ; Significance (High, Medium or Low) ; Amenity Value (High, Medium or Low) ; Ecological Value (High, Medium or Low) ; SRZ (Structural Root Zone) radius in metres ; TPZ (Tree Protection Zone) radius in metres

MUST BE READ IN CONJUNCTION WITH ARBORICULTURAL IMPACT ASSESSMENT REPORT



KEY



Tree to be removed in the context of the proposed development

Location of proposed development

TREE PROTECTION LEGEND

All works in these areas to be above existing soil levels, including sub-base layer (NO excavation or scraping) & have Project Arborist present. Utilise permeable paving where new paving is proposed in TPZ areas.

Recommended location for underground services to street to avoid tree root zones

Tree Protection Fencing installed prior to demolition, to remain throughout works

Area to be mulched for Tree Protection & tree health improvement

REV	DESCRIPTION	DRAWN	DATE
A	PRELIMINARY SITE ANALYSIS - TREE IMPACT PLAN - FOR COORDINATION	JB	20-10-20
B	ARBORICULTURAL IMPACT ASSESSMENT - TREE PROTECTION PLAN - FOR REPORT	JB	23-11-20



SYDNEY
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Member of the International Society of Arboriculture

1. Do not scale from drawings.
2. Verify all measurements on site.
3. Notify New Leaf Arboriculture of any inconsistencies.
4. Copyright ©New Leaf Arboriculture. All rights reserved.
5. Drawing remains the property of New Leaf Arboriculture.

ADDRESS	MARK TAYLOR OVAL, WAITARA
PROJECT	PROPOSED CRICKET DEVELOPMENT
CLIENT	MOSTYN COPPER GROUP

TREE PROTECTION PLAN				
SCALE	1:250 @ A3	ISSUE	DA	
SHEET	T - 01	DATE	23-11-20	
DRAWN	JB	REVISION	B	

5. Tree Assessment Methodology

5.1 Limitations and Assumptions

The recommendations in this report rely on the provided information, including architectural plans and documents, limited to those listed in **2.2 Reference Documents**.

Care has been taken to obtain all information from reliable sources; however the author makes no representations, guarantees or warranties as to the accuracy of information provided by others. Similarly, no warranties are made as to the accuracy or completeness of any reproduction of this report. This report is only valid in its entirety and for the purpose for which it was prepared.

Conditions on the site may change after the tree assessment. Liability will not be accepted for damage or injury as a result of unforeseeable events or natural processes.

This report does not constitute or include a tree risk assessment. Where defects are noted, these are recommended for further investigation where warranted. Other tree defects may be present which have not been noted.

5.2 Tree Assessment

Visual tree assessment was carried out by Jacki Brown, Arboricultural Consultant in October 2020. The tree inspection was limited to a visual assessment from ground level, without excavation, coring, drilling, climbing or other testing. Trunk diameters were measured using a standard tape measure, crown spreads were paced out on site, and tree heights were estimated by eye.

The Arboricultural Impact Assessment utilises the Australian Standard *AS4970-2009 Protection of trees on development sites*.

5.3 Tree Survey Data

Refer to the [Tree Survey Information Table](#) (page 4).

Useful Life Expectancy (ULE) ratings are given for each tree, of either Long (40+ years), Medium (15-40 years), Short (5-15 years) or Remove (less than 5 years). The ratings are estimates based on the assessed health, condition and structure of each tree at the time of assessment, in its specific location. The ratings are not static, and may be revised during future assessments if conditions change.

Significance ratings are given for each tree, based on their Amenity Value, Ecological Value, size and location. While High significance trees provide substantial values to their surroundings, Low and Medium significance trees also contribute to the Urban Forest and in many cases may grow to become High significance trees, given the opportunity.

An **Ecological Value** rating of High, Medium or Low has been assigned to each tree, based on the species and potential habitat values, however this should not be taken as ecological advice.

6. Observations and Discussion

6.1 Trees with Major Encroachment from the Proposed Development

Eight (8) of the assessed trees (**Trees 2, 3, 4, 5, 6, 7, 8, & 9**) will have major encroachments from the proposed development, and will require tree sensitive design and construction measures and tree protection throughout the works.

High Retention Value Trees Proposed to be Retained

Seven (7) of the assessed trees (**Trees 2, 3, 4, 6, 7, 8, and 9**) will have proposed building and landscape works within their TPZ areas and will require tree sensitive construction measures.

