



HANWOOD SPORTS PRECINCT

(WOMENS LAND ARMY PARK & HANWOOD OVAL)

RESERVES 96428 and 96429 (HANWOOD)

DRAFT PLAN OF MANAGEMENT



Plan of Management Report prepared by
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July 2020

RESPONSIBLE OFFICER					
REVIEWED BY:					
DATE ADOPTED:					
RESOLUTION NO: (IF RELEVANT)					
REVIEW DUE DATE:					
REVISION NUMBER					
PREVIOUS VERSIONS:		DESCRIPTION OF AMENDMENTS	AUTHOR/ EDITOR	REVIEW/ SIGN OFF	MINUTE NO (IF RELEVANT)

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1.0 EXECUTIVE SUMMARY

The **Hanwood Sports Precinct Plan of Management** has been prepared by Council to reflect the respective features of the **Womens Land Army Park** being Crown Reserve **96428** (referred to as Site 1) and the adjoining **Hanwood Oval** being Crown Reserve **96429** (referred to as Site 2) in Hanwood.

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 Plan of Management (PoM) is required in accordance with Section 3.23 of the *Crown Land Management Act (CLMA) 2016* and Section 36 of the *Local Government Act (LGA) 1993*.

Womens Land Army Park and Hanwood Oval are respectively categorised in this PoM, as: -

- **Park** (Womens Land Army Park)
- **Sportsground** (Hanwood Oval)

The categorisation of Hanwood Oval remains the same as it is in line with the current and proposed future use of the land.

In relation to Womens Land Army Park, the category of **General Community Use** was applied as the Reserve Purpose was for Public Hall. As the Public Hall was removed decades ago and is unlikely to be replaced, the category is to be amended to **Park** which aligns better with current use and extension of public recreation to the adjacent Hanwood Oval.

This PoM explains the current constraints of the Womens Land Army Park and the proposal which best describes what is planned for the site's future in alignment with the adjacent Hanwood Oval providing a range of public recreational activities.

2.0 INTRODUCTION

Figure 1 – Locality diagram



Griffith City is a thriving regional capital with a vibrant lifestyle and diverse economy; embracing community, heritage, culture and the environment.

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*.

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 Griffith2040**' 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

- 1. Leadership –**
 - 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;
 - 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.
 - 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.
- 2. Love the Lifestyle –**
 - 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.
- 3. Growing our City –**
 - 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.
 - 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.
 - 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.
- 4. Valuing our Environment**
 - 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.
 - 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.

2.2 Land to which this plan applies

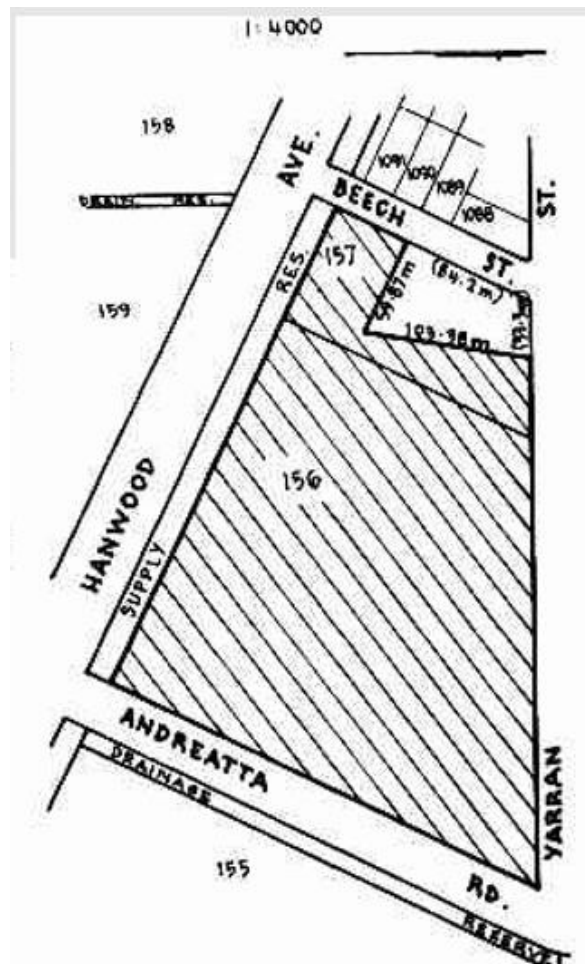
The land to which this PoM applies is: -

1. **Reserve 96428** known as “*Womens Land Army Park*” (Site 1 located at 30-32 Yarran Street, Hanwood)) comprises Part Lot 157 DP 751709, Parish of Jondaryan, County of Cooper of 4219 square metres within the Village of Hanwood. Reserve 96428 was notified on 3 December 1982 for the purpose of ‘Public Hall’.
2. **Reserve 96429** known as “*Hanwood Oval*” (Site 2 located at 34-50 Yarran Street, Hanwood) comprises Part Lot 157 and the whole of Lot 156 DP 751709, Parish of Jondaryan, County of Cooper of approximately 6.219 hectares. Reserve 96429 was notified on 3 December 1982 for the purpose of ‘Public Recreation’.

Lots 156 and 157 DP 751709 were originally notified in the Government Gazette of 2 June 1916 as Reserve 51502 for 'Public Recreation'. With the creation of Reserves 96428 and 96429 respectively as described above, Reserve 51502 was Revoked in the same Gazette.

The Government Gazette notification of 3 December 1982 clearly defines the areas of the respective Reserves as can be seen in Diagram at Figure 4 below.

Figure 4 – Diagram from Gazette notification of 3 December 1982 showing delineation of Reserves 96428 (pt. Lot 157) & 96429 (Lot 156 and pt. Lot 157)



The memorial in respect of the Womens Land Army is located towards the northern end of Lot 157 DP 751709 fronting Yarran Street, Hanwood in recognition of local women and their commitment to rural labour while the menfolk were fighting during the Second World War.

The Womens Land Army Barracks were originally located on the land before a Public Hall was erected on-site. Members of the Reserve Trust purchased a building off the Government and relocated it from Hay (one of many buildings from the Prisoner of War (PoW) Camp at Hay during World War II). This building became Hanwood's Public Hall and was re-constructed by local volunteers, tradesmen and members of the Reserve Trust at the time. While some of the original 'barracks' buildings were relocated off-site, the kitchen barracks building remained to facilitate catering for functions at the Hall (A. Delves, **personal** communication 22 June 2020).

Figure 5 – indicative location of Public Hall within Reserve 96428



While these buildings no longer exist, the site now comprises a sheltered table and seating, bollard fencing and a decommissioned toilet block that is to be demolished due to asbestos contamination and structural integrity. The toilet facility has not been used for approximately 30 years (R. Brown, **personal** communication 22 June 2020).

Although the timber bollard fencing is constructed within Lot 157, as per Figure 4 above, the area allocated to parking falls within the area of the Hanwood Oval to the rear of the Women's Land Army Park. (Refer to photos at *Figure 9 pg. 19-20* and *Figure 10 pg. 21*).

A significant amount of infrastructure has been built to accommodate sporting activities at Hanwood Oval (*referred to in detail in Section 4. The Physical Environment (pg. 20)*).

It is also confirmed that Restyn Park (Reserve 66106 notified for Public Recreation of 1265 square metres) is located within the Village of Hanwood (approximately 340 metres to the north-east of Reserves 96428 and 96429 and has been developed as the Village's primary community Playground.

Restyn Park will be referred to in a separate “*Small Village Parks - Plan of Management*”.

Figure 6 – Diagram showing Reserves 96428 & 96429 and their location to Restyn Park



2.3 Owner of the land

Womens Land Army Park (Reserve 96428) and Hanwood Oval (Reserve 96429) are owned by The State of New South Wales (as Crown land) and managed by Griffith City Council as Crown Land Manager under the *CLMA 2016*.

Reserve 96428 was reserved from sale and lease generally for the purpose of ‘Public Hall’ on 3 December 1982. Trustees appointed to manage the Reserve notified 10 December 1982 were – Luigi Recardo Valentino Del Nevo; George Restyn Smellie; Roy Edward Sainty; Allen Evan Delves and Henry Roderick Dance. The Council of the Shire of Griffith was appointed as Trustee on 4 April 1985.

Reserve 96429 was reserved from sale and lease generally for the purpose of ‘Public Recreation’ on 3 December 1982. The Council of the Shire of Griffith was appointed Trustee on 10 December 1982.

NOTE: Reserve 51502 for Public Recreation at Hanwood notified on 2 June 1916 (part revoked on 10 January 1941), being Portion 156 and 157, Parish of Jondaryan, County of Cooper of 6.64 hectares or thereabouts, was Revoked also on 3 December 1982 (Folio 5561).

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 on 16 December 1994.

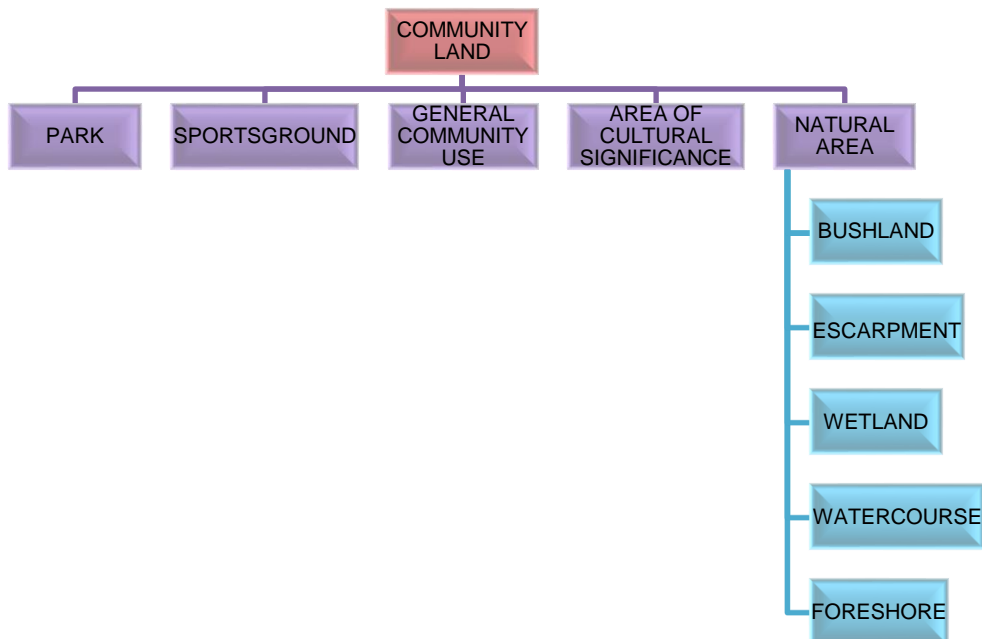
The management and use of the lands are subject to the provisions contained in the *CLMA 2016* and is not subject to any condition, restriction or covenant imposed by the owner.

2.4 Categorisation of the reserve

With the introduction of the *CLMA 2016*, Council is to manage dedicated or reserved Crown land under their 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 in section 36 of the *LGA 1993*. 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 Hanwood Sports Precinct 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, under the *NTA (C'th) 1993*.

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.

Council applied for the categorisation of Womens Land Army Park as '**General Community Use**' which closely relates to the reserve's purpose of Public Hall. Council further applied for the categorisation of Hanwood Oval as '**Sportsground**' which closely relates to the reserve's purpose of Public Recreation. This category was approved by the Minister administering the *CLMA 2016* in relation to the reserves.

In relation to Womens Land Army Park, there is no longer a public hall located on Reserve 96428 and the land is currently used for recreational purposes, in association with the adjacent Hanwood Oval. Although the obsolete playground equipment was removed in December 2018 and the decommissioned toilet facility remains in situ, the area is more appropriately used as a park and subsequently, the category is to be altered to **Park** which better reflects current and proposed future use and subsequent development.

Activities on the lands will need to reflect the intent of the public 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*.

3.0 PLANNING INSTRUMENTS, LEGISLATION and POLICIES

3.1 Local Government Act 1993 & Local Government (General) Regulations 2005

Under the *LGA 1993*, Section 36(1) Council must prepare a Plan of Management (PoM) for all community land under their control. A PoM may apply to one or more areas of community land.

Council must also consider the guidelines under Clause 101 of the Local Government (General) Regulations 2005 for categorisation of community land when preparing Plans of Management.

Clause 103 of the guidelines states that land should be categorised as a sportsground under Section 36(4) of the Act if the land is used or proposed to be used primarily for active recreation, involving organised sports or the playing of outdoor games.

