



COLLINA PRECINCT PARKS

**CROWN RESERVES – 240001, 240003 AND 1039692
AND COUNCIL OWNED COMMUNITY LAND**

PLAN OF MANAGEMENT



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1.0 EXECUTIVE SUMMARY

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

Within the 'Collina Precinct Parks' the Playground Strategy notes the existence of 7 playgrounds with a child population (0-14yrs) in 2014 as numbering 804. Therefore, a 'Playground Ratio of 1:115' was noted at the time.

The Collina Precinct Parks Plan of Management has been prepared by Council to reflect the respective features of Playgrounds and Parks within the Collina Precinct area. This Precinct broadly extends north-eastly of "East Griffith" incorporating residential subdivisions of both previous Crown land (west of Clifton Boulevard) and private lands (east of Clifton Boulevard) as shown in the Collina Precinct Parks Map (**Figure 4** pg. 8).

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

Council Managed Crown Reserves

- Mclvor Park – Crown Reserve 240001
- Jiggins Park – Crown Reserve 240003
- Manser Park and Jessie Farrell Park – Crown Reserve 1039692

Council Owned Community Land

- Chandler Park
- Dei Agnoli Park

More specifically, these Parks are referred to in **Appendix 1** of this PoM (refer pg.44).

Excluded from this PoM are those Parks used for drainage works, detention and / or retention purposes, i.e., Vaughan Park (Reserve 159007), Nora Gibbons Park (Reserve 1010428) and Collina Reserves (Reserve 1010888 (all Council Managed Crown Reserves); Alexander Park, Collina Park, Moretto Park and Sergi Park (all Council Owned Community Lands). These Parks will be addressed separately along with similarly used areas within the City of Griffith.

Also excluded from this PoM is *John Piccoli Park*, Doolan Crescent, named in honour of the previous owner of Lot 28 DP 40048. Mr. Piccoli, now deceased, both created and maintained this area. Council now maintains this area. The area is part of Scenic Hill Reserve and not specifically notified as a 'Park' in its own right.

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

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

The Council Managed Crown Reserves and Council Owned Community Lands are all categorised in this PoM, as: -

- **Park**

The categorisation of the lands is consistent with the Reserves' various purposes of Public Park and all the lands continue to be used for passive recreational activities and pastimes.

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 will manage Crown Reserves for which they are the appointed Crown Land Manager under 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 Griffith 2040**’ adopted in February 2017 identifies the community’s priorities and aspirations for the future and provides strategies for achieving these goals. The Community Strategic Plan is made up of four themes. The four key themes are:

Figure 3 – Community Strategic Plan – Themes

- | |
|---|
| <ol style="list-style-type: none"> 1. Leadership – <ol style="list-style-type: none"> 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 – <ol style="list-style-type: none"> 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 – <ol style="list-style-type: none"> 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 <ol style="list-style-type: none"> 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 lands to which this PoM applies is more particularly detailed in **Figure 7** (pg. 18) and **Appendix 1** (pg. 44).

Council Managed Crown Reserves –

McIvor Park (Reserve 240001) is a grassed area of open space that extends from the corner of McNabb Crescent and Blumer Avenue onto the lower area of Scenic Hill Reserve and contains no playground amenity, only a single seat. Accordingly, it is used as an access point to nearby walking tracks on Scenic Hill.

Jessie Farrell Park (part Reserve 1039692) is grassed open space with a concrete footpath providing access between Reading and Love Places.

Jiggins Park, Graham Street (Reserve 240003) is considered as a ‘Neighbourhood Park’ as identified in *Council’s Playground Strategy (2014)*, a small park offering a narrow scope of play and provides a limited range of playground equipment to cater for children’s activities contributing to the families’ social fabric within the area it is located. Jiggins Park was extensively upgraded in 2008 with a memorial to honour its namesake, Private Thomas Arthur Jiggins (further detail provided in [Section 4 – The Physical Environment – The Sites](#)).

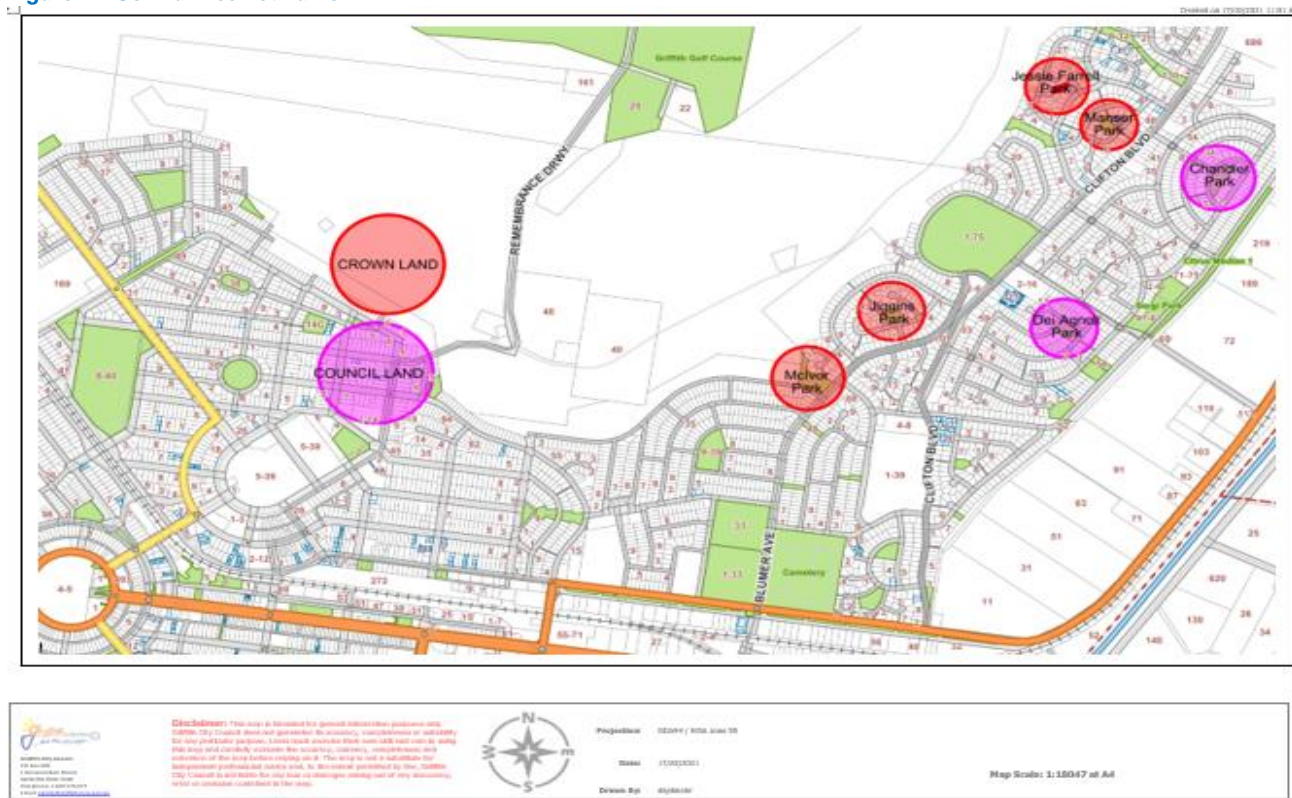
Manser Park, Meakin Street (part Reserve 1039692) is also considered a ‘Neighbourhood Park’ comprising of modular play equipment and a single seat.

Council Owned Community Lands –

Chandler Park, Polkinghorne Street is considered as a ‘Precinct Park’ as defined in Council’s *Playground Strategy (2014)*, i.e., a medium scale park with several play experiences catering for children and teenagers with a reasonable level of amenity. Chandler Park comprises a variety of play equipment including a flying fox, climbing modular equipment and rocker together with a variety of landscaping and seating options for both socialising and for reflection; and memorial stonework honouring the namesake of the Park, Roy Chandler. (Further detail and history of Mr Chandler is provided in [Section 4 – The Physical Environment – The Sites](#)).

Dei Agnoli Park, Summer Street is considered as a ‘Neighbourhood Park’ as defined in Council’s *Playground Strategy (2014)* and features a range of play equipment and a pathway suitable for toddler’s riding bikes; as well as a number of seats scattered around the perimeter of the landscaped park.