The following objectives should be prioritised during detail design and on site works stages, for the ongoing protection and retention of the trees:

- Minimise the footprint of the building works by using integrated retaining walls for the maintenance shed rather than battering the ground outside the shed.
- Install all paths and driveways above existing soil levels in the areas shown on the Tree Protection Plan (highlighted in blue).
- Utilise permeable paving such as HyrdoCERA or similar, with minimal depth paving and subbase, installed above existing soil levels to avoid root and soil disturbance.
- Demolition of existing site features such as concrete paths, the maintenance shed and water tank, should be carried out without disturbing the underling soil. Existing underground services should be decommissioned and left in situ if removing them would disturb soil within Tree Protection Zones. Existing concrete should be left in situ where possible, in preference to disturbing soil in TPZ areas.
- Locate all new or repaired underground services outside the TPZ areas of all trees.
- Maximise the protected area around trees to provide an undisturbed area to support the trees during the works.
- Minimise container sizes for landscape planting within the TPZ of retained trees.

Low Retention Value Tree Recommended for Removal

One (1) large *Syncarpia glomulifera* (Turpentine) tree (**Tree 5**) is dead, and has proposed works within its TPZ area. This tree should be removed, or cut to a habitat stag if desired. If the tree is retained in its current condition, pruning of hanging dead branches, broken branches, and any branches most likely to fail, should be pruned to reduce the risk of falling deadwood. The root zone of this tree should be protected in the same way as live trees if it is retained, to avoid destabilising the tree or causing decay via damage to the roots.

If this tree is removed, at least one replacement tree of the same species, or another locally endemic species, should be planted on site to offset the loss of this tree.

6.2 Tree with No Encroachments from the Proposed Development

One (1) tree (**Tree 1**) is located outside of the proposed work zone. Provided that all works are excluded from the TPZ of this tree, and effective tree protection is in place for the duration of works on site, this tree will not be impacted. This tree has some over-extending branches and dieback and is recommended for further investigation independent of this project.

One (1) sapling *Syncarpia glomulifera* (Turpentine) tree is located between Trees 7 and 9. No works are proposed within the TPZ of this tree. This tree has a damaged stem, and may decline or die if impacted by the works. If this tree is irreparably damaged or dies, a replacement tree of the same species should be planted in a suitable location in the park.

7. Recommendations

7.1 Tree Removal

- Remove **Tree 5** as it is dead, and will have a major encroachment from the proposed development. The tree may be able to be lopped and retained as a habitat stag.

7.2 Tree Retention

- Retain and protect **Trees 1, 2, 3, 4, 6, 7, 8, & 9** and the young sapling *Syncarpia glomulifera* (Turpentine) tree located between Trees 7 and 9.

7.3 Tree Protection Devices

- Install tree protection fencing around the TPZ areas as shown on the Tree Protection Plan, to exclude construction access from tree protection areas. Maintain the fencing in situ throughout works. Place 50-100mm depth of mulch within the fenced tree protection areas, but not in direct contact with tree trunks.
- Ground protection will be required for any vehicle, plant or works personnel access within TPZ areas which cannot be fenced. Ground protection to be in the form of steel plates, rumbleboards, trackmats or similar over 100mm depth of mulch.
- Locate all works areas such as site sheds, concrete mixing or materials/waste storage outside TPZ areas of all trees.
- Trunk protection will be required to any trees where fencing is not in place throughout the whole works period. Trunk protection to be in the form of jute or thick hessian material wrapped loosely around stems and main branches, with timber battens strapped around the stem at 100mm centres. The hessian should provide padding between the battens and any part of the trunk, branches, surface roots or root flare.

7.4 Tree Sensitive Construction Measures

- All works including the driveways, scoreboard structure, equipment shed, and rainwater tanks must be installed above existing soil where they are located within TPZ areas, to avoid tree root damage. Works in the TPZ areas will require Project Arborist attendance.
- Any services installation required should be routed outside the TPZ areas of all trees. Where there is no option but to locate services within TPZ areas, route conduits under or between roots of 40mm diameter or greater, using tree sensitive methods such as (in preference order):
 - Underboring / directional drilling at 1m depth or greater
 - Hand excavation with the Project Arborist present
 - "Dry vac" excavation with Project Arborist present
 - Air spade with Project Arborist present
 - Water laser excavation using pressure of less than 1000psi with Project Arborist present, stopping the pressure when roots are encountered and wrapping the roots in protective material such as builder's plastic, until water laser work is completed, at which time the plastic must be removed.
- All roots (including fine fibrous roots) must be retained in situ unless authorised by the Project Arborist for careful pruning.
- The width of trenches is to be minimised where they pass through or near TPZ areas, and located as far from trees as possible.

7.5 Project Arborist Involvement

- Engage a Project Arborist (with a minimum AQF Level 5 qualification in arboriculture and experience in providing project arborist services on similar projects) to inspect tree protection measures, attend site during any works in TPZ areas, monitor tree health and condition, and assess additional impacts if any tree protection is to be moved and/or if any additional works near trees is proposed, and/or if trees are damaged.