Clause 104 of the guidelines states that land should be categorised as a park under Section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

This Plan of Management has been prepared in accordance with the *LGA 1993* using the land categories approved by the Minister administering the *CLMA 2016*.

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

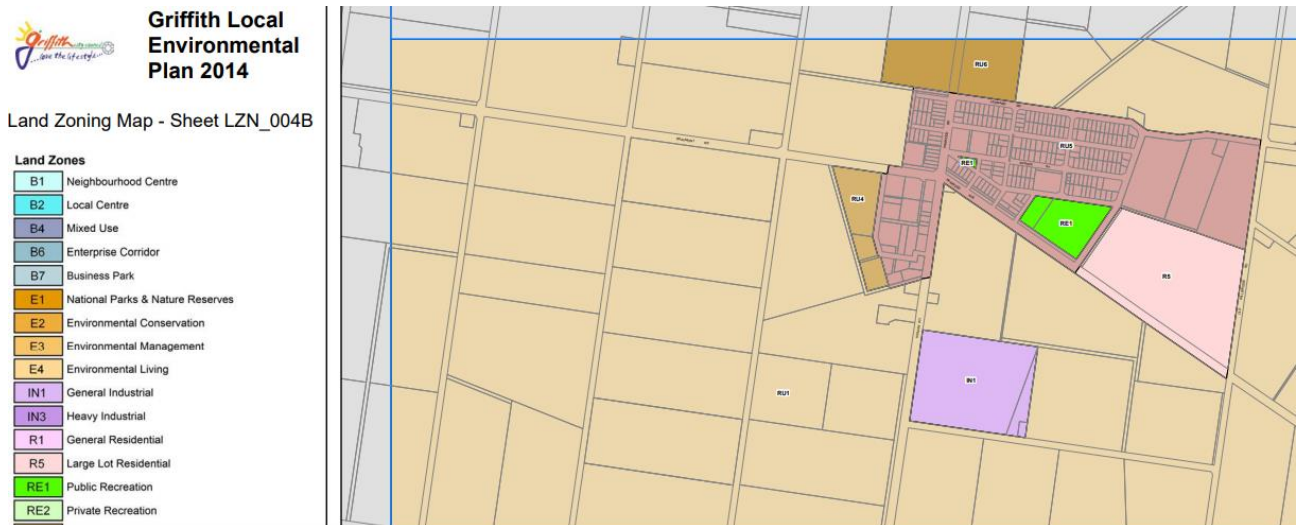
- (a) the category of the land,
- (b) the objectives and performance targets of the plan with respect to the land,
- (c) the means by which the council proposes to achieve the plan's objectives and performance targets,
- (d) the manner in which the council proposes to assess its performance with respect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

Section 36(2) specifies that a Plan of Management may apply to one or more areas of community land, except as provided by this Division.

Sections 36E – 36N of the *LGA 1993* specifies the core objectives for the management of each category of community land.

3.2 Land Zoning

Figure 7 - Planning Zone – Womens Land Army Park and Hanwood Oval – RE1 – Public Recreation



The above diagrams - Griffith City Council *Local Environmental Plan 2014* (GLEP), indicates that Reserves 96428 and 96429 are zoned RE1 – Public Recreation.

1. The objectives of the RE1 – Public Recreation Use are:

- To provide land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreation purposes.
- To encourage the development of public open spaces in a way that addresses the community's diverse recreation needs.
- To offer opportunities for tourism development.

2. Permitted without consent

Environmental protection works; Water reticulation systems.

3. Permitted with consent

Amusement centres; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Charter and tourism boating 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.

4. Prohibited

Any development not specified in item 2 or 3.

3.3 Flood Planning

GLEP presents the objective to considering 'flood related development controls' as follows:

Site 1 – Womens Land Army (part Lot 157 DP 751709) according to [Griffith Main Drain J & Mirrool Creek Flood Study 2015 \(BMT WBM\)](#) is Flood Prone land for events larger than **1:100 year** and there is no indication of flooding for the 1:100-year Flood. Estimated **PMF** Level for this location varies and is described in Council's Flood Report of 21 June 2020 as '[Low Hazard](#)'. It should be noted that a minimum floor height above ground level is enforced by Council Policy No. CS-CP-318 – Floor Heights. The floor level for habitable room areas is to be **410mm** above the existing natural ground level.

Site 2 – Hanwood Oval (Lot 157 DP 751709 and part Lot 156 DP 751709) according to [Griffith Main Drain J & Mirrool Creek Flood Study 2015 \(BMT WBM\)](#) is Flood Prone land for events larger than **1:100 year** and there is no indication of flooding for the 1:100-year Flood. Estimated **PMF** Level for this location varies and is described in Council's Flood Report of 21 June 2020 as '[Low Hazard](#)'. It should be noted that a minimum floor height above ground level is enforced by Council Policy No. CS-CP-318 – Floor Heights. The floor level for habitable room areas is to be **410mm** above the existing natural ground level.

Flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

3.4 Council Plans, Strategies, Policies and Procedures

This PoM is to be used in conjunction with the appropriate Council plans, policies and procedures that govern the use and management of community land and any facilities located on the lands.

Additional Council policies, plans and strategies adopted after the date of this plan that have relevance to the planning, use and management of community land will apply as though they were in force at the date of adoption of the PoM.

3.5 Review of this Plan

The use and management of Hanwood Sports Precinct is regulated by this PoM.

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.

The review should take place within 5 years of adoption of this plan.

3.6 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 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.

Council is required to submit the draft PoM to NSW Department of Planning, Industry & 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 Plan of Management. Refer to the “[Flowchart for Consultation and Approval of an Initial Plan of Management](#)” (Figure 8 below).

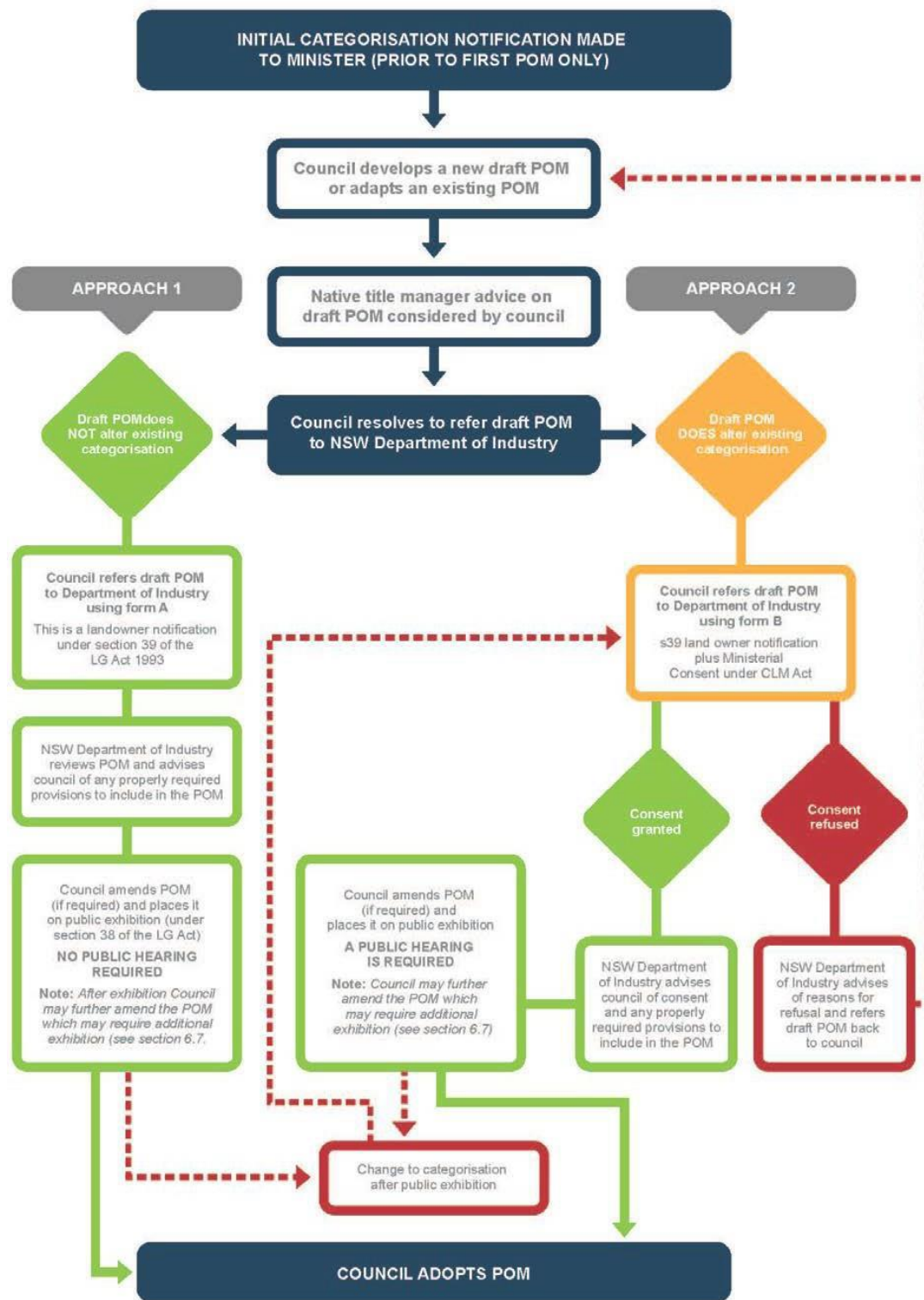
If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required. Council can then proceed to adopt the Plan of Management as outlined in [Approach 1](#) of the Flowchart referred to below.

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* following [Approach 2](#) of the [Flowchart for Consultation and Approval of an Initial Plan of Management](#).

The purpose of this Plan of Management will alter the initial categorisation of the land in respect of Womens Land Army Park (Reserve 96428); and therefore **Approach 2** will be followed as below.

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*).

Figure 8 - Flowchart for Consultation and Approval of an Initial Plan of Management”



4.0 THE PHYSICAL ENVIRONMENT

4.1 The Sites

Historically, both Lots 156 and 157 DP 751709 were notified as Reserve 51502 for Public Recreation on 2 June 1916 (part revoked on 10 January 1941). Following revocation of this Reserve and the creation of Reserves 96428 (for Public Hall) and 96429 (for Public Recreation) on 3 December 1982, Part Lot 157 is now known as the Womens Land Army Park reflecting the historical use of this part and accommodating the Memorial in honour thereof.

1. **Womens Land Army Park**

Various infrastructure has been built on this Reserve and although the Public Hall no longer exists and the Womens Land Army Park no longer provides recreational activities relating to a playground (previously removed from site), there remains a sheltered seating / table within the vicinity of the Memorial dedicated to local members of the Womens Land Army (opened 12 March 1988).

The site originally housed the Womens Land Army (WLA) Barracks during World War II (about 30 women resided in the building). Following the end of the War, two of the then Trust members travelled to Hay in the 1950's and purchased one of the former Prisoner of War (PoW) Camp buildings where a local freight company (JJ Stevenson) returned the building to Hanwood.

Local tradesmen, volunteers and members of the Trust stripped the building of asbestos and re-built the Hall on site. The original WLA Barracks mess hall was then used as a preparation room / kitchen for functions held in the adjacent Public Hall. The Public Hall during its hey-day, catered for various functions including local weddings, 21sts, Balls and an annual Wine Appreciation Night. (A. Delves, **Personal** communication 22 June 2020).

It is suggested that the WLA Barracks and Public Hall were removed from site / demolished as buildings were no longer being utilised and required significant maintenance, i.e. other facilities were then available in Griffith to cater for functions. (J Robinson, **Personal** communication 22 June 2020). The original toilet block associated with the WLA was also demolished.

The current decommissioned toilet block is believed to have been built after this time, also by volunteers and without the requirement of any DA.

The toilet facility has not been used for approximately 30 years (R. Brown, **personal** communication 22 June 2020). As previously indicated, the toilet block contains asbestos and is structurally unsound and accordingly has been decommissioned and locked from use, around the time when the new amenities and toilet block were constructed on the adjoining Hanwood Oval.

The playground equipment was removed in early December 2018 as it was in an unsafe condition for use and un-repairable.

Griffith City Council's Playground Strategy (2014) indicates Council's interim position to remove and not replace playground equipment (unless it is classified as a Regional or Precinct Park). Specifically, 4.4.3 of the Playground Strategy further indicates that Neighbourhood / Small Village Parks '*are usually a small park that offers a more narrow scope of play than regional and precinct parks*'. Hanwood Oval, Womens Land Army Park together with Restyn Park have all been described as "Neighbourhood" Parks in the Park Hierarchy.

