

Sutherland Shire
COUNCIL



PLAN OF MANAGEMENT

HAZELHURST RETREAT

Adopted by: Sutherland Shire Council
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1.0 INTRODUCTION

1.1 Background

Plans of Management are required to be prepared by all Councils in New South Wales for public land classified as ‘community’ under the Local Government Act 1993.

The land management provisions in the Local Government Act will enable Councils to move towards more positive land management practices with definite objectives. The Plan of Management will identify objectives and performance targets, means of achievement and assessment criteria, all of which will become accountable to the community. The Plans will allow Councils to effectively coordinate present and future use of public land within their local government area.

A Plan of Management, however, is not the only document that governs the use and management of community land. Under the Act, community land is required to be used and managed in accordance with the following:-

- * The Plan of Management applying to the land; and
- * Any law which permits the use of land for a specific purpose, or otherwise regulates the use of the land. (*Note:* This includes the Environmental Planning and Assessment Act and planning instruments made under the Act. A Plan of Management should not be inconsistent with any environmental planning instrument applying to that land).

1.2 Purpose of the Plan

Community land must be used and managed in accordance with a Plan of Management. Until a Plan of Management for community land is approved and adopted by Council, the nature and use of the land must not be changed.

A Plan of Management enables management to proceed in an efficient manner; helps reconcile competing interests; identifies priorities for the allocation of the available resources and facilitates public understanding. Periodic revision of a plan also enables changing social, economic and ecological conditions and new knowledge relevant to land management to be taken into account as they arise.

This Plan of Management is intended to provide detailed management, planning and design proposals to provide a sufficient level of management information and guidance to Council officers in the day to day management of Hazelhurst Retreat.

The Plan of Management aims to be a useful resource for Council and an informative document to the public. It will provide an on-going source of data and information for informed management decision making.

1.3 General Context

Under the Local Government Act 1993, all ‘community’ land must be categorised as one or more of the following:

- (a) A Natural Area (NA)
- (b) A Sportsground (SG)
- (c) A Park (PK)
- (d) An Area of Cultural Significance (CS)
- (e) General Community Use (GC)

Land that is to be categorised as a Natural Area is to be further categorised as one or more of the following:-

- (a) Bushland (BU);
- (b) Wetland (WE);
- (c) Escarpment (ES);
- (d) Watercourse (WA);
- (e) Foreshore (FO); and/or
- (f) A category prescribed by the Regulations.

Note: These categories have been defined by the Local Government (General) Amendment (Community Land Management) Regulation 1999 (Attachment 1)

Council will be preparing Generic Plans of Management for Sportsgrounds, Parks and The Site and Site Specific Plans of Management for Natural Areas, Areas of Cultural Significance and other significant sites within Council's ownership.

The following Site Specific Plan of Management applies to Council's 'community' classified land known as Hazelhurst Retreat located on the corner of Talara Road and Kingsway, Gymea which has been categorised as General Community Use and Park.

1.4 Categorisation of Site

Land should be categorised as "general community use" under section 36(4) of the Act if the land:

- a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clause 6B-6E for categorisation as a natural area, a sportsground, a park or an area of cultural significance

Land should be categorised as "park" under section 36(4) of the Act if:

- a) the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

Having regard to the above, Hazelhurst Retreat has been categorised as:

- i) General Community Use and;
- ii) Park

1.5 Core Objectives

Section 36I of the Local Government Act 1993 states that:

"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).”

Section 36G of the Local Government Act 1993 states that:

“The core objectives for the management of community land categorised as a park are:

- a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- b) to provide for passive recreational activities or pastimes and for the casual playing of games
- 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

1.6 Activities Expressly Authorised by this Plan

Subject to compliance with the Local Government Act 1993, the following activities are expressly authorised:

- i. Lease, sub-lease, license, or hire the Site for any purpose with the consent of Council.
- ii. Granting of easements with the consent of Council.
- iii. That all necessary Fire Control exercises by Council or its agents be authorised, eg, implementation of hazard reduction strategies, construction of fire trails, firebreaks, etc, and the management of fire regimes and fuel.
- iv. Construction and dedication of public roads.
- v. Construction of buildings and facilities as approved by Council.

2.0 SUBJECT AREA

2.1 Description

Hazelhurst Retreat is located on the corner of Talara Road and Kingsway, Gymea and comprises the following parcels of Council owned “community” land:

- Lot 7 DP35395 (approximately 1313 square metres)
- Lot 8 DP35395 (approximately 1335 square metres)
- Lot 3 Sec 13 DP1660 (approximately 5715 square metres)
- Lot 4 Sec 13 DP1660 (approximately 5697 square metres)

The Site is a public park created under a trust established by Benjamin and Hazel Broadhurst in 1976. The trust is governed by the restrictions under the Local Government Act 1919 at the time of creation of the trust pertaining to “public parks” which is broader than the definition of “park” provided in the 1993 Act.

The property has been redeveloped to provide a Community Arts Centre, a Regional Art Gallery and a Park with associated parking. The retention and refurbishment of the 1940’s cottage in the middle of the Site has complemented the functionality of the entire facility. The Cottage now provides office accommodation, meeting space and gallery space for the community.

A Site Plan has been attached and marked Appendix A..

3.0 MANAGEMENT STRATEGIES

3.1 Section 36(3) Requirements

Section 36(3) of the Local Government Act 1993 states that:

A plan of management for community land must identify the following:

- a) the means by which the council proposes to achieve the plan's objectives and performance targets
- b) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets, and may require the prior approval of the council to the carrying out of any specified activity on the land

The management strategies outlined in Attachment 2 address these requirements. They have been divided into the following headings in line with the core objectives:

- Physical & Environmental
- Cultural, Social & Intellectual Welfare
- Recreational Pastimes
- Operational & Management

4.0 PURPOSE OF FACILITIES

4.1 Section 36(3A) Requirements

Section 36(3A) of the Local Government Act 1993 states that:

A plan of management that applies to just one area of community land:

- a) must include a description of:
 - i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and
 - ii) the use of the land and any such buildings or improvements as at that date, and
- b) must:
 - i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and
 - ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and
 - iii) describe the scale and intensity of any such permitted use or development

4.2 Condition of Land, Buildings & Improvements

During 1997, Council undertook to refurbish the existing residential cottage on the Site to provide office accommodation, small exhibition spaces and meeting rooms. With the help of the NSW Ministry for the Arts, Council was able to formally open "Hazelhurst Cottage" during August 1997.

