



## **NORTH GRIFFITH PRECINCT PARKS**

**CROWN RESERVES 78173, 78175, 85013, 240004 & 1010108**

**AND COUNCIL OWNED COMMUNITY LAND**

## **PLAN OF MANAGEMENT**



Draft Plan of Management Report prepared by  
Melva Robb  
Consultant  
Griffith City Council  
GRIFFITH NSW 2680

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## 1.0 EXECUTIVE SUMMARY

Griffith Park's PoMs' have been prepared to align with Council's *Playground Strategy (2014)* "Application of Hierarchy" based around Precinct areas within the City of Griffith.

The *North Griffith Precinct Parks Plan of Management* has been prepared by Griffith City Council to reflect the respective features of Playgrounds, Parks and Sportsgrounds within the North Griffith Precinct providing a direction for the use and management of the respective sites. The area covered by the North Griffith Precinct broadly extends west of Boonah Street and is bounded by Ortella and Kooba Streets, Wood Road and north of the Griffith-Hillston railway line to include parks and playgrounds in newer residential developed lands.

This Plan of Management (PoM) comprises both Council Managed Crown Reserves and Council Owned Community Land as a generic PoM incorporating the following Parks: -

### Council Managed Crown Reserves

- Circle Park (R78173)
- French Park (R78175)
- Wood Park (R85013)
- Coates Park (R240004)
- Jubilee Park (R1010108)

### Council Owned Community Land

- Ieraci Park
- Jacka Park
- Kinkead Park
- Noel Hogan Park
- Ryan Park
- Ortella/Gordon Avenue Park

The Parks are more specifically referred to in **Annexure 1** of this PoM (refer pgs. 40-41).

The Plan of Management examines the current character, current use and future needs of the lands and their relationship to the surrounding properties and communities within which they are located. The Plan establishes a clear direction for future development, planning and resource management of the land by Council.

The PoM is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*.

The Council Managed Crown Reserves and Council Owned Community Lands with the exception of Jubilee Park are all categorised in this PoM, as: -

- **Park**

Jubilee Park is categorised as **Sportsground** in respect of the main sporting precinct area and associated land, however the category of **General Community Use** specifically applies to the area containing the location of the FM Community Radio studio.

The categorisation of the lands is consistent with the Reserves' various purposes of Children's Playground, Public Park, Public Recreation and Community Purposes and all the lands continue

to be used for organised and occasional sporting activities together with passive recreational use; and general community use.

## 2.0 Introduction

Griffith City is a thriving regional capital located in the Murrumbidgee Irrigation Area with a vibrant lifestyle and diverse economy; embracing community, heritage, culture and the environment. The estimated population of Griffith City Council in 2020 was 27,155.

Located in the Riverina, Griffith is 584km from Sydney, 458 km from Melbourne and 358km from Canberra; and is the largest regional centre in the Western Riverina region. Griffith is located in the heart of Wiradjuri Nation – the largest nation of Aboriginal and Torres Strait Islander people in Australia.

Griffith City Council is responsible for the care and control of many parcels of community land. With the introduction of the *CLMA 2016* on 1 July 2018, Council as the appointed Crown Land Manager will generally now manage Crown Reserves under the provisions of the *LGA 1993*.

Figure 1 – Locality diagram



## 2.1 Corporate Objectives

Griffith City Council has a positive future being acknowledged as a predominant major regional centre. Council's Mission Statement is –

1. To respond to the needs of the community and deliver in an economical manner those services which are the responsibility of Local Government.
2. To provide Local Government administration that is dedicated, accountable and committed to the improvement of the quality of life and the economic well-being of the citizens of the City of Griffith.

Figure 2 – Guiding Griffith 2040



The Community Strategic Plan ‘*Guiding Griffith 2040*’ adopted in February 2017 identifies the community’s priorities and aspirations for the future and provides strategies for achieving these goals. The Community Strategic Plan is made up of four themes. The four key themes are:

**Figure 3 – Community Strategic Plan – Themes**

- |  |
|--|
| <p><b>1. Leadership –</b></p> <ul style="list-style-type: none"> <li>a. Developing an engaged and connected community through clear and transparent communication; acknowledging and being responsive to issues; and to be well informed on current issues that impact on the community;</li> <li>b. Working together to achieve goals by engaging actively with State, Federal and non-government agencies to provide local advocacy; partnering and supporting local delivery service providers; sourcing opportunities for funding partnerships, projects and programs to improve quality of life for community members; and develop partnerships with industry and agricultural leaders.</li> <li>c. Planning and leading with good governance within a clear framework of strategic planning, policies and procedures and service standards; and to ensure Council’s financial sustainability.</li> </ul> <p><b>2. Love the Lifestyle –</b></p> <ul style="list-style-type: none"> <li>a. Griffith is a great place to live providing accessible diverse housing; a shared responsibility for the safety of its community members; promotion of reconciliation and a celebration of its social and cultural diversity and social inclusion of the varied demographic groups; providing and promoting accessibility to services and facilities; and building a community which promotes and facilitates an active and healthy lifestyle through provision of sporting and recreational facilities.</li> </ul> <p><b>3. Growing our City –</b></p> <ul style="list-style-type: none"> <li>a. Encouraging the local community to grow with establishment of diversified industries; promoting the growth of established businesses and assist new business growth; strategic planning and consideration of land use management to encourage new investment; promotion and support of diverse agricultural industries; and the promotion of Griffith as a desirable visitor and tourism destination.</li> <li>b. Encouraging a skilled workforce with employment opportunities locally; developing partnerships to build quality education and training opportunities; and advocate for safe work practices and employment standards.</li> <li>c. Providing, renewing and maintaining a range of quality infrastructure, assets, services and facilities in a cost effective and sustainable manner; maintain and develop an effective transport network; improving the aesthetic of the City and its villages; and mitigating against natural disasters.</li> </ul> <p><b>4. Valuing our Environment</b></p> <ul style="list-style-type: none"> <li>a. Enhancing the natural and built environment through respectful planning, balanced growth and good design; facilitating community involvement in caring for the natural environment; delivering projects to protect biodiversity; valuing and protecting both natural and built heritage; sustainable land use; and considering climate change issues when decision making.</li> <li>b. Use and manage our resources wisely through management of water resources and water quality; reduction of energy consumption and greenhouse gas emissions; and providing environmentally sustainable waste management services.</li> </ul> |
|--|

## 2.2 Land to Which this Plan Applies

This PoM covers various parcels of land including both Council managed Crown Reserves and Council owned community land as shown in Table 1 below. A more detailed list indicating infrastructure is shown in **Annexure 1** (refer pgs. 40-41).

These lands are predominantly used for passive recreational pursuits although Jubilee Park caters for a variety of formal sporting activities used by various sporting bodies and local schools. Jubilee Park categorised as a ‘Sportsground’ with the purpose of public recreation, includes infrastructure suited to rugby league / rugby union, cricket, netball, tennis in addition to passive recreational uses. Jubilee Park is also home to the local FM community radio station 95.1.

**Table 1 – Land included in this PoM**

Management Type	Reserve No.	Name	Purpose	Date of Gazette - Trustee	Lot/DP	Area
<b>Crown Reserve</b>	78173	Circle Park, The Circle, Griffith	Children's Playground; Public Park	16/12/1955 - 10/02/1956	1/95/758476	1.38ha
	78175	French Park, Gordon Avenue, Griffith	Children's Playground; Public Park	16/12/1955 - 10/02/1956	1/106/758476	5369m2
	85013	Wood Park, Cnr. Messner and Thompson Streets, Griffith	Public Park; Public Recreation	18/09/1964 - 27/11/1964	1/137/758476	2.425ha
	240004	Coates Park, Gordon Avenue	Public Recreation	03/04/1987 - 3/04/1987	14/56/758476	6987m2
	1010108	Jubilee Park, Groongal Avenue, Griffith	Community Purposes; Public Recreation	26/3/2004 - 02/04/2004	2-3/86/758476 and Lot 7303 DP1153581	10.348ha
<b>Council owned</b>		Ieraci Park, North Grove Drive, Griffith			65/1063408	2504m2
		Jacka Park, Robrick Close, Griffith			83/851401	2029m2
		Kinkead Park, Cnr. North Grove Drive & Robrick Close, Griffith			84/851401	2284m2
		Noel Hogan Park, Nelson Drive, Griffith			60/1008323	2215m2
		Ryan Park, North Grove Drive, Griffith			66/1063408	1288m2
		Ortella/Gordon Avenue Park, Griffith			1/25382	1299m2

The Griffith City Council *Playground Strategy (2014)* describes Wood Park as being a 'Precinct Park' of medium scale and offering several play experiences for children and teenagers, with a reasonable amount of amenity.