With the removal of obsolete infrastructure from the Womens Land Army Park and; significant playground equipment existing on Restyn Park together with its future planning as Hanwood's *primary playground park*, refurbishment of Women's Land Army Park is unlikely to evolve to much greater extent (other than as provided in Council's allocation of \$25,000 (for Playground equipment)) in its 2019 / 2020 Budget. The allocation (at the time of preparation of this PoM), has been transferred to Council's 2020 / 2021 Budget. The allocated funding will be further addressed in *Section 6* of this PoM.

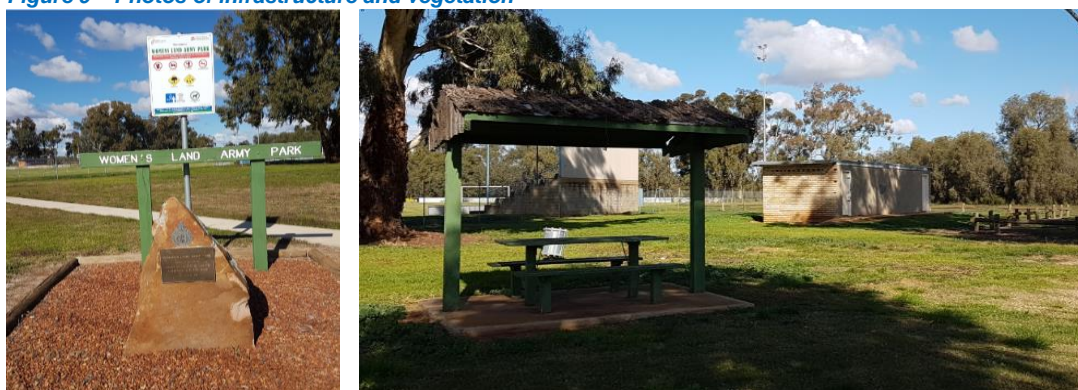
Subsequently, current infrastructure now comprises: -

- Memorial (comprising of a plaque attached to a rock with a wooden sign "Womens Land Army Park" together with Council's standard Park signage)
- Picnic shelter (timber table/seating/roof on a concrete slab)
- Disused toilet facility (requiring funding for removal due to asbestos material)
- Timber bollard fencing that restricts parking from this reserve and on part of the adjacent Hanwood Oval
- Garbage bin (fixed)
- Concrete footpath extending from the corner of Yarran and Beech Streets across to walk-through gateway into Hanwood Oval
- Kerb & gutter fronting Yarran Street providing parallel parking kerb-side; no kerb and gutter adjacent to Beech Street

Access as referred above, is directly adjacent to Yarran and Beech Streets, Hanwood with Yarran Street a sealed road and Beech Street an unsealed road.

Vegetation comprises a range of native trees including *Corymbia* species, grasses and native forbs and weeds including Kikuyu, Couch, Windmill, Clover sp., Flatweed, Plantain, Shepherd's Purse and Saltbush (*Atriplex sp.*), Khaki, Caltrop, Mallow and Patterson's Curse. Khaki weed is predominant in the vicinity of the picnic shelter and former playground area.

Figure 9 – Photos of infrastructure and vegetation





2. *Hanwood Oval*

Infrastructure has been built on this Reserve representing both recreational and community benefits.

- a. Letter dated 7 June 1978 requesting approval to accept offer from Boots Australia Pty Ltd to supply 2 sight screens for the cricket ground – 10 x 4.5 metres.
- b. **DA 270/86 – Grandstand** – approved 22 August 1986. Size 180m² to be constructed on Lot 156 DP 751709.
- c. **Building Application 970373 – DA978215 for Rural Fire Brigade Station** to accommodate 2-3 trucks, meeting/training area and amenities in respect of Lot 156 DP 751709 was approved in 1999.

A Council Report of 16 December 1997 – C5-Request for Financial Assistance – Hanwood Fire Brigade. Resolved that Council donate an amount to the RFS equal to the assessed development and building application fees for erection of a rural fire service station at Hanwood.

On disbanding of the Hanwood RFS, the partly constructed steel framework was removed and relocated elsewhere.

- d. Amenities Block – no DA applied to the building of this construction. Council records indicate that the work was tendered out separately to complete construction and not to an individual company to complete the works. The building Plan was dated 1973 and construction is estimated between 1973-1974.
- e. **DA54/2014 (1) Placement & Use of Shipping Container for Storage** by Hanwood Soccer Club – approved 8 April 2014. The container is 40 ft long and located on Lot 156 DP 751709.
- f. **DA82/2020 (1) Construction of Tower Lights on Lot 156 and 157 DP 751709** – approved on 11 June 2020. The proposal provides for the upgrading of existing lighting to the main football field and the secondary training oval (cricket pitch side) with LED lights on existing light poles to make it compliant with existing regulations.

Overall, the improvements comprise: -

- Grandstand (cement blocks, steel and colourbond construction on cement slab)
- Bench seat shelters (x2) for soccer

- Flood lighting for soccer games
- Kiosk (established by Hanwood FC in 1995)
- Internal fencing surrounding soccer field (steel construction with sponsor logos)
- External fencing of soccer oval and cricket field (comprising steel posts and ringlock fencing); fencing adjacent to Womens Land Army park and unfenced Oval area comprises timber bollards to restrict parking
- Changerooms/Toilet facilities (brick and colourbond roof construction of concrete slab open 24/7)
- Sulo bins (x11)
- Scoreboard (soccer)
- Soccer goalposts; old goalposts; nets
- Cricket screens (x2)
- Cricket Practice nets (x2)
- Sheds (x2) (1 old steel kiosk and 1 colourbond storage shed on concrete slab)
- Small shelter at main entry point (concrete blocks with iron roof on concrete slab)
- Main entry gate
- Small entry gate to cricket field off easterly end of Yarran Street
- Shipping container
- Small covered trailer

The main access point is via Yarran Street with a tree-lined driveway separating the respective soccer and cricket fields. Further internal access is restricted by bollards and fencing together with gates with key locks provided to Emergency Service providers for access in the event of an incident. Walkthrough access points (2) are located along the western fence-line via a concrete footpath through the Womens Land Army Park and south of the grandstand from the car parking area adjacent to Beech Street.

The sporting fields are well maintained. A row of Oleander and Pine species line the internal front fence (Yarran Street) to the open gate-way. The driveway is lined with Eucalyptus and Acacia species; and the perimeter of the Reserve is also lined with Eucalyptus and Acacia species.

African Box Thorn, Bridle Creeper and Asparagus weed are predominant within the area of remnant vegetation along the southern boundary of Hanwood Oval.

Figure 10 – Photos of infrastructure and vegetation







Figure 11 – Womens Land Army Park and Hanwood Oval Infrastructure Map



4.2 Topography, Hydrology and Drainage

Site 1 – Womens Land Army Park and Site 2 – Hanwood Oval

These sites are flat and open with the Murrumbidgee Irrigation Limited (MI) owned supply reserve being Lot 235 DP 1196381 adjoining the southern boundaries of Lots 156 and 157 DP 751709 between Andreatta Road and Beech Street. This supply reserve continues westerly through to Kidman Way and has respective Lot/DP's adjacent to each block of residential lands within Hanwood Village.

The supply channel is open only from a point adjacent to the cricket practice nets to Andreatta Road supplying raw water to the Reserves.

4.3 Soils and Geology

Griffith is located in an area referred to as the 'lower catchment' within the broader Murrumbidgee Catchment; in an area characterised by flat landscapes (< 1%) with broad, fertile alluvial floodplains. The upper floodplain soils in and around Griffith have been described mainly as red-brown texture contrast spoils of considerable depth, known as Red Chromosols (Australian Soil Classification). (Note # below).

The layering of horizons of greatly different textures (e.g. clay to sands) down the soil profile, and the overall good depth of these soils often exceeding 3.5m on the flats, supports colluvial/alluvial floodplain origins of these soils. As Griffith's landscape slopes further to the south towards the Murrumbidgee River, soils tend to transition towards a range of more heavy textured cracking dark clays.

4.4 Biodiversity

Under the *LGA 1993*, Council has obligations for conservation issues as determined by the *Biodiversity Conservation Act 2016*, and the *Fisheries Management Act 1994*.

Griffith City Council's Planning Certificates under Section 10.7(2) and 10.7(5) *Environmental Planning and Assessment Act 1979* dated 15 June 2020 (Lots 156 and 157 DP 751709) respectively indicated that: -

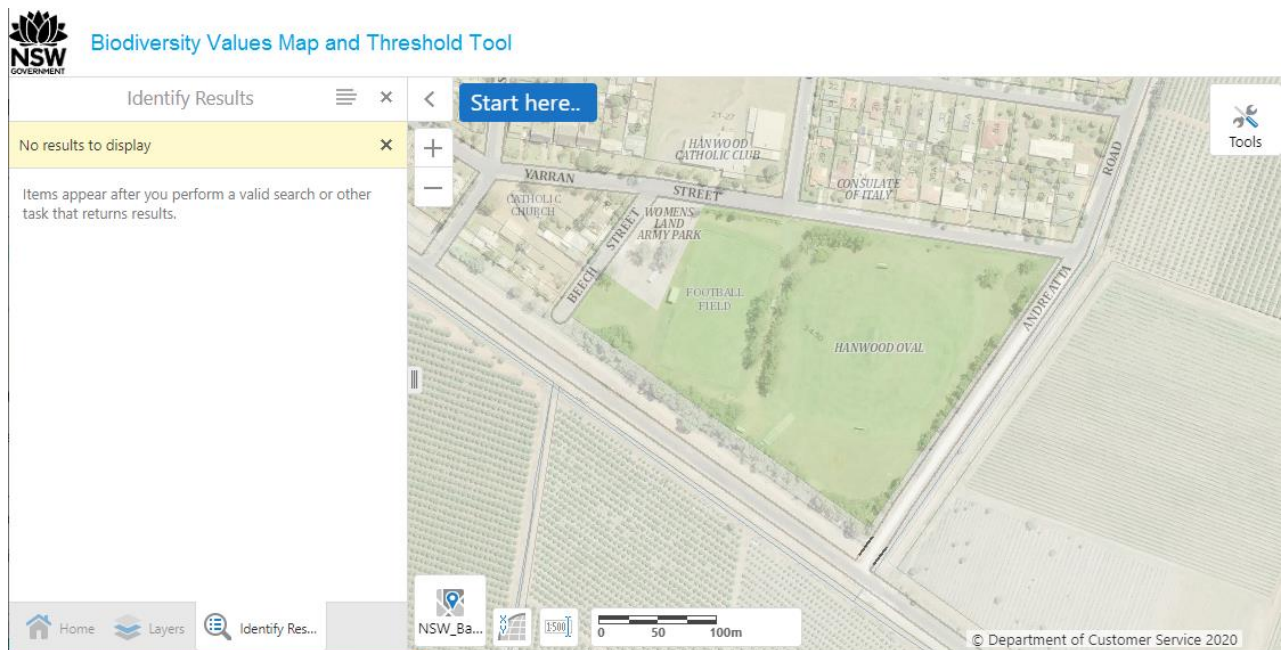
1. Site 1 – Womens Land Army Park (part Lot 156 DP 751709)
 - The subject land has been mapped in Griffith Local Environmental Plan for its terrestrial biodiversity and may include remnant vegetation.
 - The site is not subject to any conservation area.
 - The site is not land biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.
 - The land is not subject to any bio-banking agreement under Part 5 of the *Biodiversity Conservation Act 2016*.
 - The land is not subject to any set aside areas under Section 60ZC of the *Local Lands Services act 2013*.
 - Griffith City Council's Tree Preservation Order applies, i.e. trees must not be ringbarked, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation without the authority conferred by development consent or a permit granted by Council.
2. Site 2 – Hanwood Oval (Part Lot 156 and whole of Lot 157 DP 751709)
 - The subject land has been mapped in Griffith Local Environmental Plan for its terrestrial biodiversity and may include remnant vegetation.
 - The site is not subject to any conservation area.
 - The site is not land biodiversity certified land within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*.
 - The land is not subject to any bio-banking agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Note # - The Australian Soil Classification, Revised Ed. RF Isbell 2002; CSIRO Pub.

- The land is not subject to any set aside areas under Section 60ZC of the *Local Lands Services act 2013*.
- Griffith City Council's Tree Preservation Order applies, i.e. trees must not be ringbarked, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation without the authority conferred by development consent or a permit granted by Council.

The NSW Government Biodiversity Values Map and Threshold Tool indicates that there is no land of biodiversity value within the subject lands – Lots 156 and 157 DP 751709 as per Figure 12 below.