This condition of this Cottage is at expected levels considering the recent refurbishment.

Since August 1998, the remainder of the Site has been under construction to provide a large community facility offering a Community Arts Centre and a Regional Art Gallery. With the help of the Federation Cultural and Heritage Projects Program, construction is expected to be completed during November 1999.

The reconstruction of the surrounding parkland and ancillary carparking will also be completed by November 1999.

4.3 Use of Land, Buildings & Improvements

The Facilities are intended to be used for the following purposes:

- Community Arts Centre

The Centre will operate as a resource for arts groups in the community, providing inspiring work, display and meeting places for practising visual arts and crafts people. Its programs will be designed to maximise public participation in the visual arts and crafts. It also provides a lively venue for corporate and private functions. The various components include an exhibition foyer, studio workshops, an auditorium and a bistro/café/restaurant.

- Regional Art Gallery

The Gallery will be part of an informal network of public galleries found throughout regional and metropolitan Australia. It will present touring exhibitions and associated programs initiated from a variety of sources, it will also initiate and tour its own exhibitions.

The Gallery will assist in meeting both the expressed and latent demand of the community for enjoyment of the visual arts and crafts.

- The Park

The enhanced heritage landscape provides a variety of attractive garden and courtyard settings; the existing creek will be refurbished and transformed into an attractive water feature and pond. The gardens will accommodate a wide range of outdoor activities whilst also providing areas for passive outdoor recreation.

- Hazelhurst Cottage

The existing house has been retained as a historic focus of the garden. It is newly refurbished and has been let to Council's Cultural Planning and Events Unit which occupies part of the ground floor. The remaining spaces will be hired out as part of the program of events for the Site, in particular, facilitating the development of an active Artist-in-Residence program.

4.4 Permitted Purpose of Land, Buildings & Improvements

Hazelhurst Retreat will be permitted to be used for any purpose considered appropriate by the Manager-Hazelhurst/Gallery Director and Council in the pursuit of the physical, cultural, social, recreational, educational and intellectual welfare of the community.

4.5 Permitted Further Development of Land

At this stage, no further development is intended for the Site. Any additional construction would require the preparation and lodgement of a further Development Application for consideration by Council and the community.

4.6 Scale & Intensity of Permitted Use or Development

The building envelope comprises an area of approximately 2121 square metres. It is expected that the facility will be widely used by the community and will become one of Council's most patronised facilities.

The Community Arts Centre will operate seven days a week between the hours of 8:00 am to 10:00 pm with an allowance for closing at 12:00 am for special events.

The Regional Art Gallery will operate seven days a week between the hours of 9:00 am to 5:00 pm with an allowance for closing at 12 am for special events.

The Park will remain open at all times that the Buildings are open to the public

These operating hours are estimates only at this stage and will be subject to review by the Manager-Hazelhurst/Gallery Director and Council.

5.0 GRANTING OF LEASES, LICENCES AND OTHER ESTATES

The Local Government Act 1993 states the following requirements in relation to the granting of leases, licences, and other estates:

Section 46 Leases, Licences and other estates in respect of community land – generally

(1) A lease, licence or other estate in respect of community land:

- a) may be granted for the provision of public utilities and works associated with or ancillary to public utilities
- b) may be granted, in accordance with an express authorisation in the plan of management and such provisions of the plan of management as apply to the granting of the lease, licence or other estate:
 - i) for a purpose prescribed by subsection (4) or for a purpose prescribed as a core objective of the land concerned, or
 - ii) for a purpose prescribed by the regulations, if the plan of management applies to several areas of community land, or
 - iii) for a short term, casual purpose including:
 - the playing of a musical instrument, or singing, for fee or reward
 - engaging in a trade or business
 - delivering a public address
 - commercial photographic sessions
 - picnics and private celebrations such as weddings and family gatherings
 - filming for cinema or television
 - the agistment of stock(however the use or occupation of community land for such purposes is prescribed only if the use or occupation does not involve the erection of any building or structure of a permanent nature)
 - iv) for the purpose of providing 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

but may not otherwise be granted.

Section 47 Leases and Licences of community land for more than 5 years – additional requirements

- 1) If a council proposes to grant a lease, licence or other estate in respect of community land for a period exceeding 5 years, it must:
 - a) give public notice of the proposal
 - b) exhibit notice of the proposal on the land to which the proposal relates, and
 - c) give notice of the proposal to such persons as appear to it to own or occupy the land adjoining the community land, and
 - d) give notice of the proposal to any other person, appearing to the council to be the owner or occupier of land in the vicinity of the community land, if in the opinion of the council the land the subject of the proposal is likely to form the primary focus of the person's enjoyment of community land
- 2) A notice of the proposal must include:
 - Information sufficient to identify the community land concerned
 - The purpose for which the land will be used under the proposed lease, licence or other estate
 - The term of the proposed lease, licence or other estate (including particulars of any options for renewal)
 - The name of the proposed lessee or licensee (if known)
 - A statement that submissions in writing may be made to the council concerning the proposal within a period, not less than 28 days, specified in the notice
- 3) Any person may make a submission in writing to the council during the period specified for the purpose in the notice

- 4) Before granting the lease, licence or other estate, the council must consider all submissions duly made to it
- 5) If a person makes a submission by way of objection to the proposal, the council must not grant the lease, licence or other estate except with the Minister's consent
- 6) If the council applies for the Minister's consent, it must forward specific information to the Minister
- 7) On receipt of the application, the Minister must request the Director of Planning to furnish a report concerning the application within such a period as the Minister specifies
- 8) After considering the application and any report of the Director of Planning, the Minister, if satisfied.....may consent to the granting of the lease, licence or other estate in respect of the whole or any part of the land to which the application relates, subject to such terms and conditions as the Minister specifies.
- 9) On request by any person, the minister must provide that person, within 14 days of that request, with a written statement of reasons for consenting to, or refusing to consent to, the granting of a lease, licence or other estate.