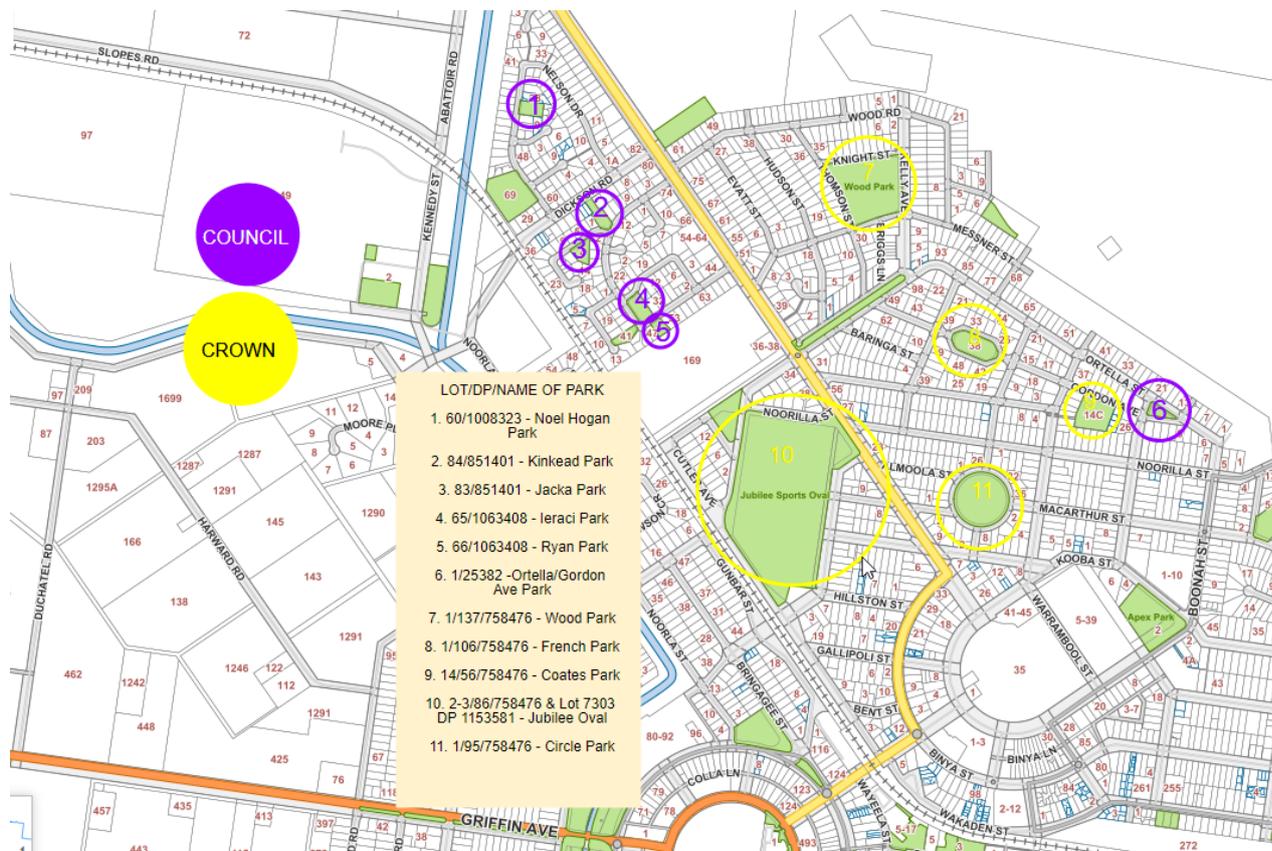
Circle, French, Coates, Ieraci, Kinkead and Noel Hogan Parks are all described in the above-mentioned *Playground Strategy* as being 'Neighbourhood Parks' being of a small scale offering a narrower scope of play than Precinct Parks and serving the immediate neighbourhood within which they are located.

Ryan, Jacka and Ortella/Gordon Avenue Parks are not listed in the *Playground Strategy* as they are only used for open space and contain no play associated equipment. Ryan and Ortella/Gordon Avenue Parks are not formally identified with any signage.

Jubilee Park with its primary focus on organised sporting activities and community interests is also not listed in the *Playground Strategy* as it doesn't contain any playground infrastructure per

se. The Park is used for passive recreational use in addition to formal sporting activities and the community use for radio station.

Figure 4 – North Griffith Precinct Parks



## 2.3 Lands excluded from the Plan

The following Table identifies land that has been excluded from this PoM with reasoning cited under 'Comments'.

Table 2 – Lands excluded from this PoM

Reserve No.	Name	Lot/DP	Purpose	Comments
240005	Danny Piccoli Park	1/114/758476, Campbell & Binguie Streets, Griffith	Public Recreation	Area used for drainage.
NA	Alexandra Park	64/1063408, between North Grove Drive & Simona Close, Griffith		Area used for detention basin.
NA	Peisley Park	28/1003506, Nelson Drive, Griffith		Area used for detention basin.
NA	Youll Street Park	Located on part Lot 7300 DP 1133143 adjacent to Youll and Edward Streets, Griffith		Park was established and continues to be maintained by local residents. This Park is located on part of Scenic Hill Reserve ( <b>Reserve 56353</b> for 'Preservation and Growth of Timber')

## 2.4 Owner of the Land

The PoM includes land which is owned by the State of New South Wales (as Crown land) and managed by Griffith City Council under the *CLMA 2016*, together with Council owned community land which is managed directly under the *Local Government Act 1993*.

Further to [Section 2.2 – Land to which this PoM applies](#), (pg. 8), Jubilee Park was originally notified as Reserve 71914 for Public Recreation of 10 May 1946 and comprised the boundaries of Section 86, Town of Griffith (of 24 acres 0 roods 20 perches (i.e., 9.76ha)). The Council of the Shire of Wade was appointed as Trustee on 26 July 1946 (Folios 1734 & 1735).

Jubilee Park was extended by the addition as notified in the Government Gazette of 13 February 1953 (Folio 486) –

*“Proposed closing of Roads - Road (being part Groongal Avenue) being a strip fifty links wide to be surveyed by survey adjoining the eastern boundary of R.71914 from Sale and R.71915 from Lease generally for Public Recreation notified 10 May 1946, town Griffith, parish Jondaryan, county Cooper, Land District Mirrool, Shire of Wade. R.52-360. Note. If closed, the above-described road is proposed to be added to the adjoining recreation reserve”.*

Two further additions of land were added to Jubilee Park as separate Reserves being:

- Reserve 78056 for Public Recreation (Additional) being allotment 2, section 86 (of 1 acre 0 roods 12 perches (i.e., 4,350m<sup>2</sup>)) by Gazette notification of 4 November 1955 (Folio 3288). The Council of the Shire of Wade was appointed as Trustee on 13 January 1956 (Folio 80).
- Reserve 82326 for Public Recreation (Additional) being allotment 3, section 86 (of 2 roods 11 ½ perches (i.e., approx. 2,302 m<sup>2</sup>)) by Gazette notification of 29 January 1960 (Folio 257). The Council of the Shire of Wade was appointed at Trustee on 25 March 1960 (Folio 922).

Council of the Shire of Griffith was further proclaimed as City of Griffith (Griffith City Council) by Government Gazette of 1 July 1987. Griffith City Council was reappointed Trustee of the reserves (i.e., Reserves 78173, 78175, 85013 and 240004) on 16 December 1994.

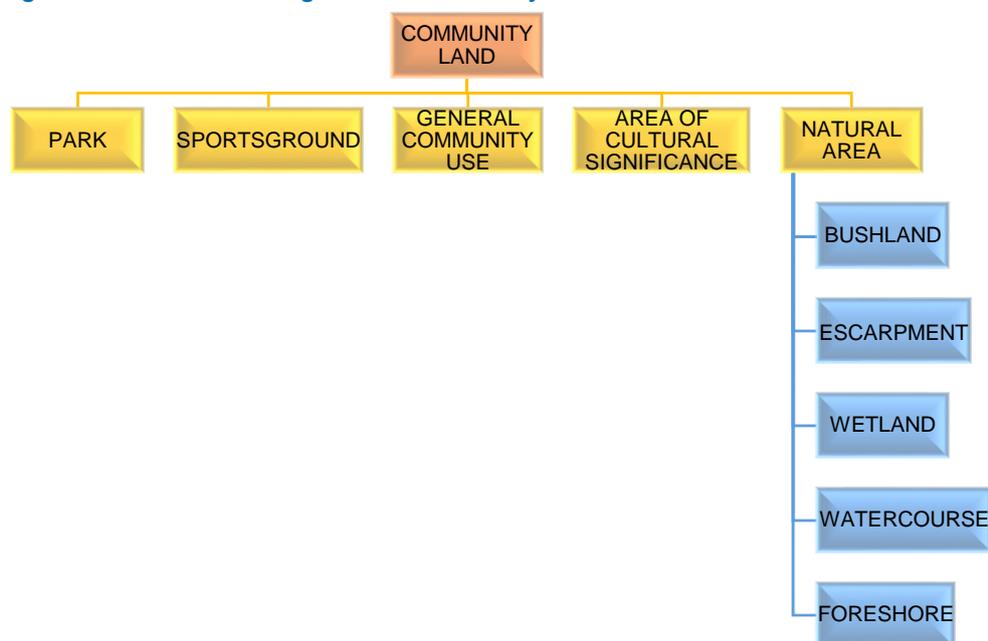
To enable Council to issue Licences in respect of part of Jubilee Park to user groups for specific areas, i.e., the Tennis Club and Community Radio studio, the respective Reserves of 71914, 78056 and 82326 were revoked in the Government Gazette of 26 March 2004 (Folios 1695 & 1696). Reserve 1010108 was notified in the same Gazette for the purpose of Public Recreation and Community Purposes being an amalgamation of the former collective of Reserves.

The management and use of Circle Park, French Park, Wood Park, Coates Park and Jubilee Park is subject to the provisions of the *CLMA 2016*, are not subject to any condition, restriction or covenant imposed by the owner.

## 2.5 Categorisation of Reserves

All community land is required to be categorised as one or more of the following categories. Section 36 of the Local Government Act defines five categories of community land referred to in Figure 5 below as:

Figure 5 – Prescribed categories of Community Land



The broader usage is further described as:

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

With the introduction of the *CLMA 2016*, Council is to manage dedicated or reserved Crown land held under their management control as community land under section 3.21 of the Act.

Under section 3.23(2) of the *CLMA 2016*, Council Crown Land Managers must assign to all Crown land under their management, one or more initial categories of ‘Community Land’ referred to above. The category is to relate most closely to the purpose(s) for which the land is dedicated or reserved.

For the purpose of section 3.23 of the *CLMA 2016*, the PoM for North Griffith Precinct Parks is a ‘first Plan’.

The degree to which the reserve purpose relates to the assigned category of the land is important for ongoing management of the land as Council must obtain Native Title Manager advice as to the validity of the activities that they wish to undertake on the land prior to dealing with the land.

Both the *Aboriginal Land Rights Act (ALR) 1983* and the *Commonwealth Native Title Act (NTA (C'th)) 1993* recognises the intent of the original reserve purpose of the land so that a complying activity can be considered lawful or validated.

On Crown land, Native Title rights and interest must be considered unless:

- Native Title has been extinguished; or
- Native Title has been surrendered; or
- Determined by a court to no longer exist.

