



General Community Use **Plan of Management**

Amendment History

Version	Adoption Date	Details	Finalised
1	5 December 2000	Adoption of new General Community Use PoM	December 2000
2	28 July 2014	Amendment to include the community land parcels for Wallsend, Beresfield and Stockton Swimming Centres and the sites in the leasing schedule	15 August 2014
3	20 October 2014	Amendment to include the community land at Fletcher, Silver Ridge Estate, and Warabrook Community Centres, and Elmore Vale and Wallsend Pioneer Community Halls	24 October 2014

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1. INTRODUCTION

1.1 BACKGROUND

This Plan of Management is an important document providing clear guidelines for the future management of land in the care and control of Council. The rationale for this plan lies jointly in the statutory requirements of the Local Government Act 1993 and the Newcastle City Council's desire to produce a consistent and effective set of guidelines governing the management of community land. This rationale was established as a key component of the Linking Plan (1996).

Benefits of this Management Plan

The benefits of this Management Plan are that it:

1. enables a planned approach to resource allocation across general community use land
2. identifies key actions for which identified areas of Council will be accountable
3. helps to inform the preparation of agreed development major maintenance plans for each parcel of land, and
4. provides the basis for assigning priorities in the programming of works and budgeting.

This Plan of Management will be reviewed quarterly and annually during the budget process to assess implementation and performance and will be fully reviewed after five years to allow policy and planning issues to be updated.

Land classified as General Community Use is managed and maintained by the Manager Parks & Recreation, City Services & Presentation.

1.2 LOCAL GOVERNMENT ACT 1993

The Local Government Act 1993 provides Council with a specific approach to the classification and management of community land. The Act requires that all community land in the care and control of Councils in New South Wales is the subject of a plan of management.

Community Land is defined by the Act as land that should be kept for the use of the general community, must not be sold or leased for more than 21 years and may only be leased or licensed for more than five years following a public notification process.

This Plan of Management has been prepared in accordance with the requirements of the Act as amended 1998. The community land covered by this Plan is categorised as General Community Use *in accordance with Section 36 (1) of the Act.*

The core objectives of community land categorised as a general community use are:

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

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities.)”

It should be noted that in their interests of consistency, General Community Use Land that is Crown Land has been included in this Plan.

1.3 GENERAL COMMUNITY USE - LAND

The location of general community use is shown on Figure 1 (Location Plan) and the individual parcels are listed in **APPENDIX 1**. The community land in this category does not satisfy the guidelines for natural areas, sportsgrounds, parks or cultural significance. The land tends to be alongside roads or parts of larger road medians or is residual land previously associated with road development but now used as open space and cannot have the uses or facilities generally associated with parks. However, it is likely to be grassed and have tree planting and it often performs the function of a roadside buffer and/or walking area as well as providing visual amenity.

1.4 STRUCTURE OF THIS DOCUMENT

The plan reflects the needs of:

- Council as managers of the land
- local residents as users and neighbours of the land, and
- the community of Newcastle as custodians of the community assets.

Basis for Management

This section refers to the long-term policies of the Council in relation to the General Community Use land and has a currency of 5-10 years.

Implementation Plan

This section contains the actions that Council will implement in managing this land as well as methods to monitor the success of the plan and has a currency of up to 5 years. It is accompanied by a five year action plan that will be updated annually as part of the annual budget process.

1.5 COMMUNITY CONSULTATION

Community Consultation is integral to the production of a plan of management. It provides Council with a sound understanding of relevant local issues from those who are familiar with and use open space areas in question.

Public involvement and contribution generates an understanding of Council's land management aims, combats possible misunderstanding and fosters support for Council's programs and policies. The consent and co-operation of the users of open space facilities management lends weight to the status of the plan of management.

The Local Government Act 1993 stipulates that plans of management are to be exhibited for a minimum of 28 days and a further 14 days will be allowed for the receipt of submissions from the public. Council has considered all submissions relevant to the plan of management prior to finalisation and subsequent adoption of the plan.

Figure 1 – Location Plan
NCC General Community Use
Plan of Management
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2. BASIS FOR MANAGEMENT

2.1 CONTEXT AND ROLE OF GENERAL COMMUNITY USE LAND IN NEWCASTLE

There are close to forty parcels of land which have been marked in this category and while they may not have the same function or cannot function as a typical park, they provide a benefit to the community as relatively safe walking links alongside roads, as buffers between roads and buildings (residential or semi-industrial) and provide visual amenity. In the case of Railway Reserve, Hamilton, substantially mature trees provide a visual buffer between the railway and adjacent residences. They are also locations for “gateway” planting, city direction or tourist signage and have a potential role as small “urban forests”.