Section 47A Lease, licences and other estates in respect of community land – terms of 5 years or less

- 1) This section applies to a lease, licence or other estate in respect of community land granted for a period that (including options) does not exceed 5 years
- 2) If a council proposes to grant a lease, licence or other estate to which this section applies:
 - a) the proposal must be notified and exhibited
 - b) the provisions of section 47(3) and 47(4) apply to the proposal
 - c) on receipt by the council of a written request from the Minister, the proposal is to be referred to the Minister, who is to determine whether or not the provisions of section 47(5-9) are to apply
- 3) If the Minister, under subsection 2(c), determines that the provisions of section 47(5-9) are to apply:
 - a) the council, the Minister and the Director of Planning are to deal with the proposal in accordance with the provisions of section 47(1-8), and
 - b) section 47(9) has effect with respect to the Minister's consent

6JG Exemptions from section 47A (Leases, licences and other estates in respect of community land – terms of 5 years or less)

- 1) Leases, licences and other estates granted for the following purposes are exempt from the provisions of section 47A of the Act:
 - a) residential purposes, where the relevant community land has been developed for the purposes of housing owned by the council
 - b) 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,
 - c) use and occupation of the community land for events such as:
 - i) a public performance (that is, a theatrical, musical or other entertainment for the amusement of the public)
 - ii) the playing of a musical instrument, or singing, for fee or reward,
 - iii) engaging in a trade or business
 - iv) playing of any lawful game or sport
 - v) delivering a public address
 - vi) conducting a commercial photographic session
 - vii) picnics and private celebrations such as weddings and family gatherings
 - viii) filming for cinema or television
- 2) However, the use or occupation of community land for events listed in subclause (1)(c) is exempt only if:

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- a) the use or occupation does not involve the erection of any building or structure of a permanent nature, and
- b) in the case of any use or occupation that occurs only once, it does not continue for more than 3 consecutive days, and
in the case of any use or occupation that occurs more than once, each occurrence is for no more than 3 consecutive days, not including Saturday and Sunday, and the period from the first occurrence until the last occurrence is not more than 12 months.

5.1 GRANTING OF LEASES AND LICENCES

- **Bistro/Café/Restaurant Facility**

Intended Use/Target Strategy/Objective	Means of Achievement	Manner of Assessment
Provide bistro/café/restaurant facilities and amenities to service the patrons of Hazelhurst Retreat.	<ul style="list-style-type: none"> • Undertake an Expressions of Interest process for the lease of the café/restaurant. • Form an assessment panel and make recommendations to Council • Enter into a lease agreement for the provision of café/restaurant services within Hazelhurst Retreat. 	<ul style="list-style-type: none"> • Number of comments received from the community in relation to the satisfactory provision of services • Lease agreement finalised.

- **Community Art Centre, Regional Art Gallery, Hazelhurst Cottage & the Park**

The Community Art Centre, Hazelhurst Cottage and the Park are available for hire on a regular and casual basis for community and social use. To a lesser extent, the Regional Gallery will also be available depending on the requirements of loan agreements for touring exhibitions and artworks.

This service ensures that Council can provide under licence, access to community facilities for individuals and non-profit organisations for the recreational, intellectual, cultural and physical welfare of the community.

The various components of Hazelhurst Retreat will be hired out having regard to the following objectives, means of achievement and manners of assessment:

Objectives	Means of Achievement	Manner of Assessment
Provide community and park facilities to accommodate a broad range of activities and services to members of the public to meet the recreational, intellectual, cultural, social, educational and physical welfare of the community	<ul style="list-style-type: none"> • Ensure equitable access to all components of the Site by all members of the community for appropriate uses through the establishment of booking procedures. • Adherence to booking procedures and policy. 	<ul style="list-style-type: none"> • Number of bookings per year • Number of comments received from the community with respect to the range of services and activities provided. • Number of instances of non-compliance with booking procedures and policy
Enable community participation in the management of Council's community assets to create a sense of ownership and improve awareness of Council's community buildings.	Encourage the involvement of volunteers in the management of Hazelhurst Retreat through programs such as Friends of Hazelhurst, Volunteer Guides etc.	<ul style="list-style-type: none"> • Level of achievement by the Friends of Hazelhurst. • Number of members of Friends of Hazelhurst • Number of registered volunteers • High levels of utilisation of Hazelhurst Retreat by the local community.
Market the Facility to the	Develop and maintain an active	<ul style="list-style-type: none"> • A well utilised facility that

Objectives	Means of Achievement	Manner of Assessment
Community to increase their awareness and their opportunities	marketing strategy	meets Council arts, cultural and financial targets • Patronage in excess of other community art centres and regional art galleries
Create interest and enthusiasm from all sectors of the community	▪ Establish and promote a diverse range of programs to facilitate recreational, cultural, social and educational pastimes and activities	▪ A well utilised facility • No complaints from the community in relation to variety and quality of service provided
Provide social benefits to the broad community	▪ Encourage access to a wide variety of community user groups by maintaining a wide variety of options within the Site ▪ Encourage access to educational establishments through the provision of appropriate programs/exhibitions etc ▪ Establish programs of social benefit to the community through the provision of appropriate programs/exhibitions etc	▪ No limits imposed on access to the facility by all sectors of the community ▪ High levels of patronage by educational establishments • High levels of patronage by all sectors of the community
To minimise the financial burden of providing community facilities to the public.	▪ The hiring of space within Hazelhurst Retreat. ▪ The implementation of scaled fees and charges to ensure equitable access to the building for use by non profit organisations to that of for profit organisations.	• Revenue generated through the hire of the various components of Hazelhurst Retreat meets reasonable outgoings associated with the use of the building.