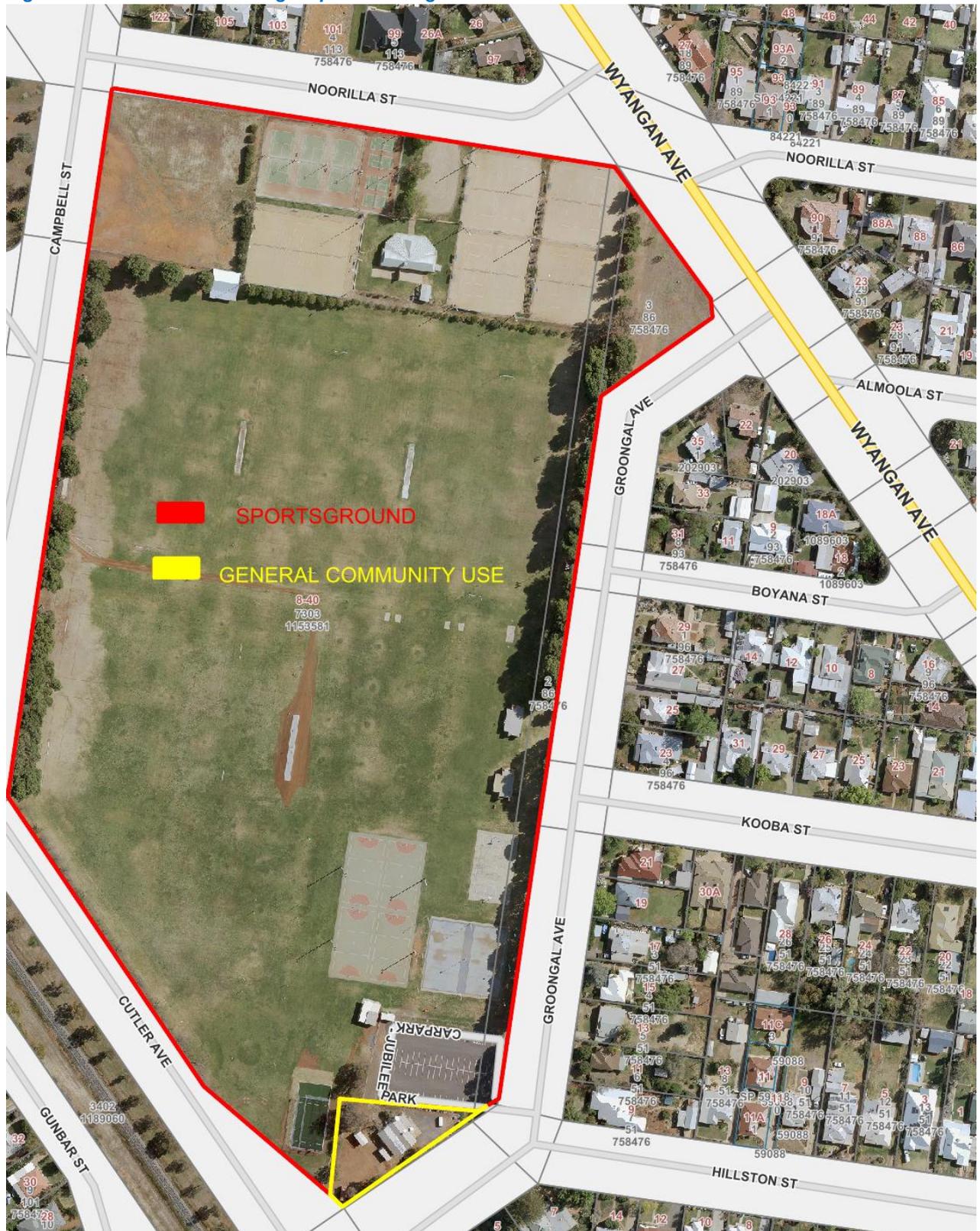
Examples of acts which may affect Native title on Crown land reserves managed by Council include: -

- The construction of new buildings and other facilities such as toilet blocks, walking tracks, tennis courts, grandstands and barbeques,
- The construction of extensions to existing buildings,
- The construction of new roads or tracks,
- Installation of infrastructure such as powerlines, sewerage pipes, etc.,
- The issue of a lease or licence,
- The undertaking of earthworks.

With the exception of Jubilee Park, Council applied for the categorisation of the Council Managed Crown Reserves as '**Park**' which closely relates to the reserves' purposes of Children's Playground, Public Park and Public Recreation. Noting Jubilee Park's significant sporting infrastructure, Council applied for the categorisation of '**Sportsground**' reflective of the reserves' purpose of Public Recreation. As part of Jubilee Park also has the purpose of Community Purposes, the category of '**General Community Use**' has also been applied to this park.

These categories were respectively approved by the Minister administering the *CLMA 2016* in relation to the reserves, and Council does not propose to alter the categories by this Plan of Management.

Figure 6 – Jubilee Park showing respective categories of land



Council does not propose to change the category of Park in relation to the Council Owned Community Lands of Ieraci, Jacka, Kinkead, Noel Hogan, Ryan and Ortella/Gordon Avenue Parks pursuant to the *Local Government Act 1993*.

Activities on the Council Managed Crown Reserves will need to reflect the intent of the gazetted purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation, including assessment of the activity under the *NTA 1993 (C'th)* and registered claims under the *ALRA 1983*.

Activities on Council Owned Community Land Parks will need to be assessed for compliance with relevant Local Government legislation.

## 2.6 Purpose of this Plan of Management

The purpose of this generic PoM is to:

- Develop a Plan of Management to provide a strategic framework for Council to guide sustainable development, land use and management of community lands contained within North Griffith.
- Meet and contribute to Council's broader strategic goals and vision as set out in the Community Strategic Plan "*Guiding Griffith 2040*" in accordance with Council's current *Playground Strategy (2014)*.
- Ensure consistent management that supports a unified approach to meeting the varied needs of the community.
- Develop Jubilee Park reflective of community needs.

## 2.7 Process of Preparing this Plan of Management

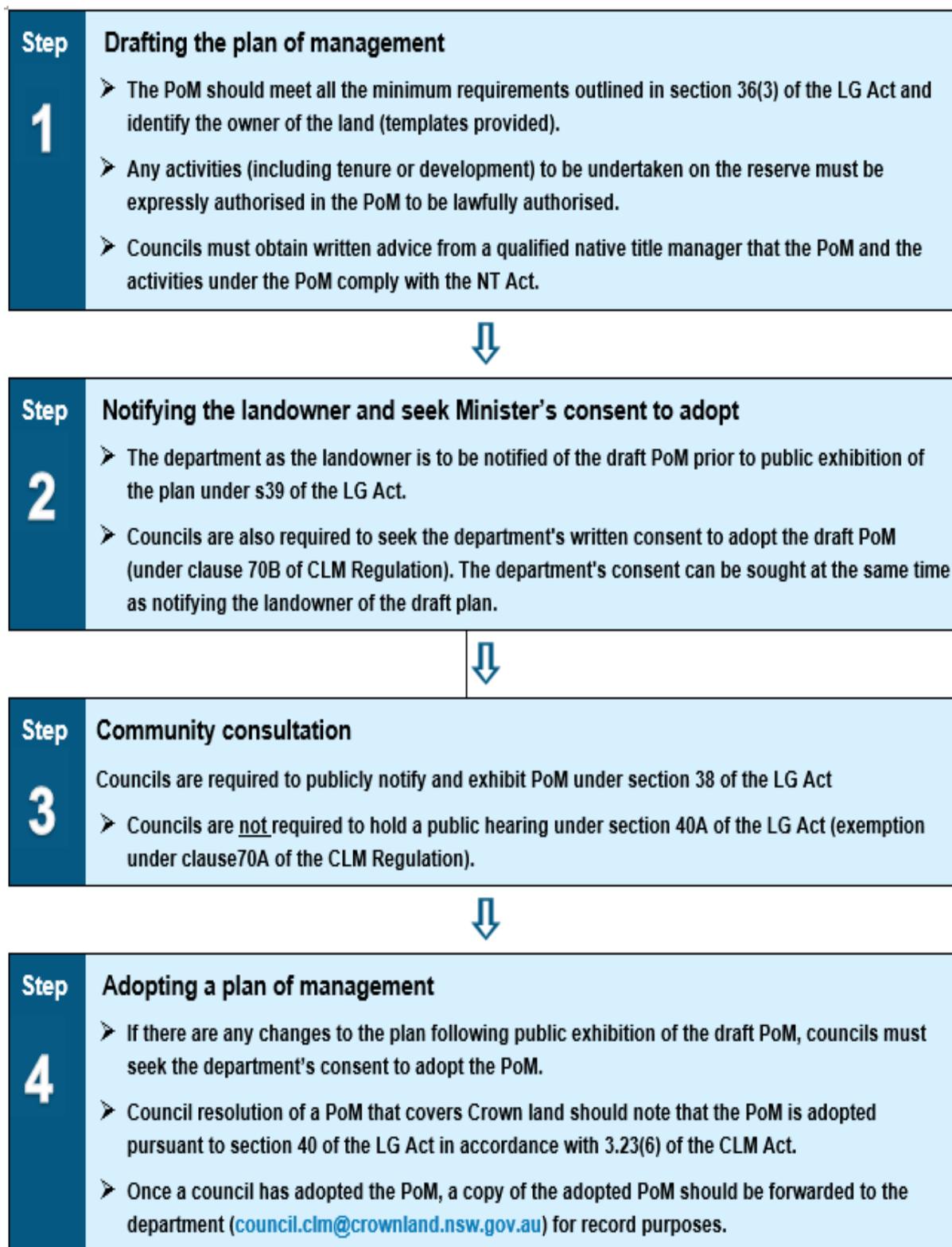
The process for preparing a PoM for Council managed Crown reserves is shown in Figure 7 (below) "***Flowchart for Consultation and Approval of an Initial Plan of Management***".

Council is required to submit the draft PoM to NSW Department of Planning & Environment, as representative of the owner of the land under section 39 of the *LGA 1993*. This process occurs prior to a public exhibition and community consultation of the PoM.

If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required. Council can then proceed to adopt the PoM.

If Council proposes a change in the categorisation of the land following public consultation, the plan must be referred again to the Minister administering the *CLMA 2016* for consent to adopt the PoM.

Figure 7 – Flowchart for Consultation and Approval of an Initial Plan of Management



## 2.8 Change and Review of Plan of Management

The use and management of the various parcels of land listed in Table 1 and in the Schedule of Lands in **Annexure 1** (refer pgs. 40-41), are regulated by this PoM.

This PoM will require regular review in order to align with community values and changing community needs, and to reflect changes in Council priorities.