Figure 12 - Biodiversity Values Map and Threshold Tool



4.5 Riparian Land and Watercourses

There are no named rivers, creeks or riparian lands on or in the vicinity of Womens Land Army Reserve or Hanwood Oval.

MI's supply reserve (Lot 235 DP 1196381) adjoins the southern boundary of the Reserves supplying raw water to the sporting fields. The supply reserve is an open channel from approximately the mid-way point of Lot 156 DP 751709 to the east crossing underground of Andreatta Road. The balance of the supply reserve has been filled in.

A waterbody as defined in the Griffith LEP 2014 states –

Waterbody (artificial) or artificial waterbody means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

5.0 THE SOCIAL ENVIRONMENT

5.1 Aboriginal Significance

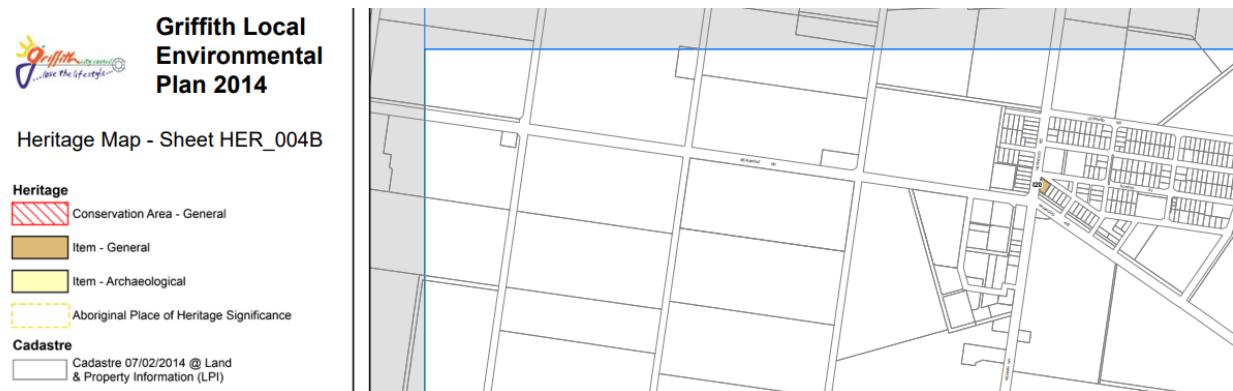
A search of the Office of Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) dated 15 June 2020 in respect of both sites, that: -

- No Aboriginal 'sites' are recorded in or near part Lot 157 DP 751709 (Site 1 – Womens Land Army Park) or part Lot 157 and 156 DP 751709 (Site 2 – Hanwood Oval) (200 metres buffer); and
- No Aboriginal 'places' have been declared in or near part Lot 157 DP 751709 (Site 1 – Womens Land Army Park) or part Lot 157 and 156 DP 751709 (Site 2 – Hanwood Oval) (200 metre buffer).

5.2 Heritage Significance

The relevant 10.7 Certificates indicate that no environmental items and controls exist at Womens Land Army Park and Hanwood Oval. This is supported by the GLEP's Heritage Map (Heritage Map – Sheet HER_004B) while identifying an area of heritage, it does not incorporate the lands identified within this PoM.

Figure 13 - Griffith LEP 2014 – Heritage Map – Sheet HER_004B



6.0 DEVELOPMENT AND USE

6.1 A Vision for the Land

A vision for the management of community land can be extracted from Griffith City Council's 'Guiding Griffith 2040' Plan – Growing our City.

The vision plans to Encourage a healthy and active lifestyle; Encourage and manage assets, services and facilities; and Enhance the natural and built environment.

The vision identified in this Plan of Management proposes that the allocated budget funding of \$25,000 be more appropriately put towards exercise equipment suitable for both the Park and supporting the Hanwood Sports Precinct with associated landscaping, as the suggested amount would inadequately provide a suitable playground at the Womens Land Army Park. Alternatively, this amount might be better applied at Restyn Park where it would provide greater outcomes aesthetically to the existing playground equipment. Increased parking availability is also proposed to support the growth in use of the Hanwood Sports Precinct, specifically the Hanwood Oval.

Equipment should not be installed within Womens Land Army Park while the derelict toilet block remains in-situ. Funding should be sourced or budgeted for, to remove this infrastructure as a priority. It is further noted that this facility is no longer listed on Council's Building Asset Register.

Figure 14 - Photos of the derelict toilet facility



This Plan gives consideration to the “economic benefit” (value for money, initial out-lay and long-term maintenance cost) and the “aesthetic benefit” (over-all amenability, equipment appropriate for a Park and continued acknowledgement of the history of the Womens Land Army by the local community). This proposal provides for a greater range of equipment to support the *whole of Village experience* extending from the playground equipment already established at Restyn Park, through to the organised

sporting activities that cater for all ages, and the proposed exercise equipment that caters for community members who currently, or no longer participate in organised sporting activities. Such proposal fits the guidelines for Park as prescribed under the *Local Government (General) Regulations 2005*.

Note: Restyn Park will be included in the Small Village Parks - Plan of Management.

A cost analysis of Playground Equipment v. Exercise Equipment suggests a disparity of approximately \$15,000, i.e. playground equipment being higher due to the requirement for soft fall, excavation works, etc. Therefore, the \$25,000 allocated funds would not be sufficient to install any significant play equipment at the Womens Land Army Park and would potentially be better directed to Restyn Park. Council may consider the installation of fitness equipment in place of play equipment (supporting the adjoining sportsground activities) which would cost slightly more than the allocated \$25,000.

The cost analysis excludes the amount required to demolish the asbestos toilet block which has been previously quoted at \$27,050.

Costs may therefore vary at the time a decision is made to both remove the toilet block and consider installation of new (exercise or playground) equipment.

Hanwood's residential growth area, as identified in Growing Griffith: 2030 and zoned RU5-Village in the GLEP (2014) is located to the east of Hanwood Oval and Andreatta Road. Master planning of the proposed development will consider open space and any necessary neighbourhood park and therefore, the proposal described in this PoM will not be impacted.

6.2 Current Use of Land and Structures at date of Adoption of Plan of Management

The notified purpose of Womens Land Army Park is 'Public Hall' while the purpose of Hanwood Oval is 'Public Recreation'. The initially assigned category is respectively, "General Community Use" in respect of Site 1 (Reserve 96428) and "Sportsground" in respect of Site 2 (Reserve 96429).

While 'General Community Use' supports the use of land for public recreation, now that the Public Hall no longer exists, the current use and values identified in this Plan more appropriately suit **Park** as the appropriate category for the land and accordingly, "**Public Recreation**" should be an additional purpose to Lot 157 DP 751709.

The assigned category of "Sportsground" in respect of Reserve 96429 and the notified purpose align with the Reserves' past and current use and the values identified in this Plan and its existing purpose of "Public Recreation".

1. Womens Land Army Park is utilised by locals for an occasional picnic or viewing of the Memorial although its predominant use is for pedestrian side access to Hanwood Oval. There is currently no playground equipment and the toilet block has been locked from access due to its lack of structural integrity and contamination of asbestos. The toilet block has been disused for approximately 30 years. This area is watered with potable water. Part of this Reserve is also utilised for parking in association with Hanwood Oval.

Facilities are as provided in 4.0 – The Physical Environment (pages 18-19).

2. Hanwood Oval provides an integral area for sporting activities within the Village of Hanwood (as an adjunct to Hanwood Public School for soccer, cricket and other sporting events); for organised sporting club activities, i.e. Hanwood Football Club (Hanwood FC) for training; the Griffith Soccer Association for competition games; Hanwood Cricket Club for training; the Griffith Cricket Association for competition games; and also to the local community providing a larger area for passive recreational uses. Council uses raw water to maintain the fields during MI's watering season (between September-May pending operational requirements). MI generally closes its season between June-August.

During winter season, two (2) additional soccer fields are provided within the cricket field area away from the cricket pitch.

Facilities are as provided in 4.0 – The Physical Environment (*pages 20-23*).

Currently, Council has not entered into any formal tenure agreement with users of the respective Sportsgrounds. Griffith City Council's Parks & Gardens Directorate currently require that Sporting Clubs complete a Form at the beginning of each sport season and are required to provide a copy of relevant insurances. Parks & Gardens Directorate are then able to schedule preparation of the grounds in advance.

Incorporated Sporting Clubs are charged a fee for line-marking. Other users are not charged.

6.3 Strategic Objectives

The aim of this Plan of Management is to guide Council in future development of the land in accordance with the legislative requirements of both the *LGA 1993* and the *CLMA 2016*.

This Plan of Management will assist Council to: -

- Identify and assess the reserves' current facilities, uses and condition.
- Resolve the risks, hazards and impact of a structurally unsound and asbestos contaminated building.
- To provide guidelines for the effective and ongoing management and budget forecasting for the reserve.
- To provide facilities that meet the needs of the local community that encourages ownership and pride to the neighbourhood and Hanwood Village as a whole.
- To manage the lands for public recreation.
- To provide for public safety with the framework for on-going maintenance and improvements to the facility at an appropriate standard.
- Collate all information in a single document.

6.4 Condition of the land and structures on adoption of the Plan of Management

The current physical condition of the site and an action plan, defines the means of achieving the desired objectives of the Plan of Management for the Hanwood Sports Precinct. The Plan provides a strategic framework for the on-going management of both the Womens Land Army Park and Hanwood

Oval. An Action Plan is required to set out the strategies and how they have been, or will be achieved in the future. Future budget allocations will dictate how or if the land will be further developed.

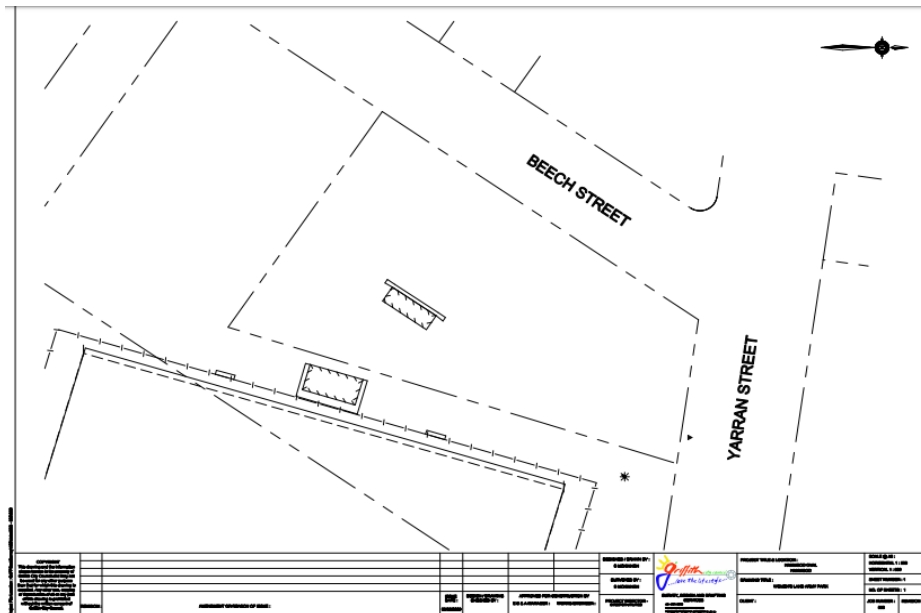
The following assessment report on buildings and infrastructure was completed as of June 2018 in accordance with Council's Asset Management Plan 2017. Note that the derelict toilet building on Womens Land Army Park is no longer listed as a Council asset, further confirming the necessity for removal of this obsolete building.

Table 1 - Building Asset Report

	BUILDING DESCRIPTION	YEAR BUILT	CONDITION RATING
Womens Land Army Park	Toilet Block	Est. late 1950's	No longer listed on Asset Register – considered 5
	Sheltered Table and Seating		2
	Memorial to Women's Land Army	1987-1988	3
	Timber bollard fencing		Not rated
Hanwood Oval	Grandstand	1986-1987	3
	Team Bench Seats and shelter		Not rated
	Lighting (all)		2
	Hanwood Football Club Kiosk	1995	2
	Internal fencing (around main soccer field)		2
	External fencing (whole of site)		2
	Amenities block	1973-1974	3
	Scoreboard (Hanwood Football Club)		Not rated
	Soccer Goalposts		2
	Ancillary Shed 1		2
	Ticket Booth		2
	Ancillary Shed 2		4

CONDITION RATING	DESCRIPTION
1	Very Good: Only planned maintenance required
2	Good: Minor maintenance required plus planned maintenance
3	Fair: significant maintenance required
4	Poor: significant renewal / rehabilitation required
5	Very Poor: Physically unsound and / or beyond rehabilitation

Figure 15 – Site location of toilet facility within Womens Land Army Park identified for demolition



6.5 Permitted and future use

The notified purpose for Womens Land Army Park is “Public Hall” and the notified purpose for Hanwood Oval is “Public Recreation”.