Figure 4 – Collina Precinct Parks



2.3 Owner of the land

Mclvor, Jiggins, Jessie Farrell and Manser Parks are all 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 240001 (Mclvor Park) (Corner of Blumer Avenue and McNabb Crescent, Griffith) comprising Lot 1 Section 174 DP 758476 and Reserve 240003 (Jiggins Park) (Graham Street, Griffith) comprising Lot 57 Section 175 DP 758476 were reserved from Sale for the purpose of 'Public Recreation' on 3 April 1987 (Folio 1799). The Council of the Shire of Griffith was appointed Trust Manager in the same notification.

Council of the Shire of Griffith was further proclaimed as City of Griffith (Griffith City Council) by Government Gazette of 1 July 1987. Griffith City Council was reappointed Trustee of the reserves (i.e., Reserves 240001 and 240003) on 16 December 1994.

Reserve 1039692 (Jessie Farrell Park linking Reading and Love Place and Manser Park located in Meakin Street) comprising Lot 62 DP 821548 and Lot 39 DP 821560 respectively, were notified for the purpose of 'Public Recreation' on 23 April 2021. Griffith City Council was appointed Crown Land Manager by Government Gazette of 7 May 2021.

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.

The following Parks are Council Owned Community Land and managed directly under the LGA 1993: -

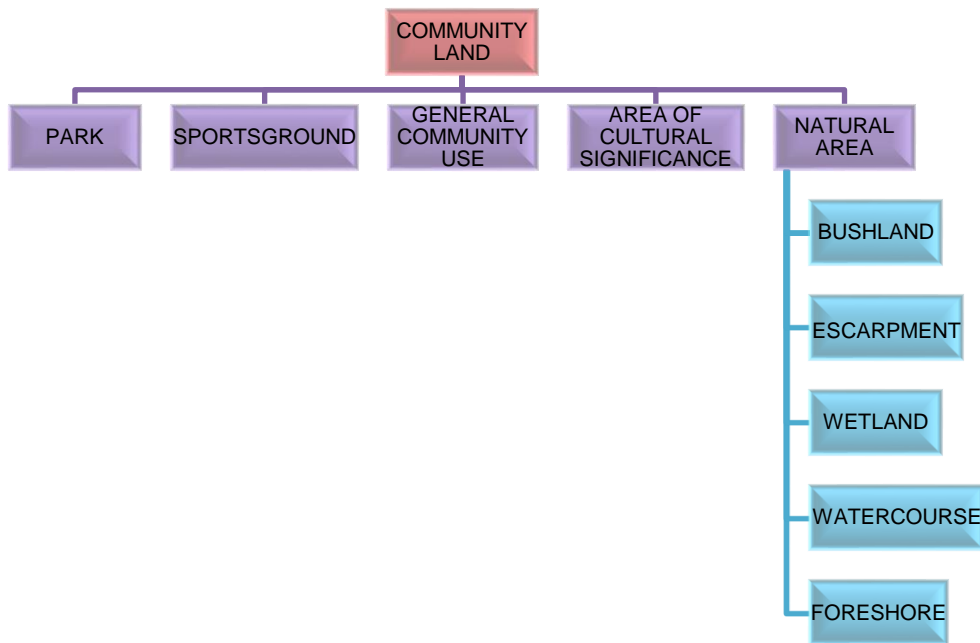
Chandler Park fronting Polkinghorne Street, Griffith comprising Lot 71 DP 1122792
Dei Agnoli Park fronting Summer Street, Griffith comprising Lot 73 DP 1092876

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 Collina Precinct Parks is a 'first Plan', noting however that this PoM incorporates amendment to the original '*Jiggins Park Plan of Management*' (2010) prepared by Griffith City Council.



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

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

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

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

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

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

Council applied for the categorisation of the Council Managed Crown Reserves, (McIvor Park R240001, Jiggins Park R240003) as '**Park**' which closely relates to the reserves' purposes of Public Recreation. This category was approved by the Minister administering the *CLMA 2016* in relation to the reserves, and Council does not propose to alter the category of these Reserves by this Plan of Management.

In relation to Manser and Jessie Farrell Parks (R1039692), Council was appointed Crown Land Manager by Government Gazette 7 May 2021 and therefore the category of Park was not approved by the Minister at that time. This PoM seeks Ministers approval to categorise these reserves as '**Park**'.

Council does not propose to change the category of **Park** in relation to the Council Owned Community Land of Chandler and Dei Agnoli Parks pursuant to the *LGA 1993*.

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

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

3.0 PLANNING INSTRUMENTS, LEGISLATION and POLICIES

3.1 Local Government Act 1993 & Local Government (General) Regulations 2021

Under the *LGA 1993*, Section 36(1) Council must prepare a Plan of Management for all community land under their control. A Plan of Management 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 2021 for categorisation of community land when preparing Plans of Management.

Clause 104 of the guidelines states that the land should be categorised as a park under Section 36(4) of the Act if the land is or 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* where lands are Council Managed Crown Reserves. The Plan of Management has further been prepared in accordance with the *LGA 1993* solely where lands are Council Owned Community Lands.

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 5a - Planning Zone –Collina Precinct Parks (including McIvor, Jiggins, Jessie Farrell, Manser and Dei Agnoli Parks) – RE1 – Public Recreation