5.2 GRANTING OF OTHER ESTATES

In order to facilitate surrounding development, Council has traditionally made its land available for drainage purposes. In this respect Council has set the following objectives, means of achievement and manner of assessment.

Intended Use/Target Strategy/Objective	Means of Achievement	Manner of Assessment
Provide drainage opportunities for surrounding properties To minimise the financial burden on ratepayers in the provision and maintenance of the Site	Granting of Easements to Drain Water where appropriate Current market valuations for compensation payable	Registration of Easements to Drain Water

6.0 CONCLUSION

6.1 Future Management

This Plan establishes basic management objectives to be used as a guide for the future management, planning and design of Hazelhurst Retreat.

Future management of the Site must balance recognition of the social, natural and cultural heritage of the Shire and be also responsive to changing contemporary needs. Management and planning proposals for the Site must retain sufficient flexibility through plans of management to take advantage of new opportunities as they arise.

This Plan of Management has been concerned with the following objectives:-

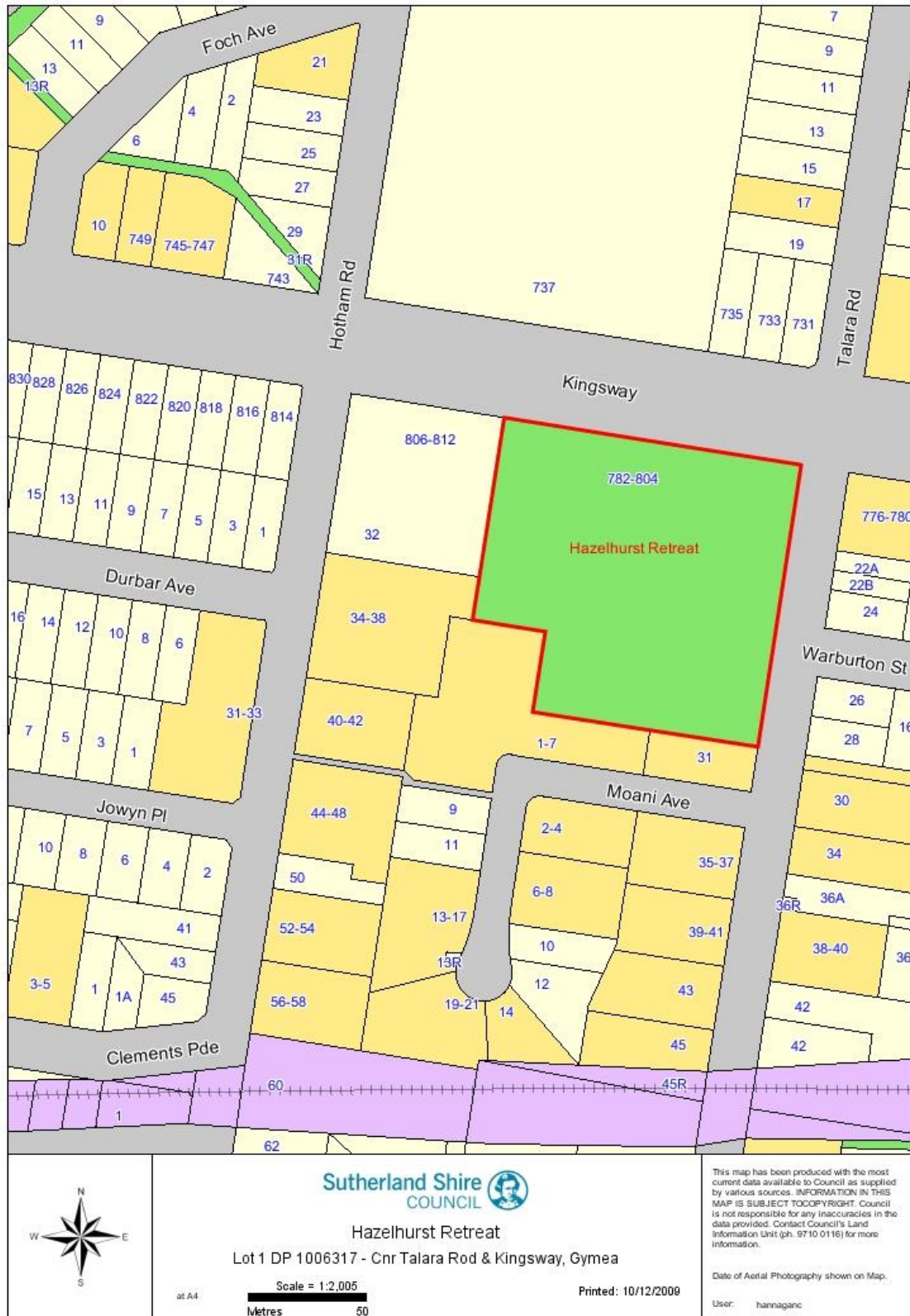
“To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- 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).*
- c) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- d) to provide for passive recreational activities or pastimes and for the casual playing of games*
- e) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management”*

Optimum performance of all management issues in this Plan of Management will depend on the monitoring of the strategies and the versatility of Council’s future management practices.

The plan, therefore, provides a framework to develop a balanced response to future pressures to enable change. However, as management issues may change over time, Plans of Management should be subject to regular review. This is to ensure its objectives and strategies remain relevant and consistent with community expectations.

APPENDIX A – SITE PLAN



Hazelhurst Retreat
 Lot 1 DP 1006317 - Cnr Talara Rod & Kingsway, Gymea

at A4

Scale = 1:2,005
 50 metres

Printed: 10/12/2009

This map has been produced with the most current data available to Council as supplied by various sources. INFORMATION IN THIS MAP IS SUBJECT TO COPYRIGHT. Council is not responsible for any inaccuracies in the data provided. Contact Council's Land Information Unit (ph. 9710 0116) for more information.