7.6 Construction Tree Management

- Locate all materials storage, site sheds, work areas and vehicle movement outside TPZ areas, to avoid soil compaction, contamination and direct root damage.
- Provide supplementary watering to trees' root zones during extended hot and/or dry weather, using drip irrigation or other slow infiltration method.
- Apply tree health treatments prior to, during and for a 6 month period following the works, to reduce the effects of the stresses the trees will experience as a result of the works. Treatments to include soil wetting agent, Seasol, molasses/sugar and MycoGold or equivalents.

7.7 Crown Pruning

- No pruning is required for clearance of the proposed building. Any proposed pruning will require consent from Council.
- Any and all pruning must be carried out by an AQF Level 3 qualified arborist to Australian Standard *AS4373 Pruning of amenity trees*.

7.8 Replacement Tree Planting

- Install two large (12m minimum mature height) replacement trees from minimum 75L containers, in suitably prepared and improved site soil within the property to offset the loss of tree canopy, in suitable locations which will allow for their future growth. Trees should be high quality nursery grown plant stock and planted by persons with horticultural qualifications. The trees should be maintained to maturity.

7.9 Project Arborist Hold Points

No.	Hold Point	Timing
1	Review final design including services	Prior to works commencing
2	Tree health treatment	Prior to works commencing
3	Installation of tree protection - inspection	Prior to works commencing
4	Demolition of existing paths and other structures in TPZ areas - attend during works in TPZ	At commencement of demolition in TPZ
5	Prior to any tree pruning - inspection	Prior to pruning
6	Prior to installation of any underground services, paving, subbase or structures within Tree Protection Zones - inspection	Prior to works in TPZ
7	Removal of tree protection - inspection	At completion

The recommendations of this report do not constitute consent to carry out works. Approval is required to prune or remove trees.

Further information and clarification can be obtained from the author.



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AQF Level 5 (Dip Hort. (Arb))

BA, Dip. Hort. (Landsc.), Cert. III Cons. & Land Mgmt. (Nat. Area Restoration)

Accredited Member of the Institute of Australian Consulting Arboriculturists (IACA)

Secretary of the Institute of Australian Consulting Arboriculturists (IACA)

Member of International Society of Arboriculture (ISA)



12.3 Appendix 2: Park Rules Notice

PUBLIC RESERVES NOTICE

Warning: Use of this facility may be hazardous. Please take care. This is not a supervised facility.

This is your park. It is provided for your use, enjoyment and education. Please respect the area by encouraging activities which do not damage the environment, or disturb the enjoyment of others.



1. NO FIRES EXCEPT IN
AUTHORISED FIREPLACES



2. NO CAMPING OR
STAYING OVERNIGHT



3. NO LITTERING OR
DEPOSITING OF
ANY MATERIAL



4. NO DAMAGE TO
PARK FACILITIES



5. NO GOLF OR ARCHERY



6. NO UNAUTHORISED
VEHICLES



7. NO ANIMALS EXCEPT
LEASHED DOGS



8. NO SMOKING



9. NO OFFENSIVE OR
DISORDERLY BEHAVIOUR



10. NO DOGS WITHIN 10 METRES
OF BBQ, PICNIC TABLES
OR PLAY EQUIPMENT



11. NO INTERFERING WITH
FLORA, FAUNA, LANDSCAPES
OR INFRASTRUCTURE EXCEPT
WITH COUNCIL'S WRITTEN
PERMISSION



12. NO USE OR SALE
OF ALCOHOL EXCEPT
WITH COUNCIL'S
WRITTEN PERMISSION

13. NO HAWKING OR TRADING EXCEPT WITH COUNCIL'S WRITTEN PERMISSION

14. NO ACTIVITIES WHICH MAY INTERFERE WITH THE COMFORT, CONVENIENCE OR SAFETY OF THE PUBLIC

15. NO ENTERING OR REMAINING IN THE PARK IN AN INTOXICATED STATE

16. NO MEETINGS, PUBLIC ADDRESSES, PERFORMANCES OR ORGANISED ACTIVITIES EXCEPT WITH COUNCIL'S WRITTEN PERMISSION

PENALTIES APPLY FOR FAILURE TO OBSERVE THE ABOVE REGULATIONS

BY ORDER OF COUNCIL

PLEASE REPORT ANY MISUSE OR VANDALISM TO COUNCIL
ON 9847 6666 OR HORNSBY.NSW.GOV.AU



PLAYGROUND



SUPERVISE CHILDREN



BEWARE OF
FALLING BRANCHES



FLYING SPORTS OBJECTS



UNEVEN GROUND

In an Emergency call 000