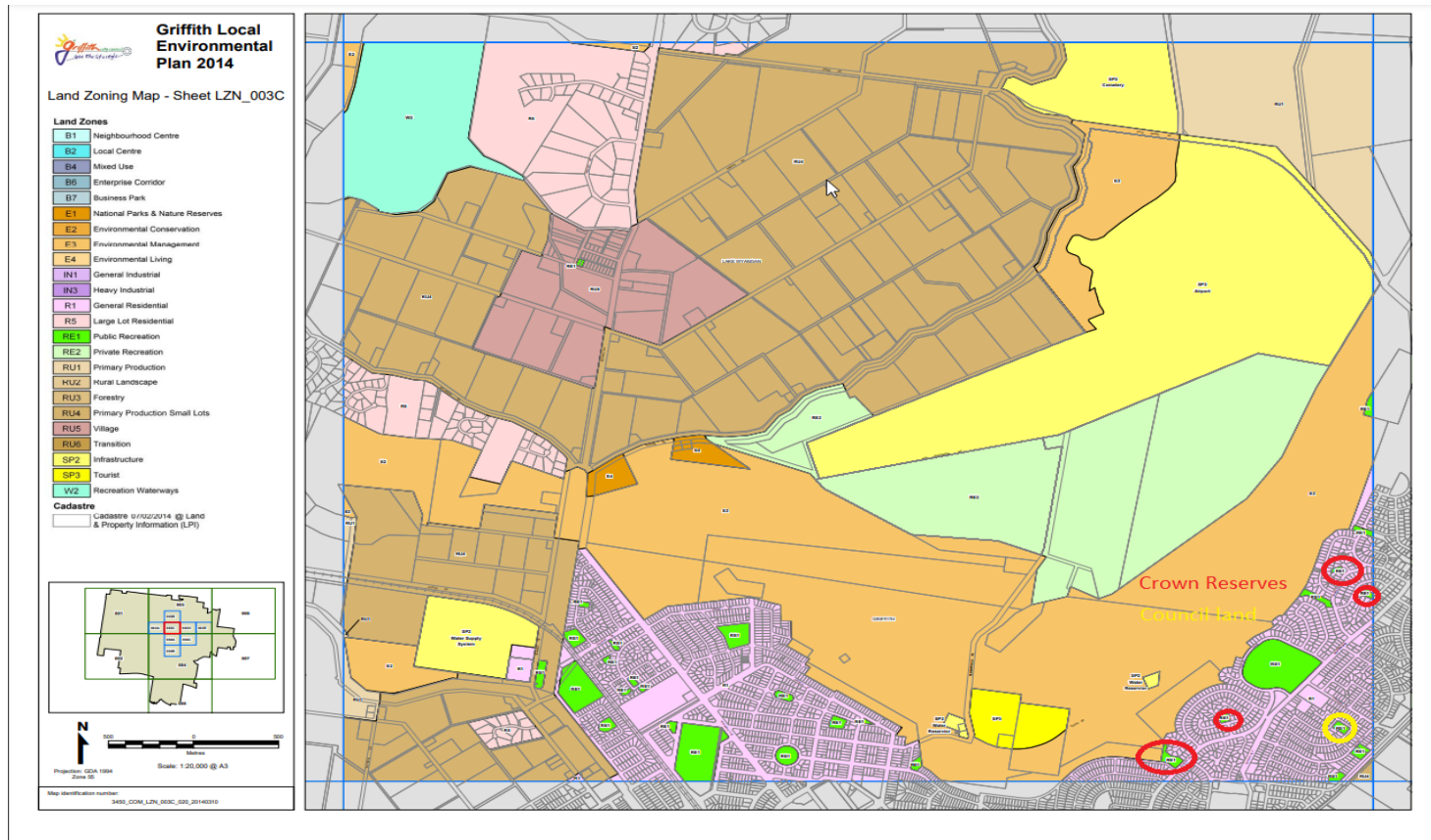
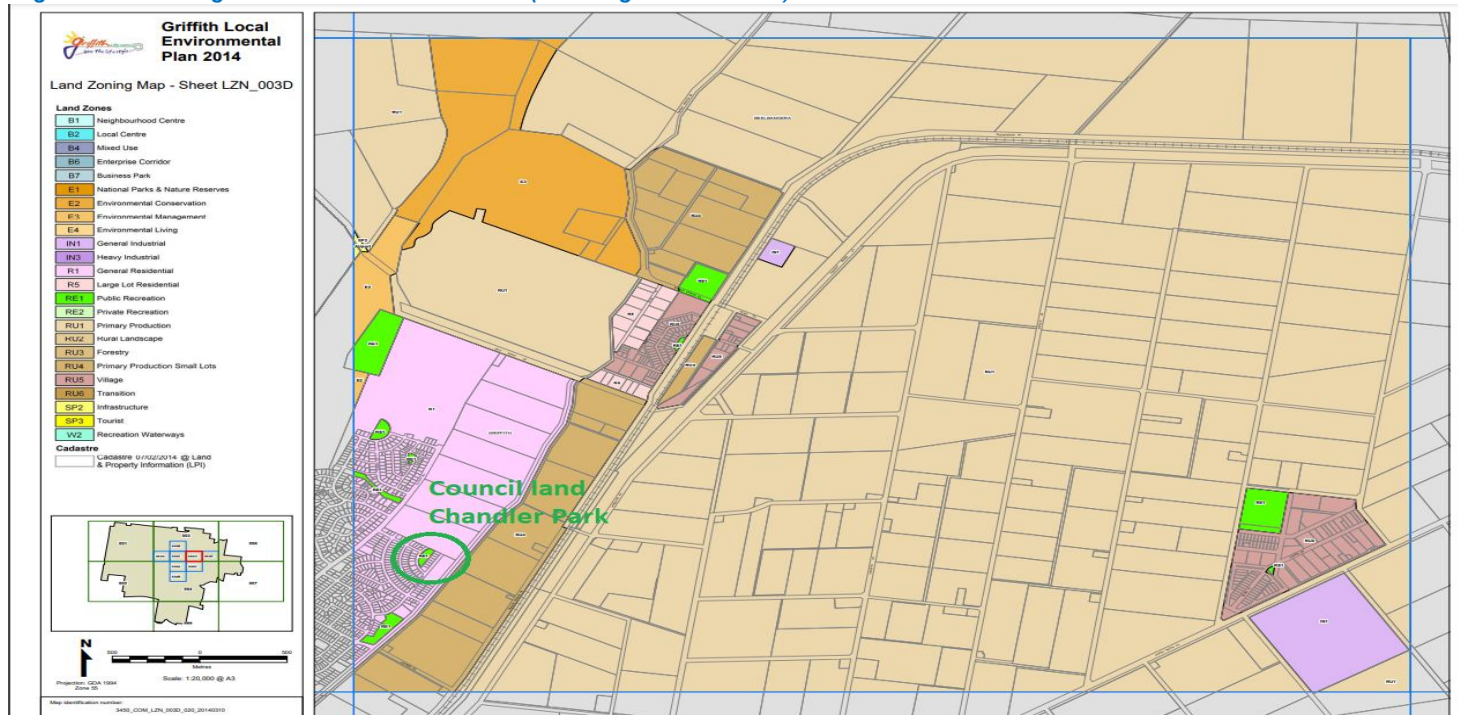


Figure 5b – Planning Zone –Collina Precinct Parks (including Chandler Park) – RE1 – Public Recreation



The above diagrams - Griffith City Council *Local Environmental Plan 2014* (GLEP), indicates that all Council Managed Crown Reserves 240001 (McIvor Park), 240003 (Jiggins Park) and 1039692 (Jessie Farrell and Manser Parks) together with Council Owned Community Land comprising Chandler and Dei Agnoli Parks, are zoned RE1 – Public Recreation.

Zone RE1 - Public Recreation

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

- To enable 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; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Child care centres; 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 2014 presents the objective to considering 'flood planning' in 7.2 (1) as:

- To minimise flood risk to life and property associated with the use of the land.,
- To allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change.
- To avoid significant adverse impacts on flood behaviour and the environment.

Flood Reports dated 4 January 2021 for the Parks within the Collina Precinct have been assessed in accordance with the **Griffith CBD Overland Flow FRMS&P 2013 (WMA Water)** and the **Griffith Main Drain J & Mirrool Creek Flood Study 2015 (BMT WBM)** for a 1 in 100-year flood event (and further summarised in **Appendix 2** (pg.45)) as follows: -

Council Managed Crown Reserves

- Mclvor Park (Lot 1 Section 174 DP 758476), Jiggins Park (Lot 57 Section 175 DP 758476), Jessie Farrell Park (Lot 62 DP 821548), Manser Park (Lot 39 DP 821560) are not considered as Flood Prone Lands.

Council Owned Community Land

- Chandler Park (Lot 71 DP 1122792) and Dei Agnoli Park (Lot 73 DP 1092876) are not considered Flood Prone Lands.

Flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard. Floor levels are subject to Council's Flood Management Policy.

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 Collina Precinct Parks 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 & Environment, as representative of the owner of the land under section 39 of the *LGA 1993*.