Strategies relating/guiding the use of this land include the objectives of Council’s Green Spaces Strategy.

2.2 ISSUES THAT AFFECT THE VALUES OF GENERAL COMMUNITY USE LAND

- Land not functioning as a “park” and neglected in budgets
- Role in the open space system developed by default
- High visibility but inadequate maintenance.

2.3 OBJECTIVES FOR GENERAL COMMUNITY USE LAND

To maximise the value of this urban open space through a variety of means including:

- increased tree planting for both visual and habitat functions
- improving access where appropriate
- contributing to the City’s character and legibility
- improving the visual presentation of this land using efficient and sustainable effective maintenance processes, and
- establishing budget planning for General Community Use Land.

3. IMPLEMENTATION PLAN

This Implementation Plan details objective and proposed actions for General Community Use land in Newcastle.

The priorities in this Implementation Plan are subject to the availability of resources. They will be reviewed during the annual budget process. The plan of management will be implemented by a range of means, which includes, asset preservation programs, routine maintenance, staff training and capital works programs.

Responsibility for overall implementation of the plan rests with the Parks and Recreation Manager, however where specialist input is required this has been flagged as resources will be required from these areas.

Codes used in the Implementation Plan are as follows:

Group Responsibility	
D&E	Development & Environment
CS	City Strategy
CD	Community Development
CS&P	City Services & Presentation

Program	
AMP	Asset Management Program
CWP	Capital Works Program
RMP	Routine Maintenance Program
NB: Others	Specific programs identified in Plan

Cost Estimate	
Code	Meaning
NA	Not Applicable - no major capital works, generally within existing resources
\$?	Cost to be Determined - investigate scope of works to determine impact of funding
ER	Existing Role – being part of an existing job role or team role.

N.B. Where work areas have been amended due to Council restructure, they have also been updated in this Plan.

OBJECTIVE 1 – TO MAXIMISE THE VALUE OF THIS OPEN SPACE BY A VARIETY OF MEANS INCLUDING:

- A. INCREASED TREE PLANNING FOR BOTH VISUAL AND HABITAT FUNCTIONS**
- B. IMPROVED ACCESSIBILITY WHERE APPROPRIATE**
- C. IMPROVED CONTRIBUTION TO THE CITY CHARACTER AND LEGIBILITY**

Role in open space developed by default

Strategy	Action	Program & Responsibility	Cost Estimate	Priority	Performance Measure
Initiate overview of opportunities/roles for each parcel of land	<ul style="list-style-type: none"> • Develop analysis map, using site data and consultation with internal stakeholders • Prepare concept proposals and link to budget submissions 	CS	NA	High	Proposals for roles developed and adopted by December 2001

OBJECTIVE 2 – TO IMPROVE THE PRESENTATION OF THE LAND BY USING EFFICIENT, EFFECTIVE AND ECOLOGICALLY SUSTAINABLE MAINTENANCE PRACTICES

High visibility but low or poor maintenance

Strategy	Action	Program & Responsibility	Cost Estimate	Priority	Performance Measure
Develop maintenance practices which respond to ecological sustainability needs	<ul style="list-style-type: none"> • Prepare criteria and audit maintenance practices. • Establish first group of changes 	CS & CS&P	N/A	High	Areas of change identified and costed by December 2002. Changes implemented by December 2003

OBJECTIVE 3 – TO ESTABLISH BUDGET PLANNING FOR GENERAL COMMUNITY USE LAND					
<i>Neglected land, not identified in budgets</i>					
Strategy	Action	Program & Responsibility	Cost Estimate	Priority	Performance Measure
Integrate within works program and asset preservation budgets	<ul style="list-style-type: none"> Develop program 	CS/CS&P	N/A	Medium	Appropriate funds identified by 2002/2003

3.1 GENERAL COMMUNITY USE LAND: FIVE-YEAR ACTION PLAN

MAJOR ACTIONS SUMMARY	2001	2002	2003	2004	2005	STATUS
1. Develop analysis map, using site data and consultation with internal stakeholders						
2. Prepare concept proposals and link to budget submissions						
3. Prepare criteria and audit maintenance practices						
4. Establish first group of changes						
5. Develop Program & Implement						

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SCHEDULE OF LAND: GENERAL COMMUNITY USE

APPENDIX 1

Legend:	C	- Community Land
	CR	- Crown Land
	ML	- Miscellaneous Properties Leased to NCC