Date of Aerial Photography shown on Map.

User: harraganc

APPENDIX B

MANAGEMENT STRATEGIES

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Buildings & Facilities	Provide a facility that benefits a broad cross section of the community	Develop the Site to provide <ul style="list-style-type: none"> • a Regional Art Gallery • a Community Arts Centre • a Park • a Café/Restaurant 	<ul style="list-style-type: none"> • The facility is constructed and all components of the Site are accessible to the whole community
Parking and Traffic	Allow adequate safe and convenient parking and traffic flow. Exclude unauthorised private parking from non-designated areas.	<ul style="list-style-type: none"> • Appropriate layout, design, location and construction of designated parking areas. • Provision of emergency and disabled spaces. • Identification of pedestrian accessways. • Adequate signage. 	<ul style="list-style-type: none"> • Number of comments about adequacy of parkings • Number of vehicle/pedestrian accidents. • Number of parking infringements. • Number of comments about parking impacts

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
		<ul style="list-style-type: none"> • Inspections by Council Ordinance Inspectors. 	<ul style="list-style-type: none"> • Number of emergency and disabled spaces provided
Footpaths	<p>Allow an access network for pedestrians.</p> <p>Maximise user safety and prevent conflicts.</p> <p>Allow for pathways to contribute to the landscape character.</p>	<ul style="list-style-type: none"> • Clear identification of path usage via contrast pavement. • Provision of facility where appropriate. • Appropriate design, siting and construction of footpath in accordance with Council’s Codes, Policies and Regulations. 	<ul style="list-style-type: none"> • Number of reported accidents and comments of user conflicts. • Number of community comments with regard to the provision of a footpath. • Number of footpaths provided (measured in metres)
Site Utility Services	<p>Allow for the installation of all services as required by site usage.</p>	<ul style="list-style-type: none"> • Approval by appropriate Statutory Authorities. • Construction and installation of all necessary services • Registration of appropriate easements. 	<ul style="list-style-type: none"> • All facilities are adequately services, identified and located. • Number of objections received from service authorities about the location and quality of services • Number of site utility service installations

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
			constructed
Heritage	<p>Preserve and protect heritage aspects of the Site.</p> <p>Ensure that heritage items are adequately maintained.</p>	<ul style="list-style-type: none"> • Where appropriate, promote awareness and educate via interpretive signage. • Minimise physical disturbance of sensitive areas through signage and monitoring processes. • Consultation with appropriate heritage experts. • Implementation of Council’s Heritage LEP 	<ul style="list-style-type: none"> • Number of reported incidents where artefacts and protected areas are damaged • Number of heritage/archaeology sites protected or maintained

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Paved Areas – Any area other than grass or planting areas (includes soft fall areas)	<p>Allow paved surfaces which are aesthetic, safe and easily maintained.</p> <p>Allow for the provision of paved areas that satisfy function.</p>	<ul style="list-style-type: none"> • Clear identification of pavement usage. • Appropriate design, selection of materials and construction in accordance with Council’s Codes, Policies and Regulations. • Maintenance and repair as required 	<ul style="list-style-type: none"> • Number of reported accidents and comments.
Outdoor Furniture	<p>Allow for the provision of adequate furniture, such as bubblers, tables, seats, bins, bollards, cycle racks, tree guards and planter tubs, etc. at suitable locations.</p> <p>Allow for the provision of artistically designed outdoor furniture</p>	<ul style="list-style-type: none"> • Complement and be consistent with the local theme • Appropriate design, siting, use of materials and erection of furniture • Coordination by Manager-Hazelhurst/Gallery Director (Public Art Projects) 	<ul style="list-style-type: none"> • Number of comments about acceptance by the community with regard to the suitability of the location and the style. • Number of incidents of non-compliance with relevant Council Codes, Policies and Regulations. • Number of pieces of furniture provided through

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
	Create a comfortable setting for users, both aesthetically and functionally.		Public Art Projects
Shade/Shelter Structures	<p>Allow structures that will provide shade and shelter for users where appropriate.</p> <p>Allow integration of the structures harmoniously, e.g. aesthetically and functionally, with the character of the area.</p>	<ul style="list-style-type: none"> • Appropriate design, location and erection of structures. 	<ul style="list-style-type: none"> • Number of comments about the effectiveness of the structures in all weather conditions. • Number of community responses to the appearance of the structures. • Number of structures erected
Fencing	<p>Allow for appropriate safety fencing.</p> <p>Allow for appropriate security fencing.</p>	<ul style="list-style-type: none"> • Appropriate design and siting of fencing in accordance with Council’s Codes, Policies and Regulations. • Appropriate design and siting to restrict vehicular access. 	<ul style="list-style-type: none"> • Number of comments about the effectiveness of the fencing for safety, security and demarcation of site boundaies

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
	<p>Allow for appropriate feature fencing.</p> <p>Allow the use of fencing as a demarcation of site boundary.</p> <p>Retain the existing “Hazelhurst Gateways”</p>	<ul style="list-style-type: none"> • Appropriate design and siting to minimise pedestrian danger from vehicles. • Appropriate design and siting to minimise vandalism, theft and assault. 	
Signage	<p>Allow suitable information regulatory, identification interpretative and directional signage relating to the use of the area.</p> <p>Regulate advertising signage.</p>	<ul style="list-style-type: none"> • Appropriate design and siting of signage in accordance with the relevant DCP for ‘Advertising, Structures and Signs’. • Council Consent. • Development of Signage Strategy by Manager-Hazelhurst/Gallery Director 	<ul style="list-style-type: none"> • Number of user comments. • Number of ordinance investigations and prosecutions. • Number of signs erected in line with Strategy