The current assigned category for **Womens Land Army Park** is *General Community Use*. Now that the area no longer contains a Public Hall, the values need to be amended accordingly via this Plan with the category of **Park** together with a proposed additional purpose of “Public Recreation” to correlate with current and future use.

In respect of the Hanwood Oval, both the purpose and category align with the reserve’s past and current use and the values identified in this Plan.

The facilities as exist on **Womens Land Army Park** currently meet the demands of the community. However, to further enhance its use and support its neighbouring Hanwood Oval, there is potential to improve facilities on the land to better reflect sport associated activities and increase its use. This could be achieved by inclusion of exercise equipment and enhanced existing seating and shelter facilities with possible inclusion of a BBQ.

In this regard, consideration of the current budgeted allocation of \$25,000 could be utilised for purchase and installation of exercise equipment as referred to in *Section 6.1 – A Vision for the Land* (pg. 27) or transferred for better outcomes at the existing Restyn Park playground. It is noted that this allocation has been transferred to the 2020 / 2021 financial year.

Revamped landscaping would enhance children’s nature-based play and simultaneously require less maintenance, improving the current amenability (when the disused toilet block is removed from site). A

toilet block is located adjacent to the main entry of Hanwood Oval (approximately 130 meters) with 24/7 accessibility.

The facilities on Hanwood Oval currently meet the demands of the community. However, there is potential for increased parking area to the rear of Womens Land Army Park to facilitate use of both sites.

Potential increased use of Hanwood Oval by sporting groups may also drive improvements, i.e. current DA for updated lighting for soccer games / tournaments; and projected residential development of land east of Andreatta Road (i.e. east of Hanwood Oval).

Future development of the land will be consistent with the reserve purposes, available funding and budget allocations, and relevant legislation, i.e. *LGA 1993*, *CLMA 2016*, *NTA 1993 (C'th)* and the *ALRA 1983*.

6.6 Leases, Licences and other Estates

For this section, see the Explanation of Terms set out below.

Section 3.22 of the *CLMA 2016* authorised Councils to now manage dedicated or reserved Crown land as public land under the *LGA 1993*.

The *LGA 1993* provides that tenures (leases, licences, or any other estates) or easements may be granted over all or part of community land.

Leases, licences and other estates formalise the use and occupation of community land and can generally only be permitted if consistent with the purpose for which the reserve was dedicated or reserved, or on a short-term basis as prescribed in the Local Government (General) Regulation 2008.

Tenures may be held by:

- Community organisations and sporting clubs, or
- By private / commercial organisations or
- Individuals providing facilities and / or services for public use.

The maximum period for leases and licences on community land allowable under the *LGA 1993* is 30 years (with the consent of the Minister for a period over 21 years) for purposes consistent with the categorisation and core objectives of the particular area of community land.

Community land may only be leased or licenced for periods of more than 5 years if public notice is given according to the requirements of Sections 47 and 47A of the *LGA 1993*.

Leases

A lease will generally be required where exclusive use or control of all or part of community land is desirable for effective management. A lease may also be required when the scale of investment in facilities, necessity for security measures, or where the relationship between a holder and facilities on community land justifies such security of tenure.

Leases issued by Council will require:

- That subleases or any other supplementary tenures can only be issued by the Holders with the approval of Council, and consistent with Section 47C of the *LGA*.
- Maintenance of the facility will be the responsibility of the Lessees.

Licences

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of the community land is proposed. A number of licences for different holders can apply to the same area at the same time, provided there is no conflict of interest.

Purposes for which Tenures may be issued

In accordance with Section 46A of the *LGA*, a PoM for community land is to specify and authorise any purpose for which a lease, licence or other estate may be granted over community land during the life of the Plan of Management.

This PoM authorises a Tenure to be issued:

- For any permissible use
- For purposes consistent with the Reserve's:
 - Categorisation, and
 - Zoning (see Section 3.2), and
 - Reserve purpose of Public Recreation and Public Hall as required under the *CLMA*.

However, the *CLMA* allows that Council may also issue short term licences (for a period of less than one year) consistent with Section 2.20 of the *CLMA*. This section provides that licences may be issued inconsistent with the reservation purpose, for prescribed purposes currently as shown in Appendix 3.

Council may grant a lease, licence or other estate in respect of Community Land for:

- A purpose prescribed by Section 36I as a core objective of the categorisation of the land and subject to being consistent with the Reserve purpose; or
- A purpose prescribed under Section 46 (4)(a)(ii) for the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to Park and Community Purposes as prescribed by Section 46 (1).

Explanation of Terms

Tenure – A lease, licence or other estate issued by Council in accordance with Section 46 of the Local Government Act 1993 or Section 2.20 of the Crown Land Management Act 2016.

Holder - The company, organisation, individual or group of individuals who have been issued with a Tenure.

A tenure on Crown land may impact native title rights and interests. Apart from the tenure / hire agreements authorised above, which are valid acts under Section 24JA of the *Native Act 1993*, any use agreement issued on Crown land must be issued in accordance with the future act provisions of the *Native Title Act 1993* and in accordance with Part 8 of the *Crown Land Management Act 2016* unless native title is extinguished.

For Crown land which is not excluded land this will require written advice from one of Council's native title managers that it complies with any applicable provisions of the native title legislation.

Direction of Funds

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.

6.7 Native Title Assessment

Crown land in Australia is subject to native title under the *NTA 1993 (C'th)*. On Crown land native title rights and interests 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 or Crown 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 new roads and tracks
- Installation of infrastructure such as power lines, sewerage pipes, etc.
- The issue of a lease or licence
- The undertaking of major earthworks

When proposing any act that may affect native title on Crown land or Crown reserves the act must be authorised through Part 2 Division 3 of the *NTA 1993 (C'th)*.

The *CLMA 2016* provides a new regime for the management of Crown land and Council is now responsible for compliance with Native Title legislation for the Crown land that it manages.

Council is required to undertake steps to identify whether the activity proposed on Crown land will affect Native Title; 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 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.

6.8 Easements

Council reserves the right to grant easements as required for utilities and access, bearing in mind the impact of such easements on the site.

The granting of easements over Crown land will be subject to the provisions of the *NTA 1993 (C'th)* and Division 8.7 of the *CLMA 2016*.

A copy of respective Certificates of Title Identifiers 157/751709 (Part Hanwood Oval) and 156/751709 (part Hanwood Oval and Womens Land Army Park) confirms that no Easements have been registered impacting of the lands within the Reserve areas.

7.0 PLAN OF MANAGEMENT ADMINISTRATION AND MANAGEMENT

7.1 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 the Reserves to the Hanwood Village landscape both in providing sportsground opportunities and additional parkland within the Village and; also acknowledging the historical contribution of women to the community during its war history with the memorial to the Womens Land Army. It is also noted that further acknowledgement of local women's support and involvement to the Womens Land Army cause is located at the Griffith War Memorial (Banna Avenue) with a bust of local woman Emily Chilvers and "a tribute to those women who served in the Australian Women's Land Army (AWLA) during the Second World War".

Figure 16 - Womens Land Army Memorial located in front of the Griffith War Memorial Museum, Banna Avenue, Griffith



As previously mentioned, the Womens Land Army Park currently houses a disused toilet block which is structurally unsound and contains asbestos. This is a primary management issue for Council that requires addressing as a high priority pending funding.

Upon its removal, there is scope for further development to improve the Park's amenability and use as an extension to the adjacent Hanwood Oval. With nearby Restyn Park providing Hanwood's current primary Neighborhood Park, infrastructure and development supporting public recreation may include exercise equipment, improved landscaping and opportunities for picnicking with improved and / or increased sheltered seating and BBQ facilities.

Future development east of the Hanwood Sports Precinct will consider any requirement for a Neighbourhood Park and therefore the Hanwood Oval and adjoining Womens Land Army Park will provide a more strategic use for organised sporting activities and passive recreational use. This would include use by Hanwood Public School which is also likely to expand with future residential development of the Village.

In support of this, future parking needs of the Hanwood Sports Precinct may also be of consideration.

Therefore, on-going management issues may relate to maintenance of existing infrastructure and relevance to changing needs of the community. The Building Asset Report (Table 1, pg. 30) identifies a range of existing facilities that will require maintenance in the short & mid-term and subject to financial planning.

Table 2 – Management Issues and Guidelines

Maintenance of infrastructure	<ul style="list-style-type: none"> The toilet block (Womens Land Army Park) is structurally unsound and contains asbestos. Funding and removal of this facility should be a high priority. As referred to in Table 1 of initially constructed buildings and infrastructure (pg. 30).
Mowing	Playing fields and ovals will be mowed in accordance with approvals, manuals or schedules as required.
Car Park	Improved car parking has been identified by this Plan of Management to be undertaken on that part of Hanwood Oval behind the Womens Land Army Park. All parking general maintenance is in accordance with approvals, manuals or schedules as required.
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.
Watering	Watering of ovals and landscaped area (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 play 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	<p>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.</p> <p>Dogs are not permitted within any area that is:</p> <ul style="list-style-type: none"> In a children's play area. 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)
Playground Equipment	Future installation of playground equipment has been addressed previously in this Plan of Management (refer Section 6)
Weeds	<ul style="list-style-type: none"> Bridle Creeper (<i>Asparagus asparagoides</i>), Asparagus Fern (<i>Asparagus aethiopicus</i>) and African Boxthorn (<i>Lycium ferocissimum</i>) are environmental weeds / weeds of National significance and are prevalent in the remnant vegetation along the southern boundary of Lot 156 and 157. Management of biosecurity weeds is a priority for Council (refer to GCC Biosecurity – Weeds and Legislation and PG-CP-401) (also refer to Section 4.4 Biodiversity (pg. 24)).

	<ul style="list-style-type: none"> Weed management practices will be undertaken in accordance with guidelines to ensure amenability of the sporting fields and adjoining areas.
Trees	Risk Assessment of Trees is currently being programmed by Council's Parks & Gardens staff

7.2 Plan Implementation

The following action plan sets out the requirements under Section 36(3) of the LGA 1993 with respect to:

- The category of the land
- The objectives and performance targets of the plan
- The proposed means in which to achieve the objectives and performance targets
- The proposed manner in which the objectives and performance targets are assessed for performance.

Responsibility: Griffith City Council (GCC)

Table 3 - Objectives and Performance Targets of this Plan of Management (PoM)

Performance Target	Actions	Priority	Performance Indicator
LEGISLATIVE			
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> and <i>NTA 1993 (C'th)</i>	High	<ul style="list-style-type: none"> The Plan is reviewed by Council's Native Title Manager and approved by Department of Industry – Crown Lands. Council exhibits and adopts the PoM subject to community comments being addressed. (Where significant changes to the PoM are required after community consultation, the PoM will be re-referred to Council and the Department).
MANAGEMENT			
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 Building Asset Report 4. Provide maintenance to meet required service levels inclusive of grounds, trees, sport and associated	Ongoing	<ul style="list-style-type: none"> Remove assets no longer in use or compliant with current standards. Assets (current and future) are managed in accordance with prescribed Council standards and community expectations. Community consultation in regards to meeting future community needs.

	infrastructure and car parking 5. Ensure appropriate tenure arrangement with users (where applicable)		<ul style="list-style-type: none"> • Maintenance service levels to meet requirements in accordance with adopted budgets. • Review of tenure conditions (where appropriate).
Asset Management Plan in place to maintain and enhance the park	6. Update Asset Management Plan (as required)	On-going	<ul style="list-style-type: none"> • Asset renewal considered in 10-year financial planning
Manage the sportsgrounds and park areas (as applicable) for the safety of all users	7. Conduct regular safety audits to assess the property on a risk assessment basis	On-going	<ul style="list-style-type: none"> • Reduction in vandalism • Feedback from community is positive and negative feedback acted upon as necessary
Address vandalism	8. Prompt action	On-going	<ul style="list-style-type: none"> • Reduction in vandalism • Feedback from community is positive and negative feedback acted upon as necessary
INFRASTRUCTURE			
Remove obsolete and / or dangerous infrastructure	9. Review Council's Asbestos Register 10. Fund and demolish the decommissioned toilet block (Womens Land Army Park)	High	<ul style="list-style-type: none"> • The unsafe playground equipment was removed in December 2018. • Funding is sought and the toilet block is demolished in accordance with Risk Assessment
Upgrade park & sportsground infrastructure	11. Ensure on-going inspection and assessment of infrastructure 12. Plan and renewal of infrastructure in accordance with Asset Management guidelines and budgetary constraints	On-going	<ul style="list-style-type: none"> • Future works are carried out in accordance with the PoM and required development processes (where necessary) • Feedback from community is positive and negative feedback acted upon as necessary
Manage the areas to provide equal access to all users	13. Continually review infrastructure and ensure any plans for new equipment and facilities will allow for access for all abilities	On-going	<ul style="list-style-type: none"> • Facilities meet the requirements of all users • Feedback from community is positive and negative feedback acted upon as necessary