Whilst the guidelines and principles outlined in the Plan may be suitable at present, the Plan should be reviewed from time to time to confirm its relevance. It is noted that Council is pending review of its '*Playground Strategy*' (2014) and such review may also impact on the relevance of this Plan should significant development or changes to use of the included Parks and Sportsground be identified.

Council has determined that it will review this PoM within 5 years of its adoption and the community will have an opportunity to participate in its PoM.

## 2.9 Community Consultation

Consultation with the community is an important part of the preparation of this PoM. Consultation gives Council a better understanding of the range of local issues affecting the use and enjoyment of the land to which this PoM applies and gives all sectors of the community the chance to have an input into the direction of policy development being undertaken by Council.

All stakeholders and identified Council Departments are given the opportunity to express their opinions and provide relevant information in relation to the planned management of the land, however as the land is Crown land, final approval for the PoM rests with the Minister administering the *Crown Land Management Act 2016* as owner of the land.

Community consultation is also offered as a result of the development application process in line with Council's Griffith Community Participation Plan of 16 December 2019 in response to Section 2.23 of the *Environmental Planning and Assessment Act 1979*.

### 3.0 LEGISLATIVE FRAMEWORK

This section describes the legislative framework applying to the land covered under this PoM.

#### 3.1 Local Government Act 1993

Community land must be managed according to the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulations 2021 (LG Regulations)*.

*The Local Government Act 1993* requires all Council owned land to be classified as either Operational or Community land. Community land is defined as land that must be kept for the use of the general community and must not be sold. Under the *Local Government Act 1993*, Community land is required to be managed in accordance with a PoM and any other laws regulating the use of the land.

This PoM has been prepared in accordance with the *Local Government Act 1993* using the land categories approved by the Minister administering the *CLMA 2016* where lands are Council Managed Crown Reserves. The Plan of Management has further been prepared in accordance with the *Local Government Act 1993* solely where lands are Council Owned Community Lands.

Council must also consider the guidelines under Clause 101 of the *Local Government (General) Regulations 2021* for categorisation of community land when preparing PoMs. Refer to [Section 5.1 – Core Objectives for management of Community land](#).

The minimum requirements for a Plan of Management for community land is set out in Section 36(3) of the *Local Government Act 1993* and must identify the following:

- (a) the category of the land,
- (b) the objectives and performance targets of the plan with respect to the land,
- (c) the means by which the council proposes to achieve the plan's objectives and performance targets,
- (d) 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.

#### 3.2 Crown Land Management Act 2016

Crown reserves are Crown land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the *CLMA 2016*, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.

Under the *CLM Act*, as Council Crown land managers, Councils manage Crown land as if it were public land under the *Local Government Act 1993*. However, it must still be managed in accordance with the purpose of the land and cannot be used for an activity incompatible with its

gazetted purpose – for example, Crown land assigned the purpose of ‘environmental protection’ cannot be used in a way that compromises its environmental integrity.

**Division 3.4** of the *CLMA 2016* specifically relates to Crown land managed by Councils and **Division 3.6** of the said act, refers to Plans of Management and other plans.

Council’s must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the *CLMA 2016* and set out below. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses. Section 1.4 of the *CLMA 2016* states:

“For the purposes of this Act, ***the principles of Crown land management*** are –

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

### **Crown land management compliance**

In addition to management and use of Crown reserves that are aligned with the gazetted purpose of the reserve, there are other influences over Council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or Councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made.

### **3.3 Zoning and Planning Controls**

The *Environmental Planning and Assessment Act 1979 (EPA Act)* establishes the statutory framework for environmental and land use planning in NSW.

The Griffith City Council Local Environmental Plan 2014 (GLEP) is the current planning instrument.

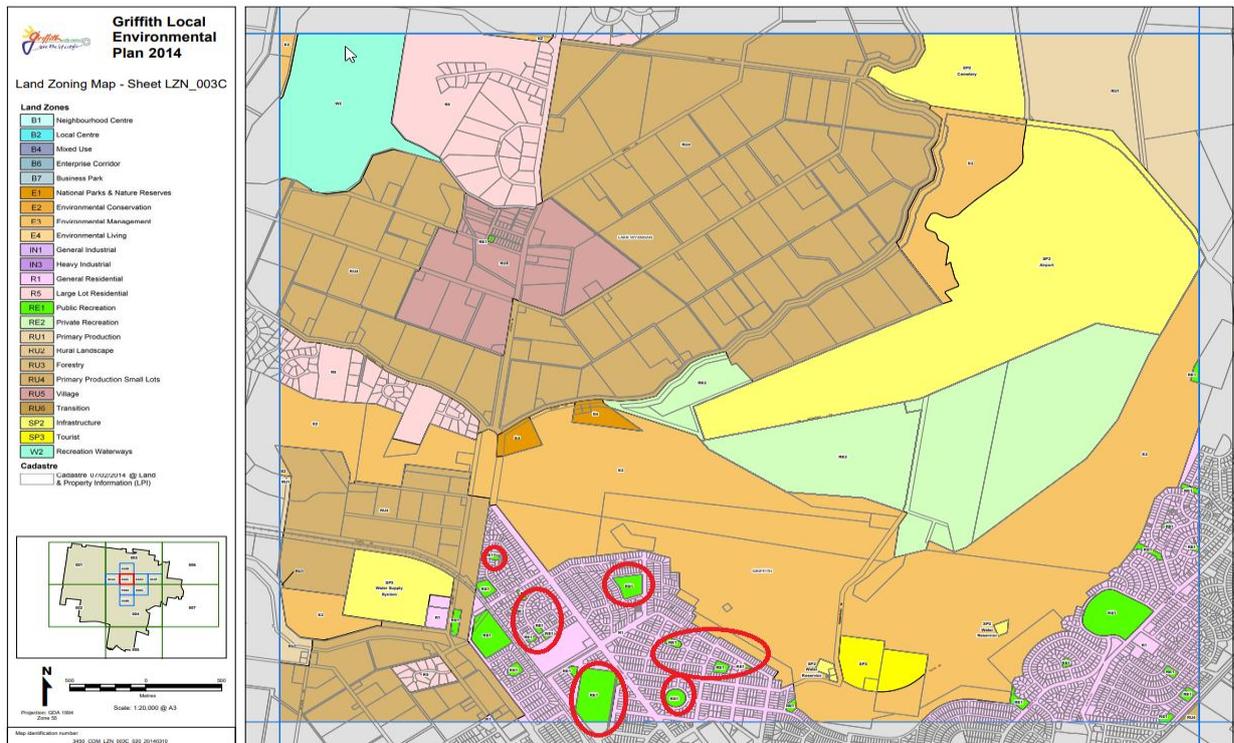
Under the current GLEP 2014, the various parcels of land are all zoned as RE1 – Public Recreation as shown by green colour in Figure 8 (below). The zoning of the land fits the current uses of the various lands contained within this PoM for Sportsground, Park and General Community Use as described in Table 3 below.

**Table 3 – Zoning requirements for RE1 – Public Recreation**

<p><b>Objectives of zone</b></p> <ul style="list-style-type: none"> <li>• To enable land to be used for public open space or recreational purposes.</li> <li>• To provide a range of recreational settings and activities and compatible land uses.</li> <li>• To protect and enhance the natural environment for recreation purposes.</li> <li>• To encourage the development of public open spaces in a way that addresses the community's diverse recreation needs.</li> <li>• To offer opportunities for tourism development.</li> </ul>
<p><b>Permitted without consent</b></p> <p>Environmental protection works; Water reticulation systems.</p>
<p><b>Permitted with consent</b></p> <p>Amusement centres; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Centred-based Childcare facilities; Community facilities; Eco-tourist facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities.</p>
<p><b>Prohibited</b></p> <p>Any development not specified in item 2 or 3.</p>

Planning Issues, Heritage and Flooding together with other discernible features are identified in **Annexure 2** (refer pg. 42).

**Figure 8 – GLEP (2014) – Land Zoning Map – Sheet LZN\_003C**



### 3.3.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

This Policy – *SEPP (Transport & Infrastructure) 2021* – commenced on 1 March 2021 and provides that certain types of works do not require development consent by a public authority, other agencies or authorised person.

**Division 12** of the *SEPP (Transport & Infrastructure) 2021* defines parks and public reserves which this Policy covers, i.e., Crown land within the meaning of the *CLMA 2016* including a public reserve but not including a reserve that is dedicated or reserved for a public cemetery.

Section 2.73(2)(c) of the Policy provides that in respect of land reserved within the meaning of the *CLMA 2016*, development for any purpose can be carried out without consent by or on behalf of the Secretary, a Crown land manager of the land, the Ministerial Corporation or the Minister administering the *CLMA 2016*, if the development is for the purposes of implementing a PoM adopted for the land under the *CLMA 2016* in to such land or in accordance with the *Local Government Act 1993* in relation to Crown land managed by a Council.

The types of development that may comply with the provisions of *Section 2.73(2)(c)* of *SEPP (Transport & Infrastructure) 2021* are set out in Table 5 (pgs. 29-30).

Section 2.73(3) of the Policy provides for a range of construction or maintenance works that are applicable under this Policy which may be carried out by or on behalf of a public authority in connection with a public reserve.

### 3.3.2 Other Relevant Legislation and Policies

In addition to the requirements of the *CLMA 2016* and the *Local Government Act 1993*, there are a number of other pieces of legislation and Government Policies that are relevant to the ongoing management of the respective Crown reserves and Council owned community lands including:

- *Aboriginal Land Rights Act 1983 (ALRA 1983)*;
- *Companion Animals Act 2016*;
- *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)*;
- *Native Title Act 1993 (NTA 1993 (C<sup>th</sup>))*;
- *Pesticides Act 1999*;
- *State Environmental Planning Policies (SEPPs)*.