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Lighting	<p>Allow security lighting which will enable safe movement of pedestrians along major access routes at night.</p> <p>Prevent excessive lighting impacts on adjoining land uses.</p> <p>Allow for lighting of special events at night.</p> <p>Allow for the lighting of architectural or landscaped features.</p> <p>Allow for the provision of lights at night for particular functions.</p>	<ul style="list-style-type: none"> • Set appropriate illumination levels. • Design and installation of light facilities. • Regulate times for lighting of special events. • Council Consent. 	<ul style="list-style-type: none"> • Number of comments from adjoining residents and surrounding community land users. • Number of problems related to inadequate lighting.
Irrigation Systems	Allow watering systems to	<ul style="list-style-type: none"> • Design, install and operate 	<ul style="list-style-type: none"> • Number of incidents of

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
	optimise water usage, minimise maintenance and enable appropriate vegetative growth	an appropriate system.	failure of the irrigation system.
Water Features (Artificial)	<p>Allow the use of water in the landscape which will be safe, hygienic and easily maintained.</p> <p>Allow the use of water within the landscape to beautify and enhance the Site.</p>	<ul style="list-style-type: none"> • Appropriate functional and aesthetic design. • Design and siting to maximise safety. • Regular cleaning and maintenance. 	<ul style="list-style-type: none"> • Number of reported accidents. • Number of comments about water quality and appearance of the feature
Water Quality Devices & Control	<p>Maximise the quality of stormwater leaving the Site with minimal physical impact.</p> <p>Control the quantity of stormwater being discharged to and from the Site.</p>	<ul style="list-style-type: none"> • Appropriate selection and design, monitoring and maintenance of devices, such as detention basins, soak pits, gross pollutant traps and nutrient removal ponds etc. 	<ul style="list-style-type: none"> • Number of incidents of non-compliance with Council adopted Guidelines for stormwater and run-off. • Number of incidents of water logging and flooding on and off site.

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
			<ul style="list-style-type: none"> • Degree of weed infestation attributed to stormwater. • Degree of sedimentation in the areas adjoining the water control devices.

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
<p>Landscaping</p>	<p>Allow use of suitable species and use of landscape materials to achieve the desired landscape character.</p> <p>Allow mulching of all planted areas.</p> <p>Allow edge definition of planted and turfed areas.</p> <p>Allow minor earthworks to provide mounding for aesthetic appeal, space definition and visual barriers.</p>	<ul style="list-style-type: none"> • Augment existing indigenous planting. • Use exotic species in suitable locations. • Use shade trees for user comfort and protection. • Use screen planting for visual, acoustic and physical buffers. • Use of suitable organic mulches at an appropriate depth. • Use of suitable materials and design. • Incorporation of mounding in landscape design where appropriate. • Ensure works are carried out are consistent with adopted Council plans and specifications. 	<ul style="list-style-type: none"> • Number of comments about public acceptance and level of usage. • Number of incidents of non-compliance with original design concept. • Degree of weed growth. • Degree of transpiration and necessary irrigation. • Degree of turf encroachment into planted areas. • Number of comments on noise and visual intrusion.

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Landscape Character	<p>Complement the character of existing plantings.</p> <p>Reflect and maintain the indigenous character of the Site.</p> <p>Enhance an area to be consistent with its natural heritage where appropriate.</p> <p>Provide a positive contribution to the local character both physically and visually.</p>	<ul style="list-style-type: none"> • Appropriate design and selection of materials in accordance with Council’s Codes, Policies and Regulations. • Preserve and reinforce indigenous plantings. • Sensitive design to ensure a balance between indigenous and cultural landscapes. 	<ul style="list-style-type: none"> • Number of comments about maintenance, durability and public acceptance of the landscape character. • Number of comments in relation to the level of use by the public. • Number of incidents of non-compliance with original design concept • Number of comments about visual impact from development • Number of reported instances of infestation of exotic plant species.
Tree Preservation	<p>Manage, protect and control existing and future trees in the Site.</p>	<ul style="list-style-type: none"> • Application of Council’s Tree Preservation Order. 	<ul style="list-style-type: none"> • Number of breaches of the Tree Preservation Order.

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
		<ul style="list-style-type: none"> • Application of correct horticultural and tree surgery techniques. 	<ul style="list-style-type: none"> • Number of reported incidents of sick trees
Vegetation	<p>Retain existing endemic species.</p> <p>Control and protect existing exotic species within the Site.</p> <p>Maximise biodiversity of species within the Site.</p>	<ul style="list-style-type: none"> • Identify species endemic to the area. • Use recognised suitable species. 	<ul style="list-style-type: none"> • Number of comments about quality of vegetation
Weed Infestation	<p>Minimise weed infestation and associated impacts.</p> <p>A Site free of noxious weeds.</p>	<ul style="list-style-type: none"> • Minimise rubbish dumping within the local area via community education. • Appropriate design and implementation of water quality control devices. • Implementation of the Noxious Weeds Act. 	<ul style="list-style-type: none"> • Number of reported incidents of weed infestation • Number of reported incidents of rubbish dumping

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Carpark	Allow the placement of a sealed carpark and ancillary structures in accordance with Council’s consent conditions.	<ul style="list-style-type: none"> • Appropriate design and selection of materials. 	<ul style="list-style-type: none"> • Number of incidents of non-compliance with approved plans and specifications. • Number of incidents of non-compliance with maintenance programs. •
Disabled Access	Where ever practical, provide access for people with disabilities to and within The Site	<ul style="list-style-type: none"> • Appropriate design for pavements, facilities, structures and parking to comply with Australian Standard. 	<ul style="list-style-type: none"> • Number of comments about ease of access.
Flora and Fauna	<p>Protection of native and endangered species and their habitats and control of introduced species in accordance with the National Parks & Wildlife Act, and any other relevant Act.</p> <p>Control feral animals within the Site.</p>	<ul style="list-style-type: none"> • Regulation of public access to sensitive habitats via pathway location. • Education and awareness via interpretive signage. • Community education on feral animals. • Implementation of Endangered Fauna (Interim Protection) Act 1991. 	<ul style="list-style-type: none"> • Number of reported incidents of destruction of native species and their habitats. • Number of reported incidents of a decline in the number of plants/animals within the area