ENVIRONMENT			
Provide sporting facilities to meet the needs of the community	<p>14.Continue to maintain the sports fields to a high standard to accommodate all types of sporting activities</p> <p>15.Consider and plan for future needs for expansion of sporting needs</p>	On-going	<ul style="list-style-type: none"> • Grounds are maintained to meet service level requirements • Community feedback is positive and negative feedback acted upon as necessary
Provide quality passive recreational facilities	<p>16.Maintain all facilities to a high standard</p> <p>17.Consider and plan for future needs for expansion and improvement</p>	On-going	<ul style="list-style-type: none"> • All recreational and environmental areas are maintained. Environmental weeds and weeds of National significance are programmed for removal with necessary funding • All facilities are maintained to meet service levels and continue to comply with Australian Standards • Community feedback is positive and negative feedback acted upon as necessary
Manage environmental and user safety	<p>18.On-going inspection and assessment of infrastructure in accordance with Council and Government OHS legislation</p> <p>19.Consider the safety of the community in the maintenance of the sportsgrounds, recreational and environmental areas in use of chemicals and pest control</p>	On-going	<ul style="list-style-type: none"> • Audit process for safety and condition reporting working well • Removal of obsolete and dangerous infrastructure • Staff are appropriately trained in safe handling and use of appropriate chemicals for the land • No unauthorised use of facilities • Feedback from the community is positive and negative feedback is acted upon where necessary
USE OF THE RESERVES			
Signs	20.Review signs and follow guidelines provided by Statewide Mutual Signs as Remote Supervision	On-going	<ul style="list-style-type: none"> • Continually monitor all signs are legible and current and renew as required

Provide adequate lighting to the areas	21.Examine existing and future lighting requirements	On-going	<ul style="list-style-type: none"> Continue to monitor existing lighting for sporting activities and security lighting for unlawful activities (and support DA proposals where necessary) Community feedback is positive and negative feedback acted upon as necessary
Parking	22.Provide adequate parking areas to meet the needs of users	On-going	<ul style="list-style-type: none"> Continue to monitor parking provided it meets the needs of users of the facility and expand as necessary Community feedback is positive and negative feedback acted upon as necessary

7.3 Communication in the Management of the Reserves

Communication between Council and Tenure Holders is important to the success of this Plan. Council will establish and maintain clear lines of communication with Tenure Holders (as applicable) especially relating to the operations of and responsibilities within any (proposed) tenure operations as they apply in the future.

This could include regular meetings with Council and Tenure holders (as considered necessary).

7.4 Administration and Resourcing

Administrative issues have important influences on the way in which Womens Land Army Park and Hanwood Oval are managed.

Council shall seek to provide adequate staff resources for the management of the lands in accordance with this Plan of Management. Staff shall have appropriate qualifications and / or experience.

7.4.1 Information and Monitoring

Monitoring and collection of information relating to the Hanwood Sports Precinct Plan of Management are important tools to enable good management outcomes.

Where a demonstrated need has been identified, a community educational program shall be developed to encourage use appropriate to the purpose of the land.

Management arrangements shall be implemented to regularly monitor the use of the land, environmental conditions and facilities.

Monitoring of associated tenure agreements (where applicable) will also be undertaken to ensure users and user groups comply with tenure conditions.

Surveys of visitation and / or satisfaction with the facilities may be undertaken to facilitate improved management and use of the land.

7.4.2 Role of Other Authorities

From time to time other authorities may have responsibilities or involvement in the management of the land. This will be considered and appropriate consultation will take place if required.

7.4.3 Infrastructure

Any necessary infrastructure to further service the purpose of the land may be constructed provided that a Native Title Assessment has been carried out by Council's Native Title Manager; the land is not subject to a Claim under the *ALRA 1983*; and the provisions of the *LGA 1993* and the *CLMA 2016* have been complied with.

Subsequent development activities shall be undertaken in a way that minimises the area, degree and duration of disturbance; and the area is to be restored to the greatest extent practicable.

7.4.4 Neighbourly relations

Council's development control practices recognise and endeavour to minimise the impacts upon adjoining land parcels.

Council shall endeavour to be a good neighbour and as far as possible shall consult with adjoining owners in respect of impacts of its management and other activities which may affect them.

7.4.5 Community Involvement in Management

Where appropriate Council may undertake community consultation subsequent to the making of this Plan of Management and may give community / sporting groups a role in management.

7.4.6 Delegation in Management Responsibilities

Council may determine to delegate management responsibilities in the future. This Plan of Management shall be complied with as part of the delegation.

7.4.7 Public Liability

Council will continue to maintain public liability insurance in respect of Womens Land Army Park and Hanwood Oval. All users of the land will be required to maintain their own public liability insurance, currently to the sum of \$20 million dollars, or as amended by Council from time to time. The policy is to indemnify Council against any claims arising from their use of the facility.

7.4.8 Commercial Activities

Commercial activities may be carried out on the land provided that the activity is consistent with the reserve purpose or authorised under this Plan of Management. All commercial activities require Council consent.

7.4.9 Emergencies

This Plan of Management authorises necessary activities to be carried out during declared emergencies as may be decided by the General Manager or delegate. Following the emergency, assessment of the facility and rehabilitation works will be undertaken if required.

8.0 Management Guidelines

The following guidelines are based on legislative requirements and community expectations and apply to all areas of Hanwood Sports Precinct PoM unless otherwise identified.

8.1 Risk Management

Council recognises the need to develop and implement risk management processes for sports grounds, playgrounds and play equipment. The installation of any new equipment will necessitate an audit be undertaken.

A previous audit of the play equipment at Womens Land Army Park identified the equipment to be unsafe and un-repairable, hence its removal from the site in December 2018. A risk assessment of the toilet block also indicated the necessity for its removal which should be undertaken as a priority and subject to funding being made available at Council's earliest opportunity. Note: the toilet block has been locked and unused for approximately 30 years.

Sportsgrounds have a monthly inspection and other operational inspections carried out on a yearly basis. The potential for installation of exercise equipment on Womens Land Army Park would assist staff in better meeting its statutory obligations with exercise equipment requiring less maintenance and cost to repair than playground equipment.

8.2 Water

Womens Land Army Park is irrigated utilising town water. Hanwood Oval is irrigated with an automatic sprinkler system utilising raw water from the adjoining MI supply reserve and town water to the amenities building.

Watering of Hanwood Oval is reliant on rainfall during the winter months as MI currently closes its irrigation supply system for maintenance. It is noted however that MI is currently undertaking a significant infrastructure program to alter its watering system by replacing open channel systems with an underground pipeline reducing costs of operation, maintenance and loss of water through evaporation. In due course, this may facilitate the capacity to water Hanwood Oval year-round.

Council at present, may enforce mandatory water restrictions when required. The restrictions apply to all water (raw and potable) supplied by Council through its reticulated water system. The restrictions also apply to all domestic and garden users who are supplied by MI. The relevant restrictions of the day will apply to the Hanwood Sports Precinct described in this Plan of Management, that such restrictions also be observed.

8.3 Alcohol Free Zone

Council has the authority to establish Alcohol Prohibited Areas under Section 632A and 644 of the LGA 1993 within Griffith and surrounding villages.

Neither Womens Land Army Park or Hanwood Oval are included in Council's Alcohol Prohibited Areas and signage shows accordingly.

8.4 Smoke Free Areas

Council has adopted a Smoke Free Outdoor Areas Policy (*EH-CP-202*) which came into effect from 2011.

Policy Objective:

The objectives of Griffith City Council in banning smoking on Council owned and controlled land, outdoor public areas and within vehicles is to:

- improve the health of community members;
- improve public amenity and maintenance of Council property;
- raise community awareness of the issues associated with smoking;
- provide community leadership in taking measures to protect the health and well-being of the community; and
- minimise cigarette butt pollution on Council owned and controlled land and within public places.

Policy Statement:

This policy prohibits smoking in the following areas on Council owned and controlled land, outdoor public areas and within vehicles specifically:

1. Within ten (10) metres of all children's playground equipment in outdoor public places;
2. Public swimming pools;
3. Spectator areas at sports grounds or other recreational areas used for organised sporting events;
4. Public transport stops and platforms, including taxi ranks;
5. Within 4 metres of a pedestrian access point to a public building;
6. In commercial outdoor dining areas being:
 - A seated dining area
 - Within 4 metres of a seated dining area on licensed premises, restaurant or café and
 - Within 10 metres of a food fair store or on public land as approved by Council
7. Within 10 metres of Council owned or managed buildings
8. Smoking within cars with a child under the age of 16 years in the vehicle.

Signage on Womens Land Army Park and Hanwood Oval will be reviewed when required to be consistent with the current policy.

8.5 Vandalism

Vandalism and anti-social behaviour have continued to escalate over recent years with sportsground and playgrounds an easy target. Although cost is difficult to estimate, thousands of dollars are outlaid each year to repair the damage caused to these areas.

To encourage the public to play a role in safeguarding the assets of the community, Council will pay a reward to members of the public supplying information which results in the successful prosecution of persons damaging Council property, or causing other acts of vandalism that may create situations dangerous to the public. (*Council Policy GC-CP-314*).

8.6 Animals

Griffith City Council recognises the need for pet owners to exercise their animals. Under the *Companion Animals Act 1998*, dogs are prohibited within a ten (10) metre zone of children's play areas (meaning any public place, or part of a public place, that is within 10 metres of any playing apparatus provided in that public place or part for the use of children). This may apply should the Womens Land Army Park be developed with any playing apparatus for use of children.



Leashed dogs only, shall be permitted on Hanwood Oval provided they are under the control of a competent person (*Council Policy PG-CP-301*).

8.7 Signs as Remote Supervision

Council's obligation to promote good risk management practices required the installation of appropriate signage at Womens Land Army Park and Hanwood Oval. A risk assessment was completed to consider appropriate signage for remote supervision at the facility. The signs identify the site, provide for safe use of equipment and meet risk management guidelines as set out in the Statewide Mutual, Best Practice Manual – Signs as Remote Supervision. Council will endeavour to follow Standard AS 2342–1992; Development, Testing and Implementation of Information and Safety Symbols and Symbolic Signs.

Figure 17 - Signage

Womens Land Army Park



Hanwood Oval



8.8 Parking

Generally, parking attributed to the Womens Land Army Park is available adjacent to Beech Street and also kerb-side fronting Yarran Street, Hanwood. Given the limited use of this Park at present, parking is considered adequate.

Improved parking facilities have been identified at Hanwood Oval. There is parking available within the Hanwood Oval area adjacent to sporting fields and kerb-side fronting Yarran Street. As further development and use of Hanwood Oval increases with likely community needs, it is proposed that greater parking availability will be made adjacent to the existing parking on Hanwood Oval and located to the rear of the Womens Land Army Park.

8.9 Buildings, Amenities and Infrastructure

Some of the buildings, amenities and infrastructure have been constructed on the land in the past in accordance with the *EP and A Act 1979*.

This is not however the case in respect of the disused toilet block currently located on the Womens Land Army Park. Research suggests this building to be about 60 years old and not compliant to any current standards. The building is structurally unsound and contains asbestos.

It is therefore considered relevant to note that this PoM recognises the danger this structure poses as a risk to Council and the local community and therefore is identified accordingly for removal as a 'high priority'. Refer to Section 7.1 (Table 2 – Management Issues and Guidelines (pg. 37); and Section 7.2 (Table 3 - Objectives and Performance Targets (pg. 38).

Any future construction or improvements will require assessment by Council's Native Title Manager to be consistent with the *NTA 1993* (C'th) and that the land is not subject to a claim under the *ALRA 1983*. The provisions of the *LGA 1993* and *CLMA 2016* is to be considered as part of the assessment, and be consistent with the reserve purpose.