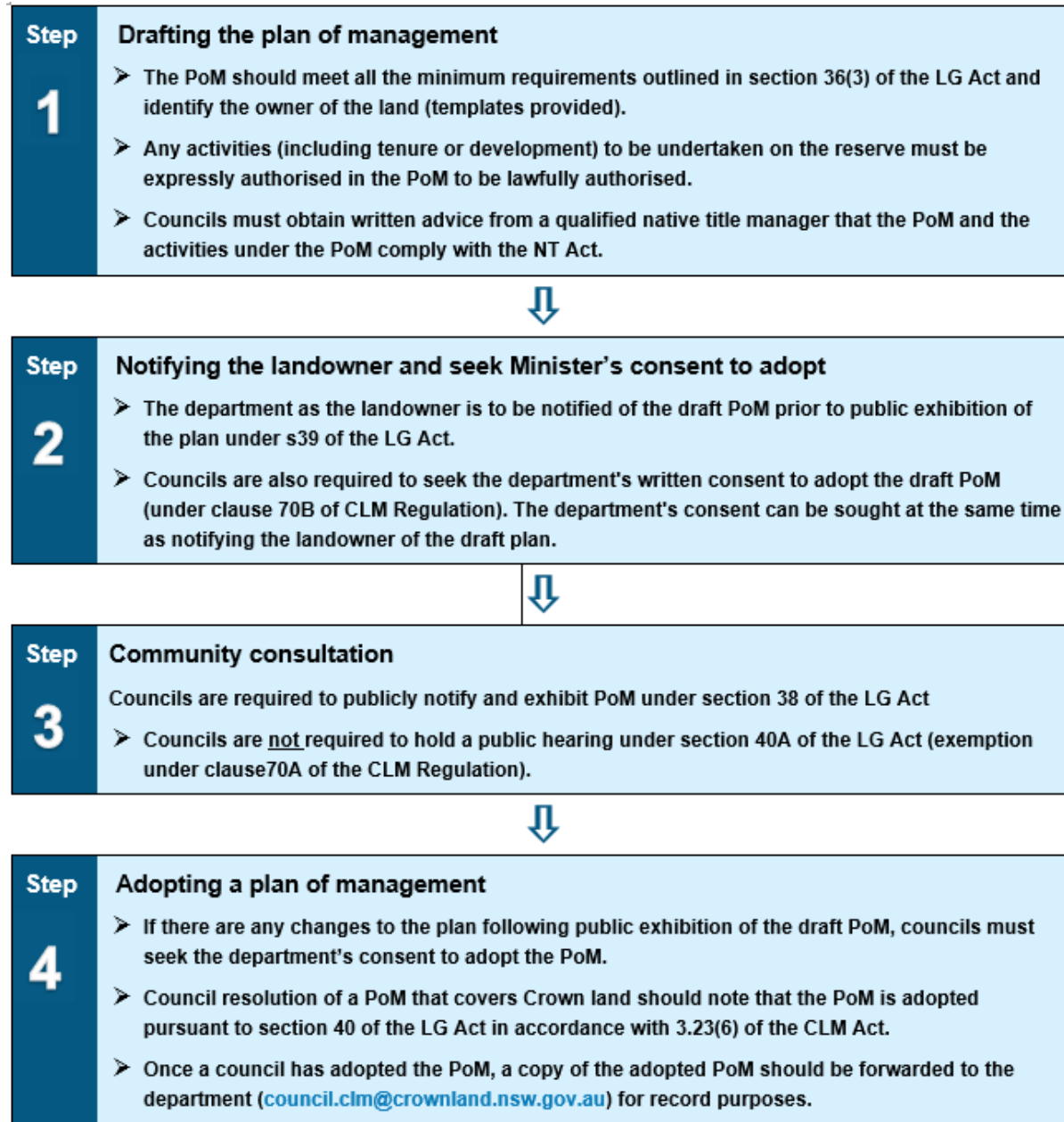
If after public consultation there is no change to the categorisation and no additional purpose is required to be added to the reserve, no additional ministerial consent is required. Council can then proceed to adopt the Plan of Management.

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

The purpose of this PoM is **not** to change the categorisation or to add any additional purpose to the Crown Reserves in this PoM, excepting to add the categorisation of '**Park**' to Manser & Jessie Farrell Parks (R1039692).

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 6 - Flowchart for Consultation and Approval of an Initial Plan of Management"



4.0 THE PHYSICAL ENVIRONMENT

4.1 The Sites

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

- ❖ Mclvor Park – *Origin – K Mclvor. History – Name on Griffith Cenotaph.*
- ❖ Jiggins Park – named after Private Thomas Arthur Jiggins of Griffith. Missing in action and presumed killed at Parit Sulong, Malaya. Private Jiggins is believed to be the youngest Australian to be killed at war.
- ❖ Jessie Farrell Park – *Origin – Jessie Farrell (nee Sangster) – settled in Griffith in 1915.* Jessie Farrell served on many community committees including: - founding member of the Griffith Branch of 2WG Women's Club; Secretary-Treasurer of the Griffith Branch of the Ambulance Auxiliary until the Ambulance Service was restructured by the State Government; and founding member of the Griffith High School Hostel Committee serving as Matron.
- ❖ Manser Park – *Origin – Manser Family (Pioneers).* Named from Pioneers List.
- ❖ Chandler Park – named after Roy Chandler, a local blacksmith who arrived in Bagtown from Rutherglen in 1917 originally working for his childhood friend, Jack Collier. He moved to Griffith in 1921 to work for Colliers Blacksmith Shop and then for Earls Blacksmith (later known as Leckies Blacksmith). He started his own blacksmith shop in 1931 with Jack Collier trading as Collier & Chandler - Blacksmiths & Wheelwrights. From 1954 until his retirement in 1964 (age 69) he continued his trade with the then Water Conservation & Irrigation Commission (WC&IC). Having passed on 28 October 1974 (aged 79), Mr Chandler's blacksmithing equipment is now located at Griffith's Pioneer Park Museum. The residential subdivision was developed by Eddie Mardon who was an apprentice plumber for Cecil Chandler (son of Roy Chandler).
- ❖ Dei Agnoli Park – *Origin* – believed to have been named by the developer of adjoining residential subdivision.

I. Council Managed Crown Reserves

Mclvor Park and Jessie Farrell Park are not listed in Council's *Playground Strategy (2014)* as neither contain playground equipment. Mclvor Park does contain a single wooden seat however is open space that provides access onto the lower section of Scenic Hill Reserve to link to walking tracks; is used as a walk-through area by students attending Wade Campus of Murrumbidgee Regional High School and residents walking to nearby sporting fields or neighbourhood East Griffith Shopping Complex. Jessie Farrell Park is landscaped and includes a concrete footpath providing neighbourhood access between Reading Place and Love Place and provides connectivity to nearby walkways also onto lower Scenic Hill Reserve.

Jiggins Park located on the corner of Graham Street and Knox Place and is less than 500m from nearby Mclvor Park and approximately 420m south-west from Ted Scobie Sports Oval (a major sporting precinct of the East Griffith/Collina area). Jiggins Park underwent a Stage 1 refurbishment of major works in 2008/2009 as identified in a site-specific Plan of Management (Adopted 13 August 2010 by Land and Property Management Authority – Crown Lands). Jiggins Park contains a small range of playground equipment, seating, open space for passive recreational purposes and a Memorial to Private Thomas Arthur Jiggins as described above.

Manser Park located in Meakin Street is approximately 620m north-east of Ted Scobie Sports Oval. This park contains a footpath extending through to McMahon Street via a walkway providing easy access by its users. Manser Park contains a small modular playground and a single seat. While trees have been planted around the park, there is no shade over the playground area.

II. Council Owned Community Land

Chandler Park located in Polkinghorne Street was originally part of Farm 1690 notified for horticultural purposes growing predominantly citrus and grapes. A 70-lot subdivision was developed in 2003 with Lot 71 being partially developed as a Park and transferred to Council as a Public Reserve.

Chandler Park is considered a “Precinct Park” as it is a medium-scale park with several play experiences on offer, i.e., extensive playground including a Flying Fox, modular equipment, see-saw rocker and swings, connecting footpaths and a seated shelter together with additional seating along the footpath that extends to the Roy Chandler Memorial. The area is well landscaped with both garden beds and maturing trees. The northern section of the Park will be developed as new residential land is opened up to complete the semi-circular Park.

Dei Agnoli Park bounded by Summer, Davidson and Verri Streets is also a “Neighbourhood Park” offering limited play equipment of a swing, small rocker and a small bike path suitable for toddlers. This Park is well landscaped and offers several seats around the Park area. Although poles are in place, there is currently no shade sails attached leaving the playground area exposed to the elements. A footpath extends from along the southern boundary of the Park between Summer and Verri Streets.

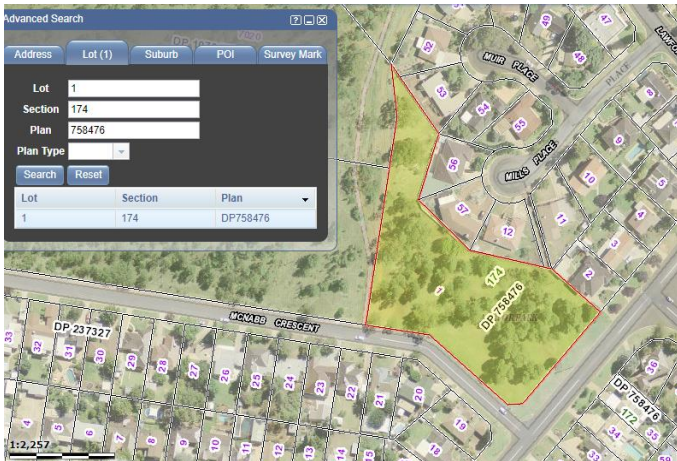
A change of signage from “Park” to “Reserve” will be discussed later in this PoM in relation to Mclvor and Jessie Farrell Parks.

Various infrastructure has been noted in **Appendix 1 – Schedule of Collina Precinct Parks** (pg. 44).