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Watercourses	<p>Redesign the existing watercourse.</p> <p>Minimise detrimental impacts to watercourses that surround or are within The Site.</p> <p>Maintain surface run-off and a system that disposes of water adequately and safely.</p> <p>Ensure adequate control of drainage and run-off to and from The Site to minimise flooding.</p> <p>Minimise the degree of stormwater run-off to and from</p>	<ul style="list-style-type: none"> • Convert an open storm water channel to a creek containing 4 rock cascades and 2 large pond areas. • Divert the existing storm water channel into under ground concrete pipes. • Excavate to required levels and install a rubber liner to make the area waterproof • Place river pebbles and rocks to form cascades and the creek bed 	<ul style="list-style-type: none"> • Number of incidents of non-compliance with Council adopted guidelines for stormwater and run-off . • Number of comments about water quality • Number of reported incidents of weed infestation attributed to stormwater. • Number of reported incidents of sedimentation in the areas adjoining the The Site. • Number of reported incidents of damage caused by stormwater. • Number of instances of non-compliance with design

A.1 – PHYSICAL & ENVIRONMENTAL			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
	watercourses.		

A.2 - CULTURAL, SOCIAL & INTELLECTUAL WELFARE			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Community Education	Allow the use of the Site for social and cultural education and study where applicable.	<ul style="list-style-type: none"> • Licences and agreements with user groups. 	<ul style="list-style-type: none"> • Number of hours used by the community per annum
Social Interaction Opportunities	<p>Maximise the opportunities for social interaction.</p> <p>Manage usage so it does not adversely impact on the surrounding area.</p>	<ul style="list-style-type: none"> • Installation and maintenance of appropriate facilities. • Improvement where possible of existing facilities. 	<ul style="list-style-type: none"> • Number of comments about user group satisfaction.
Adjoining Uses	<p>Minimise impacts on adjoining areas and the Site.</p> <p>Allow maximum integration of the surrounding uses</p>	<ul style="list-style-type: none"> • Control the hours of usage by groups and special events. • Control the use of PA systems through Council consent. • The use of strategic acoustic and visual barriers in areas of 	<ul style="list-style-type: none"> • Number of comments from adjoining residents and surrounding community land users.

A.2 - CULTURAL, SOCIAL & INTELLECTUAL WELFARE			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
		conflict. <ul style="list-style-type: none"> • Restriction of lighting hours except for major pedestrian accessways and special events with Council consent. 	
Special Events	Allow special events within The Site with minimal adverse visual, physical, social and environmental impact.	<ul style="list-style-type: none"> • Council Consent as required under Council’s Plans, Policies and Guidelines 	<ul style="list-style-type: none"> • Number of comments about special events • Attendance levels at special events.
Outdoor Performance Area	Allow for the provision of outdoor performances and performance space where appropriate with minimal impact on the adjoining land users.	<ul style="list-style-type: none"> • Regulation by Council. • Provision of facility in appropriate locations 	<ul style="list-style-type: none"> • Number of comments received about public acceptance of the outdoor area • Number of bookings of facility per annum

A.2 - CULTURAL, SOCIAL & INTELLECTUAL WELFARE			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Range of Uses	Allow for uses that are compatible with the land use table of the adopted planning document(s)	<ul style="list-style-type: none"> • Compliance with the relevant Council Plans, Policies and Guidelines. 	<ul style="list-style-type: none"> • Number of unauthorised uses.
Artworks	Allow for public and community artworks in appropriate settings.	Co-ordination by Manager-Hazelhurst/Gallery and relevant people involved in the project to identify, commission and erect artworks	<ul style="list-style-type: none"> • Number of comments about public acceptance. • Number of public involved in the Project • Number of reported incidents of of vandalism and damage to artwork.
Rubbish Dumping and Littering	Prohibit rubbish dumping and littering	<ul style="list-style-type: none"> • Regulatory signage at appropriate locations. • Community education on the environmental impacts of rubbish dumping. 	<ul style="list-style-type: none"> • Number of incidents of illegal dumping. • Cost of clean-up and litter collection per annum

A.2 - CULTURAL, SOCIAL & INTELLECTUAL WELFARE			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Vandalism	Minimise vandalism within The Site.	<ul style="list-style-type: none"> • Appropriate landscape design techniques. • Appropriate use of materials. • Encouragement of community involvement and education. • Appropriate use of signage. • Prompt repair of vandalised areas. 	<ul style="list-style-type: none"> • Number of reported incidents of vandalism
Anti-Social Behaviour	Minimise and manage anti-social behaviour in the grounds and within the facilities.	<ul style="list-style-type: none"> • Encourage community involvement and surveillance. • Appropriate design and lighting of common areas. 	<ul style="list-style-type: none"> • Number of comments received investigations and prosecutions.

A.2 - CULTURAL, SOCIAL & INTELLECTUAL WELFARE			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Noise	<p>Manage and control the impacts of noise from the Site usage on adjoining areas.</p> <p>Control the hours of use of areas/facilities.</p>	<ul style="list-style-type: none"> • Controlled use of PA Systems, background music and hours of usage. • Council consent for special events. • Appropriate use of signage. • Use of acoustic barriers adjoining residential areas. • Community education. 	<ul style="list-style-type: none"> • Number of comments related to excessive noise.