8.10 Trees, Vegetation and Landscape

Proper management of landscaping, trees and vegetation is important to provide a high degree of amenity on the land. Trees and landscaping will be maintained and inspected on a regular basis and at any time may be removed or replaced.

Griffith City Council has adopted a Tree Policy (*PG-CP-402*). The aim of the tree policy is to improve the quality of streetscapes, parklands and private land in urban areas within the Council area.

As referred to in Table 2 (pg. 37), Council is presently undertaking a Risk Assessment of all trees within its Parks and Sportsgrounds.

8.11 Asset Renewal / Replacement

In accordance with Council's Playground Strategy (2014), Council's interim position is to remove and not replace playground equipment (unless it is classified as a Regional or Precinct Park).

Specifically, 4.4.3 of the Playground Strategy further indicates that Neighbourhood / Small Village Parks *'are usually a small park that offers a more narrow scope of play than regional and precinct parks'*. Hanwood Oval, Womens Land Army Park together with Restyn Park have all been described as "Neighbourhood" Parks in the Park Hierarchy.

It is further acknowledged that the current Playground Strategy is pending review and is likely to further consider the budgetary and community implications in development of playgrounds, with potentially a view to offering a broader range of play opportunities and dimension to that which currently exists within Council's playgrounds.

With the removal of obsolete infrastructure from the Womens Land Army Park in early December 2018, and significant playground equipment existing together with future planning for Restyn Park as Hanwood's primary playground park, refurbishment of Women's Land Army Park is unlikely to evolve to much greater extent than currently exists. Furthermore, proposed residential development to the east of the Hanwood Sports Precinct will consider the requirement for a Neighbourhood Park within that area of residential growth.

Notwithstanding Council's Budget allocation of \$25,000 (2019 / 2020) for Playground equipment, any replacement of equipment is suggested to be reflective of exercise equipment that supports and enhances the use of the overall Hanwood Sports Precinct, with playground equipment being more substantially available at nearby Restyn Park, i.e. Hanwood Village's primary playground facility.

Refer to Section 6.4 and 7.1 of this PoM.

The maintenance of Hanwood Oval and any future equipment located on Womens Land Army Park will be consistent with the service level agreement in place at the time.

Existing Council owned assets on the land shall be maintained by Council within the allocated annual budget for the reserves. Council may apply for additional funding or grants to support improvement on the lands and as may be required in accordance with Council's Asset Building Report.

9 REFERENCES

Commonwealth Native Title Act 1993

<https://www.legislation.gov.au/Details/C2017C00178>

Companion Animals Act 1998

<https://www.legislation.nsw.gov.au/#/view/act/1998/87>

Crown Land Management Act 2016

http://www.austlii.edu.au/au/legis/nsw/num_act/clma2016n58226.pdf

<https://www.industry.nsw.gov.au/lands/what-we-do/legislation-policies>

DPI website

https://www.dpi.nsw.gov.au/_data/assets/pdf_file/0007/164374/irrigation-profile-murrumbidgee.pdf

Environment website

<https://www.environment.nsw.gov.au/bioregions/Riverina-Landform.htm>

Griffith City Council Website – Publications and Policies

- *Griffith Community Participation Plan*

[file:///C:/Users/Melva/Downloads/GRIFFITH COMMUNITY PARTICIPATION PLAN ENDORSED 17 DECEMBER 2019.pdf](file:///C:/Users/Melva/Downloads/GRIFFITH%20COMMUNITY%20PARTICIPATION%20PLAN%20ENDORSED%2017%20DECEMBER%202019.pdf)

- *Guiding Griffith 2040*

https://www.griffith.nsw.gov.au/cp_themes/default/page.asp?p=DOC-OIW-24-18-70

- Council Policies

https://www.griffith.nsw.gov.au/cp_themes/default/page.asp?p=DOC-ECH-80-74-45

[file:///C:/Users/Melva/Downloads/Noxious Weeds Control and Eradication Of NEW NOW.pdf](file:///C:/Users/Melva/Downloads/Noxious%20Weeds%20Control%20and%20Eradication%20Of%20NEW%20NOW.pdf)

[file:///C:/Users/Melva/Downloads/\(GOV_CP 306\) Plaques Installed by Council Public Policy Economic Organisational Development.pdf](file:///C:/Users/Melva/Downloads/(GOV_CP_306)%20Plaques%20Installed%20by%20Council%20Public%20Policy%20Economic%20Organisational%20Development.pdf)

[file:///C:/Users/Melva/Downloads/Tree Preservation Order PG_CP 401%20\(3\).pdf](file:///C:/Users/Melva/Downloads/Tree%20Preservation%20Order%20PG_CP_401%20(3).pdf)

- *Griffith City Council Asset Management Strategy*

[file:///C:/Users/Melva/Downloads/Asset Management Plan 2017 Strategy Final.pdf](file:///C:/Users/Melva/Downloads/Asset%20Management%20Plan%202017%20Strategy%20Final.pdf)

[file:///C:/Users/Melva/Downloads/4 AS CP 201 Asset Management Policy May 4 2018.pdf](file:///C:/Users/Melva/Downloads/4_AS_CP_201_Asset%20Management%20Policy%20May%204%202018.pdf)

- Griffith Local Environmental Plan 2014 (GLEP 2014)

<https://www.legislation.nsw.gov.au/#/view/EPI/2014/137/maps#LZN>

- Sporting Ovals Contribution Charges

[file:///C:/Users/Melva/Downloads/Sporting Ovals Contribution Charges NEW NOW.pdf](file:///C:/Users/Melva/Downloads/Sporting%20Ovals%20Contribution%20Charges%20NEW%20NOW.pdf)

- NSW Land Registry Services

<https://www.nswlrs.com.au/Historical-Records-Online#Historical%20Maps>

<https://www.legislation.nsw.gov.au/#/view/regulation/2005/487/part4/div1/sec106>

Plants of Western New South Wales (Cunningham, Mulham, Milthorpe, Leigh)

10 APPENDICES

- 1) Core Objectives for Categories of Community Land – Sportsground and Park
- 2) Prescribed purposes under the *Crown Land Regulations 2018*.
- 3) Relevant State Environmental Planning Policies.
- 4) Relevant Plans - DA54/2014 – Shipping Container and location of former Public Hall
- 5) Asbestos Register Parks and Gardens - Hanwood

CORE OBJECTIVES FOR MANAGEMENT OF COMMUNITY LAND CATEGORISED AS SPORTSGROUND (*Local Government Act 1993*)

36F Core objectives for management of community land categorised as a sportsground

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

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

CORE OBJECTIVES FOR MANAGEMENT OF COMMUNITY LAND CATEGORISED AS PARK (*Local Government Act 1993*)

36G Core objectives for management of community land categorised as park

The core objectives for management of community land categorised as 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, and
- 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.

Appendix 2

Section 31 of the *Crown Land Regulations 2018* provide that short-term licences over dedicated or reserved Crown land may be granted under Sections 2.20 and 3.17 of the *CLMA 2016* for the following purposes: -

- (a) Access through a reserve,
- (b) Advertising,
- (c) Camping using a tent, caravan or otherwise,
- (d) Catering
- (e) Community, training or education,
- (f) Emergency occupation,
- (g) Entertainment,
- (h) Environmental protection, conservation or restoration or environmental studies,
- (i) Equestrian events,
- (j) Exhibitions,
- (k) Filming (as defined in the *Local Government Act 1993*),
- (l) Functions,
- (m) Grazing,
- (n) Hiring of equipment,
- (o) Holiday accommodation,
- (p) Markets,
- (q) Meetings,
- (r) Military exercises,
- (s) Mooring of boats to wharves or other structures,
- (t) Sales,
- (u) Shows,
- (v) Site investigations,
- (w) Sporting and organised recreational activities,
- (x) Stabling of horses,
- (y) Storage.

Appendix 3

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.

State Environmental Planning Policy No 64 – Advertising and Signage

State Environmental Planning Policy No. 64 Advertising and Signage aims: -

- To ensure that signage (including advertising):
 - (i) Is compatible with the desired amenity and visual character of an area, and
 - (ii) Provides effective communication in suitable locations, and
 - (iii) Is of high-quality design and finish
- To regulate signage (but not content) under Part 4 of the Act,
- To provide time-limited consents for the display of certain advertisements, and
- To regulate the display of advertisements in transport corridors, and
- To ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

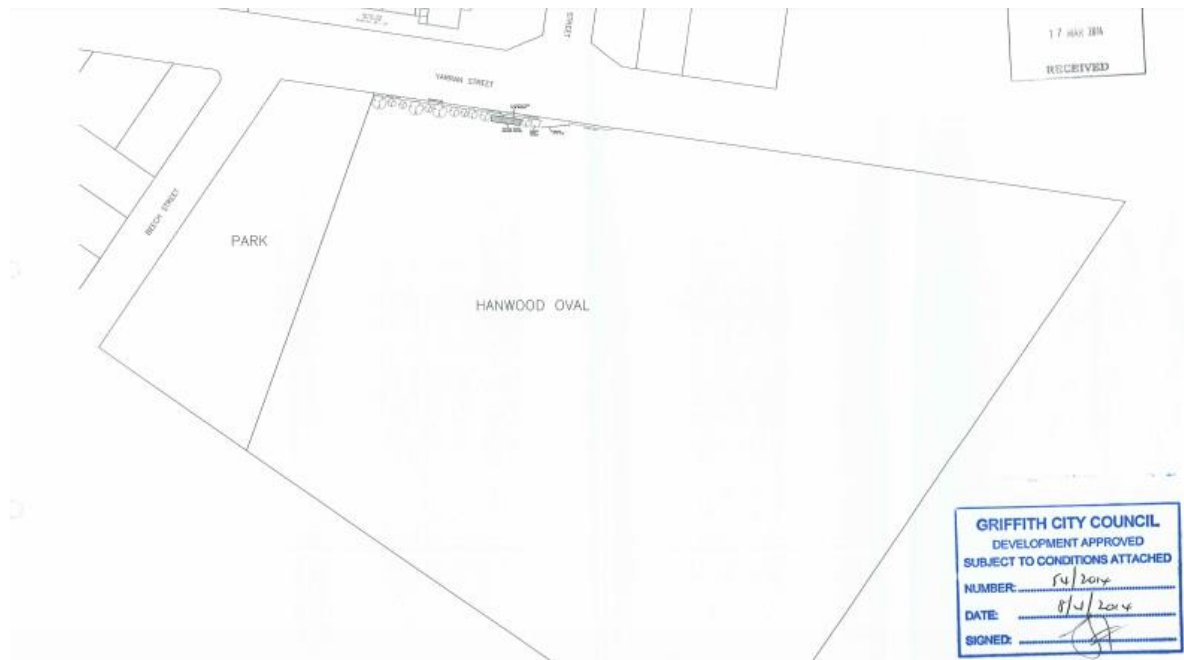
This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.