COUNT	PARK NAME	AREA	LAND REGISTER NO	DP NO	LOCATION	OWNERSHIP
1	Birdwood Park	0.462	C194	Lot 1 112-118 DP 95185 Lot 126-129 DP 95185 Lot 1 DP 559112	502 King Street NEWCASTLE WEST NSW 2302	NCC
2	Blue Gum Road Reserve	0.107	C102	Lot 103 DP 608413	63 Blue Gum Road JESMOND NSW 2299	NCC
3	Bruce Street Plantation Reserve	0.018	C301	Lot 151 DP 150423	Plantation Reserve 148 Bruce Street COOKS HILL NSW 2300	NCC
4	Bull and Tourle Street Reserve	2.077	C126	Lot 17 DP 108250	81 Bull Street MAYFIELD WEST NSW 2304	NCC
5	Canara Place Reserve	0.85	C201	Lot 7 DP 804088	157 University Drive NORTH LAMBTON NSW 2299	NCC
6	Coorumbung Road Reserve	0.1	C127	Pt Por 2117 & 2118 Lots 1&2 DP 171829	43A Lambton Road (Coorumbung Road) BROWDMEADOW NSW 2292	NCC
7	Cowper Street Reserve	0.573	C137	Ms. 4442 Md.	16A Cowper Street North CARRINGTON NSW 2294	NCC

SCHEDULE OF LAND: GENERAL COMMUNITY USE

APPENDIX 1

COUNT	PARK NAME	AREA	LAND REGISTER NO	DP NO	LOCATION	OWNERSHIP
8	Croudace Road Reserve	0.094	C41	Lot 43 DP 243296	64A Croudace Road ELERMORE VALE NSW 2287	NCC
9	Dent Street Reserve	0.019	C203	Land in DP 20308	31A Dent Street NORTH LAMBTON NSW 2299	NCC
10	Donald Street Reserve	0.117	C62	Lots 3 & 4 DP 258906, Lot 1 DP 258050, Lot 233 DP 711826	7A Donald Street HAMILTON NSW 2303	NCC
12	Gordon Avenue Reserve	0.053	C70	Lot 1 DP 150351	121B Gordon Avenue HAMILTON NSW 2303	NCC
13	Gosford Road Reserve	0.021	C26	Lot 1806 DP 755247	61 Gosford Road BROADMEADOW NSW 2292	NCC
14	Griffiths Road Reserve	0.113	C102	Lot 15 DP 623025	139 Griffiths Road LAMBTON NSW 2299	NCC
15	Hobart Street Reserve	0.023	C170	DP 755247	26A Hobart Road NEW LAMBTON NSW 2305	NCC
16	King Street Reserve	0.198	C195	Pt Lot 14 DP 95177	478A King Street NEWCASTLE WEST NSW 2302	NCC
17	Kurraka Reserve	0.321	C1612	Lot 224 DP 1170959	55 Kurraka Drive FLETCHER NSW 2287	NCC

SCHEDULE OF LAND: GENERAL COMMUNITY USE

APPENDIX 1

COUNT	PARK NAME	AREA	LAND REGISTER NO	DP NO	LOCATION	OWNERSHIP
18	Lambton Road Reserve	0.178	C172	Lt Lot 1 DP 14003 and Lots 2, 3 and 6 DP 14003	1/167A Lambton Road NEW LAMBTON NSW 2305	NCC
19	Lindsay Memorial Park (Swimming Centre only)	0.998	C21	Part Lot 1602 DP 1157426	230 Anderson Dr BERESFIELD NSW 2322	NCC
20	Maitland Road Reserve	7.242	C220	5, 6, 11, 12, 13 DP 37259 PTA/157203	Maitland Road and Mangrove Road SANDGATE NSW 2304	NCC
21	Newcastle Road Reserve	0.922	C268	Lot 110 DP 9755	162A Newcastle Road WALLSEND NSW 2287	NCC
22	Newcastle Road Reserve	0.66	C158	PT Lot 23 DP 755247	305 Newcastle Road LAMBTON NSW 2299	NCC
23	Pacific Highway Reserve	0.274	C221	Lot 85 DP 261911	46 Maitland Road SANDGATE NSW 2304	NCC
24	Parker Street Reserve	0.218	CR10	Lot 3251 DP 821174	7 Parker Street CARRINGTON NSW 2294	CR
25	Parry Street Reserve	0.034	C196	Pt Lot 1 Sec 14 DP 32614	87 Parry Street NEWCASTLE WEST NSW 2302	NCC
26	Pitt St Reserve (Swimming Centre only)	0.041	C1539	Part Lot 1 DP 878866	21 Pitt St STOCKTON NSW 2295	NCC
27	Plantation Park	0.155	C73	Lot 1 DP 37387	202A Lawson Street HAMILTON SOUTH NSW 2303	NCC