### 3.3.3 Council Plans and Policies

The following Council Plans and Policies are relevant to the on-going management of lands contained within the North Griffith Precinct Parks Plan of Management:

- Community Strategic Plan '**Guiding Griffith 2040**'
- *Playground Strategy (2014)* (pending review)
- Approvals – Fencing Adjoining Public Lands (CS-CP-311) (Local Policy)
- Asset Management Policy (AS-CP-201) (Public Policy)
- Council Services – All Users to be Charged (FS-CP-501) (Public Policy)

- Events Policy and Decision Tool (CS-CP-501) (Public Policy)
- Loans for Community Organisations & Sporting Bodies (FS-CP-702) (Public Policy)
- Prohibited Activities on Council Active & Passive Recreation Areas (PG-CP-301) (Public Policy)
- Roads and Parks – Naming and Renaming of (ICT-CP-201) (Public Policy)
- Smoke-Free Outdoor Areas (EH-CP-202) (Local Policy)
- Sporting Ovals Contribution Charges (PG-CP-201) (Public Policy)
- Tree Policy (PG-CP-402) (Local Policy)
- Tree Preservation Order (PG-CP-401) (Local Policy)
- Vandalism, Graffiti and Rubbish Dumping – Reward (GC-CP-314) (Public Policy)

## 4.0 DEVELOPMENT AND USE

### 4.1 Overview

Council is responsible for the management of various Crown Reserves and Council owned community land Parks, with the Crown Reserve Parks managed in line with the respective gazetted purposes.

The collective purposes align with the Reserves' past and current use and values identified in this Plan. In relation to Jubilee Park, management incorporates specific Licences in respect of the Tennis precinct and local FM community radio studio. Note: The current community radio studio was originally the Clubhouse for the Women's Bowling Club. The former bowling greens were located under what is now the carpark. Following cessation of the Women's Bowling Club, the Clubhouse was subsequently utilised by the local Rugby Union Club.

Council's *Playground Strategy (2014)* underwent an extensive community consultation process that has provided Council with direction for play provision, design, management and priority for all the Parks under Council's administration (Council Managed and Community owned). Council has been able to prioritise and budget for upgrades of both Precinct and Neighbourhood Parks in line with the Strategy and also in consideration of its Asset Management Plan completed in June 2018.

### 4.2 History of Parks

Historical records of Griffith City Council indicate the following in relation to the naming of the Parks:

- ❖ Circle Park – named after the street it is located in.
- ❖ French Park – history of name unknown.
- ❖ Coates Park – named after Mr B Coates, a community member who provided significant volunteer work in establishing the park.
- ❖ Wood Park – named after Messrs FA and GJ Wood. History - Name on Griffith Cenotaph.
- ❖ Jubilee Park – Known as Jubilee Oval since development in 1951.
- ❖ Ieraci Park – no known history of naming.
- ❖ Jacka Park – no known history of naming.
- ❖ Kinkead Park – no known history of naming.
- ❖ Noel Hogan Park – no known history of naming.
- ❖ Ryan Park – believed to be named after son of the developer.
- ❖ Ortella/Gordon Park – not formally named (temporary name only).

### 4.3 Current Use of Land and Structures on adoption of Plan

Jubilee Park offers the highest use potential for organised sporting fixtures for weekend use by various sporting Clubs and also weekly by school groups utilising the various sporting infrastructure in place. This Park with its large open space also provides opportunities for individuals and family groups to partake in passive recreation.

As identified in **Annexure 1** (refer pgs. 40-41), Jubilee Park provides for an exclusive Tennis Precinct at its northern end together with specific areas for football (junior rugby league and rugby union) and cricket (that seasonally overlap) together with netball which are the primary uses of the main park area. The FM radio studio is located at the southerly end and separately fenced, is located in what was previously the local rugby union clubhouse. Refer to the Infrastructure Map shown at **Annexure 3** (pg. 43).

Events held at Jubilee Park in recent years include:

- Netball Carnival (2017)
- Fire and Rescue NSW (FRNSW) Firefighter Championships (2018)
- 100<sup>th</sup> MIA Open Bronze AMT (2021)
- Junior Rugby League Competitions

A triangular section located to the north-east of the main area fronting Wyangan Avenue provides open space. A narrow strip of land adjoining the eastern boundary and generally adjacent to Groongal Avenue (i.e., road reserve) provides a shaded border for parking for spectators of the various sporting activities. These two parcels of land are surveyed separately to the main area of Jubilee Park.

An area to the north-west of the main area is currently utilised as an overfill for informal parking.

In recent years, upgrades have included sealed parking adjacent to the community radio station, synthetic netball courts and canteen.

Currently under construction (and nearing completion) is an expansive amenity building, a new rugby field and car park including new tree plantings (adjacent to Cutler Avenue / Campbell Street). This Project forms part of Council's Griffith Regional Sporting Precinct Master Plan and was funded via 'Stronger Country Communities Fund Round 2' (\$880K) together with a Council contribution. These upgrades will facilitate local sporting teams competing at Jubilee Oval to enjoy new change rooms, toilets, canteen and cricket pitch while the rugby fields will be reconfigured to allow for additional fields and larger playing spaces.

Although it is proposed that Griffith Netball competition games will be transferred to the West End Sporting Complex (when upgraded), the current netball courts will remain in situ for use by schools, social games and as an overflow should the local Netball Association hold large netball events / carnivals in the future.

Storage for various sporting fixtures is housed in the former amenities building and the Griffith Rugby Union Club also has a shed located at the northern end of the park that has a combined use for storage and Club meetings.

Infrastructure has also been installed to enable Fire and Rescue NSW to hold State competitions at Jubilee Park.

Council has approved a number of Development Applications catering to the needs of various sporting clubs and activities since the mid 1950's including:

- Griffith Tennis Club Inc.
  - Tennis Club House – DA 17/55 (approved 22/02/1955)
  - Open Verandah – DA 52/59 (approved 02/06/1959)

- Additions – DA 34/63 (approved 02/04/1963)
  - Relocation of the boundary fence – DA 111/90 (approved 17/12/1990)
  - New garage – DA 945158 (approved 30/05/1995)
  - To demolish and erect a new Clubhouse – DA 956049 (approved 05/10/1995)
  - Clubhouse for Tennis – DA 950402 (approved 26/03/1996)
  - Erection of 4 light poles – B347/1999 (approved 06/03/2000)
- Griffith Netball Association
    - Kiosk & Admin facility – DA 40/91 (approved 30/07/1991) – Building Application 35/92 (approved 19/02/1992)
    - Shipping Container used as Administration Building – DA 355/2005 (approved 08/08/2005)
    - Erection of four concrete poles and eight floodlights- DA 144/2007 (approved 17/07/2007)
- Change of Use - Community Radio studio and Internal alterations -- DA253/2004 (approved 29/10/2004)
- Spanline Riverina – Proposed cover attached to canteen - DA 100/2009(1) (approved 29/04/2009)
- Western Riverina Community College – Sports Shelter - DA 61/2014(1) (approved 15/05/2014)
- Griffith City Council
    - Construct a car park – DA 9/2007 (approved 09/05/2007)
    - Construct a basketball court – DA 223/2007 (approved 17/07/2007)
    - State 1 – New amenities building incorporating 4x change rooms and associated facilities and disabled carparking/access. Stage 2 – 2(two)x additional change rooms. Stage 3 – In principle (concept) approval for carpark – DA 275/2019 (1) (approved 23/04/2020)

Wood Park although noted as a ‘Precinct Park’ is potentially under-utilised given its location and lack of facilities, i.e., limited play experiences, minimal seating and no shelter or BBQ facilities.

‘Neighbourhood Parks’ including French Park, Circle Park, Ieraci Park, Kinkead Park and Noel Hogan Park are located in either newer residential subdivisions (around 20 years old) or in established areas where residences built during the 1950’s-60’s are largely being renovated. With larger homes and less back-yard, the necessity for neighbourly outdoor play facilities continues to be a cornerstone for physical health, mental well-being and social engagement. These playgrounds are all valued assets within the communities within which they are located.

Ryan and Jacka Parks offer no playground experience although notably, are located relatively close to Ieraci and Kinkead Parks respectively. Their size however does lend themselves to informal activities of neighbourhood cricket or touch football and the like. These parks could remain as is, or potentially be developed into more native landscaping offering alternative play potential.

A description on the condition of the land and structures is not necessary for a PoM comprising multiple parcels of land, however this PoM has included information to express proposed

developments resultant from Council's former *Playground Strategy* and its Asset Management Plan.

Based on the descriptors of the Asset Condition Rating (physical condition rating scale), the following assets have specifically been identified for upgrade as shown in the Table below. Other issues have also been identified through consultation with Council representatives of Parks & Gardens and Planning directorates.

**Table 4 – Building Asset Report**

	BUILDING DESCRIPTION	YEAR BUILT	CONDITION RATING
<b>Jubilee Park</b>	Amenities Block and Changerooms	?	3
	Toilet Block	?	3
<b>Circle Park</b>	Park Furniture (table)	?	4
<b>Wood Park</b>	Slide	?	3
<b>Kinkead Park</b>	Rocker	?	3
CONDITION RATING	DESCRIPTION		
1	<b>Very Good:</b> Only planned maintenance required		
2	<b>Good:</b> Minor maintenance required plus planned maintenance		
3	<b>Fair:</b> significant maintenance required		
4	<b>Poor:</b> significant renewal / rehabilitation required		
5	<b>Very Poor:</b> Physically unsound and / or beyond rehabilitation		

At the time of PoM preparation, a new combined amenities block/changerooms and toilet facility accommodated for disabled use together with formal parking, is currently under construction in consideration of the above building asset report. The outdated facilities are proposed for storage.

Although not identified as requiring an upgrade, the *Playground Strategy (2014)* noted that playground equipment at Coates Park comprising of only a large slide and double swing both of steel construction, were outdated and the park was in need of an upgrade. There is no natural or built shade over the equipment and no seating within the park although the park size lends itself to passive recreational use, i.e., kicking a football, family cricket games etc. There is also evidence of unauthorised rear access through the park to some adjoining residences. Upgrade of this Park will be subject to future planning, budgetary constraints and community needs.

**Figure 9 – Photos showing infrastructure / use on various Parks**

Circle Park (The Circle, Griffith)



French Park (Gordon Avenue, Griffith)



Coates Park (Gordon Avenue, Griffith)



Wood Park (Cnr Messner and Thompson Streets, Griffith)



Jubilee Park (Groongal Avenue, Griffith)



Ieraci Park (North Grove Drive, Griffith)



Jacka Park (Robrick Place, Griffith)



Kinkead Park (Cnr North Grove Drive & Robrick Close, Griffith)



Noel Hogan Park (Nelson Drive, Griffith)



Ryan Park (North Grove Drive, Griffith)



Ortella/Gordon Avenue Park, Griffith (Intersection of Yoolooma and Ortella Streets & Gordon Avenue)



#### 4.4 Permissible Uses/Future Uses

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

Griffith City Council encourages a wide range of uses of community land and intends to facilitate uses which increase the activation of its land, where appropriate. Within the recreational and sporting facilities in particular, Griffith City Council intends to permit and encourage a broad range of appropriate activities.