Appendix 4

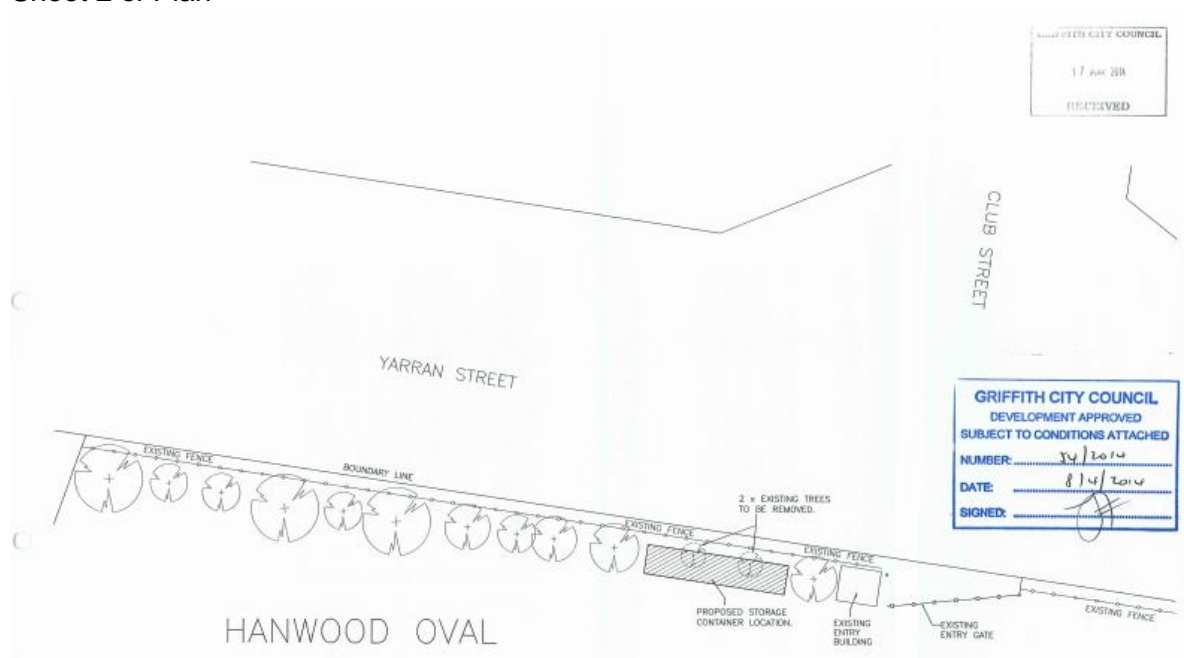
4.a

Plan in respect of DA54/2014 – Shipping Container

Sheet 1 of Plan



Sheet 2 of Plan



Appendix 4

4.b

Plan indicating location of Public Hall on Womens Land Army Park and remaining disused toilet facility





Appendix 5

Hanwood Asbestos Register (current assets)

HANWOOD OVAL TOILETS AMENITIES & KIOSK ASBESTOS REGISTER 2016





SITE NAME and ADDRESS: Hanwood Oval Toilets, Amenities & Kiosk. Yarran Street Hanwood. 2680 N.S.W.		REGISTER NUMBER: Hanwood Oval Toilets, Amenities & Kiosk - 2016		
AUDIT DATE AND TIME: 18-09-2016 1500 (3 pm)		AUDITOR: Neil Riches		
Site contact:		ASSISTANT AUDITOR: Jennifer Riches		
COUNCIL ASSET ID NUMBER: Amenities - 3588 Kiosk - 3648		REGISTER CUSTODIAN:		
		Company: Hypersafe		
Samples analysed in June 2011.				
SAMPLE/S- Number: 91974-5-01-24 91974-5-02-25 91974-5-02-26 91974-2-07-8	Result: Chrysotile (White) Asbestos. Chrysotile (White) Asbestos. No Asbestos detected. Chrysotile (White) Asbestos.	Description: Amenities Change room west side-Shower ceiling. Kiosk- External eave. Cricket nets- Lino material lining. Wade Park- Ladies toilet, toilet cubicle partition wall.		
Previous Asbestos Audits: June 2011.			Name/Company: Hypersafe	
ACTION/S ON PREVIOUS INSPECTION/S: Apply signage. Remove broken eave panels from kiosk.			Date Completed:	

Hypersafe Safety Consultants
www.hypersafe.com.au

HANWOOD OVAL TOILETS AMENITIES & KIOSK ASBESTOS REGISTER 2016




BUILDING NAME: Hanwood Oval Toilets and Amenities block.		STATUS: Serviceable and in use		BUILDING AGE: Estimate Pre 1980		Register On site: No
CONSTRUCTION TYPE: Brick veneer painted, fibre cement		ROOF TYPE: Metal deck				
LOCATION - DESCRIPTION Change room west side	ASBESTOS PRESENT	CONDITION	SAMPLE NO INSPECTION METHOD	SIGNAGE	ACCESSIBLE	
Internal ribbed metal ceiling panels may conceal asbestos material. Ensure an inspection is carried out to identify if there is fibre cement material under the metal deck before any further work is completed.	May be under metal panels	Not known Sealed under new ceiling Friability not known	Visual	No	No	
OBSERVATIONS and HAZARD CONTROL MEASURES and RISK LEVEL						
Inform contractor if removal or replacement of metal ceiling panels is to be undertaken.						
Low Risk P 4. Risk level will increase if there is fibre cement material under the metal lining.						
Actions required: Apply discreet warning signage.						Signed off by /Date:
LOCATION - DESCRIPTION Change rooms east and west side	ASBESTOS PRESENT	CONDITION	SAMPLE NO INSPECTION METHOD	SIGNAGE	ACCESSIBLE	
Shower partitions walls are the same material as the Wade Park Ladies toilet partitions contain Chrysotile (White) asbestos.	Yes	Fair to Good Not Sealed Broken areas becoming friable	91974-2-07-8 Visual	No	Yes	
OBSERVATIONS and HAZARD CONTROL MEASURES and RISK LEVEL						
Inform contractor if removal, replacement or repair work is to be carried out. Do not drill holes of these materials						
Medium Risk P 3. Requires sealing then monitor and maintain.						
Actions required: Fill broken areas, and holes with caulking material and seal with paint. Seal all fibre cement material with paint and apply signage.						Signed off by /Date:


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LOCATION – DESCRIPTION	ASBESTOS PRESENT	CONDITION	SAMPLE NO INSPECTION METHOD	SIGNAGE	ACCESSIBLE	
Change room west side Shower ceilings contain Chrysotile (White) asbestos.	Yes	Fair to Good Not Sealed Broken areas becoming friable	91974-5-01-24 Visual	No	Yes	
OBSERVATIONS and HAZARD CONTROL MEASURES and RISK LEVEL Inform contractor if removal, replacement or repair work is to be carried out. Do not drill holes of these materials Medium Risk P 3. . Requires sealing then monitor and maintain.						
Actions required: Fill broken areas, and holes with caulking material and seal with paint. Seal all fibre cement material with paint and apply signage.						
						Signed off by /Date:


LOCATION – DESCRIPTION	ASBESTOS PRESENT	CONDITION	SAMPLE NO INSPECTION METHOD	SIGNAGE	ACCESSIBLE	
Change room east side Shower wall ceilings and wall infills above showers contain Chrysotile (White) asbestos.	Yes	Fair to Good Not Sealed Broken areas becoming friable	91974-5-01-24 Visual	No	Yes	
OBSERVATIONS and HAZARD CONTROL MEASURES and RISK LEVEL Inform contractor if removal, replacement or repair work is to be carried out. Do not drill holes in any of these materials. Medium Risk P 3 . Requires sealing then monitor and maintain.						
Actions required: Fill broken areas, and holes with caulking material and seal with paint. Seal all fibre cement material with paint and apply signage.						Signed off by /Date:


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LOCATION – DESCRIPTION	ASBESTOS PRESENT	CONDITION	SAMPLE NO INSPECTION METHOD	SIGNAGE	ACCESSIBLE	
Men's Toilet Toilet ceilings are highly likely to contain asbestos.	Highly likely to contain	Good Sealed Non friable	Visual	No	Yes	
OBSERVATIONS and HAZARD CONTROL MEASURES and RISK LEVEL Inform contractor if removal, replacement or repair work of fibre cement sheet is to be carried out. Low Risk P 4. Monitor and maintain.						
Actions required: Apply signage.						
Signed off by /Date:						


LOCATION – DESCRIPTION	ASBESTOS PRESENT	CONDITION	SAMPLE NO INSPECTION METHOD	SIGNAGE	ACCESSIBLE	
Ladies Toilet Toilet ceilings are highly likely to contain asbestos.	Highly likely to contain	Good Sealed Non friable	Visual	No	Yes	
OBSERVATIONS and HAZARD CONTROL MEASURES and RISK LEVEL Inform contractor if removal, replacement or repair work of fibre cement sheet is to be carried out. Low Risk P 4. .Monitor and maintain.						
Actions required: Apply signage.						
						Signed off by /Date:


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LOCATION – DESCRIPTION	ASBESTOS PRESENT	CONDITION	SAMPLE NO INSPECTION METHOD	SIGNAGE	ACCESSIBLE	
Ladies Toilet Toilet partitions are the same material as the Wade Park Ladies toilet partitions and contain Chrysotile (White) asbestos.	Yes	Good Mainly Sealed Non friable	91974-2-07-8 Visual	No	Yes	
OBSERVATIONS and HAZARD CONTROL MEASURES and RISK LEVEL						
Do not drill holes in any of these materials. Inform contractor if removal, replacement or repair work is to be carried out. Low Risk P 4. Not sealed, Monitor and maintain.						
Actions required: Paint to seal and apply signage.						Signed off by /Date:


BUILDING NAME: Hanwood Oval Kiosk.		STATUS: Serviceable and in use		BUILDING AGE: Estimate Pre 1980		Register On site: No
CONSTRUCTION TYPE: Brick veneer painted, fibre cement				ROOF TYPE: Metal deck		
LOCATION – DESCRIPTION External Power Board	ASBESTOS PRESENT	CONDITION	SAMPLE NO INSPECTION METHOD	SIGNAGE	ACCESSIBLE	
Power board black backing board is highly likely to contain asbestos.	Highly likely	Good Sealed Non friable	Visual	No	Yes	
OBSERVATIONS and HAZARD CONTROL MEASURES and RISK LEVEL						
Inform contractor if removal or replacement of backing board is to be undertaken. Low Risk P 4.						Signed off by /Date:
Actions required: Apply signage.						


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BUILDING NAME: Hanwood Oval Kiosk.	
External- External eave material is metal cladding and does not contain asbestos.	
The metal cladding material was installed since the June 2011 Asbestos audit. The site contact reported that the old eave material was stripped and replaced with the metal cladding.	

LOCATION – DESCRIPTION	ASBESTOS PRESENT	CONDITION	SAMPLE NO INSPECTION METHOD	SIGNAGE	ACCESSIBLE	
Hanwood Oval Kiosk. Internal ceilings are the same material as the old eaves and contain Chrysotile (White) asbestos.	Yes	Good Sealed Non friable	91974-5-02-25 Visual	No	Yes	
OBSERVATIONS and HAZARD CONTROL MEASURES and RISK LEVEL						
Do not drill holes in any of these materials. Inform contractor if removal, replacement or repair work of fibre cement sheet is to be carried out. Low Risk P 4. Not sealed, Monitor and maintain.						
Actions required: Paint to seal and apply signage.						Signed off by /Date:

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RISK MATRICES - DETERMINE CONSEQUENCE

Descriptor	Consequence
5. Catastrophic	ACM is highly friable and unstable, fibres will be released in size range and amount that are highly likely to cause latent asbestos related illness.
4. Major	ACM is friable, is unstable and will release fibres in the amount and size that will cause latent asbestos related illness.
3. Moderate	ACM may be unstable, is becoming friable and could release fibres in the amount and size that may cause latent asbestos related illness.
2. Minor	Local fibre release only and in amounts and fibre size that are unlikely to cause latent asbestos related illness.
1. Insignificant	No illness will result as the ACM is stable, not friable therefore there is a low likelihood of inhaling fibres above normal ambient levels.

DETERMINE PROBABILITY

Descriptor	Probability
A. Almost certain	Is expected to occur in most circumstances – i.e. people are regularly in the vicinity.
B. Likely	Will probably occur in most circumstances.
C. Occasional	Might occur at some time.
D. Unlikely	Could possibly occur at some time but is unlikely.
E. Rare	May occur only in exceptional circumstances.

CALCULATE RISK LEVEL

Descriptor	Consequence				
Probability	5. Catastrophic	4. Major	3. Moderate	2. Minor	1. Insignificant
A. Almost Certain	E	E	H	H	M
B. Likely	E	E	H	M	M
C. Occasional	E	H	M	M	L
D. Unlikely	H	H	M	L	L
E. Rare	H	M	L	L	L

RISK CONTROL MEASURES AND ACTION PRIORITY - ACM = Asbestos containing material.

P1 Extreme Risk	Prevent access and isolate ACM immediately. Plan for removal as soon as practicable (less than 1 month). The identified ACM presents an immediate occupational/environmental risk in its present condition.
P2 High Risk	Restrict access. Where access is necessary wear appropriate respiratory protection, disposable coveralls and identify for planned removal (less than 2 months). The ACM presents a potential occupational/environmental risk in its present condition.
P3 Medium Risk	Identify for removal where maintenance or renovation may cause disturbance of the material. Seal the ACM (with paint or caulking material) to prevent potential fibre release as an interim measure.
P4 Low Risk	Leave in situ and reassess condition on at least an annual basis as required by current WHS Regulations. Consider removal when maintenance or renovation works may cause disturbance of the ACM. The identified ACM presents a low occupational/environmental risk.

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HANWOOD OVAL TOILETS AMENITIES & KIOSK ASBESTOS REGISTER 2016

General Comments

Inaccessible areas-

Underground services, sewer, water and storm water pipes were not able to be visually inspected.

Audit Conduct and Outcomes-

- All areas assessed are deemed to be safe to occupy and or access during normal daily activities and requirements.
- Asbestos Registers, Management Plans and removal records are required to be retained by the asset owner until the asbestos has been 'fully' removed from the asset and then those documents are to be archived for a period as dictated by Councils document 'retention' time frame policy.

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