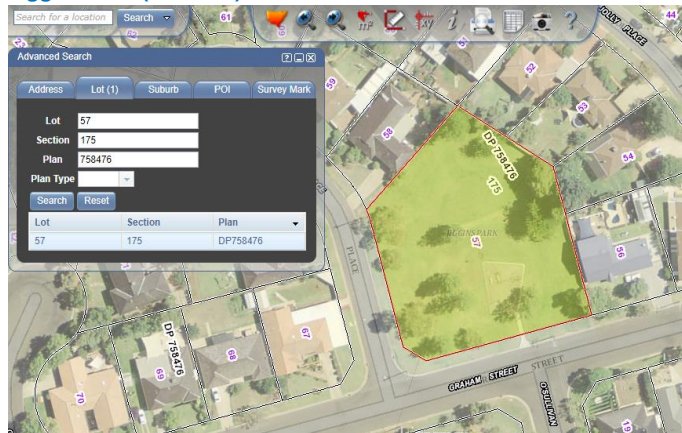
Figure 7 – Aerial imagery and Photos indicating associated infrastructure and development of respective Parks

Council Managed Crown Reserves

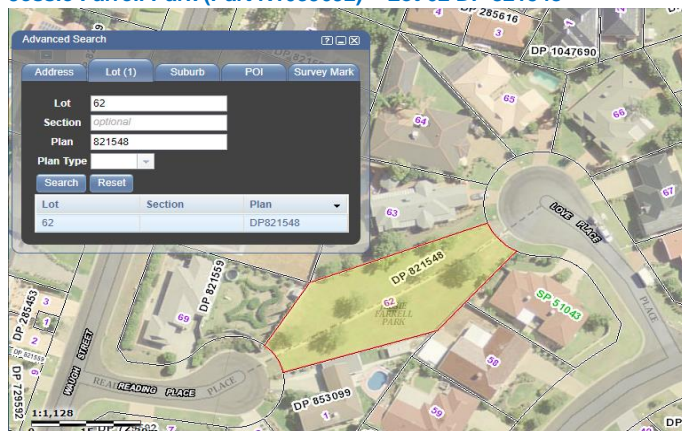
Mclvor Park (R240001) – Lot 1 Section 174 DP 758476



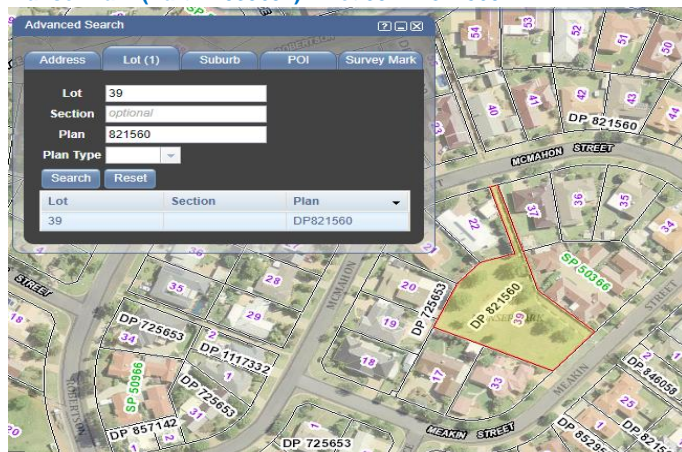
Jiggins Park (R240003) – Lot 57 Section 175 DP 758476



Jessie Farrell Park (Part R1039692) – Lot 62 DP 821548

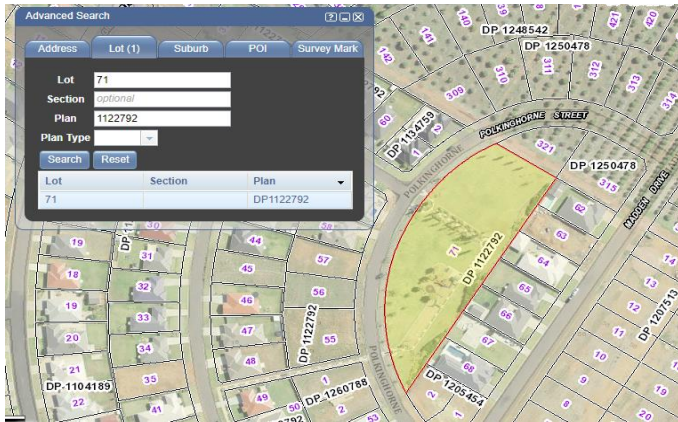


Manser Park (Part R1039692) – Lot 39 DP 821560

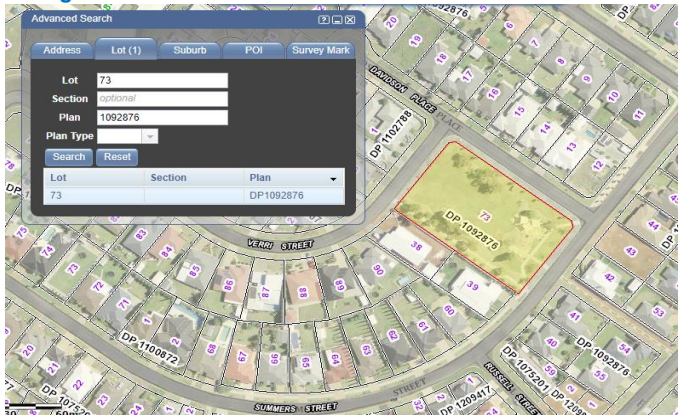


Council Owned Community Land

Chandler Park – Lot 71 DP 1122792



Dei Agnoli Park – Lot 73 DP 1092876

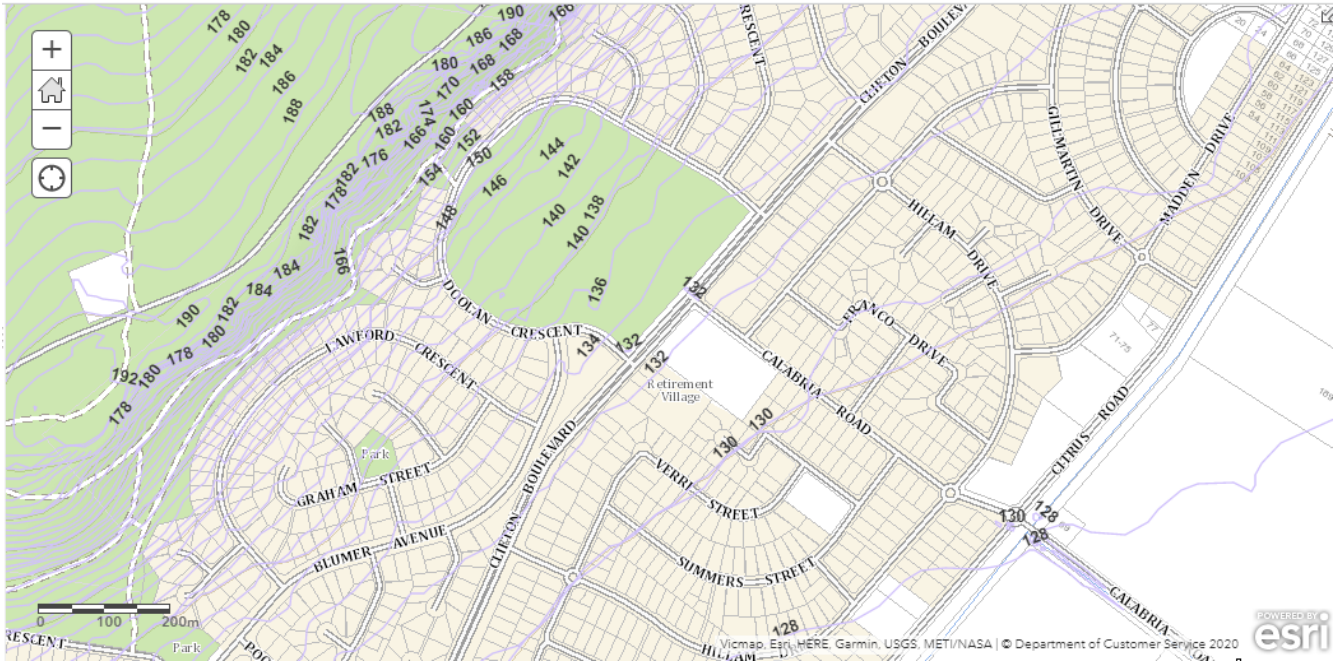


4.2 Topography, Hydrology and Drainage

All Parks are located on an east to south-easterly slope from Scenic Hill, with McIvor and Jessie Farrell Parks being at the highest-level elevation point at 146m above sea level and the lowest points within this Precinct Park area being at Dei Agnoli Park at approx. 129m above sea level.