A.3 - RECREATIONAL PASTIMES			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Picnics	Allow picnics within the Site	<ul style="list-style-type: none"> • Encourage use through marketing 	<ul style="list-style-type: none"> • Number of comments about the accessibility of the Site for picnics
Informal Recreation	Allow games which are suitable within the Site	<ul style="list-style-type: none"> • Regulatory signage. • Monitoring by Manager-Hazelhurst/Gallery Director 	<ul style="list-style-type: none"> • Number of community comments about activity.
Outdoor Seating Concessions/Kiosks	Allow the licensing or leasing of outdoor seating concessions/kiosks as approved by Council.	<ul style="list-style-type: none"> • Development Consent. • Licensing/Leasing Agreement 	<ul style="list-style-type: none"> • Number of incidents of non-compliance with the terms and conditions of the Development Consent and the License or Lease Agreement. • Number of Licences issued
Regulatory Breaches	Address all breaches of	<ul style="list-style-type: none"> • Investigation of breaches by 	<ul style="list-style-type: none"> • Number of reported

A.3 - RECREATIONAL PASTIMES			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
	prohibited or inappropriate activity within The Site.	Council’s Ordinance Inspectors and/or local Police. <ul style="list-style-type: none"> • Prosecute and reprimand offenders as appropriate. • Regulatory signage. 	breaches. <ul style="list-style-type: none"> • Number of successful investigations and prosecutions.

A.3 - RECREATIONAL PASTIMES			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
<p>Vehicular Access and Control</p>	<p>Allow general vehicular access to the parking area.</p> <p>Enable vehicular access within The Site for maintenance, emergency service and patrol vehicles.</p> <p>Enable vehicular access for private vehicles where appropriate.</p>	<ul style="list-style-type: none"> • Use of regulatory signs. • Use of traffic control devices such as boom gates, barriers and bollards. • Appropriate design of accessways and any traffic control devices that integrate with the design of The Site. 	<ul style="list-style-type: none"> • Number of reported incidents of illegal or unauthorised vehicular entry. • No of reported incidents of unauthorised usage.
<p>Drop-off/Pick-up Area</p>	<p>Allow the provision of a safe and convenient drop-off and pick-up area for the community.</p>	<ul style="list-style-type: none"> • Appropriate design and siting of the area. • Adequate lighting of the area. 	<ul style="list-style-type: none"> • Number of reported incidents. • Number of community comments about safety and convenience

A.3 - RECREATIONAL PASTIMES			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
		<ul style="list-style-type: none"> • Use of traffic control devices. 	
Security	Provision of a secure public environment both within the General Community Use facilities	<ul style="list-style-type: none"> • Installation of security systems. • Appointment of security patrols. • Appropriate fencing, lighting and signage. • Community education • Liaison with Police. 	<ul style="list-style-type: none"> • Number of community comments in relation to security • Number of ordinance investigations and prosecutions. • Number of public liability claims against Council.

A.4 - OPERATIONAL & MANAGEMENT			
Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
Levels of Service	Have an appropriately maintained The Site.	<ul style="list-style-type: none"> • Provide a level of maintenance servicing appropriate to the design and usage of The Site 	<ul style="list-style-type: none"> • Number of reported incidents of maintenance not being carried out • Number of comments about level of service
Delivery Docks to Buildings	Allow safe and adequate provision for delivery vehicles.	<ul style="list-style-type: none"> • Appropriate design and siting of dock in accordance with Council’s Codes, Policies and Regulations. 	<ul style="list-style-type: none"> • Number of comments about the adequacy of the delivery dock
Storage	Allow for the provision of suitable and sufficient storage.	<ul style="list-style-type: none"> • Appropriate layout, design and location. • Installation of appropriate facility for purpose. 	<ul style="list-style-type: none"> • Number of comments received about inadequate storage facilities
Demolition	Allow the demolition of structures and buildings.	<ul style="list-style-type: none"> • Council consent where required. • Application of Council’s Heritage LEP where required 	<ul style="list-style-type: none"> • Number of incidences of non-compliance with the consent.
Extension of Existing Buildings	Allow for the construction or extension of the facilities and associated infrastructure in accordance with identified community needs.	<ul style="list-style-type: none"> • Identify community needs • Appropriate design siting and layout in accordance with community needs and Councils Plan, Policies and Guidelines. • Application of Council’s Heritage LEP. 	<ul style="list-style-type: none"> • Number of additional facilities constructed as per community needs.
Consolidation of Properties	Allow consolidation of individual allotments	<ul style="list-style-type: none"> • Prepare a consolidation plan for 	<ul style="list-style-type: none"> • Number of consolidation plan

A.4 - OPERATIONAL & MANAGEMENT

Management Issue	Objectives & Performance Targets	Means Of Achievement	Manner Of Assessment
	where applicable.	lodgement at the Land Titles Office. <ul style="list-style-type: none"> • Council Consent. 	lodged per annum <ul style="list-style-type: none"> • Number of consolidation plan registered per annum
Hours of Usage	Allow controlled use of The Site by individuals. Allow for the management of The Site usage times for special events and user groups.	<ul style="list-style-type: none"> • Council consent and regulatory signs for special events and group activities 	<ul style="list-style-type: none"> • Number of reported breaches of Council consent. • Number of unauthorised special events and groups activities.
Buskers/Bands	Allow the entry of buskers/bands as approved by Council.	<ul style="list-style-type: none"> • Regulation by Council. 	<ul style="list-style-type: none"> • Number of comments. • Number of unauthorised buskers/bands
Waste Management	Minimise litter within the Site. Encourage recycling.	<ul style="list-style-type: none"> • Provide and service enough waste management facilities in strategic locations. • Provide a recycling station for glass, aluminium, PET plastics etc. • Community education. 	<ul style="list-style-type: none"> • Number of garbage and recycling bins provided • Number of comments in relation to inadequate waste facilities
Control of Alcohol Consumption and/or Possession.	Implement controls to prohibit the consumption and/or possession of alcohol, except within the appropriate premises and any other leased concession areas, between sunset and sunrise.	<ul style="list-style-type: none"> • Regulatory signage. • Ordinance investigation. • Local Police investigation. 	<ul style="list-style-type: none"> • Number of comments and investigations.