The use of community land is often supported by associated ancillary development such as playground equipment, amenity blocks or food kiosks. The general types of uses which may

occur on community land categorised as Park, Sportsground and General Community Use, and the forms of development generally associated with those uses, are set out in Table 5 below. The facilities on community land may change over time, reflecting the needs of the community.

The anticipated uses and associated development identified in the table are intended to provide a general guide. The terminology used is not intended to impose an exact meaning. For example, a reference to ‘football’ includes any variations of that game.

It is anticipated that new sports may develop, and others increase or decrease in popularity. If this occurs, then some community land may be modified to facilitate the changing forms of ‘active recreation’ enjoyed by the community. References such as ‘field’, or ‘court’, are not intended to exclude other sporting surfaces. Similarly, the current use for community radio may also change to incorporate other general community use.

**Table 5 - Permissible use and development of community land categorised as Park and Sportsground by council**

<b>Park</b>	
<p><b>Purpose/Use such as...</b></p> <ul style="list-style-type: none"> <li>• Active and passive recreation including children's play and cycling</li> <li>• Group recreational use, such as picnics and private celebrations</li> <li>• Eating and drinking in a relaxed setting</li> <li>• Publicly accessible ancillary areas, such as toilets</li> <li>• Markets and similar localised events and gatherings</li> <li>• Low intensity commercial activities (e.g., recreational equipment hire)</li> <li>• Filming and photographic projects</li> </ul> <p>NB: Some of the uses listed above require a permit from the council.</p>	<p><b>Development to facilitate uses, such as...</b></p> <ul style="list-style-type: none"> <li>• Development for the purposes of improving access, amenity and the visual character of the park, e.g., paths, public art, pergolas</li> <li>• Development for the purposes of active recreation such as play equipment, exercise equipment, bike racks, half-court basketball courts, bocce courts</li> <li>• Amenities to facilitate the safe use and enjoyment of the park e.g., picnic tables, BBQs, sheltered seating areas</li> <li>• Refreshment areas (kiosks) including external seating</li> <li>• Lighting, seating, toilet facilities, courts, paved areas</li> <li>• Hard and soft landscaped areas</li> <li>• Storage sheds</li> <li>• Car parking and loading areas</li> <li>• Commercial development which is sympathetic to and supports use in the area, e.g., hire of recreation equipment</li> <li>• Heritage and cultural interpretation, e.g., signs</li> <li>• Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> <li>- relate to approved uses/activities</li> <li>- are discreet and temporary</li> <li>- are approved by the council</li> </ul> </li> <li>• Water saving initiatives such as stormwater harvesting, rain gardens and swales</li> <li>• Energy saving initiatives such as solar lights and solar panels</li> <li>• Locational, directional and regulatory signage</li> </ul>
<b>Sportsground</b>	
<p><b>Purpose/Use</b></p> <ul style="list-style-type: none"> <li>• Active and passive recreational and sporting activities compatible with the nature of the particular land and any relevant facilities</li> <li>• Organised and unstructured recreation activities</li> <li>• Community events and gatherings</li> <li>• Commercial uses associated with sports facilities</li> </ul>	<p><b>Development to facilitate uses</b></p> <p>Development for the purpose of conducting and facilitating organised sport (both amateur and professional), for example:</p> <ul style="list-style-type: none"> <li>• Sports field (cricket, football, baseball, softball)</li> <li>• Marked court (basketball, tennis, hockey, netball etc.)</li> <li>• Change room/locker areas</li> <li>• Shower/toilet facilities</li> <li>• Kiosk uses</li> <li>• Car parking and loading areas</li> <li>• Ancillary areas (Clubhouse/meeting rooms, recording rooms, equipment storage areas)</li> <li>• Shade structures</li> </ul>

	<ul style="list-style-type: none"> <li>• Storage ancillary to recreational uses, community events or gatherings, and public meetings</li> <li>• Facilities for sports training, e.g., batting cages, cricket practice nets, tennis walls</li> <li>• Provision of amenities to facilitate use and enjoyment of the community land including seating, change rooms, toilets, storage, first aid areas</li> <li>• Heritage and cultural interpretation, e.g., signs</li> <li>• Equipment sales/hire areas</li> <li>• Compatible, small scale commercial uses, e.g. sports tuition</li> <li>• Advertising structures and signage (such as A-frames and banners) that: <ul style="list-style-type: none"> <li>- relate to approved uses/activities</li> <li>- are discreet and temporary</li> <li>- are approved by the council</li> </ul> </li> <li>• Water saving initiatives such as stormwater harvesting, rain gardens and swales</li> <li>• Energy saving initiatives such as solar lights and solar panels</li> <li>• Locational, directional and regulatory signage</li> </ul>
<b>General Community Use</b>	
<p><b>Purpose/Use</b></p> <ul style="list-style-type: none"> <li>• Provide a building suitable for range of community use (e.g., community radio station, clubhouse etc.)</li> </ul>	<p><b>Development to facilitate uses</b></p> <ul style="list-style-type: none"> <li>• Development for the purpose(s) of social, community, cultural or recreational activities dependant of needs of community and specific user group at the time.</li> <li>• Development (within the building) for the purpose of addressing the needs of a particular group.</li> </ul>

#### 4.5 Express authorisation of leases and licences and other estates

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

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

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

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

This plan of management **expressly authorises** the issue of leases, licences and other estates over the land covered by the plan of management, in accordance with section 46(1)(b) of the LG Act, provided that:

- specific to the reserve purposes for individual reserves i.e. Children’s Playground, Public Park, Public Recreation and Community Purposes

- the purpose is consistent with the core objectives prescribed by Section 36F (categorisation of Sportsground), Section 36G (categorisation of Park) and Section 36I (categorisation of General Community Use)
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*
- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993* (C'th)
- where the land is subject to a claim under the *Aboriginal Land Rights Act 1983* the issue of any lease, licence or other estate will not prevent the land from being transferred in the event the claim is granted
- the lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulation 2021*
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.
- a tender process may be considered, for terms exceeding 5 years, unless it is granted to a non-profit organisation.

This PoM also allows the council to grant 'an estate' over community land for the provision of public utilities and works associated with or ancillary to public utilities and provision of services, or connections for premises adjoining the community land to a facility of the council or public utility provider on the community land in accordance with the *Local Government Act 1993*.

Section 3.17 refers to special provisions of Crown land managers (i.e. extending to leases, licences, permits, easements or rights of way) that may be granted with reference to Section 2.19 (Secondary Interest in dedicated or reserved Crown land); and Section 2.20 (short-term licences over dedicated or reserved crown land).

While occurrence of any tenure over the smaller Parks providing playground equipment and open space is generally considered infrequent, there may be occasion for small localised events to occur for which a Short-term Licence may be issued.

Short-term licences may be authorised for the purpose of:

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

Fees for short-term casual bookings will be charged in accordance with the council's adopted fees and charges at the time.

#### Direction of Funds

Any income produced from the Reserve, i.e., as per the approved Tenure, will be distributed to manage other community land in a fashion determined by Council.

Jubilee Park (R1010108), providing for a range of activities, currently has two Licences in place and has potential for future Licences to be issued. The following Licences are currently in place:

- Licence to Griffith Tennis Association Inc. – 17/10/2015 to 16/10/2025
- Licence to Griffith Community FM Association Inc. – 01/07/2014 to 30/06/2024

#### 4.6 Easements

No easements affect Crown Reserve parks managed by Council.

There are various easements identified on the following Parks all being Council owned community land, the details of which are held by Council as per respective Certificates of Title and 88B Instruments:

- Ieraci Park – Lot 65 DP 1063408
- Ryan Park – Lot 66 DP 1063408
- Noel Hogan Park - Lot 60 DP 1008323

#### 4.7 Native Title Assessment

Further to [Section 2.5 – Categorisation of Reserves](#) and reference to Native Title Assessment, Council is required under the provisions of the *CLMA 2016*, to undertake steps to identify whether the activity proposed on Crown land will affect Native Title. Council must further consider what provisions of the *NTA 1993 (C'th)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement. Council must also have regard for any existing claims made on the land under the *NSW Aboriginal Land Rights Act 1983 (ALR Act)*.

The activity must be authorised through *Part 2 Division 3 of the NTA 1993 (C'th)*.

Council must obtain written advice from its Native Title Manager in relation to certain activities and acts carried out on Crown land where the land is not excluded land, in accordance with native title legislation and applicable to works and activities to be undertaken at Circle, French, Coates, Wood and Jubilee Parks.

#### 4.8 Aboriginal Land Claims

The Council managed Crown Reserves are not currently impacted by any Aboriginal Land Claims. Any future activities will need to take into account any Claim that may subsequently be lodged in respect of any of these lands.

## 5.0 BASIS OF MANAGEMENT

Griffith City Council intends to manage its community land to meet:

- assigned categorisation of community land
- the LG Act guidelines and core objectives for community land set out in Table 6 in [Section 5.1](#) below
- the council's strategic objectives and priorities
- development and use of the land outlined in Section 6 of the LG Act.

### 5.1 Core Objectives for management of Community land

The management of community land is government by the categorisation of the land, its purpose and the core objectives of the category.