The areas of Moretto and Sergi Parks contain drainage infrastructure and are situated closest to MI's Northern Branch Canal and as a result were excluded from this PoM.

Figure 8: NSW Spatial Map Viewer (elevation theme)



Further reference to Flood Prone lands is noted in *Section 3.3 - Flood Planning* (pg. 16) and **Appendix 2** (pg. 45).

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*.

Areas of declared critical habitat under the *Threatened Species Conservation Act 1995* have become the first Areas of Outstanding Biodiversity Value (AOBV) in New South Wales with the commencement of the *Biodiversity Conservation Act 2016*.

There are no areas of outstanding biodiversity value listed within the Griffith Local Government area.

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

4.5. Riparian Land and Watercourses

There are no named rivers, creeks or riparian lands on or in the vicinity of the respective Parks listed in this PoM.

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 14 December 2020 in respect of all sites has been collated and referred to at **Appendix 2** (pg.45).

5.2 Heritage Significance

The relevant 10.7 Certificates indicate that no environmental items and controls exist at any of the Parks covered by this PoM.

6.0 DEVELOPMENT AND USE

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

The gazetted purposes for the Crown Reserves managed by Council and comprising Mclvor Park, Jiggins Park, Jessie Farrell Park and Manser Park is Public Recreation comprising both open space and playground areas.

These collective purposes align with the Reserves' past and current use and the values identified in this Plan.

Mclvor and Jessie Farrell Parks provide an area of open space only; Mclvor Park containing a single wooden seat, is grassed and contains native vegetation as an extension of natural timber from Scenic Hill; and Jessie Farrell Park also grassed, has been landscaped and developed to provide a walkway between neighbouring Reading and Love Place. Amendment to signage as a "Reserve" will be addressed later in this PoM.

Jiggins Park underwent a two-stage redevelopment having been completed 30 June 2009. The Park received a general upgrade of entry footpath from Graham Street; seating including the initial timber seating and new stone seats; updated play space incorporating a swing set, see-saw, seat springer and free rider together with new soft fall contained by a concrete border.

The Park was also upgraded in honour of its name-sake, Private Thomas Arthur Jiggins with a Memorial Flagstone shown in Figure 9 below. Private Jiggins (born 1 February 1925) enlisted in the 2nd AIF in June 1940 and served in the Pacific theatre with the 2/19th Battalion. He went missing at Parit Sulong, Malaya, presumed killed in action on 22 January 1942, aged 16 years. It is believed that Private Jiggins is the youngest Australian to be killed in war.

Figure 9 – Memorial to Private Thomas Arthur Jiggins, Jiggins Park



Manser Park developed in conjunction with a Crown land Collina Staged development, comprises limited climbing modular play equipment and a single wooden seat. A footpath extends through the Park between Robertson and Meakin Streets. Although there are limited shade trees, there is no shade over the play equipment.

Dei Agnoli Park was developed as part of a private residential subdivision and subsequently handed over to Council for management in 2007. This is a well-designed Park proving ample powder-coated seating (6 seats), some of which are adjacent to the playground area and others around the perimeter of the Park under landscaped gardens. There is paving extending from the playground to footpaths and also a small bicycle track suitable for toddlers. A footpath also extends from Summers Street to Verri Street. The Park is well shaded and landscaped. Although Council's Asset Building Report refers to shade sails, inspection identified the existence of poles, however there is currently no shade sails over the playground area.

Chandler Park, Council owned Community land, is the only park within this PoM determined as a "Precinct" Park.

Chandler Park being the newer of the Council owned parks (developed in 2008/2009 provides an extensive array of both playground and reflective sitting areas. The playground area contains a flying fox, rocking see saw, swing and module and ancillary park equipment includes a bike rack, sheltered picnic area and bins. The park is well landscaped with standard signage and sandstone block signage. One of the park entry points leads along a tree-lined footpath to the memorial statue of Roy Chandler, local blacksmith who arrived in Bagtown from Rutherglen in 1917. A number of seats are located along the pathway providing areas for quiet reflection.

All the physical components of the park are rated as 'Good: Minor maintenance required plus planned maintenance'. As freehold residential expansion continues, the balance of Chandler Park's northern section will be landscaped as an extension to the existing Park.

Figure 10 – Memorial to Roy Chandler, Chandler Park



Generally, structures at the date of adoption of this PoM are in a good condition other than shade sails indicated at Dei Agnoli Park which had a rating of 3: Fair (significant maintenance required) and likely to explain their absence at the time of preparation of this PoM. While some of the Parks are newly established, the Parks have been well planted with tree maturity varying depending on individual species growth.

Improvements to infrastructure should be considered in line with Council's Asset Building Report, Council's *Playground Strategy (2014)* currently under review, demographic changes and budget planning.

The current identified parks that provide only open space and / or used as a pedestrian walkthrough thoroughfare, will have signage amended to reflect "Reserve" in lieu of "Park", i.e., Mclvor Park and Jessie Farrell Park.

Figure 11 - at left – Mclvor Park (Council Managed) and at right – Chandler Park (Council Owned)



6.2 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* as applicable to the respective management types.

This Plan of Management will assist Council to: -

- Identify and assess the Reserves' and Council's Community Owned Lands' current facilities, uses and condition
- To provide guidelines for the effective and ongoing management and budget forecasting for the reserves.
- To provide facilities that meet the needs of the small communities within which they exist that encourages ownership and pride to the neighbourhoods.
- 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.

6.3 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 respective Collina Precinct Parks. The Plan provides a strategic framework for the on-going management of these Parks, where playground equipment and associated infrastructure is in place, signage will retain reference to "Park"; and those areas that contain seating and watering infrastructure only, in the future will be referred to as "Reserves".

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.

6.4 Permitted and future use

The gazetted purposes for the Council Managed Crown Reserves are Public Recreation. In relation to these lands managed by Council, the purpose and category align with the reserves' past and current use and the values identified in this Plan.

Mclvor Park and Jessie Farrell Park do not contain any playground equipment and are unlikely to be further developed, although upgraded seating could be a consideration for Mclvor Park.

Signage should accordingly be amended to reflect the status change from "Park" to "Reserve" with the lands providing open space for passive recreation. Signage of the Council Owned Community Lands should also be amended to remove reference to the 'Department of Primary Industries Catchments & Lands' or similar.

6.5 Leases, Licences and other Estates

There are currently no tenures over the individual Collina Precinct Parks and whilst occurrence of any tenure would be infrequent, there may be opportunity for small localised events to be held, i.e., Short-term Licences for a localised event, subsequently, this Section has been included.

Refer to 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 2021.

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*. Temporary licences may be granted for up to one year where they are consistent with purposes for which a short-term licence can be issued under the provisions 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 (see Section 2.4), and
 - Zoning (see Section 3.2), and
 - Reserve purpose(s) of Public Recreation as required under the *CLMA*.

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

- A purpose prescribed by Section 36G 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) 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' 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 Sections 2.19 & 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 in relation to Reserves 240001 and 240003*, 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.

The adoption of this PoM and associated works meet the definition of a ‘future act’ under Section 233 of the *Native Title Act 1993*.

In relation to Reserve 1039692 (Jessie Farrell Park and Manser Park) that was notified after 23 December 1996, the provisions of Section 24JA of the *Native Title Act 1993* do not apply. Reserve 1039692 was gazetted 23 April 2021.

Section 24LA (Low impact future acts) of the *Native Title Act 1993* could be considered for works not of a permanent nature. Where Council may be considering undertaking major works, Council may need to enter into either an Indigenous Land Use Agreement (ILUA) or apply for Section 24A Protection.

Future acts proposed on Reserve 1039692 will require native title manager assessment at the time, to validate all works under the *Native Title Act 1993* and undertake any procedural requirements as a consequence of those works.