SCHEDULE OF LAND: GENERAL COMMUNITY USE

APPENDIX 1

COUNT	PARK NAME	AREA	LAND REGISTER NO	DP NO	LOCATION	OWNERSHIP
28	Railway Reserve	0.546	C63	Lots 9 & 10 DP 258906	1/6 Donald Street HAMILTON NSW 2303	NCC
29	Rankin Drive Reserve North	0.61	C30	Lot 35 DP 216171	12 University Drive CALLAGHAN NSW 2308	NCC
30	Rankin Drive Reserve South	3.025	C210, 0231	Lot 40 DP 216171	1/83 University Drive NORTH LAMBTON NSW 2299	NCC
31	Robinson Reserve	0.273	C149	Lot 2 DP 514500 Lot 3 DP 153433	1/41 Lloyd Street MEREWETHER NSW 2291	NCC
32	Rotary Park	0.06	C28	Lot 17 DP 95326	9A Belford Street BROADMEADOW NSW 2292	NCC
33	Rowland Park	06.36	C244	Lot 108 DP 95290	77A Glebe Road THE JUNCTION NSW 2291	NCC
34	Silver Ridge Estate Community Hall	0.137	C310	Lot 531 DP 852318	13 Iranda Grove WALLSEND NSW 2287	NCC
35	South Wallsend Park	0.254	C53	Part Lot 21A DP 17677	122 Cardiff Road ELEMORE VALE NSW 2287	NCC
36	St James Road Reserve	0.233	C315	Lot 2003 DP 622762	23A St James Road NEW LAMBTON NSW 2305	NCC
37	Tauranga Road Reserve	0.193	C181	PDP: 755247	246 Lambton Road NEW LAMBTON NSW 2305	NCC

SCHEDULE OF LAND: GENERAL COMMUNITY USE

APPENDIX 1

COUNT	PARK NAME	AREA	LAND REGISTER NO	DP NO	LOCATION	OWNERSHIP
38	Tramway Reserve	0.325	C192	Ms 3523 Md	The Esplanade NEWCASTLE EAST NSW 2300	NCC
39	Turnbull Street Reserve	0.04	C74	Lot 9 DP 150352	109A Gordon Ave HAMILTON SOUTH NSW 2303	NCC
40	Turton Road Reserve	0.379	C292	Pt Lots 722, 723, 724, 725 & 726 DP 755247	Turton & Crescent Roads WARATAH NSW 2298	NCC
41	Wallsend Community Hall (Pioneer Hall)	0.15	C273	Lot 2 DP 228826	54 Cowper St WALLSEND NSW 2287	NCC
42	Wallsend Road Reserve	0.808	C233	Lots 2915 & 2916 DP 755247	Wallsend & Pacific Highway SANDGATE NSW 2304	NCC
43	Wallsend Swimming Pool	1.974	C299	Part Lot 2 DP 1181207 Lot 12 DP 596183 Lot 1,2,3 DP 225566 Lot 1 DP 254014 Part Lot 14 DP 585292	6 Frances St WALLSEND NSW 2287	NCC
44	Warabrook Community Centre	0.281	C311	Lot 1 DP 855902	6 Angophora Drive WARABROOK NSW 2304	NCC
45	Winn Park	0.027	C136	Pt Lot 4 Sec K DP 978483	23 Victoria Street MAYFIELD NSW 2304	NCC
46	Young Street Reserve	0.177	C60	Lot 2 Sec 51 DP 755247	1A Young Street CARRINGTON NSW 2294	NCC

**APPROPRIATE PURPOSES FOR GRANTING OF LEASES AND LICENCES
IN GENERAL COMMUNITY USE LAND**

This plan expressly authorises leases for the parcels of land listed in the table below.

Count	Park Name	Land Register Number	Purpose of Lease
1	Lindsay Memorial Park, Beresfield	Part of C21	For swimming centre management and associated activities
2	Pitt St Reserve, Stockton	Part of C1539	For swimming centre management and associated activities
3	Wallsend Swimming Pool	Part C299	For swimming centre management and associated activities
4	Fletcher Community Centre	C1612	For community based organisations for the purpose of public recreation, physical, social, cultural and intellectual welfare activities.
5	Silver Ridge Estate Community Hall	C310	
6	South Wallsend Park	C53	
7	Wallsend Community Hall	C273	
8	Warabrook Community Centre	C311	

Leases and licences can be authorised in accordance with Section 46 and 47 of the Act provided they are consistent with the core objectives of General Community Use Land and are consistent with the specific objectives identified in this Plan.

Under the *Local Government Act 1993*:

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet current and future needs of the local community and of the wider public:

(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and

(b) in relation to the purposes for which a lease can be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

GUIDELINES FOR THE CATEGORISATION OF GENERAL COMMUNITY USE LAND

Guidelines for Categorisation of land as General Community Use Land should be categorised as General Community Use under Section 36(4) of the Act if the land:

- (a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 10-13 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.