For the purpose of this PoM, the categories of Sportsgrounds, Parks and General Community Use are defined in the *Local Government Regulations 2021, Part 4 Division 1 – Guidelines for the categorisation of community land* as:

*Table 6 – Categories of land as defined in the Sections 103, 104 & 106 Local Government Regulation*

<b>Guidelines – from the Local Government (General) Regulation 2021</b>	<b>Core objectives – from the <i>Local Government Act 1993</i></b>
<p><b>Clause 103 – Sportsgrounds:</b></p> <p>Land used primarily for active recreation involving organised sports or playing outdoor games.</p>	<p><b>Category Sportsground (Section 36F):</b></p> <ul style="list-style-type: none"> <li>• to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games</li> <li>• to ensure that such activities are managed having regard to any adverse impact on nearby residences.</li> </ul>
<p><b>Clause 104 – Parks:</b></p> <p>Land which is improved by landscaping, gardens or the provision of non-sporting equipment and facilities, and for uses which are mainly passive or active recreational, social, educational and cultural pursuits that do not intrude on the peaceful enjoyment of the land by others.</p>	<p><b>Category Park (Section 36G):</b></p> <ul style="list-style-type: none"> <li>• to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities</li> <li>• to provide for passive recreational activities or pastimes and for the casual playing of games</li> <li>• to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.</li> </ul>
<p><b>Clause 106 – General Community Use:</b></p> <p>Land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance.</p>	<p><b>Category General Community Use (Section 36I):</b></p> <ul style="list-style-type: none"> <li>• to promote, encourage and provide for the use of the land</li> <li>• to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: <ul style="list-style-type: none"> <li>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</li> <li>(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).</li> </ul> </li> </ul>

## 6.0 MANAGEMENT FRAMEWORK FOR CATEGORIES OF LAND

### 6.1 Management Issues

Management of the lands takes into consideration the reserves' purpose and the purpose for which the lands are classified and categorised.

Council recognises the importance of Reserves and community owned land in providing a range of open space, playground equipment together with sportsground and general community use infrastructure as considered necessary within its defined locality.

Council's current *Playground Strategy (2014)* provides guidance for the variety of playgrounds necessary to support the mental and physical health and well-being of its residents. Review of the said Strategy, community expectations, changing demographics and Council's budget and forecasting will further drive necessary improvements and upgrades of the various facilities within the North Griffith Precinct Parks.

Table 7 below provides Council's general management issues and guidelines.

**Table 7 – Management Issues and Guidelines**

Maintenance of infrastructure	<ul style="list-style-type: none"> <li>As required following routine inspections and / or identified site-specific issues.</li> <li>Review of the Council's <i>Playground Strategy (2014)</i> may further identify new and improved infrastructure other than as described in Section 4.3 Table 4.</li> </ul>
Mowing	Parks, Open Space Reserves and the Sportsground will be mowed in accordance with approvals, manuals or schedules as required.
Car Park	No formal car-park applies to the Parks and Reserves within this PoM; however, provisions of parking do apply to Jubilee Park.
Watering	Watering of the sportsground, parks and landscaped areas (as applicable) shall be undertaken as required and according to specific water restrictions that may be in place from time to time.
Vandalism	Vandalism will be addressed at the time of occurrence and may include issues such as unauthorised vehicle access; the riding of horses; damage to playground equipment or infrastructure; or other damage resultant from unauthorised activities referred to in PG-CP-301 "Prohibited Activities on Council Active & Passive Recreation Areas.
Companion Animals	Domestic pets may use the land where authorised by signage provided that they are under the control of a competent person at all times, on an adequate chain, cord or leash; and do not cause loss of amenity to other users of the Reserve, except where specifically publicly notified. Dogs are not permitted within any area that is: <ul style="list-style-type: none"> <li>In a children's play area.</li> <li>Within 10 metres of the kiosk or other food outlet or place where food is prepared (as per the Companion Animals Act 1998 as amended)</li> </ul>
Playground Equipment	Playground equipment has limited life-span. Further upgrades or replacement may be considered in line with the review of the <i>2014 Playground Strategy</i> , Asset Report and any deficiencies that may be identified at the time (subject to available funding).
Erection of Sporting Posts	The erection of posts on playing fields if allowed by this Plan of Management will be under authorisation of Council. Users, in certain circumstances may erect posts, provided that they have the approval of Council.
Weeds	Weed management practices will be undertaken in accordance with guidelines to ensure amenability of the park and playground areas.
Trees	Risk Assessment of Trees is currently being programmed by Council's Parks & Gardens staff

## 6.2 Plan Implementation

The following action plan sets out the requirements under Section 36 of the Local Government Act 1993 with respect to:

- The category of the land
- The objectives and performance targets of the plan with respect to the land
- The means by which the council proposes to achieve the plan's objectives and performance targets,
- The manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets.

Table 8 below sets out key objectives and performance targets for management of the land.

**Responsibility: Griffith City Council (GCC)**

**Table 8 - Objectives and performance targets of this Plan of Management**

Performance Target	Actions	Priority	Performance Indicator
<b>LEGISLATIVE</b>			
To ensure that relevant legislation is complied with in relation to preparation of the PoM.	1. The Plan is prepared in accordance with Native Title Manager advice, the <i>LGA 1993</i> , the <i>CLMA 2016</i> , <i>NTA 1993 (C'th)</i> and <i>ALRA 1983</i> (as applicable)	High	<ul style="list-style-type: none"> <li>• The Plan is reviewed by Council's Native Title Manager and approved by Department of Industry – Crown Lands/</li> <li>• Council exhibits and adopts the PoM subject to community comments being addressed. (Where significant changes to the PoM are required, the PoM will be re-referred to Council and the Department).</li> </ul>
<b>MANAGEMENT</b>			
Provide quality facilities; assess the current facilities, condition and use of the land in accordance with community expectations.	2. Consultation and development in accordance with Council's Strategies and Policies. 3. Review of Council's Building Asset Report. 4. Review of Council's Playground Strategy (2014) 5. Provide maintenance to meet required service levels inclusive of grounds, trees, park infrastructure, lighting and footpaths. 6. Ensure appropriate tenure arrangement with users (as applicable).	Ongoing	<ul style="list-style-type: none"> <li>• Assets (current and future) are managed in accordance with prescribed Council standards and community expectations.</li> <li>• Community consultation in regards to meeting future community needs.</li> <li>• Maintenance service levels to meet requirements in accordance with adopted budgets.</li> <li>• Review of tenure conditions (as applicable).</li> </ul>
Asset Management Plan in place to maintain and enhance the sportsground and parks	7. Update Asset Management Plan (as required)	On-going	<ul style="list-style-type: none"> <li>• Asset renewal considered in 10-year financial planning (where applicable).</li> </ul>
Manage the buildings, sportsground, parks and open spaces (as applicable) for the safety of users including	8. Conduct regular safety audits to assess the property on a risk assessment basis	On-going	<ul style="list-style-type: none"> <li>• Equipment is in good working condition.</li> <li>• Reduction in vandalism.</li> <li>• Feedback from community is positive and negative</li> </ul>

addressing acts of vandalism			feedback acted upon as necessary.
<b>INFRASTRUCTURE</b>			
Upgrade sportsground and park infrastructure and remove obsolete and / or dangerous infrastructure (as and when necessary)	9. Ensure on-going inspection and assessment of all infrastructure (as appropriate) 10. Plan and renewal of infrastructure is in accordance with Asset Management guidelines, review of the Playground Strategy and budgetary constraints	On-going	<ul style="list-style-type: none"> <li>• Future upgrades and landscaping are carried out in accordance with the PoM and required development processes (where necessary).</li> <li>• Increased use of all facilities noted through survey or general observation.</li> <li>• Feedback from community is positive and negative feedback acted upon as necessary.</li> </ul>
Provide appropriate facilities to support use for community purposes	11. Support proposal(s) for upgrade to buildings to provide for community use for various uses (now and in the future as necessary)	On-going	<ul style="list-style-type: none"> <li>• Provide necessary approvals to development (as necessary) in accordance with community use.</li> <li>• Feedback from community is positive and negative feedback acted upon as necessary.</li> </ul>
Manage the areas to provide equal access to all users	12. Continually review infrastructure and ensure any plans for new facilities and equipment will allow access for all users	On-going	<ul style="list-style-type: none"> <li>• Facilities meet the requirements of all users.</li> <li>• Feedback from community is positive and negative feedback acted upon as necessary.</li> </ul>
<b>ENVIRONMENT</b>			
Provide quality sporting and passive recreational facilities	13. Maintain all facilities to a high standard 14. Consider and plan for future needs for varied use of Jubilee Park, expansion of playground areas, open space and / or landscaping as necessary	On-going	<ul style="list-style-type: none"> <li>• All facilities are maintained to meet service levels and continue to comply with Australian Standards.</li> <li>• Community feedback is positive and negative feedback acted upon as necessary.</li> </ul>
Manage environmental and user safety	15. On-going inspection and assessment of infrastructure in accordance with Council and Government WHS legislation 16. Consider the safety of the community in the maintenance of the various buildings, recreational areas and open space in regard to the use of chemicals and pest control	On-going	<ul style="list-style-type: none"> <li>• Audit process for safety and condition reporting working well.</li> <li>• Staff are appropriately trained in safe handling and use of appropriate chemicals for the land.</li> <li>• No unauthorised use of facilities.</li> <li>• Feedback from the community is positive and negative feedback is acted upon where necessary.</li> </ul>
<b>USE OF THE RESERVES</b>			
Signs	17. Review signs and follow guidelines provided by Statewide Mutual Signs as Remote Supervision 18. Signage should be amended to reflect the appropriate	On-going	<ul style="list-style-type: none"> <li>• Continually monitor all signs are legible and current and renew as required.</li> <li>• Update signage in respect of open space areas to reflect</li> </ul>

	legislation for management of the respective parks		<p>“Reserve” in lieu of “Park” where appropriate.</p> <ul style="list-style-type: none"> <li>Remove reference to “NSW Department of Primary Industries Catchment &amp; Lands” logo on Council Owned Community Land Parks.</li> </ul>
Provide adequate lighting to the areas	19. Examine existing and future lighting requirements	On-going	<ul style="list-style-type: none"> <li>Continue to monitor requirements for security lighting for unlawful activities (as necessary).</li> <li>Community feedback is positive and negative feedback acted upon as necessary.</li> </ul>
Parking	20. Provide adequate parking areas to meet the needs of users as appropriate	On-going	<ul style="list-style-type: none"> <li>Continue to monitor parking requirements to meet the needs of users and the respective facilities as appropriate.</li> <li>Plan and budget for any further parking needs at Jubilee Park regarding Tennis Association growth and / or community needs.</li> <li>Community feedback is positive and negative feedback acted upon as necessary.</li> </ul>

## 7.0 References

[https://www.google.com/search?q=Griffith+Clty+Council+populatioin&rlz=1C1GCEA\\_enAU854AU854&oq=Griffith+Clty+Co](https://www.google.com/search?q=Griffith+Clty+Council+populatioin&rlz=1C1GCEA_enAU854AU854&oq=Griffith+Clty+Co) sourced on 24 May 2021