Direction of Funds

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

6.6 Native Title Assessment

Further to [Section 2.4 – Categorisation of the Reserve](#) and reference to Native Title Assessment, Council is required under the provisions of the *CLMA 2016*, to undertake steps to identify whether the activity proposed on Crown land will affect Native Title. Council must further consider what provisions of the *NTA 1993 (C’t)* will validate the activity; and what procedures should be taken in relation to a particular activity prior to its commencement.

The activity must be authorised through *Part 2 Division 3 of the NTA 1993 (C’t)*.

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

6.7 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’t)* and Division 8.7 of the *CLMA 2016*.

A copy of respective Certificates of Title Identifiers 1/174/758476 (McIvor Park); 57/175/758476 (Jiggins Park); 62/821548 (Jessie Farrell Park); and 73/1092876 (Dei Agnoli Park) confirms no easements have been registered impacting on any of the land. The latter Title for Dei Agnoli Park also shows 'restrictions on use of the land numbered at 5 and 7 in S.88(B) Instrument respectively.

A copy of Certificate of Title Identifier 39/821560 (Manser Park) indicates two separate easements being to 'Drain Water affecting part of the land shown so indicated in the Title diagram' and an 'Easement to Drain Water appurtenant to the land above described'.

A copy of Certificate of Title Identifier 71 /1122792 (Chandler Park) indicates two separate easements being 'for drainage of water 3 meter(s) wide appurtenant to the land' and 'for drainage of water 1.5 metre(s) wide appurtenant to the land'

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 all lands are classified and categorised.

Council recognises the importance of Reserves and community owned land in providing a range of varied playground equipment and play experiences within the Collina Precinct, a densely populated area of Griffith incorporating single dwelling and dual-occupancy style villa residences. While Ted Scobie Sports Oval provides a large area of open space for both organised sports, gym-equipment and areas for other passive recreational use, these smaller Parks provide necessary small playgrounds for the immediate areas within which they are located.

Council's *Playground Strategy (2014)* indicates that the Collina Precinct contains seven Playgrounds, two areas that contain playground equipment are in fact detention basins (Nora Gibbons Park (Crown Reserve) and Alexander Park (Council owned)). Although the playgrounds are on raised pads, there is nevertheless a safety hazard in their design. Accordingly, playground equipment should be removed in the future and these Parks have signage amended to show as 'Reserves'.

The *Griffith City Council Plan of Management – Jiggins Park (2010)* identified the potential development of a Picnic Shelter, 2 chairs and bin (including concreting); Rubber softfall for disabled access; additional play equipment; additional trees and replenish of softfall together with Civil Works including connection and installation of raw water supply to the park; as part of a *Stage 2 – Future Works Program*. The *Playground Strategy (2014)* again identified a 'low priority' for the establishment of a shelter and seating area to encourage greater usage. The requirement for this installation should be further prioritised on a subsequent review of the *Playground Strategy*.

In addition to the above, the *Playground Strategy (2014)* also identified the following as 'medium' priority improvements for: -

- Manser Park - upgrade playground.
- Dei Agnoli Park – re-establish landscaping particularly ground cover; strengthen the play area with additional equipment; upgrade seating.

Community expectations, changing demographics and Council's budget and forecasting will further drive necessary improvements and upgrades.

Generally, however, these areas provide a wide range of recreational uses and opportunities providing greatly to the fabric of the community within which they are located and as new residential lands are developed in the "Collina Precinct", additional playgrounds will also be developed. The additional areas of open-space Parks further contribute to the aesthetics of the neighbourhood and contribute to residents' health and well-being.

The *Playground Strategy (2014)* noted that many playground parks within Griffith were one-dimensional however new designs in playgrounds generally, provides for a broader scope of play in the playgrounds now being developed. Council may need to liaise further with developers to ensure that new playgrounds are not mistakenly constructed within strategically located detention/drainage areas.

Table 1 – Management Issues and Guidelines

Maintenance of infrastructure	<ul style="list-style-type: none"> As required followed routine inspections and / or identified site-specific issues. Review of the Council's Playground Strategy (2014) may further identify new and improved infrastructure as highlighted for Manser and Dei Agnoli Parks (medium priority) and Jiggins Park (low priority) as detailed above.
Mowing	Parks and Open Space Reserves will be mowed in accordance with approvals, manuals or schedules as required.
Car Park	No formal car-park applies to the Parks and Reserves within this PoM; parking is kerb-side.
Watering	Watering of parks and landscaped areas (as applicable) shall be undertaken as required and according to specific water restrictions that may be in place from time to time.
Vandalism	Vandalism will be addressed at the time of occurrence and may include issues such as unauthorised vehicle access; the riding of horses; damage to playground equipment or infrastructure; or other damage resultant from unauthorised activities referred to in PG-CP-301 "Prohibited Activities on Council Active & Passive Recreation Areas.
Companion Animals	<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	Playground equipment has limited life-span. Further upgrades or replacement may be considered in line with the review of the 2014 Playground Strategy, Asset Report and any deficiencies that may be identified at the time (subject to available funding).
Weeds	Weed management practices will be undertaken in accordance with guidelines to ensure amenability of the park and playground areas.
Trees	Risk Assessment of Trees is currently being programmed by Council's Parks & Gardens staff

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, and may require the prior approval of Council to the carrying out of any specified activity on the land.

Responsibility: Griffith City Council (GCC)

Table 2 - 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 LGA 1993, the CLMA 2016 and NTA 1993 (C'th) (as applicable)	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, 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 Council's Building Asset Report 4. Provide maintenance to meet required service levels inclusive of grounds, trees, park infrastructure and footpaths 5. Ensure appropriate tenure arrangement with users (when and as applicable)	Ongoing	<ul style="list-style-type: none"> Assets (current and future) are managed in accordance with prescribed Council standards and community expectations. Community consultation in regards to meeting future community needs. Maintenance service levels to meet requirements in accordance with adopted budgets. Review of tenure conditions (as applicable).
Asset Management Plan in place to maintain and enhance the parks	6. Update Asset Management Plan (as required)	On-going	<ul style="list-style-type: none"> Asset renewal considered in 10-year financial planning (where applicable)
Manage the park and open space 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			
Upgrade park infrastructure and playground and remove obsolete and / or dangerous infrastructure (as and when necessary)	9. Ensure on-going inspection and assessment of infrastructure (as appropriate) 10. Plan and renewal of infrastructure is in accordance with Asset Management guidelines and budgetary constraints	On-going	<ul style="list-style-type: none"> • Future upgrades and landscaping 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	11. Continually review infrastructure and ensure any plans for new equipment, 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 quality passive recreational facilities	12. Maintain all facilities to a high standard 13. Consider and plan for future needs for expansion of playground areas, open space and / or landscaping as necessary	On-going	<ul style="list-style-type: none"> • 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	14. On-going inspection and assessment of infrastructure in accordance with Council and Government WHS legislation 15. Consider the safety of the community in the maintenance of the recreational areas and open space in the use of chemicals and pest control	On-going	<ul style="list-style-type: none"> • Audit process for safety and condition reporting working well • 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	16. 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

	17. Signage should be amended to reflect the appropriate management of respective parks		<ul style="list-style-type: none"> • Update signage in respect of open space areas to reflect “Reserve” in lieu of “Park” where appropriate • Remove reference to “NSW Department of Primary Industries Catchment & Lands” logo on Council Owned Community Land Parks
Provide adequate lighting to the areas	18. Examine existing and future lighting requirements	On-going	<ul style="list-style-type: none"> • Continue to monitor requirements for security lighting for unlawful activities (as necessary) • Community feedback is positive and negative feedback acted upon as necessary
Parking	19. Provide adequate parking areas to meet the needs of users as appropriate	On-going	<ul style="list-style-type: none"> • Continue to monitor parking provided it meets the needs of users of the facility as appropriate • Community feedback is positive and negative feedback acted upon as necessary

7.3 Communication in the Management of the Reserves

Communication between Council and the community 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 both Council Managed Crown Reserves and Council Owned Community Lands 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 Collina Precinct Parks 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 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. This applies to Council Managed Crown Reserves only.

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.

7.4.3 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.

7.4.4 Community Involvement in Management

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

7.4.5 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.

7.4.6 Public Liability

Council will continue to maintain public liability insurance in respect of all parks / reserves and playgrounds. Casual users undertaking non-commercial activities on a reserve are not required to obtain their own insurance. Casual users seeking to hire a reserve for a commercial activity are required to obtain their own liability insurance, currently to the sum of \$20 million dollars, or as amended by Council from time to time.

7.4.7 Commercial Activities

Commercial activities may not be carried out on the land under this Plan of Management.

7.4.8 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 Collina Precinct Parks PoM unless otherwise identified.

8.1 Risk Management

Council recognises the need to develop and implement risk management processes for reserves, playgrounds and play equipment. The installation of any new equipment will necessitate an audit be undertaken. Audits of all parks, reserves and playgrounds are conducted by appropriately qualified staff from Council's Parks & Gardens Department, or other authorised officers, on a regular basis in accordance with Australian Standards.

Playgrounds are inspected on a weekly basis and operational inspections carried out on a yearly basis.

8.2 Water

An automated irrigation watering system using "potable" water is used in respect of Mclvor, Jiggins, Jessie Farrell, Manser and Chandler Parks.

An automated watering system using "raw water" is used in respect of Dei Agnoli Park.

Council 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 Murrumbidgee Irrigation Limited. The relevant restrictions of the day will apply to all parks, reserves and playgrounds within this Plan of Management that such restrictions 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.

None of the parks, reserves and playgrounds 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.

All signage 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 apparatus and is applicable to all playground areas of Parks identified within this PoM.



8.7 Signs as Remote Supervision

Council's obligation to promote good risk management practices requires the installation of appropriate signage at all parks, reserves and playgrounds. A risk assessment was completed to consider appropriate signage for remote supervision at the facilities. 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.

Signage of Council Owned Community Land Parks should be amended to delete reference to "NSW Department of Primary Industries Catchments & Lands" or any subsequent Crown lands management regime that may have been used.

Where necessary, signage shall be further updated to reflect the usage style from Park to "Reserve" as previously identified in this Plan.

Figure 11 – Signage examples



8.8 Parking

No formal parking areas have been designated at any of the parks, reserves and playgrounds contained within this PoM. Parking is available kerb side. Parking will be considered in the future subject to requirements of usage, demand and available funding.

8.9 Buildings, Amenities and Infrastructure

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

Any future construction or improvements on Council Managed Crown Reserves 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.

Future construction or improvements on Council Owned Community Land will be subject to the *LGA 1993* and applicable SEPP Infrastructure policies that may apply at the time.

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 (pgs. 34-36), Council is presently undertaking a Risk Assessment of all trees within its Parks and Playgrounds.

8.11 Asset Renewal / Replacement

All playground equipment will require replacement at some stage in the future when it no longer can be repaired or does not meet Australian Standards. The life of a playground depends on many factors including material of construction, the amount of use and degree of vandalism. These factors have been considered in accordance with the condition asset report as previously noted.

Asset renewal may also be considered following a review of the 2014 *Playground Strategy* and regards to the needs for improvement in the scope of play that may be restricted through currently existing equipment.

Existing Council owned assets on the lands shall be maintained by Council within the allocated annual budget for the reserves. Council may also apply for additional funding or grants to support improvement on the lands.

9 REFERENCES

Commonwealth Native Title Act 1993

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

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 Plan6*

file:///C:/Users/Melva/Downloads/GRIFFITH_COMMUNITY_PARTICIPATION_PLAN_ENDORSED_17_DECEMBER_2019.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/Tree_Preservation_Order_PG_CP_401%20\(3\).pdf](file:///C:/Users/Melva/Downloads/Tree_Preservation_Order_PG_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/4_AS_CP_201_Asset_Management_Policy_May_4_2018.pdf

- Griffith Local Environmental Plan 2014 (GLEP 2014)

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

- State of the Environment Report 2012/16

https://issuu.com/griffithcitycouncil/docs/2016_state_of_the_environment_report

- Griffith City Council Plan of Management – Jiggins Park

- *Local Government Act 1993*

<https://www.legislation.nsw.gov.au/#/view/act/1993/30>

- Local Government Regulations

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

- NSW Land Registry Services

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

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

- Spatial Services

<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=44e72c6c7ccf498cb1c822b740c647d3>

- Trove

<https://trove.nla.gov.au/gazette>

10 APPENDICES

- 1) Schedule of Collina Precinct Parks
- 2) Schedule of Collina Precinct Parks – Planning Certificates, AHIMS Certificates & Heritage Significance etc.
- 3) Core Objectives for Categories of Community Land – Park
- 4) Relevant State Environmental Planning Policies.

APPENDIX 1

Schedule of Collina Precinct Parks - Excel

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P5

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	SCHEDULE OF COLLINA PARKS														
2	FACILITIES														
3	RESERVE NO.	PARK NAME	CROWN / COUNCIL	DATE OF GAZETTE	PURPOSE	LOT/DP	AREA	PLAY'D	TOILET FACILITY	SEATING	SHELTER	BBQ	SIGNAGE	KERB	COMMENTS
4	240001	McIvor Park	Crown	3/04/1987	Public Recreation	1/174/758476				† single seat			†	†	Single seating only. Extends onto lower Scenic Hill Reserve
5	240003	Jiggins Park	Crown	3/04/1987	Public Recreation	57/175/758476		†		†			†	†	Memorial Park
6	1039692	Jessie Farrell Park	Crown	23/04/2021		62/821548							†	†	Walk-through park with concrete footpath
7	1039692	Manser Park	Crown	23/04/2021		39/821560		†		†			†	†	
8	159007	Vaughan Park	Crown	25/10/1991	Public Recreation	20/729592							†	†	Natural bushland extending from lower Scenic Hill Reserve & drainage area
9	1010428	Nora Gibbons Park	Crown	1/10/2004	Public Recreation	866/1019605		†		†			†	†	Detention Basin
10															
11		Chandler Park	Council			71/1122792		†		†	†	†	†	†	Memorial Park
12		Dei Agnoli Park	Council			73/1092876		†		†			†	†	Multiple seating. Shade sales not present.
13		Alexander Park	Council			47/1084327		†		†			†	†	Detention Basin
14		Collina Park	Council			45 & 46/1084327				†			†	†	Drainage area

Sheet1

Ready Accessibility: Investigate

16		Sergi Park	Council			75/1109791 & 81/1083401								†	Unsigned Detention Basin
17	Note: "†" denotes existence of infrastructure/equipment														
18	Parks highlighted in green have been excluded from PoM following initial inspection of sites														
19															

APPENDIX 2

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	SCHEDULE OF ALL COLLINA PRECINCT PARKS - PLANNING CERTIFICATES, AHIMS CERTIFICATES & HERITAGE SIGNIFICANCE													
2	RESERVE NO.	PARK NAME	LOT/DP	Crown/ Council	Critical Habitat Y/N	Conservation Area Y/N	Part 7AA Threatened Species Conservation Act 1995 Y/N	Part 5 Biodiversity Conservation Act 2016 Y/N	Section 60ZC Local Lands Services Act 2013 Y/N	Biodiversity Values (as per mapping tool) Y/N	Flood Prone Land Y/N	Aboriginal Sites or Places Y/N	Heritage Significance Y/N	
3	240001	Mclvor Park	1/174/758476	Crown	N	N	N	N	N	N	N	N	N	
4	240003	Jiggins Park	57/175/758476	Crown	N	N	N	N	N	N	N	N	N	
5	1039692	Jessie Farrell Park	62/821548	Crown	N	N	N	N	N	N	N	N	N	
6	1039692	Manser Park	39/821560	Crown	N	N	N	N	N	N	N	N	N	
7														
8		Chandler Park	71/1122792	Council	N	N	N	N	N	N	N	N	N	
9		Dei Agnoli Park	73/1092876	Council	N	N	N	N	N	N	N	N	N	
10														
11	Flood Prone Land: Land is considered below the Flood Planning Level (FPL) and therefore subject to flood related development controls (level of a 1:100 ARI (average recurrent interval) flood event.													
12	H=High; M/H=Medium-High; L/M=Low-Medium; L=Low; L/H = Low-High; N=no level indicator given													
13														

APPENDIX 3

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

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

The core objectives for management of community land categorised as a park –

- (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.

APEENDIX 4

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

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

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

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

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.