Department of Planning, Industry & Environment – Crown Lands (NSW)

<https://trade.maps.arcgis.com/apps/webappviewer/index.html?id=99ed087615f24ab8aacc619ef3507155> sourced on 20 May 2021

<https://pp.planningportal.nsw.gov.au/publications/environmental-planning-instruments/griffith-local-environmental-plan-2014> sourced on 24 May 2021

[https://eplanningdlprod.blob.core.windows.net/pdfmaps/3450\\_COM\\_LZN\\_003C\\_020\\_20140310.pdf](https://eplanningdlprod.blob.core.windows.net/pdfmaps/3450_COM_LZN_003C_020_20140310.pdf) sources on 24 May 2021

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<https://www.griffith.nsw.gov.au/council-policies> sourced on 25 May 2021

[file:///C:/Users/Melva/Downloads/Playground\\_Strategy%20\(5\).pdf](file:///C:/Users/Melva/Downloads/Playground_Strategy%20(5).pdf) sourced on 28 May 2021

<https://www.griffith.nsw.gov.au/jubilee-oval-upgrades> sourced on 4 June 2021

[file:///C:/Users/Melva/Downloads/Sports\\_Precinct\\_Proposal\\_Presentation\\_Community\\_Forum\\_\(26\\_07\\_2018\)\\_Final.pdf](file:///C:/Users/Melva/Downloads/Sports_Precinct_Proposal_Presentation_Community_Forum_(26_07_2018)_Final.pdf) sourced on 4 June 2021

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[http://www5.austlii.edu.au/au/legis/nsw/consol\\_act/lga1993182/](http://www5.austlii.edu.au/au/legis/nsw/consol_act/lga1993182/) sourced on 10 June 2021

Local sporting websites

<https://www.facebook.com/griffithnetballassociation/about/> sourced on 4 June 2021

<https://griffithtennisclub.com.au/> source on 4 June 2021

NSW Government Gazettes

<https://legislation.nsw.gov.au/gazette> sourced on 9 June 2021

<https://trove.nla.gov.au/newspaper/?type=gazette> sources 8 June 2021

## 8.0 ANNEXURES

- 1) Schedule of North Griffith Precinct Parks
- 2) Schedule of North Griffith Precinct Parks – Planning and other impacts
- 3) Jubilee Park Infrastructure Map
- 4) State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

## ANNEXURE 1 – SCHEDULE OF NORTH GRIFFITH PRECINCT PARKS

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
1			SCHEDULE OF NORTH GRIFFITH PRECINCT PARKS													
2									FACILITIES							
3	RESERVE NO.	PARK NAME	CROWN / COUNCIL	DATE OF GAZETTE	PURPOSE	CATEGORY	LOT/DP	AREA	PLAY'D	TOILET FACILITY	SEATING	SHELTER	BBQ	SIGNAGE	COMMENTS	
4	78173	Circle Park	Crown	16/12/1955	Children's Playground; Public Park	Park	1/95/758476	1.379 ha	Y		Y			Y	Modular play equipment; Concrete footpath running north/south through park; old concrete table; 2x single seats (1@ aluminium & wood); wood table; concrete edging around playground; water bubbler; garbage bin; mature native & exotic trees	
5	78175	French Park	Crown	16/12/1955	Children's Playground; Public Park	Park	1/106/758476	5369 m2	Y		Y			Y	Modular play equipment; Concrete edging around playground; Signage at eastern entry point only; mature native & exotic trees	
6	85013	Wood Park	Crown	18/09/1964	Public Park; Public Recreation	Park	1/137/758476	2.425 ha	Y		Y			Y	Old brick entry with extended small steel pipe fencing at cnr. Thompson & Messnr Sts; Modular play equipment; Concrete edging around playground; concrete cricket pitch; 2x single wooden seats (one adjacent to playground); lightpole adjacent to playground	
7	240004	Coates Park	Crown	3/04/1987	Public Recreation	Park	14/56/758476	6987 m2	Y					Y	Old steel swing and slippery dip only; lightpole adjacent to playground; some rear access to adjacent residents from Park	
8	1010108	Jubilee Park	Crown	26/03/2004	Community Purposes; Public Recreation Public	General Community Use; Sportsground	2-3/86/758476 & 7303/1153581	10.348 ha		Y				Y	<u>Significant sporting precinct comprising:</u> 3x Rugby League/Union fields; Netball courts (6x synthetic & 1x grass); Basketball practice court (1/2 size); dressing sheds; storage; canteen; Cricket Pitch x3; Cricket Practice nets x4; storage sheds; field lighting; No playground equipment. <u>FM Radio Station</u> fenced separately. <u>Tennis Precinct</u> comprising of 11x sand & 2x synthetic courts; Clubhouse; brick practice wall; storage shed; lights and garden. <u>Car park:</u> Formal sealed and marked carpark adjacent to FM Radio Station together with other informal parking areas adjacent to the perimeter of Jubilee Park. New car park is under construction.	
9	240005	Danny Piccoli Park	Crown	8/01/1988	Recreation		1/114/758746	3475 m2							<u>Drainage infrastructure</u>	

10																	
11	Ieraci Park	Council			Park	65/1063408	2504 m2							Y	Y	Y	Modular play equipment; Concrete edging around playground plus single netball ring; and soccer goalpost; Footpath linkage on southern and eastern borders of park; 1x single and 1x double seating located on concrete pads; electricity box located in north-eastern corner of park
12	Jacka Park	Council			Park	83/851401	2029 m2									Y	Open space with a single lightpole located within the park area; no playground infrastructure
13	Kinkead Park	Council			Park	84/851401	2284 m2							Y	Y	Y	Modular play equipment including small flying fox and 2x rockers; Concrete edging around playground
14	Noel Hogan Park	Council			Park	60/1008323	2215 m2							Y	Y	Y	Modular play equipment including small flying fox; Concrete edging around playground; single garbage bin; Lightpole adjacent to playground
15	Ryan Park	Council			Park	66/1063408	1288 m2										Open space backing onto fenced orchard; no signage identifying park
16	Ortella/Gordon Avenue Park	Council				1/125382	1299 m2										No infrastructure. Open space bounded by intersection of Ortella and Yoolooma Streets and Gordon Avenue
17	Alexandra Park	Council				64/1063408	1722 m2										Detention Basin
18	Peisley Park	Council				28/1003506	1.065 ha										Detention Basin
19	Note: "+" denotes existence of infrastructure/equipment																
20	Parks highlighted in green have been excluded from PoM following initial inspection of sites																

## ANNEXURE 2 – NORTH GRIFFITH PRECINCT PARKS – PLANNING, ALC’S etc.

1	SCHEDULE OF ALL NORTH GRIFFITH PRECINCT PARKS - PLANNING CERTIFICATES, AHIMS CERTIFICATES & HERITAGE SIGNIFICANCE												
2	RESERVE NO.	PARK NAME	LOT/DP	Crown/ Council	Critical Habitat Y/N	Conservation Area Y/N	Part 7AA Threatened Species Conservation Act 1995 Y/N	Part 5 Biodiversity Conservation Act 2016 Y/N	Section 60ZC Local Lands Services Act 2013 Y/N	Biodiversity Values (as per mapping tool) Y/N	Flood Prone Land Y/N	Aboriginal Sites or Places Y/N	Heritage Significance Y/N
3	78173	Circle Park	1/95/758476	Crown	N	N	N	N	N	N	N	N	N
4	78175	French Park	1/106/758476	Crown	N	N	N	N	N	N	N	N	N
5	85013	Wood Park	1/137/758476	Crown	N	N	N	N	N	N/L	N	N	N
6	240004	Coates Park	14/56/758476	Crown	N	N	N	N	N	N	N	N	N
7	1010108	Jubilee Park	2-3/86/758476 & 7303/1153581	Crown	N	N	N	N	N	N/L	N	N	N
8													
9		Ieraci Park	65/1063408	Council	N	N	N	N	N	N	N	N	N
10		Jacka Park	83/851401	Council	N	N	N	N	N	N	N	N	N
11		Kinkead Park	84/851401	Council	N	N	N	N	N	N	N	N	N
12		Noel Hogan Park	60/1008323	Council	N	N	N	N	N	N	N	N	N
13		Ryan Park	66/1063408	Council	N	N	N	N	N	N/L	N	N	N
14		Ortella/Gordon Avenue Park	1/125382	Council	N	N	N	N	N	N	N	N	N
15													
16	Flood Prone Land: Land is considered below the Flood Planning Level (FPL) and therefore subject to flood related development controls (level of a 1:100 ARI (average recurrent interval) flood event.												
17	H=High; M/H=Medium-High; L/M=Low-Medium; L=Low; L/H = Low-High; N/L=no level indicator given to Low ;N=no level indicator given												
18													

# ANNEXURE 3 – JUBILEE PARK INFRASTRUCTURE MAP



  
 Griffith City Council  
 PO Box 485  
 3 Benemurrah Street  
 GRIFFITH NSW 2890  
 Telephone: 1300 176 077  
 Email: [admin@griffith.nsw.gov.au](mailto:admin@griffith.nsw.gov.au)

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Drawn By: daphnebr  
 Projection: GDA94 / WGA zone 55  
 Date: 20/06/2021 1:12 PM

Map Scale: 1:2932 at A4

## ANNEXURE 4

### State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (SEPP exempt) provides that certain types of works do not require development consent under Part 4 of the EP&A Act. The General Exempt Development Code is set out in Division 1 of the SEPP, providing the limitations and conditions of the exemptions. They include: -

- Access Ramps
- Advertising and signage
- Aerials, antennae and communication dishes
- Air-conditioning units
- Animal shelters
- Aviaries
- Awnings, blinds and canopies
- Balconies, decks, patios, pergolas, terraces and verandahs
- Barbeques and other outdoor cooking structures
- Bollards
- Charity bins and recycling bins
- Earthworks, retaining walls and structural supports
- Fences
- Flagpoles
- Footpaths, pathways and paving
- Fowl and poultry houses
- Garbage bin storage enclosure
- Hot water systems
- Landscaping Structures
- Minor building alterations
- Mobile food and drink outlets
- Playground equipment
- Screen enclosures
- Sculptures and artworks
- Temporary uses and structures
- Waste storage containers

Section 1-16 of Division 2 of the SEPP provides for General Requirements for exempt development.

